

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 July 2021, 2:20pm and 2:45pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-36 – Clarence Valley – DA2020/0220 - 8A Harbour St, Yamba - Redevelopment of Calypso Caravan Park to reduce total number of sites from 168 to 133, provide 30 metre wide public access corridor. Construct new holiday park entrance, demolition of ageing facilities, new internal servicing infrastructure, new community facilities, 16 new tourist cabins, removal of 18 trees (no Norfolk Island Pines), landscaping and fencing and removal of disused tanks and site rehabilitation.

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	Patrick Ridgway, James Hamilton, Carmen Landers and Ruth Hallett
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- **Development Description**
The Panel requested a clear description of the proposed changes to the existing operation, including the need for renewal and any changes to the intensity of uses.
- **Submissions**
The assessment report is to address the matters raised in the submissions and how they have been addressed.
- **Traffic - on-site movements**
The manoeuvring of vehicles within the site is to be documented in the assessment report.
- **Heritage**
The assessment report is to outline any impact on the heritage item.
- **Unresolved Aboriginal Land Claim**

The Panel noted that Council is undertaking negotiations, with an agreement through an ILUA to be reached by October 2021. The Panel requested that the assessment report outline how the land claim has been responded to and how the proposal responds to the site's Indigenous heritage values.

- **Crime Prevention through Environmental Design**
The Panel requested that the assessment report consider the interaction between the public use of the parkland and occupiers of cabins/caravans and any proposed mitigation measures that may be required for the safety and security for occupiers.
- **Council Land/Application**
Given that this is a Council application that is being assessed by Council officers, greater independence is needed to ensure public trust in the planning process is maintained. As such, the Panel advised Council to engage an independent planner to either undertake the assessment or peer review the assessment report.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: To be confirmed.