

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 February 2023, 2:20pm to 3:10pm
LOCATION	52-54 Miles St, Yamba

SUBJECT MATTER

PPSNTH-195 – Clarence Valley Council – SUB2023/0001 - 52-54 Miles St, Yamba - 284 lot subdivision

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Chris Dear, James Hamilton, Murray Lane, Adam Cameron, Jessica Summerhayes
OTHER	None

OBSERVATIONS

- Carrs Drive frontage and adjacent subdivision sites
- Raised site levels of site and adjacent sites
- Neighbouring school (St James) at existing road level and traffic arrangements
- Golding Street frontage and adjacent residential community
- Proposed floodway area adjacent the Golding Street frontage

DISCUSSED

- Flood levels – potential impact on school
- Site raising – existing fill; additional fill requirements to achieve 2.8m AHD; fill sources and truck movements along Carrs Drive off Yamba Road; potential for river dredge material which would be the subject of a separate EIS
- Retaining walls and treatments along street frontages
- Site drainage and stormwater
- Proposed Carrs Drive upgrade – via contributions
- Power line corridor – not intended as through road or primary access to the site
- Configuration of subdivision to avoid impact on threatened plant species
- Application lodged 20/1/23

Planning Panels Secretariat