

MINUTES OF THE DEVELOPMENT ASSESSMENT PANEL HELD FRIDAY 18 AUGUST 2006

1. APPOINTMENT:

Addressed By: Darryl Anderson, Rob Smith, Baden Godard
Postal Address: C/- Darryl Anderson Consulting
Suite 7 Corporate House
8 Corporation Circuit
TWEED HEADS SOUTH NSW 2486

Present: Messrs Lindsay McGavin, Acting Manager Development Assessment;
Danny Rose, Infrastructure Engineer; Ross Cameron, Manager Building
Services; Derek Mackenzie, Planning & Infrastructure Engineer; Georgina
Wright, Tweed Heads Master Plan Officer; and Denni Ball (recorder)

**Property
Description:** Lot 1 DP 777183, 2 Wharf Street TWEED HEADS NSW 2485

Land No: 22448 DA4030/3580 Pt6

Proposal: Partial Demolition of Twin Towns Services Club and New Additions

Comments:

1. Development Services / Engineering Services / Environment and Community Services Division

Issues:

- The land is zoned 6(b) Recreation under Tweed LEP 2000 and the proposed development is permissible with consent. The Tweed LEP 2000 is available on Council's website at www.tweed.nsw.gov.au/planningservice/TweedLEP2000.pdf.
- Part 3A – the Minister would be the Consent authority for the proposal given the height and requirement for a SEPP 1 application regarding overshadowing.
- SEPP1 – An objection under the provisions of SEPP 1 are required to accompany the application regarding the North Coast REP requirements for Foreshore overshadowing. In this regard the endorsed Jack Evans boat Harbour concept design by Tweed Shire Council is to be considered in the objection.
- Tweed Heads Master Plan – The provisions of the Tweed Heads Master Plan must be addressed in the application particularly the Jack Evans Boat Harbour interface requirements of the plan. Additionally the nominated height of the site

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is currently two (2) storeys. Justification for variations to the plan will need to be presented in the application.

- Draft Tweed LEP No 64 – The Tweed Heads Master Plan Draft LEP is required to be considered as part of the application with particular reference to the height requirements. Currently it is noted that the Plan is not certain nor imminent.
- Carparking – The provisions of Carparking would need to comply with DCP 2 - Site Access & Car Parking Code. The applicants have indicated that the carparking demand study will be provided with the application justifying the proposed carparking and any variations to the DCP.
- Access – The application is to be accompanied by suitably detailed engineering plans of preferred options for ingress and egress of large vehicles from Wharf Street, including those proposals involving works on Crown Land. The options shall be considered by Tweed Shire Council's Traffic and Transport Engineer and if deemed suitable may then be referred to the Department of Lands to make suitable arrangements for formalisation of this access in consultation with the applicant.
- In regards to the matters of consideration under Clause 94 of the Environmental Planning and Assessment Regulations, given that previous additions where the subject of a Fire Engineering Report the proponent would need to provide a report demonstrating compliance with performance requirements of the BCA.
- On site treatment of stormwater runoff would be required prior to discharge into the public system in accordance with Council's "Tweed Urban Stormwater Quality Management Plan" (www.tweed.nsw.gov.au/resourcecentre/stormwater.pdf) and Development Design Specification D7 – Stormwater Quality (www.tweed.nsw.gov.au/resourcecentre/StormwaterQualityD7.pdf). An application under Section 68 of the Local Government Act should accompany the development application to identify all site drainage, stormwater quality devices and proposed stormwater outlets and also any required erosion and sedimentation control measures.
- Further discussions may need to be undertaken regarding other applicable DCP's if necessary.

4. Conclusion:

It is open to the applicant to lodge an application and any such application would be considered on its merits having particular regard to the above issues. The comments provided above are to assist the proponent in preparing an application. No detailed assessment has been carried out and all issues may not have been

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identified. Therefore, the above advice does not provide certainty of approval being obtained.

NOTE: THESE ARE DRAFT MINUTES ONLY AND ARE SUBJECT TO CONFIRMATION. IF ANY SUBSTANTIAL CHANGES ARE MADE COPIES OF THE ADOPTED MINUTES WILL BE FORWARDED WITH CHANGES HIGHLIGHTED IN ITALICS

There being no further business the meeting concluded at .