

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 April 2024, 2.01pm and 2.42pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-285 – Byron – 10.2023.454.1 – 53 McAuleys Lane, Myocum – Community Title Subdivision
Comprising 38 Neighbourhood Lots and 1 Association Property, Private Infrastructure and Community
Facilities Including a Community Building, Tennis Court and Maintenance Shed

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Michael Wright, Joe Vescio and Simon Richardson
APOLOGIES	Dianne Leeson
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rob van Iersel and Chris Larkin
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal and site context provided – community title subdivision, including communal facilities
- Site background outlined –
 - Rezoning to R5 Large Lot residential in 2022
 - Minimum (torrens title) lot size of 40ha
 - Inclusion of site on Council's Multiple Occupancy/Community Title map – maximum yield of 39 neighbourhood community title lots
 - VPA entered into as part of the rezoning
- Onsite wastewater disposal and stormwater management – to be assessed
- Biodiversity - site contains land zoned C2 Environmental Conservation zoned land, which has been incorporated into community areas
- Existing dwelling to be retained on site

- Traffic and Access –
 - Essentially the same traffic impact assessment and intersection upgrade proposal (with slip lanes) for McAuley's Lane and Mullumbimby Road as per rezoning – data from 2020 and 2021 with estimated growth factor
 - Dec. 2022 signed VPA in connection with this proposal for local pedestrian and cycle paths and consideration of road infrastructure upgrading
- Community Opposition - 63 submissions received (62 in objection)

Referrals

- External -
 - NSW Rural Fire Service – updated bushfire assessment report requested which has now been provided
 - DPE Water – response pending
 - Essential Energy – received
 - Transport of NSW – response pending
 - BCD
- Council Internal Referrals
 - Engineering - Updated RFI requested on updated traffic volumes since 2020-21
 - Ecology, Environmental Health, Developer Contributions and Resource Recovery – responses pending

Panel Questions and Discussion

- Overlay plan of C2 zoned land on subdivision land
- Noted TfNSW do not support a roundabout in connection with this proposal at the intersection of McAuley's Lane and Mullumbimby Road, due to speed and topographical factors
- Further briefing suggested by Council – assessment of various technical aspects of the proposal, including traffic safety and property access implications, wastewater and stormwater treatment, and biodiversity issues
- Council request for delegation of DA back to Council for determination – written submission from Council requested within the next month, applicant to be invited to comment prior to Panel consideration of those submissions

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

Planning Panels Secretariat

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