

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 19 April 2023, 1pm and 1.55pm
<b>LOCATION</b>	MS Teams videoconference

## BRIEFING MATTER

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

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Ian Tiley and Peter Johnstone
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Greg Clancy

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	James Hamilton, Rachel Heath, Ben Bancroft, Murray Lane, James Hamilton
<b>DEPARTMENT STAFF</b>	Carolyn Hunt
<b>APPLICANT REPRESENTATIVES (from 1:15pm)</b>	Peter Bell, Mike Willoughby, Michelle Erwin and Duncan Thomson

## KEY ISSUES DISCUSSED

Council Briefing:

- Additional information – outstanding landscaping statement of design intent outstanding
- Re-issued the stormwater management plan, roads and revised LUCRA
- Stormwater
  - Competing legal advice in regard to stormwater discharge management
  - Council have requested landowner's consent for discharge
  - Proposal to be reviewed by engineering consultants
- Consultation with the SES – applicant to be requested to undertake consultation
- Land use conflict – some changes to the design (buffer zone including perimeter road, cycleway and stormwater)
- Re-notification required
- 58 + 25 objections

Applicant Briefing:

- Key elements of additional information outlined
- Footway/cycleway design and linkages to CBD
- 25m densely planted landscaping buffer on western boundary, with road and pathway

## Planning Panels Secretariat

- Stormwater –
  - site characteristics outlined, with volume of surface runoff to be a close match to the current situation
  - Climate change has not been factored into the stormwater calculation - MUSIC model used based on historical data, including a very wet year
  - Easement over the adjoining property not considered as being required by applicant
- Flood Emergency Evacuation Plan, noting Council is preparing a strategy for the locality
- Upgrades to Gardiners Road under review
- Landscape treatments outlined, including tree protection zones, road widening and site entrance
- Open space – larger park to include play equipment and BBQ features/active play space, smaller area to be passive open space
- Application to be determined by June 2023 based on the information available

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: June 2023**