|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| MEMO | | | | |  |
| To: | Hunter and Central Coast Regional Planning Panel | | | | |
| From: | David Pavitt – Chief Development Engineer | | | | |
| File: | DA/2238/2017 | **Reference:** | PPSHCC-35 | Date: | 7 October 2021 |
| Subject: | Supplementary information – documentation and plans to support assessment report | | | | |

Following the submission of the assessment report for the above listed application, plans and documentation have been reviewed.

The following plans and documentation are available for the Panel to review in conjunction with the assessment report and attachments.

|  |  |  |  |
| --- | --- | --- | --- |
| **Plan title** | **Version** | **Doc Date** | **Upload Date** |
| Plan of Proposed Subdivision by Monteath & Powys (Appendix K) | 6 | 06/05/21 | 12/07/21 |
| Lot Layout Staging Plan by Monteath & Powys (Appendix L) | 2 | 16/09/20 | 12/07/21 |
| Landscaping Plan by Moir Landscape Architecture (Appendix N) | H | 6/08/21 | 6/10/21 |
| Hamlet A Concept Engineering Plan for Laneway | 2 | 03/05/21 | 6/10/21 |
| Plan of Sections over Hamlet B by Monteath & Powys | 2 | 13/08/21 | 6/10/21 |
| Preliminary Civil Plans by Crossroads Civil Design   * Drawling List * Typical sections * Concept Civil Works * Road Long Sections * Drainage Design * Earthworks Plan * Cross Section Part 1 * Cross Section Part 2 | 6  6  6  5  5  5  5  5 | 14/02/14 | 7/10/21  9/03/20  12/07/21  12/07/21  12/07/21  12/07/21  7/10/21  7/10/21 |
| Indicative Location of Basin Outlets | - | - | 12/07/21 |
| Rail Embankment Cross Sections by Monteath and Powys | - | 20/11/2019 | 6/10/21 |
| Preliminary Service Route Plans by GCA | A | 02/08/21 | 6/10/21 |
| Wetland Boundary Verification by MJD Environmental (Appendix AN) | - | 23/10/2019 | 12/07/21 |
| U-Turn Bay Concept Plan by GCA | 1 | 27/09/21 | 6/10/21 |
| Pacific Highway Intersection Upgrade TfNSW/CCHD | A | 28/08/21 | 7/10/21 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Report title** | **Version** | **Doc Date** | **Upload Date** |
| Statement of Environmental Effects by Monteath & Powys | 3 | 02/11/2020 | 12/07/21 |
| Stormwater Management Plan by SMEC (Appendix S) | B | 21/02/2014 | 12/07/21 |
| Flood Impact Assessment by SMEC (Appendix H) | C | 21/02/2014 | 12/07/21 |
| Bushfire Management Plan by Bushfire Planning Australia (Appendix AD) | 7 | 11/05/21 | 12/07/21 |
| Geotechnical Assessment by Douglas Partners (Appendix I) | - | 12/10/10 | 9/03/2020 |
| Mining Risk Assessment by Douglas Partners (Appendix J) | - | 10/2010 | 9/03/21 |
| Preliminary Site Investigation by ESP (Appendix Z) | 0 | 5/02/16 | 12/07/21 |
| Remediation Action Plan by Qualtest | 1 | 19/08/21 | 6/10/21 |
| Traffic Impact Study by Hyder (Appendix U) | C | 19/08/13 | 12/07/21 |
| Traffic and Transport Study by Hyder (Appendix T) | - | 10/2010 | 12/07/21 |
| Ecological Assessment Report by RPS (Appendix G) | - | 1/02/11 | 12/07/21 |
| Additional Ecological Information by RPS (Appendix M) | - | 02/2014 | 9/03/20 |
| Biodiversity Response Letter by MJD Environmental | 0 | 16/08/21 | 6/10/21 |
| Aboricultural Impact Evaluation Report by Treeology | - | 11/08/2021 | 6/10/21 |
| Landscape Master Plan Report by Moir Landscape Architecture (Appendix O) | B | 02/2014 | 9/03/20 |
| Urban Design Guidelines by Allen Jack Cottier (Appendix Y) | - | 01/2013 | 12/07/21 |
| Heritage Impact Assessment by ERM (Appendix P) | - | 6/06/2011 | 12/07/21 |
| Heritage Letter by EJE Heritage (Appendix AO) | - | 26/05/2020 | /12/07/21 |
| Aboriginal Cultural Heritage Management Plan by RPS (Appendix AA) | - | 12/2013 | 12/07/21 |
| Sewer Servicing Report by GCA (Appendix AG) | 3 | 9/03/20 | 12/07/21 |
| Water Servicing Report by GCA (Appendix AF) | 3 | 9/03/20 | 12/07/21 |
| Social Infrastructure Study by Urbis (Appendix W | - | 11/2010 | 12/07/21 |
| Alternative Management Arrangements for Workshop Park and Lemon Tree Park by Monteath & Powys | - | - | 12/07/21 |
| Staging Plan (appendix AL) | - | 14/12/2020 | 6/10/21 |
| Concept Plan Compliance Table (Appendix D) | - | 08/2021 | 6/10/21 |
| Structural Engineers Report of Workshop Building by Apical Engineering | - | 2/12/2019 | 7/10/21 |
| Monteath and Powys Response Letter to LMCC Request for Information |  | 16/8/2021 | 6/10/21 |

|  |  |  |
| --- | --- | --- |
| **External Approval/Letter** | **Doc Date** | **Upload Date** |
| NSW Rural Fire Service | 3/06/2021 | 12/07/21 |
| Subsidence Advisory NSW (Appendix X) | 27/02/2020 | 12/07/21 |
| Staging Plan Approval by DPIE (Appendix AQ) | 28/01/2021 | 6/10/21 |
| S34A(3) Biodiversity Conservation Regulation 2017 Approval | 27/3/19 | 12/07/21 |
| Satisfactory Arrangements Certificate (Appendix AC) | 1/04/2020 | 12/07/21 |
| Impacts to Biodiversity Planning Advice by Department of Planning (Appendix A) | 12/04/2013 | 12/07/21 |
| Concept Plan Principles and Urban Design Guidelines approval by Department of Planning (Appendix B) | 29/04/2013 | 12/07/21 |
| Transport for NSW SEPP response | 5/10/21 | 6/10/21 |

Should you have any further questions, or require further information to assist in the Panel’s preparation for the meeting on Wednesday 13 October, please contact me on 02 4921 0455 or dpavitt@lakemac.nsw.gov.au.

David Pavitt

Chief Development Engineer

Development Assessment & Certification