

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 July 2026, 1.45 – 2.55 pm
LOCATION	166 Bald Hill Road, Gumma

SUBJECT MATTER(S)

PPSNTH-488 - Nambucca Valley - DA2026/049 - 166 Bald Hill Road, Gumma - Proposed subdivision comprising 31 Lots designed to provide rural residential lots

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Peter Orr
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Charles Watts
APPLICANT	Brad Lane and Jonathan Kennewell (Land Dynamics Australia)
OTHER	Nil

The Panel inspected the site and noted the following:

- Plans to show lots and building envelopes with layers of Asset Protection Zone (APZ), indicative location of wastewater facilities (primary and secondary treatment) and bores (where applicable) 250m exclusion zones, 40m offsets from water courses to confirm feasibility of compliance with requirements
- Bushfire protection – reliance on adjoining lots to achieve APZ
- Wastewater
 - Location of bores
 - Primary and secondary treatment
- Bald Hill Road
 - Safety – speed limit
 - Proposed works – sealing and drainage swales
- Flooding – more information needed on 1% AEP plus climate change plus freeboard levels
 - Only 1% AEP shown on plans

Planning Panels Secretariat

- Internal road
 - Removal of vegetation and hollow bearing trees
 - No plans prepared showing concept design or stormwater design – to be provided
- On site dam
 - ownership and future management
 - Impacts of development - Stormwater/run off changes and impacts
- Residual lot – vegetation management
- Waste management services – Council nominated provider- to be confirmed
- Authorities – outstanding response/General Terms of Approval (GTAs) from DCCEEW (Water)