

DETAILS OF SITE INSPECTION

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| DATE | Tuesday, 4 June 2024, 2.30 – 3.20pm |
| LOCATION | 18-22 Grant St and 109 Tamar St, Ballina |

SUBJECT MATTER(S)

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

PANEL MEMBERS

| | |
|---------------------------------|--|
| IN ATTENDANCE | Dianne Leeson (Chair), Stephen Gow, Sharon Cadwallader, and Stephen McCarthy |
| APOLOGIES | Michael Wright |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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|---------------------------------|--|
| COUNCIL ASSESSMENT STAFF | Andrew Smith, Kathleen Taminiau, John Willey, Patrick Knight |
| APPLICANT | Payden Samuelsson, Anton Kouzman, Karina Vickstrom |
| OTHER | Nil |

The site was inspected by the Panel, Council representatives and Applicant representatives.

The following was noted or observed:

- Site context and surrounding development and uses
- Stormwater management and detention
- Traffic and access
 - Holden Lane constraints
 - Holden Lane widening
 - Road safety audit – sight lines and Holden Lane/Grant Street intersection
 - Vehicle access and site servicing – waste, ambulance
 - Angle parking on Grant Street
 - Tamar Street frontage
 - Parking provision
- Built form
 - Corner site

Planning Panels Secretariat

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- Height
 - Overshadowing
 - Landscape
- Operations
 - Drugs/medications storage/management
 - Typical on-site populations – staff and patients
 - Neighbourhood amenity – eg smoking

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