

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 22 May 2024, 9.01am and 9.52am
<b>LOCATION</b>	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSNTH-284 – Ballina – 2023/537/1 – 18-22 Grant St & 109 Tamar St, Ballina – Construction of two and three storey medical centre for the Bullinah Aboriginal Health Service

## PANEL MEMBERS

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

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Kathleen Taminiau, Andrew Smith, Patrick Knight and John Willey
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

## KEY ISSUES DISCUSSED

- Proposal identified as demolition of existing buildings and construction of a medical centre
- 3 submissions – car parking access, traffic volume and width
- Access off Holden Lane with upgraded works required
- RFI sent – road safety audit and traffic management plan identifying required upgrade works and preliminary site investigations
- Turning circles within car parking area
- Traffic management within adjoining streets
- Location of refuse storage area, noting a request for clarification of collection management and frequency
- Waste service proposed from Tamar Street, noting no access
- Landscaping of car parking area, particularly western side
- Lane widening of Holden Lane, noting future landscaping when further road widening occurs
- Flooding – site filling proposed
- Site mapped as containing acid sulphate soils
- Visual privacy, noting building height, setbacks, building design
- Sustainability report provided (including emissions data), noting proposed solar panels

## Planning Panels Secretariat

- Site and building security, noting proposed use as a medical centre
- Neighbourhood amenity (ie. waiting areas for people attending site, no smoking areas, etc)

#### **Panel Comments**

- Assessment report to clarify:
  - Car parking requirements
  - Traffic management within locality
  - Construction management including identification of access points
  - Dilapidation report
  - Preliminary site investigation – 22 Grant Street
  - Pedestrian access
  - Waste management
  - Shade diagrams to include proposed fill
  - EV charging and electrical design arrangements
  - Site security
  - Neighbourhood amenity and operational management

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** September/October – to be confirmed with Council