

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 7 December 2021 |
| LOCATION | Teleconference |

BRIEFING MATTER(S)

PPSSTH-97 – Bega Valley – DA2021.358 - 37 Quondola 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

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| IN ATTENDANCE | Renata Brooks (Chair), Tim Fletcher, Chris Wilson |
| APOLOGIES | Nil |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | Mark Fowler, Cecily Hancock |
| OTHER | |

RSD TEAM

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|------------------------|--------------|
| CASE MANAGER | Sung Pak |
| PROJECT OFFICER | Holly McCann |

KEY ISSUES DISCUSSED

- Justification for demolition of historic hotel and feasibility of part retention and re-use in new proposal. Need for external independent review of Heritage Impact Statement.
- Appropriateness of building design in the context of heritage streetscape and conservation area controls. Need for external expert urban design advice.
- Need for further information/analysis on appropriate scale, bulk and form of proposed building to demonstrate the appearance of the building and relative height is appropriate and contributes positively, in the context of the existing streetscape and as an key entry into Pambula town centre (particularly from the south) – for example through photomontages.
- Socio-economic impact and consistency with commercial land strategy including level of market demand, potential impact on other businesses in Quondola Street and

appropriateness in particular the quantum of proposed retail floor space. Internal peer review of socio-economic impact assessment needed.

- Traffic impact – need for assessment to be updated to reflect revised plans developed in response to TfNSW requirements and to use representative baseline measures
- Appropriateness of proposed servicing arrangements, in terms of adequate on-site manoeuvring, client safety and feasibility of proposed management approaches including hours of operation
- Potential impact on nearby Panboola Wetlands, including from noise, light spill and pollutants (i.e., stormwater runoff)
- Potential site contamination and requirements of SEPP 55 – whether a preliminary site investigation is required
- Implications of revised traffic strategy for Merimbola St and its users
- Potential noise impacts for sensitive receivers (in particular the retirement village along Bennet Lane), from construction impacts, the proposed bottle recycling dispensary and truck deliveries associated with the proposal.
- Potential conflict between proposed management plans for truck movements (hours of operation) and noise mitigation options.
- Flood affectation in the context of recent Council flood study
- Site visit arrangements

PROPOSED PANEL BRIEFING DATE: March 2022

PROPOSED DETERMINATION DATE: April 2022