

DATE OF DETERMINATION	19 August 2025
DATE OF PANEL DECISION	19 August 2025
DATE OF PANEL BRIEFING	18 August 2025
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Sharon Cadwallader and Damian Loone
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 August 2025.

MATTER DETERMINED

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 (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

CONDITIONS

The Development Application was approved subject to the amended conditions (uploaded 14 August 2025) attached to the Council Assessment Report with the following amendments:

- Amend Condition 10, dot point 1 to remove the word 'recommended' and replace with 'required' and dot point 4 to remove the word 'encouraged' and replace with 'required'
- Insert new Condition 64, which reads as follows and renumber the remaining conditions accordingly:

64. Crime Prevention through Environmental Design

Before the issue of an Occupation Certificate, the development must be provided with the Crime Prevention through Environmental Design measures as required by the conditions of this consent.

Condition reason: To ensure the development incorporates appropriate crime prevention measures prior to occupation.

- Insert new Advisory Note 1, which reads as follows and renumber the remaining Advisory Notes accordingly:

1. Electric Vehicles

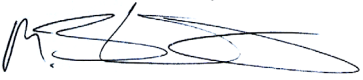
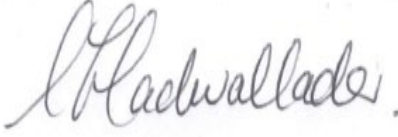
The building should have features that facilitate the future installation of on-site renewable energy generation and storage and electric vehicle charging equipment in accordance with the Building Code of Australia.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Location of sewer line within submitters property
- Impacts of fence being removed
- Type of landscaping being used and impacts on allergies
- Parking
- Operational hours

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Stephen Gow
 Michael Wright	 Sharon Cadwallader
 Damian Loone	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-384 - Ballina - 2024/252/1
2	PROPOSED DEVELOPMENT	Construction of a two storey medical centre, with ground floor car parking, associated infrastructure works and landscaping works and a new business identification sign
3	STREET ADDRESS	12 Commercial Road, Alstonville
4	APPLICANT/OWNER	Dwayne Roberts (Ardill Payne) on behalf of The Trustee for Cromack Trust & Others Ann McLennan-Simon, Robert Simon, Stephen Strahan
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Ballina Local Environmental Plan 2012 - Draft environmental planning instruments: Draft Ballina Local Environmental Plan 2-12 – General Amendments PP 24/002 - Development control plans: - Ballina Development Control Plan 2012 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 4 August 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 21 January 2025 <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Sharon Cadwallader and Damian Loone <u>Council assessment staff</u>: Lauren Thomas, Andrew Smith and Paul Wilson <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova - Final briefing to discuss Council's recommendation: 18 August 2025 <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Sharon Cadwallader and Damian Loone <u>Council assessment staff</u>: Lauren Thomas, Andrew Smith and Paul Wilson <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended on 14 August 2025