



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 July 2021, 1:40pm and 2:15pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-83 – Byron Shire Council – DA 10.2021.170.1 - Linnaeus, 591 Broken Head Road BROKEN HEAD Mixed Use Development comprising Twenty Seven (27) New Eco Tourist Facility Cabins, Seven (7) Ancillary Buildings including Wellness Facility, Refuges, Depot, Addition of Deck to Existing Centre and Associated Earthworks and Vegetation Removal, and Change of Use of Fourteen(14) Private Education Accommodation Units to Eco Tourist Facility Units

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ivan Holland, Chris Larkin and Steve Daniels
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Existing Site Approval and Operation
The Panel requested for the assessment report to outline the existing permitted use on the site and how it will interact with the proposed development.
- Permissibility
The Panel requests confirmation on the permissibility of the proposed development. The assessment report is to clearly identify the proposed development, including the intended use of each building.
- Environmental Impacts
The Panel requests that the assessment report addresses potential environmental impact of the proposed development, including consideration of the removal of vegetation, coastal wetlands, ecological and biodiversity values and fire and emergency management measures.
- Public Submissions
The Panel requests that the issues raised in all submissions are addressed in the assessment report and a response to submissions is provided by the Applicant .

Planning Panels Secretariat

- **Additional Information**

The following issues are to be addressed in a request for additional information:

- Matters noted above;
- Wastewater management, assessment of any site contamination, provision of services for the development (including drinking water) and engineering requirements; and
- Response to external agencies information requests.

The Panel suggested a timeframe of 8 weeks for the applicant to respond to a request for additional information. The Panel will then determine the application, based on the information provided at that time. The Panel asks Council to promptly inform the Applicant of its requirements and to emphasise that a number of key issues remain unresolved meaning professionally prepared and well-reasoned responses are required to all of the issues listed in this meeting record.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: To be confirmed.