

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 11 September 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-298 – Maitland – DA/2024/424 – 24 Hunter Street, Horseshoe Bend 2320

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Georgie Williams, Kristy Cousins, Aline Sena
DEPARTMENT STAFF	Leanne Harris, Holly McCann

KEY ISSUES DISCUSSED

- Previous DA for the same development, Panel briefed in April 2022 and DA withdrawn in June 2022 due to permissibility issues.
- Planning Proposal has been submitted to amend the Maitland LEP for an additional permitted use for this DA and gazettal is expected in the coming weeks.
- Overview of the proposal:
 - change of use of grounds to educational establishment to service both existing campuses,
 - Adaptative reuse of St Pauls Parish Hall – demolition of unsympathetic addition and rectification / facade changes (internal maintenance works already done),
 - Construction of a multipurpose centre,
 - Removal of 17 trees, replaced with compensatory plantings,
 - Stormwater, landscaping, accessible access, realignment of car parking, signage and fencing,
 - 4 into 3 lot subdivision.
- Applicant is maintaining no increase in student or staff numbers or changes to hours of operations.
- Overview of the site and locality.
- Existing Zoning – R1, RE2, MU1
- 2 submissions to DA with traffic and car parking raised as the main issues.
- Overview of internal and external referrals undertaken.

- Key issues currently being worked through by Council:
 - Permissibility and DA cannot be determined before PP is gazetted
 - Heritage conservation and Aboriginal heritage matters
 - Bulk and scale
 - Operational management including existing student and staff numbers and community use of the multipurpose centre
 - Traffic and car parking
 - Flooding and stormwater management
 - Contamination / remediation
 - Waste management
- Council have issued an RFI and a response is due next week, waiting on revised Aboriginal Heritage Cultural report

PANEL COMMENTS

- The Panel notes the previous briefing on this site for the same development and reiterates those comments.
- The Panel need to understand the contamination / remediation strategy particularly where cap and contain is proposed and whether this is appropriate for this site given the intended use, relationship to flooding and groundwater etc. The strategy needs to be factually documented and specialist reports need to be able to conclude that the site is suitable for use as a school given this is a particularly sensitive land use.
- Similarly, the Panel need clear details and assessment of flooding impacts, the hazard categorisation and how this relates to the proposed evacuation strategy, timing etc, all of which must be fully detailed in the application. The Panel questioned the proposed basement level and flood impacts to this given the lack of freeboard being proposed.
- The application must clearly document existing and proposed student and staff numbers, hours of operation and car parking arrangements so that baseline arrangements can be factually understood.
- If after hours community use of the multipurpose centre is proposed the application is to provide specific details and supporting documentation to enable a proper assessment of this to be undertaken. This should include:
 - Hours of operation
 - Car parking generation and arrangements
 - Acoustic impacts of both the use and associated car parking arrangements
 - Patron capacity and likely uses
 - Plan of Management.

This may need to be the subject of a separate application if sufficient information is not available.
- Whether possible overflow car parking options are being considered.
- Bulk and scale of the proposed works are not considered significant in this location.
- Good landscaping outcomes are required particularly where compensatory plantings are proposed.

The Panel will seek further briefings if required and will work with Council to schedule a timeframe for determination.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels