

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 October 2023, 10.45am and 12.40pm
LOCATION	MS Teams Videoconference

BRIEFING 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, Ned Wales, and Pat Miller
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Colleen Forbes
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare, Lisa Ellis and Elliot Brown
OTHER	Nil
APPLICANT	Aaron Sutherland, Ben Mah-Chut, Richard Crampton, John Choi and Mike Horne

KEY ISSUES DISCUSSED

Council Briefing – 10.45-11.45am

- Overview of strategic planning for area
- Waiver granted for design competition process, noting design competition or waiver process will be required for future stages
- Request for Information (RFI) sent last week
 - Building Height – infrastructure noted on plans above the building height
 - Economic impact – insufficient detail provided in relation to Council's Retail Strategy
 - Design - comments to be addressed from previous 2 design review panels and Council urban design comments, relating to overshadowing from the buildings
 - Species selection and general amenity for the internal area
 - Consideration of adequate shadow analysis on the adjoining residential development
- Design Review Plan (meeting no. 3) scheduled for 07/11/2023, noting additional meeting may be required as amendments were requested in RFI
- Referrals - internal and external have been sent – subject to RFI response

Planning Panels Secretariat

- Submissions - 59 (56 in objection)
- Traffic –
 - parking requirements
 - clarification of overall car parking and numbers for each stage
 - separation of residential (including visitor) and commercial/retail parking spaces
 - requirement for parking for build to rent apartments
 - loading zone and pedestrian zone potential conflicts
 - amended surveys to be undertaken for peak times and correct turning lane lengths to be utilised to inform staging of intersection upgrade works
 - active transport linkages to be considered and light rail, noting Council property/land at the front of the site
 - opportunities noted for future transit corridor and integration with the development
- Water and waste water – network capacity assessment and service report required for total development proposal
- Parks and Public domain clarifications required, including street tree removal – integration with Council's tree planting and tree survey
- Waste –
 - final proposal details required to ensure capacity of interim waste storage and servicing spaces in staging
 - demolition waste plan to be provided and including detailed strategy for recycling
- Acid Sulphate Soils/Dewatering –
 - management plan required for each stage
 - location of onsite treatment plants
 - noise from 24 hour pumping
- Construction noise at adjoining residential development, noting length of impact and use of site
- Contaminated land – site auditor required

Applicant Briefing – 11.45am – 12.30pm

- Pre lodgement meetings with Council
- Outline of the site and background to proposal
- Site context and existing development in the locality
- Planning controls and proposal compliance
- Existing car park at front of the site, which includes Council land
- Pedestrian and vehicle linkages through the site and key precincts on the site
- Staging and continuous trade for Coles and Woolworths
- Low height form in the back of the site
- Comparison of residential tower forms with development at the Gold Coast
- Building envelopes proposed with elevations
- Additional car parking for build to rent component will require additional excavation and dewatering
- Updated section plans to be provided to correct error on section plans – no height exceedance proposed

PANEL COMMENTS

- Each stage should be able to stand on its own, with adequate parking for each stage and proportionate across the various uses
- Development should include:
 - sustainability (waste minimisation, reuse, solar, energy, EV, onsite water storage, etc)
 - accessibility and adaptability (consideration of affordable housing and accessible housing)
 - external integration and connectivity – transport (including light rail), parks and reserves, etc
- Economic impacts on other retail areas – Council's retail hierarchy to be clearly understood
- Traffic impacts to be considered

Planning Panels Secretariat

- Sewerage – preliminary capacity assessment identified the need for augmentation, which may require further detail
- Community consultation – further community engagement beyond the statutory requirement is recommended as part of concept proposal
- Dewatering - some level of detail required
- Deep soil zone planting across precinct, noting basements – to be considered
- Future compliance with the Apartment Design requirements over the life of the development
- Timing of development – noting further traffic surveys to be undertaken, preferably at end of year (with tourist traffic)

TENTATIVE DETERMINATION DATE SCHEDULED FOR: First quarter 2024