

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 19 April 2023, 2pm and 2:36pm
<b>LOCATION</b>	MS Teams videoconference

#### BRIEFING MATTER

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

#### PANEL MEMBERS

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

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Murray Lane, James Hamilton and Ben Bancroft
<b>DEPARTMENT STAFF</b>	Carolyn Hunt

#### KEY ISSUES DISCUSSED

- Site application history outlined, including withdrawal of previous application
- Additional information outstanding
- Stormwater design and management
- Biodiversity and onsite threatened species
  - potential impact from the proposed overland flow
  - BDAR referred to Biodiversity and Conservation Division – external peer review of technical aspects (species mapping, required site area and stormwater drainage management) to be undertaken by species expert
- Flooding and evacuation –
  - updated flood model to be peer reviewed, noting that Council are currently undertaking an update of the Clarence River catchment flood model
  - consistency of proposal with new flood model
- Provision of larger central park area, with smaller park area on the perimeter
- Higher density lot for future development
- Bushfire
  - Inconsistency in plans and lot numbers – update required
  - Inner protection area – responsibility for maintenance (including public lots) – to be identified in the assessment report
- Urban design – pedestrian connectivity and facilities, lot sizes on site perimeter adjacent to proposed walls, landscaping and size of commercial centre

#### Planning Panels Secretariat

- Site filling and suitability of material
- Traffic and access – capacity of existing and proposed network

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

#### **Planning Panels Secretariat**

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