

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 11 December 2024, 10.22am and 11.27am
LOCATION	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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Valerie Conway, Jonothan Lynch and Ray Clark
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	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

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- 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 Monastery Lane
- 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

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- 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

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