

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 August 2021, 3:50pm and 4:45pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-64 – Maitland– DA/2020/1388 - 51, 134 and 146 Station Lane, Lochinvar - Staged Concept Master Plan for residential Subdivision - 855 Torrens Title Lots (plus one residue) in Six Stages and Construction of Stage 1 for 203 Torrens Title Lots (plus 1 residue lot)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Julie Savet Ward, Stephen Leathley, Peter Garnham and Sally Halliday
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant and Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brian Gibson, Simina Simaki, Ben Schaffer, Kristy Cousins and Matt Prendergast
DEPARTMENT STAFF	Leanne Harris, Jake Love Soper and Lisa Foley

KEY ISSUES DISCUSSED

- The Council provided an overview of the most recent information that has been supplied by the applicant.
- The Council remain concerned that the information is still inadequate, there is an insufficient level of detail to allow an informed assessment of the proposal and there are inconsistencies in the documentation supplied.
- The DA has been re-referred to TfNSW, NRAR, RFS and responses are yet to be received.
- The application is currently being re-notified and this will conclude in early September.
- The Council does not accept the applicant's proposed stormwater and flood mitigation strategy or the applicant's approach to traffic management.
- There is a lack of clarity and uncertainty regarding the required satisfactory arrangements certificate process required under clause 6.1 of the Maitland LEP. This is a threshold issue and the timing remains unclear.
- Given the deficiencies in the documentation the Council are not confident that the outstanding issues can be resolved in a timely manner.

Planning Panels Secretariat

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PANEL COMMENTS

The Panel remain concerned that key issues have not been properly addressed. Following the briefing in March 2021 the Panel published a detailed record which set out a clear process and expected timeframe for the application. The material presented by Council indicates that the application is still deficient in a number of areas.

The Panel seriously questions the Applicant's approach to flooding and stormwater management strategies and supports the concerns that the Council has raised in relation to basic engineering fundamentals for subdivision design not being followed. It is understood that a further redesign will be required to address these matters.

The Panel have provided sufficient opportunity for the applicant to rectify the documentation to enable a determination to be progressed. Accordingly at this stage the Panel considers that the application should be reported for a determination based on the current information.

The Council should complete its notification process.

The Panel understands that Council will discuss this position further with the applicant with the view to a possible withdrawal of the application. In the event the application is not withdrawn the Panel requests that the Council prepare an assessment report based on the information to hand.

TENTATIVE DETERMINATION DATE SCHEDULED FOR OCT / NOV

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