

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 December 2023, 3:30pm - 4:15pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-248 – Tweed – DA23/0398 – 42 & 44 Enterprise Avenue and 13-17 Corporation Circuit, Tweed Heads South – Hardware & Building Supplies, associated works & 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	Madaline Eltherington and Valerie Conway
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare, and Lisa Ellis
OTHER	None

KEY ISSUES DISCUSSED

- Wastewater treatment plant and drainage lake adjacent to site
 - 200m buffer zone
 - plant expansion plans to be confirmed by Council
 - Mosquito management - not considered as an issue
- Exhibition period: 13 – 27 September 2023
- Request for Information to be sent

Panel Comments

- Wastewater treatment plant - odour impacts to be addressed during assessment
- Coastal wetlands
 - assessment to address any encroachment within buffer zone
 - Revised bushfire assessment report to address any impacts on wetlands
- Acid sulphate soils – consider legislation requirements
- Traffic and access
 - Movement of vehicles and deliveries to site
 - Delivery vehicle movements through site
 - Increases in traffic generation levels from existing site to be clarified

Planning Panels Secretariat

- Upgrades to network or intersections – addressed in traffic report and to be addressed by work by Council and TfNSW
- Environmental management – internal information to clarify plantings, offset plantings and connectivity/contiguity with identified areas within the Koala Management plan and onsite wetland areas
- Fencing and maintenance
 - clearing for fence construction to be clarified
 - fencing locations in relation to biodiversity and site maintenance to be clarified
 - sections and marked up diagrams to be provided by applicant showing toe of batter, retaining wall, fence, and access/maintenance areas on southern, western and northern sides. To extend to building line if possible
- Easement purposes/restrictions in eastern corner of site to be clarified
- Height – detailed Cl.4.6 variation documentation and visual impact assessment with supporting photomontages to be provided
- Previous use, approvals and site structures to be clarified
- Previous fill – appropriate documentation by suitably qualified people to be provided regarding suitability of fill, both material and compaction levels, to support the proposed development

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May 2023