

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 20 September 2022 from 9:30am to 10:10am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-156 – Tweed – DA22/0152 – 86 Mahers Lane, Terranora - Addition of 3 food technology classrooms, senior school centre comprising of study area, gym, indoor running track and hall, additional parking, new road access, and increase in student number from 864 to 1378 and increase in staff to 151

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Ned Wales and Pat Miller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Judith Evans and Valerie Conway
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Site context discussed with a number of approvals granted for expansion since 1994
- Overview of proposal being a new senior student centre, additional food technology classrooms and refurbishment of existing room, increase in student numbers (864 to 1378) and staff (85 to 151), additional 115 car parking spaces, vehicular access and tree removal
- Traffic impact – additional information required to determine the required road upgrades (accuracy of road survey data, traffic queuing lengths, bus and car interactions, sufficiency of parking provision)
- Water provision for fire hydrants, noting an alternative water source to be required
- Removal of koala food tree and offsetting
- Proposed upgrades to Mahers Lane required
- Existing and future residential development in the surrounding area to the north and east that has been identified in the DCP as Urban Release Area - E

Panel Comments

- Existing site appears to be able to support the proposed expansion
- Car parking to cater for the site's requirements and operations, which may require involve some informal car parking areas

- If less than the necessary number of car parking spaces is proposed the application is to include measures to encourage reduced car usage by students and staff, possibly including a draft plan of management to control car use and provision of bike ways or similar
- Pedestrian safety and bus/car conflicts to be assessed, including compliance with relevant Australian Standards and the submission of a traffic plan of management
- Road widths noted as not being able to support bike/pathways – this is a potential problem
- Renewable energy and water harvesting plans for the site to be outlined
- Walkability and relationship to the surrounding neighbourhood to be considered
- Identification of yellow hatching area on proposed master plan to be provided
- Masterplan for the site to be provided, outlining future proposals and relationship to the strategic direction for the area including the DCP
- Biodiversity outcomes and habitat restoration for the site to be reflected in the masterplan
- Vegetation – further clarification required in relation to the proposed tree removal, tree retention management during construction and compensation measures
- Canopy trees recommended for car park landscaping

TENTATIVE DETERMINATION DATE SCHEDULED FOR: December 2022