

DETAILS OF SITE INSPECTION

DATE	Friday, 15 August 2025, commencing at 1.30pm and concluding at 2.05pm
LOCATION	87-89 Tweed Coast Road, Hastings Point

SUBJECT MATTER(S)

PPSNTH-412 - Tweed - DA25/0123 - 87-89 Tweed Coast Road, Hastings Point - The development comprises of the construction of 69 Independent Living Units (ILUS) over four separate buildings, the construction of communal facilities, native vegetation removal (2x trees), provision of 132 car parking spaces (on- grade and basement) and bulk earthworks over four stages, as follows:

- Stage 1: Construction of proposed three-storey Building E including basement carpark, building shell, fitouts, internal roadways, and landscaping;
- Stage 2: Construction of proposed three-storey Buildings F and G including basement carpark, building shells, fitouts, internal roadways, and landscaping;
- Stage 3: construction of proposed communal pool pavilion, bowling pavilion and bowling green, including building shells, fitouts and landscaping; and
- Stage 4: construction of proposed three-storey Building D including basement carpark, building shell, fitouts, internal roadways, and landscaping

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	Ashleigh McLean, Judith Evans and Michael Banks
APPLICANT	Rachel Heath and Michael Goulder
OTHER	Nil

The Panel undertook a walk and visual inspection of the site and noted and/or discussed the following issues:

Planning Panels Secretariat

- Existing development and 3 storey heights. The Panel noted the heights were approved under previous planning controls. Current height controls are expressed in metres.
- Site history and DA chronology.
- Proposed development (unit typology) change reflecting market changes. Deletion of high care accommodation.
- Ecological buffer zones – proximity to Cudgera Creek. Approximate 'top of bank'
- Proposed APZs for bushfire protection – proposed overlap with ecological buffer zones
- Flooding and hydrology. Basement excavation. Basement entrances above the PMF. Tanked basements
- Acid sulphate soils. Radiation potential from former sand mining