**COUNCIL ASSESSMENT REPORT**

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| **Panel reference** | PPSHCC-35 | |
| **DA number** | DA/2238/2017 | |
| **LGA** | Lake Macquarie | |
| **Proposed development** | Subdivision of two lots into 210 residential lots, associated infrastructure and heritage walkway. | |
| **Street address** | 1A, 2B, 41 and 69A Flowers Drive, Catherine Hill Bay | |
| **Applicant/Owner** | Monteath and Powys Pty Ltd / Wallalong Land Development Pty Ltd | |
| **Date of DA lodgement** | 24 November 2017 | |
| **Total number of submissions**  **Number of unique objections** | * Four * Four | |
| **Recommendation** | Approval, following resolution of outstanding matters | |
| **Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011** | Clause 20 of SRD SEPP and Schedule 4A of EP&A Act – General development over $20 million (cl.3) and coastal subdivision (cl.9). | |
| **List of all relevant s4.15(1)(a) matters** | * *State Environmental Planning Policy (State and Regional Development) 2011* * *State Environmental Planning Policy (Infrastructure) 2007* * *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* * *State Environmental Planning Policy 44 - Koala Habitat Protection* * *State Environmental Planning Policy No. 55 – Remediation of land* * *State Environmental Planning Policy 71 - Coastal Protection.* * *Draft SEPP Coastal Management 2018* * *Remediation of Land SEPP* * *Draft Environment SEPP* * *Draft Design and Place SEPP* * *Draft Environmental Planning and Assessment Regulation 2022* * Planning agreement entered into under section 93F between Minister for Planning and Infrastructure, Minister administering *National Parks and Wildlife Act 1974,* Coal & Allied Operations Pty Ltd, and Catherine Hill Bay Land Pty Ltd. | |
| **List all documents submitted with this report for the Panel’s consideration** | **Attachments**  * Attachment A: Draft conditions of consent * Attachment B: Concept Approval compliance table * Attachment C: Urban Design Guidelines compliance table | |
| **Clause 4.6 requests** | N/A | |
| **Summary of key submissions** | The key issues raised in the submissions were:   * increased traffic in Catherine Hill Bay village * traffic safety at intersection of Flowers Drive and Pacific Highway * stormwater management * ecology impacts due to clearing * utility provision * European and Aboriginal Heritage * confirmation of the Statement of Commitments * visual impacts. | |
| **Report prepared by** | David Pavitt, Chief Development Engineer | |
| **Report date** | 6 October 2021 | |
| **Summary of s4.15 matters**  Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? | | Yes | |
| **Legislative clauses requiring consent authority satisfaction**  Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? | | Yes | |
| **Clause 4.6 Exceptions to development standards**  If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? | | Not applicable | |
| **Special Infrastructure Contributions**  Does the DA require Special Infrastructure Contributions conditions? | | Yes | |
| **Conditions**  Have draft conditions been provided to the applicant for comment? | | Yes | |