**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
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| **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.
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| **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
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| **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.
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| **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 |