



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 31 May 2023, 9:30am – 12pm Site inspection undertaken before briefing.
LOCATION	On-site – Upper Street, Bega and Bega Valley Civic Centre

BRIEFING MATTER(S)

PPSSTH-233 – Bega Valley - DA2022.453 - Upper Street, Bega 2550 - Bega Showground Pavilion

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	Council interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Fowler, Cecily Handcock
APPLICANT REPRESENTATIVES	Briefing: Elizabeth Slapp (Planned), David Ledsam (Ledsam Projects), Steve Gordon (Gordon Building Design), Phil Moffitt (Bega Showground Management Committee)
OTHER	Amanda Moylan (DPE)

Council Briefing and site inspection

- The Panel inspected the site and surrounding locality
- Council assessment staff provided a background to the development application, including details of the approval given to the demolition of several structures (DA 2022.190) on the site of the proposed new works associated with the subject DA being considered by the Panel.
- A status update of the application outlined:
 - Progress of internal and external referrals
 - Confirmation that Crown Lands have withdrawn their objection and have granted land owners consent for the lodgement and consideration of the DA.
 - Submissions received during the exhibition period

Applicant Briefing

The applicant provided a background to proposal and outlined:

- funding arrangements for the project through the Bushfire Local Economic Recovery (BLER) program.

Planning Panels Secretariat

- Social and economic benefits to the community
- Proposed operation of the facility
- Structural upgrades
- Design concept and heritage considerations
- Project milestone dates
- Intent of separating demolition DA from current Pavilion DA is have the site ready for construction once the approval is granted. This will help meet funding milestones.
- Status of boundary adjustment DA. The applicant advised that the subdivision DA is ready to lodge pending Crown Lands consent.
- Outline of reports completed in support of the application

The Panel sought clarification of the following matters which the Panel considered should also be addressed in the draft operational plan:

- hours of operation, particularly in relation to the function space and impact on nearby residential amenity, and noted an acoustic report had been prepared which includes recommended mitigation measures
- details regarding the frequency of events and how these might be managed within the buildings (e.g., first floor and ground floor)
- car parking arrangements particularly during events and the management of existing caravan parking

TARGET DETERMINATION DATE JULY 2023