

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 18 February 2025, 10.16am and 11.13am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-397 - Port Macquarie-Hastings - DA2024 - 734.1 - Cohen Way, Thrumster - 111 Lot Residential Subdivision and Associated Infrastructure

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, David Crofts and Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ben Roberts and Dan Croft
DEPARTMENT STAFF	Carolyn Hunt, Lisa Ellis and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Outline of proposal, noting previous proposal was withdrawn
- Locality context provided, noting surround development and referral to Panel as designated development as 100+ lots proposed within sensitive environmental location
- Proposal noted as 111 lot residential subdivision, associated roads and infrastructure
- Master lot proposed to be located in the centre which is subject to a future development application
- Biodiversity impacts and consistency with approved Koala Plan of Management
- Significant amount of vegetation in C2 and C3 zoned land, which will form part of a large residue lot
- Tree removal proposed within the subdivision area
- Additional information received and to be assessed
- Part of the site subject to flooding, with site filling proposed
- No submissions received

Referrals

- External referrals:
 - DPE Environment, Energy & Science – BDAR received and offset scheme applies
 - NSW Rural Fire Service – bushfire safety authority with recommended conditions received

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- Essential Energy – no significant issues raised
- Transgrid – no significant issues raised
- DPE Water – general terms of approval issued and recommended conditions received
- Internal referrals:
 - Engineering/Traffic, Ecology, Stormwater – to be resolved
 - Water and Sewer, Flooding and Environmental Health – received and conditions recommended

Panel Questions

- Clarification requested in regard to the management of the remaining large residual, noting the existing VPA for C2 and C3 area land dedication to Council
 - Management/ownership of residual lot noting dwelling envelope in this lot
 - Future development of residual lot noting residential zoning and consideration of options for biodiversity protection
- Proposed servicing of master lot that is subject to separate application (expected in near future)
- Location of water quality basin location within the C3 land and adopted strategies
 - Dual purpose areas for habitat corridor and water management
 - Additional detail to be submitted with application, being additional to strategies
- Proposed management of koala habitat
 - Core koala habitat mapped area noted, with residential development proposed within this area
 - Removal of core koala feed trees
 - Traffic calming particularly in perimeter roads to be outlined
 - Existing KPoM and availability of alternative koala protection measures post adoption
 - Stage 4 noted as potential koala habitat and KPoM enabling tree removal and revegetation
- Location of asset protection zones
- Staging and construction traffic management, with consideration of utilisation of perimeter roads
- Clarification requested for number of lots affected and details (including height) of proposed retaining walls
- Road width and availability of street parking, noting the location of footpaths/cycleway and pedestrian linkages
 - Options for alternate road widths and bus routes
- Proximity to public open space

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

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