

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 21 September 2022, 2pm and 3:10pm
<b>LOCATION</b>	MS Teams videoconference

**BRIEFING MATTER**

PPSNTH-171 – Nambucca Valley– DA2022/233 - 11 Ocean Ridge Drive, Way - Caravan Park including 255 long term sites, 2 short term sites and associated facilities

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Paul Mitchell (Chair), Stephen Gow and Penny Holloway
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Rachel Pleasant and Daniel Walsh
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Foley

**KEY ISSUES DISCUSSED**

- Proposal lodged as a caravan park, including 255 long term sites, 2 short term sites and ancillary facilities
- Site context provided in relation to proximity to Scots Head, land zoning and development in the southern area of Scots Head
- Scots Head sewer plant located north of Scots Head and appears to be currently at capacity
- Access to the site via Scots Head Road
- Site is identified as bushfire prone land and contains heritage sites
- Gateway determination has been issued for a Planning Proposal to prohibit caravan parks in the RU2 Rural Landscape and R5 Large Lot Residential zones, with a savings clause noted
- Biodiversity and conservation assessment required as the site is highly vegetated
- Riparian zones located within the site, but further consideration required in design and runoff measures
- Submissions – 571 in objection, with applicant recently requested to respond to matters raised
- Permissibility – legal advice provided with application, with further assessment to be undertaken
- Objection request under S.82 of the LG Act to facilitate the in-situ construction of moveable dwellings on site
- Characterisation of the proposal, including identification of the predominant use to be further examined
- On-site sewage management proposal has been preliminarily assessed and not supported by Council

**Planning Panels Secretariat**

- Options outlined by Council were noted, including a recommendation for refusal, but Panel gave it no consideration to this question
- Clarification required in relation to the development proposal –
  - are the buildings shown in the architectural pack are part of the proposal?
  - accessibility of the site given the terrain to install/un-install moveable dwellings
  - extent of any required earthworks
- The Panel note that the application is not complete and that additional information needed to complete the assessment, with key issues identified as:
  - Permissibility, appropriate characterisation of the proposed use
  - Site suitability
  - Strategic Planning
  - Servicing – sewer availability and capacity limitation at sewage treatment plant or proper examination of on-site sewage disposal capacity
  - Heritage
  - Masterplan response to environmental attributes
  - Biodiversity and ecological impacts
  - Access and bushfire risk
  - Visual impact
  - Consistency with SEPP (Housing) 2021

**TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER 2022**