

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 July 2024, 1.00pm to 1.52pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

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

PANEL MEMBERS

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

OTHER ATTENDEES -

COUNCIL ASSESSMENT STAFF	Patrick Ridgway, Murray Lane, Adam Cameron
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Update on progress of application, noting that an appeal has been lodged:
 - S.34 Conciliation conference held
 - Applicant to provide response by mid-August, with Council to provide a response by end of August and conciliation to recommence on end of August
- Application has not been amended to date, noting potential re-notification
- Biodiversity –
 - Impact of development footprint and layout on threatened species and request for revised BDAR
 - Fencing adjacent to C3 zone – management of domestic animals and uncontrolled pedestrian access to conservation land
 - Location of vehicle wash bay and potential introduction of invasive species
 - Proposed boundary fencing
- Flood assessment -
 - Updated 2022 Flood Model and planning
 - Finished floor level community building and dwellings, Flood Planning Levels (including Probable Maximum Flood level)
 - Clarence River flood behaviour, tidal influences

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- Evacuation, emergency response plans requested
- Shelter in place – essential services disruption, policy position, noting proposed occupation
- Other matters include:
 - Urban design – pedestrian connectivity/facilities and landscaping
 - Geotechnical – consideration of suitability of dredge material
 - Traffic impacts – consideration of external works and whether proposal can standalone without works; access and traffic capacity of existing and proposed road network
 - Stormwater management
 - Filling of land – impacts associated with filling of large area
 - Landscaping and connectivity
- Proposed increase in amount of fill
 - Source of the fill and traffic impacts
 - Distribution on site and interaction with flood planning (fill footprint/height and development footprint)
 - Cumulative flood impacts
- Connectivity to other sites in urban release area
 - Draft Development Control Plan
- Outstanding Request for Information
- Car parking requirements, noting additional parking for recreational vehicles
- Concurrence from electricity supplier required
- Staging and construction of community facilities to be confirmed

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be advised by Council

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