

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 14 May 2025, 10:15am -11:45am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-448 – BEGA VALLEY – DA2024.258 – 10 Lagoon Street BEGA 2550 – National Circularity Centre - Construction of building housing a range of commercial and community uses including a restaurant and office/meeting rooms, museum, gift shop, storage and utilities to support tourism, education, research and dissemination of information. Also includes ancillary development including playground, vegetable garden, walkways and footpaths, landscaping, carpark areas and signage.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas
APOLOGIES	None
DECLARATIONS OF INTEREST	Council Interest Development Application

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Mark Fowler, Cecily Hancock, Phillip Morey
APPLICANT REPRESENTATIVES	Carley McGregor (TA Project Services), Kobi Thompson (TA Project Services), Andrew Taylor (Regional Circularity Cooperative), Allen Grimwood (Zenith Town Planning)
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

Council's assessment officers provided an assessment briefing for the panel and outlined the status of the application. The panel noted:

- No submissions were received during exhibition of the DA although one was received during exhibition of the planning proposal. Issues raised had been addressed in DA.
- Further information is required with regard to flooding to ensure the panel can be satisfied that flood impacts can be mitigated, including flood scenarios, evacuation times, warning processes, and shelter in place arrangements. Reference to the flood work undertaken for the planning proposal should be included in the assessment report to highlight how the proposal satisfied ministerial direction 4.1 with relation to flooding.
- The need for a plan of management with regard to the auditorium and events that finish late at night, operation of the carpark, acoustic impacts to sensitive receivers and mitigation measures.
- Conditions of consent should call out fundamental elements of the development, such as flooding.

Planning Panels Team

The applicant provided an overview of the site and the development scheme for the site, the panel raised questions regarding:

- Timing of the application, cost including funding from the State Government and the Regional Tourism Activation Fund. The Grant includes timing constraints including the need to complete construction being finalised by the end of December 2026 (if an extension is not granted). Construction timeframe is roughly 18 months meaning works will need to commence within the next 3 months to meet timeframes.

THE PANEL WILL DETERMINE THE APPLICATION BY CIRCULATION OF PAPERS.

Planning Panels Team

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