

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 22 May 2024, 11.15am and 12.07pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-280 – Clarence Valley – DA2023/0759 – James Creek Road, James Creek – 281 subdivision, childcare centre and commercial lot

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Hamilton, Murray Lane, Adam Cameron and Carlo Favetta
CONSULTANT PLANNER	Rachel Heath
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis

KEY ISSUES DISCUSSED

- Proposal outlined, noting changes to previous application (balance area in north east corner, increased landscape buffer, similar yield on smaller footprint, childcare centre and onsite stormwater management)
- Request for information sent, with applicant response recently received and to be reviewed
- Open space configuration and public usability of area
- Stormwater management – quality and quantity
 - Crown Lands submission, noting proposed works on leased crown land and additional stormwater onto the site
 - Rainwater tanks – proposed use as part of detention system, BASIX/re-use, system design and capacity
- Traffic, speed limits and capacity of local road network
- Flood and evacuation – floodplain risk management plan prepared
 - Consultation with SES undertaken - not supportive of shelter in place, noting consideration for increased height of Gardiner's Road
 - No planning agreement lodged in response to proposal to increase road height
- Internal design and road layout
- Landscape strategy submitted for internal road ways, central open space area and buffer areas

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- Species selection to be appropriate for area
- Sewer management – pressure system proposed
- Concept plan submitted for smaller R3 zoned lots for dwelling design

Panel Comments:

- Zone boundaries and interfaces – rural land conflict and future use impacts (LUCRA required)
- Management of open space areas, noting road design and potential for amenity issues
- Creation of village amenity for site

TENTATIVE DETERMINATION DATE SCHEDULED FOR: August – to be confirmed by Council

Planning Panels Secretariat

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