

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 22 September 2021, 9:30am and 9:55am
LOCATION	Videoconference

BRIEFING MATTER

PPSNTH-90 – Byron – 10.2021.234.1 - Lot 12 DP1189646 Bayshore Drive Byron Bay - Proposed Educational Establishment TAFE NSW Connected Learning Centre

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Stephen Gow, Penny Holloway, David Brown and Joe Vescio
APOLOGIES	None
DECLARATIONS OF INTEREST	Basil Cameron

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kellie Shapland (Consultant) and Chris Larkin
DEPARTMENT STAFF	Amanda Moylan and Lisa Foley

KEY ISSUES DISCUSSED

- Background to site and proposed development including clarification that the development area covers small portion of the 5 ha site. Site previously been used for storage of council material and as a depot. Site cleaned up via other development approvals.
- Site context discussed.
- Confirmation RSDA triggered as development is both Council Interest DA and Crown DA > \$5mil.
- Council waiting on internal referrals to be finalised about ecology and engineering.
- Application amended via cl55 to address ecological concerns. Council requested an increase in car park setback. The setback between car park and veg to the west is now approx. 50m. Council should detail consideration around the impact setback has on any potential for sterilization of valuable land and future upsizing the TAFE at the western end.
- Need to balance the results of the site specific ecology study against the general requirements of the DCP.
- Acid sulphate soils, noting that under the provisions of the Byron LEP, the Panel cannot approve the development without acid sulphate soil management plan.
- Filling of the land: The Panel noted the mandatory clause Byron LEP (6.2) about earth works will need to be assessed in its entirety by civil engineers to allow for assessment

- Bush Fire - RFS reviewed the application based on the original plans. They did not object subject to standard conditions. Council confirmed car park is now part of the APZ.
- The Panel noted that the assessment report is being prepared by an independent planning consultant to manage conflict of interest due to Council interest in the site.
- Council anticipate assessment report to be available in October 2021. DPIE to provide Council with potential November panel meeting dates

TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER 2021

Planning Panels Secretariat

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