

RECORD OF PRELIMINARY BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 September 2023, 1:30pm – 2.30pm
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

PPSHCC-225 – Maitland – DA/2023/662 – Metford Road, Metford 2323 – Health Services Facility – including one (1) into Two (2) Lot Torrens Title Subdivision, Subsequent Strata Title Subdivision, Demolition and Retaining Walls

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Sally Halliday and Ashley Kavanagh
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Thomas Howell, Cameron Evans
APPLICANT	Luke Jogeever, Barnie Collins and Glen Greedy
OTHER	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED**Council:**

- DA is for a health services facility.
- Overview of site and surrounding context.
- The site is part of East Maitland Catalyst Area (Hunter Regional Plan) and is consistent with the strategic planning for the locality.
- Bushfire prone, contaminated from previous concrete batching plant.
- A local DA was approved by council for demolition and this has been acted upon.
- The DA has been publicly notified and no submissions to date.
- Internal referrals underway.
- Council has issued a preliminary RFI and applicant responded late yesterday with Council yet to assess.
- E3 zone and the development is permissible with consent
- Key issues – visual impact (bulk and scale), retaining walls, onsite detention, car parking and construction management.

Applicant:

- DA proposes a health care facility for practitioners to either lease or buy.
- Split into 2 with each building on a separate lot with shared car parking, strata arrangements.
- Sloping site, building layout and arrangements and tenancies (22 but may vary), accessible car parking etc.
- Waste collection arrangements – at grade collection proposed for each level.
- Overview of specialist reports provided and consultation undertaken by the applicant.

Panel:

- The Panel expect engineering and geotechnical details to be provided as part of the application to understand impacts of building to the boundary of the site and the structural integrity of adjacent retaining walls and buildings.
- The Panel need to understand any applicable setback controls.
- The Panel note that traffic and car parking impacts and are being assessed by Council with the need for a possible restriction of right turn movements off Metford Rd identified.
- Loading / unloading needs to be clarified with details of the types of trucks servicing the facility.
- Waste management arrangements need to be detailed and assessed.
- Details of the Torrens Title subdivision are needed including rights of way, easements, section 88B instruments etc.

The Panel will view the site and consider that the application should be able to be dealt with efficiently. The applicant is requested to respond comprehensively to Council's requests for any further information. The application should be able to move to a determination process without the need for further briefings unless advised otherwise by Council

Planning Panels Secretariat

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