

## RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 1 April 2025
<b>LOCATION</b>	MS Teams Videoconference

### BRIEFING MATTERS

PPSHCC-323 – Maitland – DA/2024/859 – 6 – 18 John Street, East Maitland 2323 – Tourist Accommodation (Maitland Gaol)

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Roberta Ryan (Chair), Amanda Wetzel
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Alison McCabe has declared a conflict of interest as she is a Director of SJB Planning who are undertaking the assessment of the applications on behalf of Council  Sally Halliday and Ashley Kavanagh have declared a conflict of duties as this is a Council Interest Development Application

### OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Rebecca Johnston, Katrina Walker, Murray Wood, David Chenery, Michael Trajkov, Linda Babic
<b>COUNCIL ASSESSMENT STAFF:</b>	Michael Baker, Karina Turvey, Hector Abrahams, Sioned Lavery, Kristen Wells
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

### CONSULTANT BRIEFING ON BEHALF OF COUNCIL

- Council DA for alterations and additions to the Lieutenant Governor's Residence and the Governor's Residence and a change of use for tourist and visitor accommodation at the former Maitland Gaol.
- Site is a State listed heritage item and within the East Maitland Heritage Conservation Area.
- Overview of site location and surrounding context.
- The site is Crown Land managed by Council and the Crown have been notified for owner's consent.
- The works proposed are largely internal alterations to convert the buildings to a 20-room hotel / motel accommodation (previously used for offices for Gaol operations).
- Site is zoned SP3 Tourist, and the works are permissible with consent.
- 3 full time staff are proposed who will be accommodated in the ticketing office which the subject of DA 2024-858 (PPSHCC-324).
- Bathroom pods to be installed in all rooms to minimise impacts on building fabric.
- Only one wheelchair accessible room is proposed; this non-compliance will need to be justified.
- Pre-lodgement meetings have been undertaken with Maitland Council and the NSW Heritage Council.

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- No public submissions received during public notification processes.
- Issues to date include:
  - Only one accessible room where 2 would normally be required
  - Reliance and inter-relationship on another DA – 2024/858 (PPSHCC-324)
  - Need for the POM to be updated
  - Waste management
- Heritage NSW have asked for some additional information which has now been provided and sent back to Heritage for further consideration and assessment.
- RFIs have been issued with the applicant responding.
- A recent issue that has arisen and is still being worked through is the status of the existing DA consents for the site. There are questions regarding the validity of the existing consent for the use of the site as a tourist facility. This may necessitate further amendment to this DA and the POM so that it could operate as a stand-alone hotel / motel (i.e. remote operation for keys etc,) rather than ancillary to the existing use.
- Under the above scenario it is noted that there would be no provision for meals on the site.
- There is scope that this DA could operate independently and be assessed on its merits.
- Heritage assessment is ongoing however it is noted that:
  - There is a recent Conservation Management Plan (late 2024).
  - The works are mostly inside the buildings.
  - No significant impacts have been identified in terms of the concept of the use proposed and impacts on the building fabric should be able to be managed.
  - There needs to be clarification of implied works that are not specified.
- The DA is complicated by extent of other / future approvals proposed making it difficult to assess numbers of people, traffic generation, car parking etc.

#### **APPLICANT BRIEFING**

- Overview of the site and surrounding context and site history described.
- Major funding deed received to support the proposed works.
- Facility currently closed due to safety and fire compliance issues, and these will be dealt with via a future development application. The two current applications are for part of the site only.
- Overview of the project history, vision, project concept and objectives.
- Overview of stakeholder engagement and pre-DA feedback including workshop and advice with Heritage NSW.
- Relationship between the two DAs discussed.
- This DA is for tourism accommodation, and includes minor demolition, construction and use.
- Key issues raised in the RFIs and explanation of response including the ability for this DA to function as a standalone use.

#### **PANEL COMMENTS**

- The Panel questions the approach with the lodgement of separate DAs which makes it difficult to fully assess the overall use of the site and consider impacts properly. A concept DA with a staged roll-out would have been considered a more suitable mechanism.
- Regardless, the Panel needs to understand how the site will function comprehensively, and which components can genuinely stand on their own in terms of building code requirements, heritage, accessibility, waste, car parking and the like and where there is overlap proposed.
- The Panel need to factually understand the status of the existing consent/s, conditions of consent and how they relate to the current proposal. noting the potential to further amend the DA so that there is no reliance or inter-dependence on the remainder of the site.
- If the DA is to be amended further, all supporting documentation needs to be updated and consistent with the proposed stand-alone approach, including car parking, CPTED etc.
- The Panel notes the potential compliance issues arising for Council with the number of consents / conditions applying across the site. The Panel notes that existing compliance and fire safety issues

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should be addressed and that this is a matter for Council. If these issues are of significance to close the site to visitors – how should these be considered in the context of this DA.

The Panel will seek further briefings as required and expect the applicant to be responsive to any further information requests.

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