

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 November 2023, 11.30am and 12.15pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-250 – Tweed – DA23/0316 – 90 Phillip Street, Chinderah – Place of public worship, signage and ancillary uses including restaurant or cafe in five (5) stages

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	Andrew Watkins and Colleen Forbes
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare, and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Proposal outlined as place of public worship with ancillary restaurant or café use in 5 stages
 - Auditorium – 350-750 seats
 - Parking – 196 spaces
- Location outlined – noting M1 Pacific Motorway to the east; landscape supplies retailer, residential properties, café and Seven Day Adventist Church to the west; and holiday park to south
- Key issues identified as:
 - flood prone land – fill proposed for building and access to parking areas – request for further information to be sent
 - traffic generation and parking – impact on Phillip Street (main frontage)
 - coastal wetland area impact – located to east of the site – encroachment of fill into 50m buffer of coastal wetlands area
- Removal of koala feed trees – offset management plan required
- Other issues highlighted:
 - Biodiversity and vegetation removal
 - Water and wastewater
 - Noise/amenity and proximity to caravan park
 - Acid sulphate soils/groundwater/dewatering

- Contamination
- Food premises
- Hours of operation
- Additional works required for sewerage management

Panel Questions

- Flooding – threshold issue
 - modelling to consider climate change and existing development
 - impact of fill on surrounding areas and flood characteristics to be identified
 - evacuation – draft flood management plan to be provided that references the staging and provides clarification of potential utilisation as evacuation centre during flood events
 - potential cumulative impact of acoustic fence
- Traffic and parking
 - parking to be provided for each stage
 - assessment required regarding capacity of Waugh St and Phillip St intersection and need for roundabout
- Coastal wetland area and confirmation that proposal is not designated development, noting proposed stormwater management
- Koala feed trees (4 proposed to be removed) – koala tree off set management plan required, with location of offset area to be determined
- Biodiversity – future compliance of restoration habitat plan, acceptable habitat and APZ requirements
- Solar panels and water harvesting opportunities to be investigated

TENTATIVE DETERMINATION DATE SCHEDULED FOR: first quarter 2024

Planning Panels Secretariat

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