

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 15 March 2023, 12.05 pm and 12.29pm
<b>LOCATION</b>	MS Teams videoconference

#### BRIEFING MATTER

PPSNTH-172 – Tweed – DA22/0408 - 6 Grand Pde, Casuarina - 91 residential units comprising of 3 x 4 storey residential flat buildings and 6 x 2 storey attached dwellings

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), 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>	Judith Evans and Colleen Forbes
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Kim Johnston

#### KEY ISSUES DISCUSSED

- Proposal noted as a 91 unit residential flat building
- Site history including Major Project Approval MO06\_0258 that enables different standard to LEP requirements
- Streetscape, setbacks and height
  - DCP setbacks and nomination of primary street frontage
  - Balcony locations and solid construction resulting in minimal street activation
  - Basement location above the ground level outside of the building footprint – justification to be provided
- Building design and façade and compatibility with desired surrounding development and streetscape
- Consistency with Major Project Approval – increased density and potential over development of the site
- Consistency with Apartment Design Guidelines for 85 out of 91 units (as 6 units are terrace style housing), with particular reference to compliance with the following:
  - Communal open space – 25% of site area required, usability for multiple purposes, basis of open space calculations
  - Deep soil zones
  - Building separation distances – minimum 12m separation distance required to another wall with windows to habitable rooms

- Public domain interface – solid walls and fences greater than 1m proposed along street frontages
- Building façade – repetitive archways
- Cross ventilation – 60% of 85 apartments to be naturally cross ventilated
- Natural ventilation to four units on southeast elevation of Building C and studies
- Waste management – street frontage for bin collection, with consideration to be given to on-site waste collection
- Other matters – direct street access for all ground floor units, mailbox relocation to street entrances and accessibility, visitor access, lift access, unit design, shadow diagrams, waste storage, street presentation, provision for electric vehicles and accessibility
- Preliminary advice sent to applicant late 2022 (based on internal comments) with detailed request for information to be sent in next 2 weeks – timeframe for the provision of information to be determined in consultation with the applicant

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** TBC (dependent on RFI timing)