

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 7 December 2022, 11:30am – 12:30pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-169 - Eurobodalla - DA 0078/23 - 61 Train Street, Broulee - Alterations and additions to existing educational establishment

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Amber Shultz, Lindsay Usher
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Catherine Watkins, David Meagher, Gary Bruce
OTHER	Sung Pak (DPE)

KEY ISSUES DISCUSSED

- Acoustic impacts on neighbouring properties particularly from proposed basketball facility and justification for the proposed acoustic wall noting its proposed height of 2.4m.
- The Panel questioned whether there was a better location or better design that would result in a better acoustic and visual outcome noting the:
 - need for the acoustic wall (2.4m);
 - proposal to keep all windows and doors closed; and
 - need to provide mechanical ventilation to the basketball courts.
- Acoustic issues/ hours of operation of the dance hall.
- Traffic, parking, and amenity issues
- Need for further information/justification on the proposed carparking spaces including number of car parking spaces required for staff, and the justification for on-street parking noting the existing high demand for on-street parking
- Council does not have parking contributions plan applicable to this area
- The lack of vehicle service/emergency access to the Recreational building and Performing Arts Centre, where school and non-school events involving the general public were likely to occur, was seen as a significant omission which needs to be addressed
- Lack of information on identified Aboriginal items/relics and locations
- C4.6 variation to height of building (basketball courts) and the need for sound justification

- Visual impact of the basketball court building as viewed from the neighbouring properties on the eastern residential interface
- Justification to support the Applicant's request for an exemption from contributions (as a registered charity)
- Fire hydrants, access and fire management issues
- Cumulative impacts

TENTATIVE DETERMINATION DATE TBA