

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 February 2023, 12pm to 1pm
LOCATION	James Creek Rd, James Creek

SUBJECT MATTER

PPSNTH-137 – Clarence Valley – SUB2021/0042 - James Creek Rd, James Creek - 332 lot subdivision

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow, Michael Wright, Ian Tiley and Peter Johnstone
APOLOGIES	None
DECLARATIONS OF INTEREST	Greg Clancy

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Chris Dear, James Hamilton, Murray Lane
OTHER	None

OBSERVATIONS

- The site from corner of James Creek Road and corner Austons Lanes; extensively cleared and grassed
- Neighbouring large lot rural development to south; native vegetation to north of site; undeveloped land to east

DISCUSSED

- Single entry point and traffic conditions on James Creek Road; nearest bus stop/public transport
- 2014 rezoning
- 58 objections
- Flood evacuation routes and planning; distances to Maclean and Yamba; no consultation with SES to date; draft shelter in place policy of DPE (understood to be recently released)
- Council currently updating flood model
- Stormwater management and adjoining western property
- Landscape/urban design treatment of Austons Lane adjoining large lot rural residential development
- Bushfire

STATUS

- Council appointed external planner for assessment

Planning Panels Secretariat

- Extension for Request for Information (RFI) was granted to July 2022
- Outstanding RFI – stormwater, land use conflict risk assessment, engineering, open spaces, planning, response to submissions
- April determination at risk

Planning Panels Secretariat

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