

BRIEFING DETAILS

BRIEFING DATE / TIME	24 July 2019, 3.30-4.10pm
LOCATION	Port Stephens Council: 116 Adelaide Street, Raymond Terrace (teleconference for Panel members)

BRIEFING MATTER(S)

2018HCC031 – Port Stephens Council – DA16-2018-434-1 – 98 Gan Gan Road, Anna Bay – An Information Centre is proposed for the subject site, 84A Gan Gan Road Anna Bay (LOT: 32 DP: 1146884) and 98 Gan Gan Road Anna Bay (LOT: 312 DP: 753204)..

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Kara Krason, Michael Leavey
APOLOGIES	Paul LeMottee
DECLARATIONS OF INTEREST	Giacomo Arnott – Participated in confidential briefings on this matter and voted on the decision effecting the lot in question. No Councillors took part in the briefing.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Falkemire
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KEY ISSUES DISCUSSED

- Use requires clarification, as being sought by staff.
- Details on the use (management, leasing, any other uses relocated from elsewhere and nature of the management of the site and use) should be sought, to help inform both the categorisation of the use and to understand likely impacts.
- On-site and off-site impacts should be considered (e.g. if leads to increased use of 4WDs on other sensitive land) and how this would be managed.
- It may be appropriate to seek legal advice if ambiguity exists regarding the categorisation of the use when the matter is reported to the Council.
- An Operational Management Plan, including management of aboriginal heritage and/ or items, should be sought
- Vegetation removal and bus parking. Seems to be a lot of bus parking. Is this all needed, especially to the west, closer to residents?
- If roads are unsealed, consider dust impacts.
- OEH advice outstanding. Given archaeological potential, it would seem reasonable to follow OEH advice, although discussions are understood to be ongoing.
- Check LEP wording in terms of geotechnical and ASS management plan requirements (i.e. needed prior to determination, not after)
- Drainage and water quality
- Sedimentation control at site edges

- Parking assessed on merits. Details to be provided in report. Traffic movements on and off site should also be clear.
- Design – attention to design/materials needed and visual impact assessment. Given it is understood to celebrate aboriginal culture, design quality is important.

TENTATIVE PANEL MEETING DATE: TBC