

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 January 2025, 9.00am and 9.58am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-384 – Ballina – 2024/252/1 – 12 Commercial Road, Alstonville – Construction of a two storey medical centre, with ground floor car parking, associated infrastructure works and landscaping works and a new business identification sign

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lauren Thomas, Andrew Smith and Paul Wilson
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Proposal noted as medical centre and associated works
- Further request for information (yet to be sent) to include the following:
 - Loading/service bay and swept path diagram for small rigid vehicle – revised design requested
 - Accessibility of parking area – request removal of gates
 - Sewer main to be realigned (location not supported under the building), with re-connection point required for property to west (landowner's consent required for works within adjoining property)
 - Stormwater pipe - request for easement through adjoining property preferred, but note proposal for alternative arrangement for direction to Commercial Road
 - Stormwater design – pit location, confirmation of pipe and pit system design, confirmation of overflow weir arrangement, potential risk with stormwater purge valve being left open and ponding in dispersion pond
 - Accessibility – accessible parking space and adjacent shared area headspace, clear doorway opening sizes, confirmation of accessibility of toilets
- Privacy issues with adjoining residences
- Hours of operation noted

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- 1 submission received – location of sewer line, replacement fence, proposed landscaping (non-allergenic species preference), parking for staff and ambulance vehicles and noise impacts, privacy and amenity of the neighbouring properties
- Utilisation of onsite stormwater storage for landscaping

Referrals

- NSW Police – supported with recommendations relating to visual surveillance (landscaping being incorporated into the development)
- Essential Energy – no concerns to potential safety risks and supported with recommendations
- Internal Referrals –
 - Building Surveyor and Environmental Health Officer – conditions received
 - Development Engineering, Trade Waste, Plumbing and Drainage - unresolved
 - Access Reference Group – request for further information regarding accessible car parking space, clear openings of doorways and accessible toilets

Panel Questions

- Stormwater management
 - Proposed management of mosquitos to be identified,
 - Rainwater tanks – landscape and/or plumbed connections
- Ongoing resolution of infrastructure location and realignment, noting Council not supportive of buildings over sewer mains
- Traffic and parking
 - Accessibility and swept paths for car parking spaces
 - Potential for staff car parking allocation for rear parking spaces
 - Proposed gates and management of security, noting under croft parking
 - Re-instatement of redundant laybacks on the kerb
 - Location of ambulance parking to be clarified
 - Parking for and charging of mobility scooters
 - On street parking capacity
- Draft Operational Management Plan to include:
 - hours of operation
 - waste pickup location and time, noting private collection requirements for medical waste
 - CPTED principles (including storage of pharmaceuticals on site)
 - security gates and closing times – car park management
- Visual impact and acoustic impacts to be assessed, noting proximity to residential properties
- Landscape plan addressing allergenic species

TENTATIVE DETERMINATION DATE SCHEDULED FOR: April – to be confirmed with Council

Planning Panels Team

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