

DATE OF DEFERRAL	22 April 2023
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Pat Miller and Ned Wales
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 April 2023.

MATTER DEFERRED



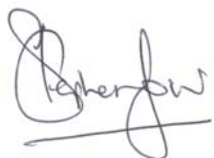


PPSNTH-142 – Tweed – DA21/0949- 6-12 Powell St and 33-37 Florence St, Tweed – Serene senior's housing (as described in Schedule 1).

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the assessment of the Clause 4.6 - Exceptions to development standards (submitted on 19 April 2023) is completed by Council as it was unable to be adequately assessed prior to the meeting.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Michael Wright
 Stephen Gow	 Pat Miller
 Ned Wales	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-142 – Tweed – DA21/0949
2	PROPOSED DEVELOPMENT	Serene senior's housing including demolition of existing dwellings and construction of 95 units, a swimming pool, signage, lot consolidation and tree removal
3	STREET ADDRESS	Lot 113 DP 237806; 6 Powell Street, Tweed Heads; Lot 114 DP 237806; 8 Powell Street, Tweed Heads; Lot 115 DP 237806; 10 Powell Street, Tweed Heads; Lot 116 DP 237806; 12 Powell Street, Tweed Heads; Lot 117 DP 237806; 33 Florence Street, Tweed Heads; Lot 118 DP 237806; 35 Florence Street, Tweed Heads; and Lot 119 DP 237806; 37 Florence Street, Tweed Heads
4	APPLICANT OWNER	Zone Planning THRV Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Biodiversity and Conservation) 2021; Tweed City Centre Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Tweed Shire Development Control Plan 2012 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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	<ul style="list-style-type: none"> Council assessment report: 11 April 2023 Clause 4.6 variation requests – <ul style="list-style-type: none"> 4.6 Variation Request (amended) (Version 1, dated 20/02/2023) – Cl.4.3 Height of buildings and Cl. 4.4 Floor space ratio pursuant to Tweed City Centre Local Environmental Plan, 2012 Written submissions during public exhibition: eight (8)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 20 April 2022

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Penny Holloway (Chair), Stephen Gow, Ned Wales and Stephen Phillips ○ <u>Council assessment staff</u>: Anna La and Colleen Forbes ○ <u>Department staff</u>: Carolyn Hunt and Cameron Brooks <ul style="list-style-type: none"> • Site inspection: 21 February 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Pat Miller and Ned Wales ○ <u>Council assessment staff</u>: Colleen Forbes • Final briefing to discuss council's recommendation: 19 April 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Pat Miller and Ned Wales ○ <u>Council assessment staff</u>: Colleen Forbes and Alyssa Norton ○ <u>Department staff</u>: Carolyn Hunt • Applicant Briefing: 19 April 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Pat Miller and Ned Wales ○ <u>Council assessment staff</u>: Colleen Forbes and Alyssa Norton ○ <u>Department staff</u>: Carolyn Hunt ○ <u>Applicant representatives</u>: Ian Pert, Darren Gibson, Jarrod Gillies and Stuart McLoughlin <p><u>Note</u>: Applicant briefing was requested to respond to the recommendation in the council assessment report</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report