

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 26 October 2022, 10:30am and 11:30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-169 – Ballina – DA 2022/75 - 62 Horizon Drive, West Ballina - Stem & Digital Technology Centre and modified Master Plan

PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Penny Holloway, Stephen Gow, Sharon Cadwallader and Jeff Johnson
APOLOGIES	Stephen McCarthy
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Georgia Lee, Andrew Smith, Patrick Knight and Noramon Decharat
DEPARTMENT STAFF	Carolyn Hunt, Stuart Withington and Lisa Foley

KEY ISSUES DISCUSSED

- Proposal outlined as additions and alterations to Emmanuel Anglican College (STEM & Digital Technology Centre, upgrade of access and bus bay, additional car parking (total 162 spaces with additional 45 spaces on Riverbend Drive), removal of vegetation, earthworks, infrastructure works and amendment to Masterplan with increased student (increase from 794 to 1114) and staff numbers
- Key issues include:
 - Traffic generation and safety – consideration to be given to the proposed increased student and staff numbers in relation to car parking and traffic generation
 - Flooding – site filling proposed, with additional modelling required to identify and quantify impacts, including associated flood mitigation measures.
 - Stormwater management – additional information required and model discrepancies to be resolved
 - Cumulative impacts – consideration to be given to proposed masterplan and suitability of the site to support student number increases (as proposed and future potential)
 - Crime Prevention through Environmental Design (CPTED) – additional information requested to address CPTED principles
- External referrals
 - TfNSW – detailed TIA required to address the SEPP requirements
- Internal referrals
 - Traffic – Road Safety Audit required to identify internal and external issues

Planning Panels Secretariat

- Stormwater – additional information required in relation to internal and external infrastructure, flow rates and discharge points
- 10 Submissions received, with issues identified as impacts from proposed site filling, flooding and drainage, traffic and car parking, site suitability and other issues

Panel Comments:

- Masterplan assessment to include consideration of potential for future development to result in additional increase in student and staff, traffic generation and car parking availability
- Traffic Management Plan to include options to reduce potential impacts (ie. staged school hours, parking regulations)
- Flood Evacuation Plan required
- Waste management to be considered with traffic impacts, including garbage collection
- Car parking availability and encouragement of other active modes of transport
- Preliminary Site Investigation to be undertaken by appropriately qualified person and take into consideration the proposed fill

TENTATIVE DETERMINATION DATE SCHEDULED FOR - February 2023