

DETAILS OF SITE INSPECTION

DATE	Friday 10 March 2023, 11:30 – 12:30
LOCATION	Bonville Station Road, Bonville

SUBJECT MATTER

PPSNTH-182 – Coffs Harbour – PAN-146201

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson, Stephen Gow and Michael Wright
APOLOGIES	Paul Amos and Sally Townley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Gary Cheney
OTHER	Andrew Lynn – Principal Paul Wray

OBSERVED

- Site observed from Bonville Station Road and within the school campus
- Surrounding land use context – rural residential and agricultural on approach to site; existing school infrastructure and facilities either side of Bonville Station Road; Coffs Coast Adventure Centre to north of site; blueberry farm to immediate west of the site
- Completed earthworks and civil infrastructure to support the proposed development
- Existing school development and facilities

DISCUSSED

- Existing and proposed student and staff populations – total campus population post proposed development clarified as approx 880 students and 112 staff
- Essential infrastructure - stormwater, sewage treatment and potable water supply
 - No mains reticulated services
 - Drinking water derived principally from treated roof water; 2 x 390,000 litre tanks for potable supply and firefighting
 - On-site sewage treatment
 - Bore water access and quality
 - Council's engineering department assessment

Planning Panels Secretariat

- Landscaped western boundary adjacent neighbouring blueberry farm – visual impact; dust and chemical spray; bushfire risk
- Regulatory requirements for adjacent blueberry farm
- Bus servicing and car parking
- Bus drop off and pick up locations
- Indicative staging of construction and opening of new facilities for 2025 school year
- Agency submissions

STATUS

- Scheduled for Determination Briefing 14 March 2023