

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 May 2023, 8:30am – 1:30pm Site inspection undertaken before briefing
LOCATION	Eurobodalla Shire Council & On Site at 61 Train Street Broulee

BRIEFING MATTER(S)

PPSSTH-169 – Eurobodalla - DA0078/23 – 61 TRAIN STREET BROULEE 2537 – Alterations and additions to existing educational establishment

PANEL MEMBERS

IN ATTENDANCE	Briefing & Site Visit: Chris Wilson (Chair), Susan Budd, Amber Shutz, Lindsay Usher
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing & Site Visit: Catherine Watkins, David Meagher, Gary Bruce Alistair Robinson – Senior Engineer
APPLICANT REPRESENTATIVES	Briefing: Ian Davidson (Colliers), Michael Taurasi (Colliers), John Clague (Rygate and West), Chris Coath (Stantec), Ingrid Bissaker (Stantec)
OTHER	Briefing; Amanda Moylan (DPE), Chris Millet - TfNSW

KEY ISSUES DISCUSSED

Council Briefing

The Council assessment staff provided a background to the development application and a update on the status of the assessment which included discussion of the following:

- Public exhibition completed with 10 submissions (unique) received.
- Status of referrals to internal (Council) and external (agencies) for comment
- Key issues;
 - Acoustic impacts – the Applicant has provided a revised acoustic report and council is satisfied with the information
 - Traffic including access and overall management
 - Parking
 - Staging plan
 - Building height – 11.85m, noting a clause 4.6 report has been provided addressing the departure from the standard
 - Span of operating hours (7am-9pm 7 days per week)

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- Details of revised reports received
- Aboriginal Cultural Heritage. The Panel noted an exclusion zone is located in an Outer Protection Zone (OPA) for bush fire protection
- Traffic, Transport and Parking
 - Council staff provided a background to consultation with TfNSW and the Applicant.
 - Council do not support the proposed traffic arrangements, however, the Applicant has indicated a desire to proceed with current scheme.
 - Concerns regarding the accuracy of traffic conditions reflected in the modelling contained within the submitted transport assessment
 - TfNSW representatives provided the Panel with an explanation of the SIDRA modelling and the expected level of service, having regard to the existing and future traffic demand in the locality
 - Council indicated a willingness to consider an additional entry/exit point to reduce traffic impacts on the roundabout and the existing school access with a specific focus on separating bus movements from other vehicular traffic
- Absence of an operational management plan
- Contributions plan
- Visual impact of the gymnasium on residential properties
- Staging
- Vegetation removal (to be clarified with regard to APZ requirements)

Applicant Briefing

The Applicant and its consultants provided the Panel with a short presentation which included a background to the proposed development and discussion of the following items:

- Traffic queuing at peak drop off/pick up times
- Proposed additional mitigation measures for traffic management
- Level of service the intersection including calculations and calibrations
- Potential for increase in bus services
- Proposed increase in student numbers
- Staging
- Design concept and building form
- Options for separation of bus movements from other vehicular movements in and around the site to reduce traffic conflict and to minimise queuing impacts on road network during peak drop off/pick up times

The Panel encouraged the Applicant to continue to work with Council to consider options to mitigate traffic management, in particular vehicle and bus queuing, during peak drop off/pick up periods.

TARGET DETERMINATION AUGUST 2023

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels