

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 15 February 2022, 12:45pm to 2:05pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-88 – Lismore – 5.2021.221.1 - 273 Dunoon Road, North Lismore - Staged subdivision comprising 742 residential lots, 2 neighbourhood business lots, 1 residue lot (future residential), 14 public reserve lots and associated infrastructure, 45 new roads, road widening and road closures, bulk earthworks, essential services (water, sewer, power & telecommunications), stormwater management facilities, landscaping and environmental rehabilitation

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Stephen Gow, Penny Holloway and Angela Jones
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sue Thatcher, Lucas Myers, Neville Baker, Mick Lacey, Peter Whittaker, Rachelle Longstaff, Chris Watts, Lachlan Stace, Virginia Seymour, Matthew Kelly
APPLICANT	Tony Riordan – RCS Group, Stephen Fletcher - Town Planner, Andrew Purtle, Vilma Giacominni, Leanne Mazzorana, Frank Basso
DEPARTMENT	Kim Johnston, Stuart Withington, Lisa Foley and Cameron Brooks

KEY ISSUES DISCUSSED

Council

- Site history, rezoning, neighbouring approved and proposed subdivisions, topography, permissibility, compliance with SEPPs, LEP and DCP
- Unresolved State Agency, council and community issues including:
 - Aboriginal cultural heritage
 - Urban design including parks
 - Bushfire
 - Flooding
 - Geotechnical
 - Biodiversity
 - Stormwater management and piping of watercourses
 - Road network design

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- Acoustic treatment with Dunoon Road
- Request for information from Council will request that NSW Rural Fire Service and NSW Natural Resource Regulator requests for information be addressed, an Aboriginal Cultural Heritage Assessment be provided that meets legislative requirements, Council concerns in relation to subdivision layout be addressed, including: significant geotechnical issue; road design not in accordance with structure plan; stormwater management; roads in excess of 16% slope; parks / stormwater treatment areas not in accordance with CPTED principles; slope of the land; battle-axe lots / lack of on-street parking capacity.

Applicant

- stormwater management re-design can be investigated
- exceedances on road gradients can be investigated
- believes complete and compliant Aboriginal cultural heritage assessment already provided.

Panel

- The Panel noted the wide range of additional information required to satisfy Council and State agencies.
- The Panel noted the preference of the applicant to rely on previous investigations that covered a wider area rather than stand alone, site-specific reports relevant to this application presented a risk of appeal.
- Aboriginal Cultural Heritage is a key consideration for the Panel and it requests the applicant to agree with council on further work necessary to satisfy Council and Heritage NSW.
- The Panel noted the litigation history on neighbouring sites.
- The Panel requested that outstanding information be provided to council for assessment within 6-8 weeks and further briefing of the Panel may follow once council has assessed the further information and completed any re-notification.
- It was requested the applicant discuss the scope of works for any amendments it is proposing with Council before work is commissioned to ensure it meets council requirements.

TENTATIVE DETERMINATION DATE SCHEDULED FOR June 2022

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels