

DETAILS OF SITE INSPECTION

DATE	Tuesday, 12 September 2023, 9:30am – 10:30am
LOCATION	16-32 Wharf Street & 36 Bay Street, Tweed Heads

SUBJECT MATTER(S)

PPSNTH-219 – TWEED – DA23/0209 – 16-32 Wharf Street & 36 Bay Street, Tweed Heads – Tweed Mall Redevelopment (Concept Plan)

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, and Pat Miller
APOLOGIES	Ned Wales
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Colleen Forbes, Denise Galle
APPLICANT	Nil
OTHER	Nil

The Panel undertook a site inspection, noting the current site and its environs. The Panel noted the following issues:

- Concept proposal and site layout
- Development controls
- Activation of precinct
- Reduced scale of development on eastern edge
- Design excellence/review process – concept plan and future DAs
- GFA – commercial, retail
- Liquorland site (cnr Wharf and Frances) excluded from site
- Trends/precedents in residential development in precinct
- Apartment numbers and likely mix
- Affordable housing
- Tweed Shire Council – retail hierarchy; role of Tweed Mall

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- Economic impacts – potential impact on Tweed City shopping complex
- Tweed Growth Management Strategy and Affordable Housing – discussion papers to be released later 2023
- Dewatering; water table; on site management; resolution at concept plan stage
- Traffic and parking – clarification of parking numbers needed. Discrepancies in parking numbers in SEE.
- Light rail and/or bus transit on Wharf Street; Council owned land and interface with proposed development
- Sewer and water capacity – to be confirmed in concept plan stage
- Flooding – to be assessed in concept plan stage
- Staging including timing of signalisation of Wharf Street and Frances Street; continued essential shopping facilities during construction phase; likely twenty year development
- Submissions/objection numbers
- RFI to be issued in October

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