

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 18 February 2025, 11.30am and 11.59am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-367 - Coffs Harbour - 0220/25DA -Ti-Tree Road, 15 & 17 Pine Crescent, Sandy Beach – Subdivision (113 residential lots, 1 Biodiversity Stewardship Lot, dedication of reserves)

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Nikki Williams
APOLOGIES	George Cecato
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gary Cheney, Luke Perry, Josh Rees and Sally Whitelaw
DEPARTMENT STAFF	Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Outline of site history, including previously lodged and withdrawn applications and concept approval
- Site context and location outlined, noting environmental sensitivity
- Council request for information (RFI) sent 29 January 2025, noting Council's preference to withdraw the application within 21 days and lodgement of a complete application
 - Response to RFI remains outstanding
- SEARS requirement for consultation with surrounding landholders during the preparation of the EIS, with documentation not submitted to demonstrated consultation has been undertaken and compliance with SEARS
- Outline of proposed development as residential subdivision and associated works/infrastructure
 - Site is largely zoned C2 environmental conservation, with proposal including a biodiversity stewardship site being created
 - Access off Ti-Tree Road, with acoustic wall proposed
 - Site filling and formalisation of beach access
- Site constraints noted as flooding, bushfire and ecology
- Cl.4.6 variation submitted for as proposed lot zoned C2 is less than 40ha

- 397 submissions in objection received, with key issues noted as flooding and stormwater impacts, impact on Hearn's Lake, biodiversity, traffic during and post construction, suitability/capability of existing road network, compliance with concept approval
- Assessment of impacts on Hearn's Lake to be undertaken, noting request for additional information

Referrals

- External referrals –
 - Transport for NSW – no concurrence required
 - Essential Energy – no issues raised, general advice provided
 - Dept Primary Industries (Fisheries), DPE Biodiversity, Conservation and Science, Coffs Harbour Local Aboriginal Land Council – to be resolved/received
 - DPE – National Parks and Wildlife Service – beach access location agreement required
- Integrated approvals -
 - NSW Rural Fire Service – conditions received
 - DPE Water – to be received
 - DPE Heritage – conditions received
- Internal referrals –
 - Development Engineer, Flood Engineer, Coast and Estuary Officer, Biodiversity Officer - to be resolved/received , with additional information requested
 - Environmental Health, Finance - received

Panel Questions

- Clarification of batter grades and their sustainability in relation to location
- Proposed fill levels relative to Maple Road and dwellings to south
- Boundaries of marine park and clarification of tidal lake
- Road infrastructure in C2 zone
- Substantial information remains outstanding to address significant key issues
- Strongly encourage applicant to consider withdrawing the application and re-submitting a complete application
- A tentative determination date has been set for April, based on the information available at the time

TENTATIVE DETERMINATION DATE SCHEDULED FOR: April 2025 - to be confirmed with Council

Planning Panels Secretariat

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