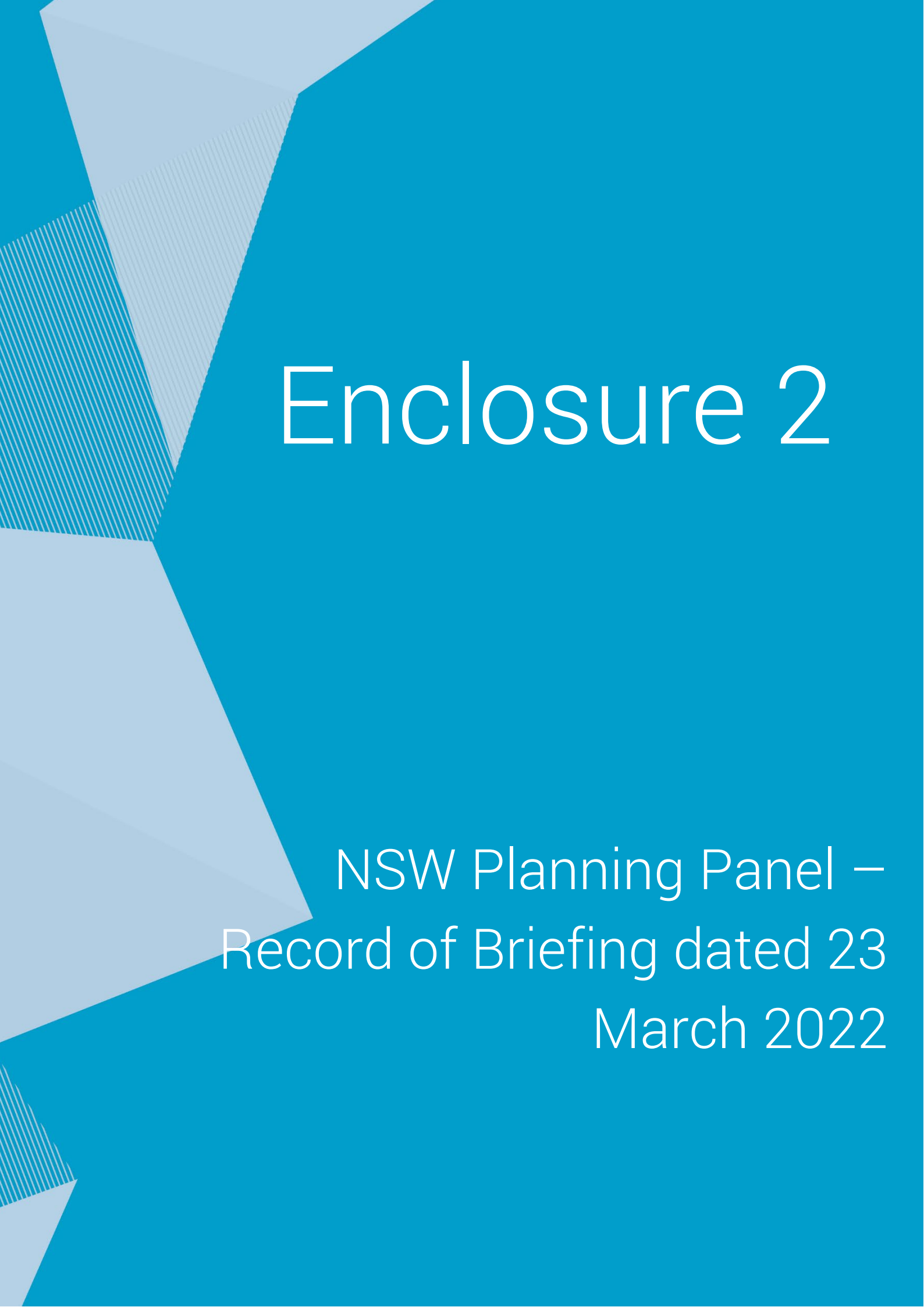




Enclosure 2

NSW Planning Panel –
Record of Briefing dated 23
March 2022

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 23 March 2022, 2.30pm and 3.15pm
LOCATION	Via MS Teams videoconference

BRIEFING MATTER

PPSNTH-137 – Clarence Valley – SUB2021/0042 - James Creek Rd, James Creek - 332 lot subdivision (327 residential lots, 1 commercial lot, 4 drainage reserves and associated public open space areas).

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, Ian Tiley and Greg Clancy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Carmen Landers, Murray Lane and James Hamilton
DEPARTMENT STAFF	Carolyn Hunt, Stuart Withington, Cameron Brooks and Lisa Foley

KEY ISSUES DISCUSSED

- Request for Information has been sent to the applicant (extension granted until 06/05/22), with Council meeting with applicant on the 25 March.
- RFS and TfNSW comments outstanding.
- Significant number of submissions received, with many relating to traffic issues.
- Outstanding matters:
 - o Traffic impact assessment, including trigger points for required infrastructure works to be identified
 - o Non-compliance with Northern Rivers Design Guidelines, particularly about road widths and layout
 - o Stormwater – modelling required, including the design and ongoing responsibility for maintenance of the detention basins
 - o Land use conflict assessment to be undertaken in relation to adjoining agricultural land, noting that increased buffers to adjoining rural and large lot residential zone may be required
 - o Aboriginal heritage not addressed
 - o Urban design - DCP non-compliances in relation to siting, character and identity to be addressed
 - o Rear fencing to be considered in relation to adjoining Crown road and potential for landscape buffering
 - o Open space areas considered important for the development

- o Overall, the panel was concerned about the significant differences between the current DA and the plans put forward in the planning proposal for rezoning of the land. The panel believes there is a need for consistency or sound justification for substantial variations from the planning proposal, as the community has a reasonable expectation of consistency between the concept plans for rezoning and DA.
- Significant amount of information outstanding that should have been provided at lodgement.
- Secondary road access to the site to be considered, particularly in terms of emergency access
- Flooding impacts and requirement for a draft evacuation plan to be submitted with the application including consideration for the benefits of raising of Gardiners Road
- Assessment report is to outline the legislation requirements relating to potential ecological impacts and associated BDAR requirements and include details around methodology/survey undertaken for assessment

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBC