

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 1 June 2022, 9.30am and 10.50am
LOCATION	MS Teams videoconference

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, Stephen Leathley and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton, Jason Pauling and Luke Cubis

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Pavitt, Amy Regardo and Liz Lambert
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Amended DA documentation received in mid-May, with Council to confirm all information has been provided. Information submitted includes:
 - Updated Statement of Environmental Effects
 - Detailed Site Investigation, including supplementary assessment, updated RAP, details of the location and size of containment cell. Containment cell size identified as worst-case scenario and to be located under approximately 4 lots.
 - Construction Environmental Management Plan and Construction Traffic Impact report
 - Earthworks and civil design plans (including grouting plan) – Council is confident that sufficient information has been provided to fully assess interfaces and neighbourhood design
 - Consultation discussion with National Parks and Wildlife Service, noting that final appropriate final sign-off has not been included
 - Landscape Plan for Flowers Drive to address Urban Design Guidelines
 - Social impact assessment, noting the tenancy and access issues not adequately addressed
 - Heritage walkway engineering concept plans, noting no additional east-west link included. Commentary provided in regard to how this is to be achieved elsewhere on site (details provided for ¾ of the length and last section being an alignment)
 - Landscaping plan for parks
 - Clarification of concept approval condition compliance

- Council to undertake a full assessment of the submitted information.
- Impacts of the proposed containment cell are to be identified and may require consultation with the EPA. Potential impacts include groundwater contamination, future residential construction on the site and any proposed restrictions as to user.
- Consideration to be given to locating the proposed containment cell under open space areas rather than land proposed to be utilised for residential purposes
- Internal and external agency amended application referrals undertaken
- Removal of trees in the National Park is not permitted under this application, with potentially high retaining walls located in the south-west corner and engineering amendments included
- Revised landscaping information to be provided and reviewed, with assessment report outlining how the parks will be managed, maintained and public access
- Pathway clarification and assessment to also include any off-site impacts
- Exhibition period closes on 16 June 2022
- Local DA to demolish is still being assessed
- Review of ecology documentation required to check currency, noting that the site is mostly cleared, and documentation has been referred
- Development will now include the construction of the Flowers Drive/Highway intersection prior to the release of the first lot. A VPA is in place, with VPA terms and obligations to be identified in any draft conditions.
- Council briefing to be scheduled for July

TENTATIVE DETERMINATION DATE SCHEDULED FOR – 08 September 2022

Planning Panels Secretariat

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