

## BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 21 August 2024, 2.46pm and 3.23pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-305 – Coffs Harbour – 0716/24DA – Bark Hut Road, Woolgoolga – Subdivision (132 residential lots, 2 public reserve lots, associated public roads, infrastructure services, vegetation removal and earthworks)

## PANEL MEMBERS

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

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gary Cheney and Luke Perry
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

- Overview of proposal and site context provided
- Management of land zoned C2 and C3, noted as –
  - Rehabilitation and dedication to Council
  - Concept plans for playgrounds are being reviewed by relevant Council team
  - Buffer zones to the conservation areas located in roadway, with residential lots
  - Biodiversity officer reviewed BDAR – comments and requirements raised to be sent to applicant
- Landscaping plan provided with application
- Proposed cut and fill for the development noted as being imported
- Traffic - Council's traffic data has considered all proposals for additional growth and informed roundabout design
- No flooding or contamination
- Proposed traffic works to be undertaken at intersection upgrades
- Most of stormwater to be contained within the road reserve with part of development having inter allotment drainage – to be outlined in the assessment report

**Referrals**

- Biodiversity – BDAR to be updated to provide clarity on mitigation measures required, with potential for plantings along Bark Hut Road
- RFS response received

**Panel Questions**

- Section plans to be provided, including road and site profiles in relation to surrounding land, with the final topography and any retaining walls to be identified
- Timing of infrastructure works to be identified and operation of the subdivision for each stage
- Stormwater drainage – clarification of stormwater management and any inter-allotment drainage to be identified
- Strategic context for the subdivision, noting planning proposal for future subdivision to the north
- Management of buffer zones and future landscaping of residential lots to be outlined
- Public access to open space areas to be identified

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** January/February 2025

**Planning Panels Secretariat**

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