

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 4 August 2022, 9:30am and 10:35am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-35 – Lake Macquarie– DA/2238/2017 - 1A Flowers Drive, Catherine Hill Bay – Subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair) and Stephen Leathley
APOLOGIES	Juliet Grant and Roberta Ryan
DECLARATIONS OF INTEREST	Sandra Hutton, Jason Pauling and Luke Cubis

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Pavitt, Amy Regado and Alex Bennett
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt, Maitree Bhowmick and Lisa Foley

KEY ISSUES DISCUSSED

- Progression of the application is being undertaken by the applicant in consultation with Council.
- Exhibition completed, with a total of 8 submissions being received.
- External referrals:
 - RFS – yet to be received.
 - NPSW – yet to be received.
 - TfNSW - advisory role, noting Concept Approval condition requirements.
 - Conflicting responses received and seeking clarification.
 - Applicant has submitted a draft VPA to TfNSW for consideration – with works yet to be confirmed.
 - Works to be completed before the release of any lots.
- Internal Referrals:
 - Ecology – updated biodiversity assessment required to assess impact on species not previously identified.
 - Earthworks (including containment cell and grouting) – under assessment, noting that additional detail is required in relation to the retaining walls and consistency with documentation (landscaping and civil plans).
- Workshop building – demolition application currently being progressed.
- Interfaces with National Park to be considered in the assessment report, including the Arborist assessment regarding the impacts on trees along the interface.

- Retaining walls proposed throughout the development, with some being up to 3m in height in Hamlet B and walls that have been cut in, having a height of up to 2.5m.
- Flowers Drive –
 - Acknowledgement of the importance of the entrance, with community expectation of a 20m wide landscaping on either side.
 - Urban Design Guidelines require the landscaping to be located within the lots, with Council giving consideration to the location of the landscaping to ensure retention post development.
 - Landscaping is not to be impacted by any fencing.
 - Assessment report to consider any future road widening of Flowers Drive and further development potential within Catherine Hill Bay.
- Embellishment of Parks by developer and public accessibility, with future management to be outlined.
- Contamination – to be outlined in the assessment report, noting containment cells to be located under lots not parks.
- Tenant on Hamlet A – being considered by the Supreme Court.
- Heritage – temporary relocation of a dwelling during construction to be confirmed.
- Construction Management Plan and Construction Environmental Management Plan submitted, with truck movements to be via Flowers Drive, not Middle Camp.

Next Steps

- Updated biodiversity assessment and response to referral requirements are to be provided by the applicant in timely manner, noting tentative determination date.
- External referrals (RFS, NPWS & TfNSW) required.

TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2022 / OCTOBER 2022