

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 13 March 2024, 9.05am and 9.55am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-265 – Clarence Valley – DA2023/0627 – 419 Airport Road, Glenugie – Construction of the new Grafton Fire Control Centre which will consist of the following: Administrative building, Stores shed with seven bays, Internal access loop road with carparking and hardstand areas and Associated infrastructure such as drainage controls and landscaping.

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Chair) and Michael Wright
APOLOGIES	Dianne Leeson
DECLARATIONS OF INTEREST	Peter Johnstone declared a conflict of interest as he is a firefighter within Rural Fire Service brigade to which the control center relates. Ian Tiley declared a conflict of interest as he participated in Council's decision regarding the provision of land for the fire control center. Greg Clancy had conflict of duties since this is a council project.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Carmen Landers, James Hamilton, Ben Bancroft, Greg McCarthy, Murray Lane and Shaun Ulrick
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Lillian Charlesworth
APPLICANTS	James Armstrong, Wayne Bell, Darren Hession and Ritchie Cheah (Public Works and RFS)

KEY ISSUES DISCUSSED

Council briefing – 9.05am – 9.45am

- Overview of the proposal and progress of draft amended conditions
- Crown development requiring applicant (NSW RFS) approval of draft conditions prior to determination
- Draft Condition requirement for Road Safety Audit -
 - Proposed development traffic considered to be within road classification levels of service for existing road network, with no upgrades identified by Council's engineering staff
 - No future works identified in works program for subject roads
 - Increased heavy vehicle movements identified in construction phase of development

Planning Panels Secretariat

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- Draft condition noting audit outcomes identified for construction phase to be implemented by applicant, with any ongoing road maintenance works to be undertaken by Council
- Request to reference to the implementation of findings of road safety audit into draft conditions
- Independent auditor to undertake road safety audit
- Wastewater management – consultants report required from applicant in draft conditions, noting proposed removal of reference to lodgement of s68 application
- Fuel storage – issue of potential swept path conflicts from vehicle entry discussed, with assessment noting an improvement on existing situation resulting from the proposed one-way traffic flow
- Contamination – validation of remediation to be provided to Council, together within the notification of any unexpected finds for asbestos
- Final set of conditions to be issued today, peer reviewed and signed off by applicant prior to probable electronic determination of the application by the Panel

Applicant briefing – 9.45am – 9.55am

- Draft sign off of conditions including road safety audit wording imminent
- Acknowledgement of draft Road Safety Audit condition, noting collaboration with Council in regard to the final condition wording, associated risk with audit recommendations and responsibilities for works

TENTATIVE DETERMINATION DATE SCHEDULED FOR: March 2024