

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 22 November 2022, 11:00am – 11:45am
<b>LOCATION</b>	Microsoft Teams

#### BRIEFING MATTER(S)

PPSSTH-179 – Bega – DA2022.279 – 249 Carp Street, Bega - Proposed Bega Valley Sporting complex

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Mitchell Nadin (Council owned land) – no declaration received

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Mark Fowler, Cecily Hancock, Jamie Pickett
<b>APPLICANT ATTENDEES</b>	Carmelo Palamara (N2SH Design Studio), John Grady (BVSC), Jenny Symons (BVSC)
<b>OTHER</b>	Amanda Moylan (DPE)

#### KEY ISSUES DISCUSSED

##### *Council Briefing*

- Council provided background to the application and the current operations of the site.
- The notification period is complete, and no submissions were received.
- Council noted that community consultation had occurred previously which included broader community consultation and consultation with sporting clubs and users.
- Crown Lands has advised that its consent is required as the landowners, and that the process of granting landowners consent includes the consideration of a broad Native Title Claim and the possibility of excising the site from that claim.
- Council confirmed there are no identified impacts on heritage items.
- Council advised that it is awaiting comments from NSW Police (safer by design), Bega Local Aboriginal Land Council, and Council's internal comments on traffic and flooding
- Amended plans have been received relating to the redesign of the forecourt area in front of the stadium
- A clause 4.6 variation request has been submitted in support of the DA to vary height of building, noting there are interpretation issues as to where baseline height is measured from.

#### Planning Panels Secretariat

- The Panel noted the potential for flood impacts and that there is no flood free ingress or egress in either a 1 in 20 or 1 in 100 flood event.
- Excavation and hydraulic management noting the depth of the basement and the increased risk and likely occurrence of flooding
- Formalisation of car parking arrangements including accessible parking spaces to the eastern end of the building
- Residual issues around traffic management

#### ***Applicant Briefing***

- Consultation process and feedback from user groups.
- Operation of the proposed facility including arrangements for flood lighting, parking, hours of operation
- Operation of the facility during large scale events
- Tree removal and replacement (3 to 4 mature trees to be impacted and replaced)

#### ***Next Steps***

- The Panel acknowledged the importance of the proposal and noted that the proposal was a funded and regionally significant multi-functional sporting facility.
- It noted that outstanding matters relate to landowners consent and finalisation of referrals and comments regarding flooding and traffic impacts.
- The Panel urged council assessment staff to continue to work closely with the applicant to ensure the assessment of the application can be finalised and determined by the Panel.

**TENTATIVE DETERMINATION DATE TBA**