

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 29 November 2023, 3.08pm and 4.53pm
<b>LOCATION</b>	MS Teams videoconference and in-person at Ballina Shire Council, 40 Cherry Street, Ballina

#### 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

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Stephen McCarthy and Jeff Johnson
<b>APOLOGIES</b>	Eva Ramsey
<b>DECLARATIONS OF INTEREST</b>	Sharon Cadwallader

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Jessica Hutley, Andrew Smith, Patrick Knight, Caitlin Foulis, Ian Gaskell and Kristy Bell
<b>COUNCIL'S CONSULTANT PLANNER</b>	Hayley Tasdarian
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare and Lisa Ellis

#### KEY ISSUES DISCUSSED

- Site inspection undertaken
- Site application history
- Request for additional information and outstanding information
- Appeal lodged with Land and Environment Court noted and engagement of external experts
- Jurisdictional issues
- Council's request for information and outstanding information
- Flooding:
  - Flood scenario modelling
  - impact on the external properties
  - risk to health and safety – site isolation in 20% AEP; safe resident evacuation during flood events; 'shelter in place' not supported
- Groundwater and baseline water monitoring
- Stormwater drainage and connection to external drainage systems
- General Terms of Approval outstanding – agency requested additional information

#### Planning Panels Secretariat

- Contamination
- Staged development and inconsistencies between documents
- Vegetation – slashing and adequacy of submitted information
- Mosquito buffer and removal of vegetation – inconsistency with documentation
- Existing ground levels, proposed fill levels and building heights
- Floor space ratio justification yet to be provided
- Odour
- Surrounding land zoning
- Rezoning of site

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 30 November 2023