

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Wednesday, 19 January 2022, 9.00am to 10:30am |
| LOCATION | MS Teams Teleconference |

BRIEFING MATTER(S)

PPSNTH-131 – Tweed Shire – DA21/0812 - 931 and 1023 Cudgera Creek Road, Cudgera Creek - Agricultural Food Hub - Concept application for an agricultural food hub comprising of 19 industrial sheds, associated earth works and internal site roads

PANEL MEMBERS

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| IN ATTENDANCE | Stephen Gow (Acting Chair), Penny Holloway, Susan Budd, Ned Wales |
| APOLOGIES | Stephen Phillips |
| DECLARATIONS OF INTEREST | Paul Mitchell |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Judith Evans, Lindsay McGavin, Valerie Conway (TSC) Tina Christy and Rachael Petherbridge (Gyde Consulting – Assessment Consultants for Council) |
| APPLICANT | Simon Forsyth, Kathryn Jones, Anthony Elias, Bart Elias |
| DPE | Stuart Withington, Sharon Edwards, Cameron Brooks |

KEY ISSUES

- Level of information / detail required for assessment of concept proposal
- Strategic alignment, including consistency with the North Coast Regional Plan, the Local Strategic Planning Statement, Rural Land Strategy and Rural Land Strategy Implementation Plan
- Permissibility and characterisation of use, including detail of sales activities and purpose of proposed function centre, extent of 'public' access to site
- Economic justification
- Site suitability (vs for example an industrial zone) and constraint issues including flooding, bushfire etc
- Traffic generation and access
- Infrastructure requirements, including required sewer connection and capacity, waste management
- Noise and odour impacts
- Visual impacts
- Precedent for other 'off-ramp' developments adjoining Pacific Motorway in rural locations

This briefing with both the applicant and council in attendance was held for the Panel's benefit due to the complexities around permissibility, characterisation of use and strategic planning issues.

TENTATIVE DETERMINATION DATE - TBC 2022, dependent on applicant responses to forthcoming request for further information from Council.