

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 1 August 2023, 10:30am to 11:15am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-215 – Clarence Valley – DA2023/0241 – 120 Carrs Drive YAMBA 2464 – 216 dwelling manufactured home estate and communal facilities

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Ian Tiley, and Peter Johnstone
APOLOGIES	Michael Wright
DECLARATIONS OF INTEREST	Greg Clancy

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Hamilton, Chris Dear, Murray Lane, and Adam Cameron
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare, and Lisa Ellis
OTHER	None

KEY ISSUES DISCUSSED

- Outline of proposal provided
- Request for information sent
- Potential use of dredge material to fill the site, noting issued SEARs for dredging proposal
- Alternative sources of fill, material suitability and associated traffic
- Flood prone land and progress of Council's updated flood model
- Site design
- Adequacy of proposed stormwater sizing
- DPE Water request for additional information in relation to works proposed in the waterway and potential design amendments

Panel comments:

- Consideration of the DPE Biodiversity and Conservation recommendations
- Clarification required in BDAR - identification of zoning
- Assessment report to consider the following:
 - Flooding – cumulative impacts, evacuation, proposal to shelter in place and climate change to be considered
 - Adequacy of car parking - compliance with regulations to be confirmed
 - Management Plan for retained vegetation areas

Planning Panels Secretariat

- Consistency between submitted reports and zone boundary interfaces - CTPED report noting no boundary fencing proposed on west and protection of species identified in biodiversity report
- Landscaping plan to utilise local species and link to local master planning
- Traffic – further information required, including the suitable classification of Carrs Drive and consideration of other developments in the locality
- Availability of public transport access to local centres
- Acid Sulphate Soils – management of topsoil and fill

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Early 2024