

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 March 2021, 1.45pm and 3.40pm Site inspection undertaken before briefing, 10.00am and – 12:15pm
LOCATION	Maitland City Council, 285-287 High St, Maitland

BRIEFING MATTER

PPSHCC-64 – Maitland– DA/2020/1388 – 51, 134 and 146 Station Lane, Lochinvar – Staged Concept Master Plan for Residential Subdivision, and Stage 1 works.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Julie Savet Ward, Stephen Leathley and Peter Garnham (absent from briefing)
APOLOGIES	Sally Halliday
DECLARATIONS OF INTEREST	Sandra Hutton and Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Tegan Harris, Ben Schaffer and Elizabeth James
APPLICANT REPRESENTATIVES (site visit only)	Graeme Allen, and Christopher Scholes

SITE VISIT

- Factual description of the development provided by the applicant.
- Site walkover.

BRIEFING MEETING - KEY ISSUES DISCUSSED

DOCUMENTATION

- Preliminary briefing as a number of issues remain outstanding, and additional statutory information has been requested.
- Arrangements for infrastructure, and satisfaction of statutory requirements relating to infrastructure, will be a major consideration for this application, including requirements for state public infrastructure, and public utility infrastructure in accordance with Part 6 of the Maitland Local Environmental Plan (LEP) 2011.
- The level of detail with the documentation is insufficient and plans and documentation display inconsistency.
- The Statement of Environmental (SoEE) effects is not sufficient and must provide an accurate and detailed description of the proposal, including an assessment against the relevant statutory planning

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framework. It is not sufficient to simply state 'this has been provided' i.e in relation to Part 6 of the LEP, when documentation demonstrating compliance remains outstanding. The SoEE must identify the likely impacts of the development, and recommend mitigation measures where appropriate. A comprehensive assessment against the Maitland DCP 2011 is to be undertaken.

- RFS comments are outstanding.

Site Planning

- An urban design analysis and establishment of guiding principles based on the urban design analysis does not appear to have been undertaken. This needs to be done. Alternative layouts that respond to key environmental constraints have not been tested. The visual character of the site; resident amenity, ecological impacts and landscape value needs to be addressed in addition to traffic, flooding, stormwater, riparian corridors and drainage.
- The lot sizes appear too dense, and the prevalence of 450m² lots is concerning. The applicant is to justify the market demand for the proposed lot size. A variety of lots, that respond to site constraints and urban design principles is needed. The location of the park should be more central to the precinct.
- Edge effects and the interface to adjoining sites is critical with this site, appropriate buffering are required. The easement to the northern boundary may create landscaping limitations. This is to be addressed in the landscape plans. A comprehensive landscaping strategy is to be provided addressing retaining wall locations, size and battering. Retaining walls on site boundaries are unlikely to be supported.
- The ongoing management of the 15m vegetation buffer is to be addressed in the submission. The lot sizes around this buffer should be larger to accommodate it and provide a transition to the R5 zone to the north.
- Pedestrian and public transport is to be addressed, and the plans must clearly show these requirements.
- The proposal should explore opportunities to retain remnant vegetation on site. An Arborist Report is required addressing tree removal within the subdivision. There are a number of stands of vegetation that appear worthy of retention as well as providing opportunity for public open space.
- Transmission line on the southern boundary should be underground. It is crucial that the applicant discuss with Ausgrid in these preliminary planning stages of the Development Application regarding this and reflect their requirements in the documentation submission.
- The ongoing management of the riparian corridor is to be addressed in the application.
- The Lochinvar Section 94 Plan is to be reviewed, and the requirements accommodated for on site.
- Stormwater, traffic and servicing strategies are key issues. Specialist input is required, and documentary evidence of servicing capacity is to be submitted. Traffic thresholds for upgrades need to be identified by the applicant.
- Site contamination issues to be addressed in detail.
- Cross-sections and site sections detailing the boundary treatments are to be provided by the applicant.
- The applicant is to provide a subdivision overlay plan, including contours, on an existing aerial photography.

TRAFFIC

- There are issues with road linkages and connectivity between roads that must be addressed, as well as key intersections. Timing of road connections is unknown as Stage 1 lands remain undeveloped.
- TfNSW comments to be addressed in detail.
- On-street parking, dedicated footpaths, pedestrian linkages, and public transport has not been addressed as part of the proposal. The proposal lacks proper master planning for these key elements.

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FLOODING, STORMWATER AND SERVICING

- A comprehensive flood study and stormwater management plan and report is to be submitted. The lot layout conflicts with the area mapped as inundated under the Lochinvar Flood Study and the location of Basin 10 in the contributions plan. The layout does not provide a minimum FPL of 500mm above the flood height for affected lots. The applicant is to address overland flows and detention on site, and manage potential conflicts with the riparian zone. Compliance with NRAR guidelines and comments to be achieved as part of this process.
- The applicant has provided preliminary advice only regarding servicing the site. This needs to be further investigated and addressed.
- The proposal must consider upstream impacts, including the farm dam to the south of the site. Dam safety issues to be addressed.
- Bulk earthworks are to be minimised, and engineering plans are to be consistent with landscape and subdivision plans. Detailed retaining wall plans are to be provided.

PROCESS

- A detailed request for information is to be sent to the applicant with a two month time line for resubmission.
- The applicant is to address fundamental urban design, planning and landscape principles in any resubmission, and ensure that a competent package of information detailed enough for determination is resubmitted.
- Any concept approval for the site must establish a detailed framework for future subdivision and development of the land, including infrastructure and works required at each stage.
- A further briefing with the panel may be required.
- The Panel will determine the matter based on the information lodged from the above mentioned request.

TENTATIVE PANEL MEETING DATE: TBA

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