

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 23 August 2022, 11:30am and 12:30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-88 – Lismore – 5.2021.221.1 - 101, 103, 103A, 103B, 103C, 103D, 263, 273 and 273A Dunoon Road, 15 Pagottos Ridge Road, 9, 11, 41, 43, 54, 54A and 84 McLeay Road, North Lismore and 177A Hewitt Road, Boorie Creek - 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	Penny Holloway (Acting Chair) and Stephen Gow
APOLOGIES	Angela Jones and Paul Mitchell
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sue Thatcher, Chris Watts, Craig Bradridge, Lachlan Stace, Lucas Myers, Sandy Strachan and Virginia Seymour
DEPARTMENT STAFF	Carolyn Hunt, Lisa Foley and Mary Francis
APPLICANT (from 12pm to 12:15pm)	Michael Hercus

KEY ISSUES DISCUSSED

Council Briefing

- No substantive response received in relation to the requested information following previous briefing
- Further RFI sent on 6 July 2022 requesting additional information:
 - Aboriginal cultural heritage - information previously provided was inadequate
 - Urban design including parks
 - Bushfire
 - Flooding
 - Geotechnical
 - Stormwater management
 - Road network design
 - Acoustic treatment with Dunoon Road
 - Ecology

- Steep Slopes
- Recent change of applicant
- External referrals outstanding –
 - DPE BCD
 - RFS
 - TfNSW
 - Heritage NSW
 - NRAR – additional information provided by applicant, with response from NRAR yet to be received by Council
- Internal Referrals outstanding (relating to RFI information)

Panel comments

- Previous briefing acknowledged, which identified a request for additional information to be provided within 6-8 weeks
- Lack of progress of application and timeframe since lodgement in May 2021
- Acknowledgement of the strategic importance of the site for residential development within the community
- Flooding impact–
 - approximately 30-40 lots are currently mapped as flood prone land, which is likely to be amended and increase due to the recent flood events
 - isolation and accessibility to services during flood events within the local area
- Council's briefing report recommendations considered, noting that it is unlikely that the requested additional information is able to be provided within 6-8 weeks
- Concern regarding the provision of inadequate information to date

Applicant Briefing

- Recently engaged and currently working towards progressing the application
- Consultants to be engaged to undertake requested studies for additional information request
- Timeframes unknown at this stage

Outcome

- Applicant to provide timeframe within 4 weeks (ie. 23 September 2022) to Council for the provision of the outstanding information, which is to enable determination of the application by December 2022
- Should the additional information be unable to be provided within the required timeframe, consideration is to be given to the application being withdrawn and re-lodgement of a new application once all the required information is available
- Determination date to be scheduled for December 2022, based on the information available at the time.

TENTATIVE DETERMINATION DATE SCHEDULED FOR DECEMBER 2022