

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 5 June 2025, 10:15am – 11:30am
LOCATION	Briefing: Videoconference

BRIEFING MATTER(S)

PPSSTH-482 – BEGA VALLEY – DA 2025.11 - Market Street MERIMBULA - Alterations or additions to an existing Merimbula Lake Boardwalk

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, Rob Quick
APPLICANT REPRESENTATIVES	Jessica Crawford (Bega Valley), Amelia Baum (Bega Valley), Clare Vincent (Ecologist, NGH Environmental Consultants), David Duncan (Design Consultant Lead)
DPHI	Amanda Moylan, Nikita Lange

KEY ISSUES DISCUSSED

The following matters were discussed with the council's assessment planners during the briefing:

- The panel is satisfied that the development is not classified as designated development pursuant to Schedule 3 Section 48 of the *Environmental Planning & Assessment Regulation 2021*, as the proposed works involve alterations and additions to the existing boardwalk and the proposed development would not significantly increase the environmental impacts of the existing development.
- The panel advised that it was comfortable that the proposal could be considered under Schedule 3 of Section 48 of the *Environmental Planning & Assessment Regulation 2021* given:
 - The proposal constitutes alterations and additions to the existing development.
 - The comprehensive nature of the environmental impact assessment undertaken.
 - The predicted minimal environmental impacts.
- However, Council should clearly articulate its justification for the planning pathway in its assessment report to the panel.
- 3 submissions were received during public exhibition, key concerns relate to the safety of a gumtree, narrowness of the existing boardwalk, the need for additional lighting, compliance issues and impact to the Australian Osprey.
- Bikes are not permitted on the boardwalk for pedestrian safety.

Planning Panels Secretariat

- Key issues relate to flora and fauna and the connection of pedestrian networks within Merimbula.
- It was noted that Fisheries had issued their General Terms of Approval (GTAs).

The applicant provided a comprehensive presentation of the site and the proposed works, notably:

- The boardwalk will be constructed using FRP mesh decking.
- The boardwalk will include the reconstruction of two existing jetties and the addition of a new jetty (made of timber).
- Due to storm damage, the boardwalk is currently unusable

Next Steps

- Council will continue to draft an assessment report and conditions for an e-determination scheduled on the 25 June 2025.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 25 June 2025