

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 April 2022, 3.05pm and 3:40pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-142 – Tweed – DA21/0949 - 6-12 Powell St and 33-37 Florence St, Tweed - Seniors housing - demolition of existing dwellings and construction of seniors housing development comprising 109 self-contained dwellings and 1 managers residence, swimming pool, signage, lot consolidation and tree removal

PANEL MEMBERS

IN ATTENDANCE	Penny Holloway (acting Chair), Stephen Gow, Ned Wales and Stephen Phillips
APOLOGIES	Paul Mitchell
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anna La and Colleen Forbes
DEPARTMENT STAFF	Carolyn Hunt and Cameron Brooks

KEY ISSUES DISCUSSED

- Variations proposed for floor space ratio, height of buildings and car parking requirements – considered to be an overdevelopment of the site resulting in reduced amenity outcomes
- Justification for variations is not well supported
- Submissions noted impacts on sight lines from adjoining properties, visual amenity and privacy, public domain, bulk and scale, intensity
- Visual amenity and biodiversity impacts with proposed vegetation clearing, including mature native tree
- Land contamination – Remediation Action Plan in relation to underfloor termite treatment chemical application to be provided
- Waste management – clarification required in regard to the transportation of basement waste storage to street level for collection
- Request for information to be sent, identifying the key issues and a response to submissions
- Outstanding referrals – waste (internal) and Water NSW (external)
- Overshadowing and significant privacy impacts on adjoining properties with existing single storey dwellings
- Non-compliance with minimum requirement for deep soil zone landscaping

TENTATIVE DETERMINATION DATE SCHEDULED FOR: To be confirmed

Planning Panels Secretariat

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