

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	9 March 2026
DATE OF PANEL DECISION	9 March 2026
DATE OF PANEL MEETING	9 March 2026
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Damian Loone, Sharon Cadwallader
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 March 2026.

MATTER DETERMINED

PPSNTH-418 – Ballina– 2025/142/1 – 61 Sneaths Road Wollongbar 2477 – Additions to Educational Establishment (TAFE) comprising the construction of a ‘multi trades hub’ building and associated demolition, earthworks, vegetation removal, infrastructure works and landscaping (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 the briefing 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 conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

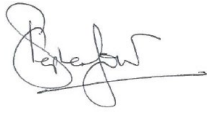
PANEL MEMBERS



Dianne Leeson (Chair)



Sharon Cadwallader



Stephen Gow



Damian Loone



Michael Wright

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-418 – Ballina – 2025/142/1
2	PROPOSED DEVELOPMENT	Additions to Educational Establishment (TAFE) comprising the construction of a 'multi trades hub' building and associated demolition, earthworks, vegetation removal, infrastructure works and landscaping
3	STREET ADDRESS	61 Sneaths Road Wollongbar
4	APPLICANT/OWNER	TAFE NSW c/- Monteath & Powys TAFE NSW (TAFE Finance Shared Services)
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 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: Climate Change and Natural Hazards State Environmental Planning Policy and Ballina Local Environmental Plan 2012 – General Amendments (PP2025-1660) - 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: 2 March 2026 - Written submissions during public exhibition: 0 - Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Final briefing to discuss Council's recommendation: 9 March 2026 <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Sharon Cadwallader, Damian Loone <u>Council assessment staff</u>: Naomi McCarthy, Andrew Smith, David Kelly, Michael Lacey, Oscar McMahon <u>Council's Consultant Planner</u>: Saxon Irvine <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report