



DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 February 2023, 9:50am to 10:40am
LOCATION	62 Horizon Drive, West Ballina

SUBJECT MATTER

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

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow, Michael Wright, Sharon Cadwallader and Stephen McCarthy
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Georgia Lee – Town Planner – (contact whilst on site 0436 395 354) Andrew Smith – Manager Development Services Patrick Knight – Development Engineer Matthew Wood – Director Planning and Environmental Health Division
EMMANUEL ANGLICAN COLLEGE	Robert Tobias – Principal Kelley Malaba – Business Manager

OBSERVATIONS

- Site and site context from Horizon Drive and River Street
- Proposed site for new building, linkage to existing building, buildings to be demolished and trees to be removed
- General location of new buildings proposed under long term masterplan such as 550 seat theatre, new parking and entry arrangements, temporary demountable buildings
- Riverbend Drive area where current informal parking to be formalised

DISCUSSION

- Current student and staff populations (800 students and 100 staff) and future populations (1,100 students and 150 staff). Current approval (1996 = 800 students)

- Traffic and parking arrangements – potential queuing on River Street to enter Horizon Drive; formalisation of parking on Riverbend Drive; student bus services; outstanding Transport for NSW (TfNSW) Request for Information
- 4 flood conditions - overland flow, riverine, tidal, intense localised rainfall. Overland flow considered most significant
- Tree removal
- Ground conditions and differential settlement – silt and fill – requiring separation of buildings
- All RFIs complete except TfNSW
- 2030 Masterplan – to be provided to Panel
- Statement of Environmental Effects based on cumulative assessment of Masterplan

STATUS

- Panel briefing held 25/10/2022
- Council to complete assessment upon receipt of outstanding information
- Anticipated determination – June 2023