

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 11 December 2024, 10.22am and 11.27am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-306 – Tweed – DA24/0196 – 3, 5 & 7 River Terrace, Tweed Heads – Construction of shop-top housing comprising three levels of basement carparking, ground floor retail premises and 72 units, pool, signage and associated vegetation removal

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Valerie Conway, Jonothan Lynch and Ray Clark
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Overview of proposal as shop-top housing, basement car parking, retail premises, residential units and associated pool, signage and vegetation removal
- Site identified as key location for future precinct area, with Council’s future vision outlined:
  - Boat Harbour Precinct – defined in Development Control Plan and Tweed Regional City Action Plan
    - Actions include more accessibility, physical and visual links to water edge, potential festival uses, landscaping, framing and bookend development locations
    - Council yet to identify details for public domain spaces
  - Proposal opportunity to incorporate precinct plans and opportunity to set standard
- Design Review process
  - Council endorsed waiver for design competition, with notification provided to Council in relation to proposed Cl.4.6 variation - Building Height and Floor Space Ratio
  - 3 meetings held to date, noting support of design and vision
  - Detailed design issues noted in relation to traffic and waste collection that potentially require a substantial redesign, including:
    - proposed setbacks on Monastery Lane and sight lines

- footpath location
- waste collection
- Waste collection –
  - current proposal is not supported by Council, noting manual handling concerns, Council ability to undertake collection, accessibility
  - option for private waste collection and ability to indemnify Council if unsustainable in future
  - potential kerbside collection on River Terrace, noting impact on future outdoor seating area and internal design/access issues
  - existing issues with current operation, including site access, vehicle manoeuvrability
  - long term management of waste collection not supported off River Terrace
- Traffic –
  - no footpath or widening proposed, noting significant use of Monastery Lane for vehicle access and servicing
  - car parking shortfall and proposed shared car parking use, including low staff numbers proposed
  - recent update to the Guide to Traffic Generating Development requirements (November 2024)
  - surrounding land uses and traffic/existing car parking occupancy
  - zero building setbacks impact sightlines and road safety when leaving site
  - existing garbage truck manoeuvrability – reversing along laneway not supported
  - service areas for retail spaces
  - speed zones not supportive of shared pedestrian zones (River Terrace)
- Request for information to include (to be sent):
  - Access and car parking
  - groundwater study
  - acoustic assessment
  - Apartment Design Guide compliance
  - waste collection
  - stormwater
  - noise, vibration, contamination and dewatering
  - off-site works
- 11 Submissions received, noting:
  - vehicle conflict and traffic on Monastery Lane, Wharf Street and River Terrace
  - hydraulic and ground testing investigations and construction impacts on structural integrity of neighbouring buildings
  - solar access to neighbouring buildings
  - stormwater and rubbish impacts on the river
  - loss of vegetation
  - non-compliances – setbacks, height, floor space ratio
  - impact on native wildlife
  - public transport impact statement
  - compliance with National Construction Code
  - impacts on residents during construction
  - privacy

### Referrals

- Electricity supply authority – safety concerns as plans not illustrating proposed distance from powerlines
- Design Review Panel – further referral required
- Water NSW - resolved

### Planning Panels Secretariat

- Internal Referrals:
  - Stormwater and Flood Engineering, Traffic, Waste, Environmental Health, Water & Wastewater – unresolved
  - Strategic Planning and Urban Design, Building, Engineering, Parks and Active Communities, Ecology – comments provided

#### **Panel Questions and Issues**

- Acknowledgement of opportunity for site development and inclusions of new design elements
- Significant and fundamental issues to be resolved including servicing, traffic/access, road and footpath widths (Monastery Lane), parking, waste collection and ground water before submission for determination
- Potential requirement for significant design changes to address the above, noting options to reduce residential yields to reduce parking requirements
- Potential requirement for significant design changes to satisfactorily meet ADG requirements
- Unsupported in current format, with consideration to be given to withdrawing and relodging amended proposal that satisfactorily addresses issues raised

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** to be confirmed in consultation with Council