

## DETAILS OF SITE INSPECTION

<b>DATE</b>	Wednesday, 29 November 2023, at 1:30pm
<b>LOCATION</b>	6 Burns Point Ferry Road & 550-578 River Street WEST BALLINA 2478

## SUBJECT MATTER(S)

PPSNTH-207 – Ballina – 2022/721/1 at 6 Burns Point Ferry Road and 550-578 River Street West Ballina 2478 – Erection of a Seniors Housing Development under State Environmental Planning Policy Housing 2021 in five stages including 148 independent living units (four x two bedroom and 144 x 3 bedroom units), community facilities, managers residence, earthworks (filling) and retaining walls, removal of vegetation, stormwater management and infrastructure works, landscaping and outdoor recreation areas. Vehicular access to the development is proposed via Burns Point Ferry Road with an emergency access via River Street.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Jeff Johnson, and Stephen McCarthy
<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, Kristy Bell, Caitlin Foulis and Ian Gaskell
<b>APPLICANT</b>	Simon Pollock and Darren McKenzie
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Indicative fill levels across the site based on visual inspection of the pre-load test fill sites
- Rainwater infiltration and stormwater drainage to Emigrant Creek across Council land
- Typical spring tide levels
- The indicative biodiversity conservation area to the south; proposed EEC removal in north west of the site; biobanking agreement/stewardship
- Groundwater regime
- Accuracy of survey data
- Slashing regime
- Oyster leases

- Indicative area of R3 zoned land with development approval
- Proposed access point of Burns Point Ferry Road; indicative emergency egress location to River Street
- Emigrant Creek Road access not impeded
- Flood modelling scenarios
- Construction staging
- Retaining walls and batter solutions

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