

Meeting details	
Date:	Wednesday 5 July 2023
Time:	10:00am
Venue:	Physical Meeting
Present: Council	<ul style="list-style-type: none"> Matthew Zenkteler – Senior Strategic Planner Ben Zagami – Strategic Planner
Present: Proponent	<ul style="list-style-type: none"> Lauren Strickland – B & P Surveys (Planning Consultant) Brian Raaen – B & P Surveys (Surveyor)
Purpose of Meeting:	To provide preliminary comments on the proposed subdivision of six (6) lots into six (6) lots.
Nomination of Planning Proposal category	Standard

Subject land	
Address:	133-193 Dulguigan Road, Dulguigan
Zoning:	RU1 – Primary Production & RU2 – Rural Landscapes.
Site area:	98.66 hectares (approx.)

Summary of Council comments (as per the Memorandum provided prior to the meeting)

- Environmental health: land contamination is one of the keys issue given the cattle dip site – it was recommended that the Applicant undertake a detailed investigation up front.
- Agriculture: it is critical that the Applicant addresses how land use conflicts are managed - buffers between land uses are to be informed by performance-based analysis.
- Engineering: land-locked sites are not prohibited by the Tweed DCP however an easement to provide access must be secured. The Applicant noted that the existing Crown Road is unusable so the only means to provide access is a right of carriageway. Storm, flood and on-site sewerage management will be matters for the Development Application.
- Ecology: an impact study will be required to demonstrate how ‘Avoid, Minimise, Offset, approach has been adopted in regard to ‘High Environmental Values’ mapping.
- Bushfire risk: new bushfire mapping was flagged and it was noted that the proposal would be referred to the Rural Fire Service.

Strategic Planning comments:

- At the planning proposal stage, Local Planning Directions: 1.1 (North Coast Regional Plan 2041), 3.2, 3.6, 4.1, 4.3, 4.4, 4.5 & 9.2 will need to be addressed.
- Regarding Section 9.2 – it was noted that the proposal does not seek to intensify the land, nor seek to develop significant farmland.
- In response to the Applicant enquiry made during the prelodgement meeting, the Applicant is advised Council is willing to accept a combined development application with a planning proposal component, in accordance with pathway provided under Sections 3.38-3.40 of the Environmental Planning & Assessment Act 1979.

Preliminary comments from NSW Department of Planning & Environment:

- Prefer Planning Proposal proceeds as a lot size amendment or Part 7 additional clause
- Recommends Applicant discuss proposal with NSW Department of Primary Industries.
- Recommends matching Lot 6 with other lot sizes, leaving Lot 1 to carry balance. Consultant noted that the landowner intends to offload cane land (Lot 1) and would prefer to proceed with the alignment as proposed.

Next steps:

- Applicant encouraged to prepare technical reports as recommended by Council, prior to submitting the proposal to Council or/and the Department of Planning. It is up to Applicant to determine whether to complete the studies now or wait for Gateway conditions.

Attachments:

- Internal advice from relevant units.