

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 20 May 2025, 10.10am and 10.56am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-404 – Tweed - DA25/0011 - 13 Henry Lawson Drive and 127-137 Mahers Lane, Terranora – Staged 217 lot residential subdivision, with conservation lot and associated civil works and vegetation removal, environmental facility, recreation areas and environmental protection works

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Pat Miller and Ned Wales
<b>APOLOGIES</b>	Michael Wright
<b>DECLARATIONS OF INTEREST</b>	Nil

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Hannah Van de Werff, Colleen Forbes, Oscar Sargeson and Denise Galle
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Local context provided, noting landslip in the area and separate Part 5 application which has been lodged with Council
- Confirmation of land ownership provided
- Site development history outlined -
  - Staged subdivision activated with 12 residential lots and open space currently approved on subject site
  - Previous modification application not considered as substantially the same by the Court
- Site constraints noted, including mapped coastal wetlands, relatively steep topography (landslip), acid sulphate soils, high groundwater vulnerability and flooding, bushfire prone land, Koala Plan of Management, agricultural land value and an area affected by Predictive Aboriginal Place of Heritage Significance
- Extensive additional information required in relation to –
  - Water and sewer capacity
    - Access and capacity of water and sewer infrastructure
    - Requirement for road construction prior to water and sewer extension

## Planning Panels Secretariat

- Utilisation of existing connection requiring extensive pumping to maintain pressure and submitted information is unclear (potential worsening the situation if calculations are incorrect)
- Pump station already at capacity, with existing capacity already allocated identified areas in Development Services Plan
- Stormwater management
- Biodiversity and location of ancillary works in relation to ecological areas (coastal wetlands)
- Agency and Council internal referral requests for information
- Construction Noise Assessment and Management Plan updates
- Other applications currently being assessed by Council, noting infrastructure requirements, with conversations between developers required
- 39 Submissions (and 1 late submission) received – biodiversity, lack of serviceability (potable water and reticulated sewer), relocation of open space, strategic planning framework/urban design/scenic landscape issues

### **Referrals**

- External –
  - Transport of NSW, Essential Energy, NSW Rural Fire Service – received
  - Tweed Byron Local Aboriginal Land Council, NSW Dept Industry and Environment (Water Operations), NSW Dept Industry and Environment (Fisheries) – outstanding
- Internal –
  - Traffic Engineering , Flooding & Stormwater Engineering, Water and Wastewater Engineering Unit, Environmental Health, Sustainability & Environment, Parks & Active Communities, Strategic Planning & Urban Design, Social Planning – additional information required
  - Building, Waste Operations - received

### **Panel Questions**

- Substantial additional information required in relation to biodiversity impacts, water and sewer servicing, potential works in coastal wetland area, strategic planning and urban design
- Council requested to prepare assessment report

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed with Council