

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 25 May 2023, 9:35am and 10:10am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-207 – Ballina– DA 2022/721/1 - 6 Burns Point Ferry Road and 550-578 River St, West Ballina - Seniors Housing Development

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Smith, Patrick Knight, Caitlin Foulis, Kristy Bell, and Jessica Hutley
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare and Lisa Foley

KEY ISSUES DISCUSSED

- Request for Information provided to applicant which covers key issues. A response has been requested to be received by 3 July 2023.
- Consultation is currently being undertaken with agencies, including SES.
- External hydrology experts, geotechnical and geological consultants have been engaged by Council in relation to the application.
- Inconsistencies required to be resolved in relation to documentations regarding development footprint.
- Additional information required regarding permissibility in relation to the Housing SEPP.
- Additional information required to determine solar access and assess compliance with Housing SEPP.
- Flooding
 - Flooding and evacuation identified as significant issues. Assessment report to address flooding and evacuation in detail, including shelter in place, flood warning and population of site.
 - Trial development pads – envelopes and options for timeframes have been submitted within geotechnical report. Testing results of the settlement of trial development pads has been requested.
 - Flood modelling underway, which includes 2022 flooding, climate change, riverine flooding, and ocean surge. The modelling is not expected to be completed in time for determination of this application.

- Stormwater management
 - Further testing has been requested in relation to ground water management.
 - Groundwater report provided which proposes a stormwater management that does not involve artificial filtration. Rather, land west of drainage line is proposed to be contained to prevent impacts to biodiversity areas to southeast of drainage line. Assessment staff are reviewing submitted proposal and documentation.
- Traffic and access
- Biodiversity – increased biodiversity stewardship agreement to be considered.
- Mosquito buffer
 - The development site is in close proximity to known mosquito breeding areas. Mosquito buffers aim to reduce mosquito travel within connected cool and shaded roofed or vegetated areas by providing for open areas. Differences are identified between mapped revegetation areas and mosquito buffer areas.
- Planning Proposal
 - There is a current planning proposal for rezoning over the subject site, which proposes C2 zoning for part of the site. The planning proposal seeks a savings provision that provides that a DA made but not determined before LEP commenced will be determined as if it had not commenced. Panel requested copies of reports to Council on the planning proposal which summarizes the strategic intent.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: October 2023