

DETAILS OF SITE INSPECTION

DATE	Tuesday, 21 February 2023, 2:15pm to 3pm
LOCATION	15 Torakina Rd, Brunswick Heads

SUBJECT MATTER

PPSNTH-134 – Byron – 10.2021.575.1 - 15 Torakina Rd, Brunswick Heads - Subdivision

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow and Michael Wright
APOLOGIES	Joe Vescio and Simon Richardson
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Chris Larkin and Renan Solatan
OTHER	None

OBSERVED

- Site from each end of Kingsford Drive – generally flat cleared land with bush land to east and west, areas and trees to be further cleared, proposed drainage reserve, proposed retained vegetation and habitat (acid frog), low lying areas
- Surrounding land use context – largely single storey, single lot residential development
- Proximity to Simpson Creek

DISCUSSED

- Concept Plan DA – approved 2013. Former Planning Agreement
- Proposed amendments to application since briefing to Panel in February 2022 – 131 lots (noting previously withdrawn application containing 145 lots), drainage alterations to incorporate bio-retention swales and remove pipe and pit proposal (also reducing need for imported fill)
- Voluntary Planning Agreement (VPA) for stormwater infrastructure has been agreed by Council. Council will accept and retain central drainage reserve. Applicant will retain areas to east and west of subdivision
- Site is not flood prone. Will be some overland flow in major events. Road design to ensure centre is unaffected/trafficable. House sites will be on raised land (extent of land raising not discussed)
- S.34A Certification applied for and approval outstanding (removing need for BDAR)

Planning Panels Secretariat

- Amendments should largely address objector concerns (13 in all) – need to appraise them of changes
- Acid sulfate soils present but manageable
- Black (radioactive) sand is not present
- Aboriginal consultation has been undertaken. No objections
- Cycle/pedestrian links to Brunswick Heads
- No unresolvable issues

STATUS

- Department of Planning and Environment (Housing) has offered to write assessment report. Council will need to review and endorse
- Potential for March determination by Teams meeting