

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 20 February 2024, 2.30pm and 3.15pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-269 – Coffs Harbour – 0254/24DA – Newmans Road, Woolgoolga – Manufactured Homes Estate (181 dwelling sites)

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Paul Amos and Sally Townley
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Perry and Glenn Petersen
INDEPENDENT CONSULTANT PLANNER	Gareth Simpson
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	None

KEY ISSUES DISCUSSED

- Overview of proposal and site context
- Draft VPA submitted for infrastructure works – roundabout construction
- 38 submissions received, with 26 in objection – Council seeking response from applicant in relation to matters raised in submissions
- Key issues to be considered:
 - Sufficient infrastructure on site
 - Traffic impacts
 - Biodiversity impacts
 - Impact on existing infrastructure
 - Contamination
 - Aboriginal heritage
- Flood prone land – green space provided in affected area

Referrals

- Rural Fire Service – General Terms of Approval issued
- Heritage NSW – further information in regard to the surveys – details and reporting
- Essential Energy – further information requested - distance to relevant infrastructure
- Internal referrals
 - Engineering, Environmental Health, Local/strategic planning and WSUD engineer – not yet received – additional information requested
 - Waste - received

Panel Questions

- Landscaping – open space areas and streetscape interaction, including indicative plans for internal roads with proposed gradients to internal facilities ensuring accessibility
- Indicative house/dwelling type designs
- Compliance with relevant codes to be assessed – lot size, site coverage, landscaping, relocatable dwellings, etc
- Contamination – being reviewed internally
- VPA to be notified and draft through Council – timing of execution
- Maintenance and stabilisation of slopes, noting amount of fill
- Water and sewer servicing adequacy to cater for the development
- Pedestrian and cycle connectivity to the east and beaches (Woolgoolga Bay)

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May/June 2024

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