

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 23 November 2022, 11.00am and 11.30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-180 – Ballina – 2022/218/1 - 42-46 Commercial Rd, Alstonville - Alterations and additions to the existing Community Facility (Alstonville Cultural Centre)

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jessica Hutley, Peter Drew, Naomi McCarthy and Andrew Smith
DEPARTMENT STAFF	Carolyn Hunt

KEY ISSUES DISCUSSED

- Proposal identified as alterations and additions to the Alstonville Entertainment Centre, as the existing facility requires a significant upgrade and additional area around courts
- Key issues identified as –
 - Traffic and car parking – consideration for disabled accessible parking spaces to be located at ground level and provision of pedestrian pathways to cater for patrons accessing the site.
 - Privacy for residential properties located to the north, with proposed DCP building envelope variation on northern elevation
 - Signage – detailed information required
 - Sewer main – confirmation of existing sewer main being decommissioned is required
 - Noise impact assessment required, outlining the acoustic treatments proposed and additional courtyard areas
 - Waste management to be identified
- Exhibition completed with 3 submissions received (in favour)
- Minor height variation proposed (0.45m), noting existing sports hall exceedance
- Internal Referrals –
 - Engineering & Public Health – additional information requested
 - Building, Trade waste, Food, Plumbing and Drainage – outstanding
- External referral to NSW Police – pedestrian safety and need for crossing raised as a concern

Panel Comments -

- Peer review recommended given Council interest
- Pedestrian safety and benefits of pedestrian crossing noted, which would require Local Traffic Committee approval
- Parking for visiting teams to be identified
- Noise impacts - additional information required to adequately identify potential impacts
- Potential for greater capacity and increased use as a result of the works – potential adverse impacts on neighbours and additional car parking to be considered
- Hours of operation to be identified

TENTATIVE DETERMINATION DATE SCHEDULED FOR: April 2023

Planning Panels Secretariat

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