

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 August 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-261 – Port Stephens – DA 16 – 2023 – 685 – 1 – 42 Fullerton Cove Road, Fullerton Cove 2318 –
Commercial Premises (Neighbourhood Shopping Centre) including Signage, Sewer Extension and Demolition

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Giacomo Arnott and Ryan Palmer both declared a conflict of duties/interest as they have previously voted on matters related to the rezoning of this site as Port Stephens Councillors.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Ryan Falkenmire, Dylan Mitchell, Courtney Sargent, Emily Allen
DEPARTMENT STAFF	Leanne Harris,

KEY ISSUES DISCUSSED

- Status update briefing.
- Following the briefings in January and May 2024 the Panel is now in receipt of advice that confirms the approach to biodiversity as set out in paragraphs 173 and 174 of Planners North v Ballina in relation to avoidance and mitigation.
- The Panel understands that Council is seeking their own advice.
- The Panel notes that Council advises that they have worked with the applicant regarding further avoidance. A reduced footprint is now being proposed.
- Panel are seeking a way forward but need to make sure that they can deal with the application legally.
- Panel will need details of the nature of the vegetation that is being avoided in the Councils assessment.
- The Panel reiterates the matters raised in the previous briefings.

The Panel note that the matter is scheduled for determination in early October.