

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 9 September 2020, Opening Time 2pm and closing time 3:50pm Site inspection
LOCATION	1A Flowers Drive, Catherine Hill Bay

BRIEFING MATTER

PPSHCC-35 – Lake Macquarie– DA/2238/2017

1A Flowers Drive, Catherine Hill Bay

Subdivision of Lots 1 and 2 of DP 1180181 into 221 lots suitable for low density residential development

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Scott Anson
APOLOGIES	Jason Pauling
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Pavitt – Chief Development Engineer Elizabeth Lambert – Manager Development Assessment & Certification
OTHER	Darren Nicholson – Wallalong Land Developments Jason Wasiak – JW Planning Greg Williams – Monteath and Powys Kosta Flamiatos – Monteath and Powys -

KEY ISSUES DISCUSSED

- The application should include details around the servicing strategy and the vegetation clearing associated with this. It should be shown how this vegetation clearing was contemplated during the Major Project assessment.
- Council should be provided with a copy of the plans for the water / sewer servicing and the current in principle agreement with HWC
- The biodiversity offsets provided by the dedication of the adjacent National Park and the associated planning regime needs to be clearly spelled out in any report to the RPP.
- Similarly the planning regime / mechanism that triggers the determination of this application by the RPP should be made clear in any report to the RPP.
- The application should provide full details of the boundary conditions including the height of any retaining walls near the perimeter boundaries. This must also identify impacts on vegetation and land levels in proximity to the boundary walls. Particular concern is raised regarding the lack of detail adjoining the National Park boundary. This information should include cross sections.

Planning Panels Secretariat

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- The requirement to modify the Concept Plan or not (as a result of proposing the removal of Lemon Tree and Workshop Parks) in accordance with Condition 1.8 of the Concept Approval needs to be clarified. The RPP strongly suggest that an application to modify the Concept Approval be lodged with the DPIE as a matter of urgency. If a modification is not sought then this application should be supported with legal advice to identify why a modification is not required.
- Further to the above point, whilst it has been shown that the structure within Workshop Park is currently unsafe, the Panel seeks further justification, namely from an economic perspective, as to why the reinstatement of the structure for adaptive reuse is not viable.
- If fill material is to be sourced from on site to fill former rail cutting then it should be identified where VENM or ENM can be sourced (noting the previous uses of the lands may make this sourcing difficult).
- The RFS must be satisfied before the matter can be finally determined.
- In the first round of notification, three submissions were received and one submission from the Catherine Hill Bay Progress Association. Once the final revised documentation is received for the development, Council may notify again should the development be substantially different from the that initially notified. Should upwards of ten submissions be received a Public Meeting would be required to be held.

TENTATIVE PANEL MEETING DATE: 12 November 2020