

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 15 March 2023, 10.50am and 11.30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-190 – Tweed – DA22/0793 - 208 Lundberg Drive, South Murwillumbah - Council works depot (including depot fuel station), a Public Administration Building, two (2) large General Industrial buildings, external hardstand storage areas and ancillary development including parking, landscaping and signage

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Ned Wales and Pat Miller
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Hannah Van de Werff and Colleen Forbes
DEPARTMENT STAFF	Carolyn Hunt

KEY ISSUES DISCUSSED

- Proposed development identified as a depot and public administration building and signage
- Council application, with a peer review of Council's assessment requested
- Flooding –
 - habitable building floor levels located above 1 in 100 year flood event
 - climate change impacts on flood levels to be considered in the assessment report
 - additional flood mapping of the site for less frequent flood events (eg 0.5% and 0.2% AEP)
 - impact of development on adjoining agricultural land
 - SES Storage laydown opportunity – access during flood events to be confirmed
- Flood mitigation – confirmation of flooding impacts as documentation noted previous studies
- Detailed design of buildings -
 - Building height variation – 5.05%
 - Cross flow ventilation in the building and the training areas
 - Door locations – to be considered with noise impacts, with the acoustic consultant to work with design amenity
 - Front gate locations and security
 - On site power generation, noting roof capability to support solar panels but not provided

- Future proofing of development in regard to solar panels and EV charging/battery pack storage and conduits into the car parking to enable retrospective re-fitting
- Safety and storage design of fuel storage and emulsion tank - fire proofing fuel storage tanks, noting potential impact of existing agricultural activities - nearby cane farms with usual burning of cane
- NSW RFS have identified detailed construction requirements and standards and other recommendations
- Dependency on completion of subdivision works to enable proposed development
- Traffic – internal traffic movements identified.
- Waste management – hazardous and liquid waste generation
- Noise – onsite noise assessment required, amenity of staff in administration building
- Land swap proposed for area encouraging relocation from flood impacted areas
- Request for information to be sent
- 1 Submission received – flooding and drainage, impact on adjoining rural land uses and potential land use conflict

TENTATIVE DETERMINATION DATE SCHEDULED FOR: June 2023