

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 23 March 2022, 2.00pm and 2.30pm
LOCATION	Via 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, Ian Tiley and Peter Johnstone
APOLOGIES	None
DECLARATIONS OF INTEREST	Greg Clancy

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	James Hamilton, Murray Lane and Carmen Landers
DEPARTMENT STAFF	Stuart Withington, Carolyn Hunt, Cameron Brooks and Lisa Foley

KEY ISSUES DISCUSSED

- Description in portal to be updated – amended to 310 lots (not 295).
- Exhibition completed on the 18th February.
- Key issues requiring further examination:
 - Stormwater – the capacity of downstream drainage systems, including the functioning of the 2 x large drainage basins
 - Flooding
 - Traffic and access, including internal design and layout
 - Urban design and need for compliance with the DCP (neighbourhood shop, access/road network/design, open space and pedestrian access/mobility)
 - Biodiversity and ongoing vegetation management
 - Site contamination
- Additional information to be requested (in addition to key issues noted above):
 - Flood evacuation plan
 - Potential impact on two threatened species present on site and how changes in hydrology will affect them
- Consideration to be given to:
 - size and location of the proposed park

Planning Panels Secretariat

- o Aboriginal heritage and sites
 - o footpath and cycle ways
 - o telecommunication (ie. fibre)
 - o traffic and intersection impacts, bus services and emergency access
- Panel raised concerned regarding the completeness of the application, the number of information requests and the number of issues being raised at this late stage of the application process. Council is to discuss and set a time frames with applicant (no more than 3 months) for the provision of the outstanding information. Following the identified timeframe, the Panel will make a decision, based on the information available at that date.
- The Panel was also concerned about the significant variations from the concept plan given in the DCP and noted that either greater consistency should be achieved or sound justification provided for any material variations.

TENTATIVE DETERMINATION DATE: TBC once council has discussed with applicant.