

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 20 February 2024, 11.45am and 12.30pm
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-259 – Port Macquarie-Hastings – DA 2023.678.1 – Oxley Highway Highway, Thrumster – 111 torrens title residential lots, earthworks, clearing, roads, infrastructure, landscaping, master lot and residue lot.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Michael Mason and Chris Gee
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Dan Croft and Ben Roberts
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Site background and locality development context
- Existing approval and application under assessment on the site outlined
- Proposed development noted as residential subdivision and associated infrastructure works
- Minimum lot sizes; large central lot density
- Site is subject to existing voluntary planning agreement (VPA) for the dedication of environmental lands to Council
- Development site includes mapped coastal wetland and 100m buffer area in north-west part of the site
- Ecology to be considered, noting existing KPoM on site
  - Revised BDAR being assessed by Council staff
- Further earthworks anticipated on the site as part of the development
- Part of site is flood affected – detailed assessment provided with application
- Neighbourhood centre near the development site (to the west), with commercial centre within 1km north of the site
- 5 Koala feed trees proposed to be removed, with majority of land clearing proposed in northern area (potential koala habitat)

## Planning Panels Secretariat

- Stormwater management and urban runoff, noting detention basins
- Development subject to EPBC Act in relation to the koala
- Staging and construction management impacts

#### **External Referrals**

- NSW RFS – bushfire prone land – general terms of approval issued

#### **Panel Questions**

- Clarification of public connectivity through the development site
- Functionality of private fire trail to the Oxley Highway
- Koala habitation management – existing KPoM and koala access/crossings to be incorporated into the development
- Central large future development lot - indicative masterplan to identify vision for future development

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** June 2024 (tbc with Council)

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)