



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 12 October 2021
LOCATION	Teleconference

BRIEFING MATTER

PPSSTH-97 – BEGA VALLEY – DA2021.358

37 QUONDOLO STREET & 34-36 MERIMBOLA STREET, PAMBULA 2549

Demolition of existing building and construction of a new commercial building (comprising supermarket, drive through bottle shop and licenced café).

PANEL MEMBERS

IN ATTENDANCE	Gordon Kirkby (Chair), Tim Fletcher, Renata Brooks
APOLOGIES	
DECLARATIONS OF INTEREST	Cr Russell Fitzpatrick, Cr Mitchell Nadin

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Keith Tull, Mark Fowler
DPIE STAFF	Sung Pak

KEY ISSUES DISCUSSED

- Heritage impacts – proposed demolition of the building and the impact of the development on the surrounding conservation area and streetscape character.
- Truck access, maneuvering and loading arrangements. Transport for NSW objection to access for heavy vehicles from Quondolo Street, and alternative access arrangements now being considered from Merimbola Street.
- Flooding and drainage impacts, in particular potential flooding in car park areas.
- Landscaping.
- Impact of the development on electricity infrastructure in Quondolo Street.
- Nature and extent of boundary fencing, visual and heritage impacts.

Given the significant public interest in the development, the Panel will convene a public meeting (via teleconference) to enable the community to address the Panel, and for the Panel to consider the issues raised, prior to Council finalising its assessment and recommendation for consideration by the Panel.