

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 October 2020, from 10am to 10:45am
LOCATION	Via videoconference

BRIEFING MATTER

PPSHCC-47 – Maitland City Council – DA 2020/558 - 15, 17 and 19 Fieldsend St, East Maitland - 3 Storey Residential Flat Building (18 Units) - Affordable Housing

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair) and Sally Halliday
APOLOGIES	Sandra Hutton and Peter Garnham
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Leanne Harris and Tegan Harris
OTHER	

KEY ISSUES DISCUSSED

- The site is suitably located to retail and transport services. Acknowledgment of the locational criteria for an accessible area within SEPP (Affordable Rental Housing) 2009.
- The siting and height of the building and compliance with DCP and ADG controls.
- Four (4) submissions received. Applicant and submitters will be given the opportunity to address the Panel prior to determination of this application.
- The proposal will require detailed consideration in terms of streetscape impacts and interface. The streetscape to Fieldsend Street is well designed and incorporates private open space behind the principal setback.
- There is opportunity to improve the landscape presentation to Alliance Street within the street setback.
- Consider increased setbacks of structures (fences and retaining walls) forward of the building line to Alliance Street. The delineation of and area of Private Open Space to units 5 and 6 could be reduced to facilitate more substantial landscaping within this street setback. Consider placement of canopy trees.
- Car parking is non-compliant however, is likely to be appropriate given justification provided.
- Consider any opportunities to increase the setback of the car park to the existing dwelling at 13 Alliance Street.
- Bin storage and waste management to be addressed. Relocate bin storage area as far away as practicable from the south-west boundary, and provide a covered bin storage area in similar architectural style to the main building to assist in mitigating impacts.

TENTATIVE PANEL MEETING DATE: December 2020

Planning Panels Secretariat

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