

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 July 2021, 2:50pm and 3:20pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-31 – Clarence Valley – SUB2019/0030 - 52-54 Miles St, Yamba - 295 lot Staged Residential Subdivision, in ten stages

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway, Stephen Gow and Jim Simmons
APOLOGIES	Jason Kingsley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Hamilton, Carmen Landers and Ruth Hallett
DEPARTMENT STAFF	Amanda Moylan and Lisa Foley

KEY ISSUES DISCUSSED

- Council provided a status update about the development application, the various changes to the development since initial lodgement and advised that further revised plans have been received.
- Council confirmed integrated referrals (GTAs) outstanding from RFS and TFNSW (traffic generating development). DPIE Case Manager to assist in following up on these outstanding referrals.
- Important issues or those requiring additional attention were as follows:
 - Stormwater management and drainage easement (including NRAR requirements)
 - Biodiversity
 - Flooding;
 - o flood access considerations;
 - o need for the current flood study to be updated to respond to the amended design.
 - Fill – where will it come from and the traffic implications (safety and noise)
 - Mosquito management
 - up dated Access/egress arrangements are to be to be provided in the assessment report. The assessment should include details around the impacts on Yamba Road and;
 - o its ability to provide for additional traffic;
 - o the traffic capacity of Yamba Road;
 - o the implications of a single access point to/from Yamba Road;
 - o truck movements associated with filling of the site

- Council indicated the application is likely to attract significant public interest.
- The Panel noted the significance of the development in the context of Yamba and requested the assessment report include further details about:
 - o the area's strategic planning context and the proposal's relationship to this
 - o the compatibility of the development with likely future uses in the area
 - o consistency with the objectives and provisions of any development control plan for the area
 - o clear justification for any variations to the DCP for the area
 - o consideration of urban design and compatibility with the DCP
- The Panel specified that Council ensure any additional information sought from the applicant be via a single further information request with a reasonable but clear time frame for completion. The Panel further requested the applicant be advised that:
 - o all outstanding issues are be addressed to allow for the finalisation of the application
 - o the application must be supported by full and proper documentation
 - o in the absence of clear and proper documentation by the deadline specified by Council , the Panel will proceed to determine the application based on the information before it at that date.