

**DETAILS OF SITE INSPECTION**

<b>DATE</b>	Tuesday, 21 February 2023, 9:30am to 10am
<b>LOCATION</b>	6-12 Powell St and 33-37 Florence St, Tweed

**SUBJECT MATTER**

PPSNTH-142 – Tweed – DA21/0949 - 6-12 Powell St and 33-37 Florence St, Tweed - Seniors housing

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Dianne Leeson, Stephen Gow, Michael Wright, Ned Wales and Pat Miller
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Colleen Forbes
<b>OTHER</b>	None

**OBSERVATIONS**

- Local character – newer 6-7 storey apartments and seniors living complexes on western side Powell Street; Tweed Hospital opposite Florence Street frontage; scattered single storey developments and Tweed Club approx 200m to south west

**DISCUSSION**

- Applicant's proposed amendments since April 2022 briefing, namely
  - Reduced height
  - Reduced number of rooms and floor space ratio (FSR)
  - Parking to be provided in accordance with State Environmental Planning Policy (SEPP)
  - Retention of tree on corner Powell and Florence
  - Potential acid sulfate soils
  - Previous site reclamation and high water table – need for dewatering
  - Site is not flood prone

**STATUS**

- Council resource availability to prepare assessment report and outstanding request for information (RFI) delaying submission for determination.

**Planning Panels Secretariat**