

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 15 March 2023, 11.30am - 12.00pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSNTH-197– Tweed – DA22/0854 - 92 and 102 Lundberg Drive, South Murwillumbah - Community Infrastructure and Public Administration Building

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Michael Wright, Stephen Gow, Pat Miller and Ned Wales
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 stage development for construction of a public administration building and community facility
- Permissibility - vehicle impounding permissibility to be confirmed as 'ancillary development' or meets definition of 'public administration building'
- Suitability of the site for proposed development
- Contamination (including potential leachate) and gas migration from previous landfill site – site investigation to be undertaken by a Level 4 Site Auditor as site is located within 250m of a landfill site
- Site audit report required prior to the installation of any further fill and to confirm if further fill on Lot 31 will address gas migration
- Gas migration into enclosed structures, resulting from the proposed cutting into the site, to be investigated
- Stormwater – ensuring pre and post development flow will not have an impact on adjoining development; infrastructure capacity, quality and quantity
- Waste management plan to identify Animal waste/effluent collection, potential pathogen issues and procedures for disposal of deceased animals
- Impact of noise from surrounding developments
- Proposed building is not acoustically treated – inadequate acoustic report; further information required
- Noted the gun club is not acoustically treated and has no restrictions on hours of operation

Planning Panels Secretariat

- Consultation proposed to gain understanding of external noise sources (particularly the gun club) – animal behavioural specialist to review noise impacts from adjoining land uses
- 5 submissions received – issues relating to flooding and drainage, animal boarding/welfare, usage of public funds, adequacy of acoustic report and extended notification period
- Solar panels
- Noted Lot 23 is in cut into virgin material; Lot 31 an additional 1.00m of capping proposed

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBC with Council