

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 8 June 2022, 13:00 – 14:30 Site inspection undertaken before briefing
LOCATION	Wagga Wagga City Council Administration Building

BRIEFING MATTER(S)

PPSSTH-154 – Wagga Wagga – DA21/0806 – 12 Waterhouse Avenue, Lloyds – Development application for concept approval for the development of a new Coptic Orthodox Church including a Church, a Sunday School Service Building, Sunday School Building, and the external areas (basketball court, playground, and car parks) and detailed proposal for the first stage of the development which would encompass development of the Sunday School Service Building, Sunday School Building, and off-street parking for 71 vehicles (parking areas 1, 2 and 3).

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (Acting Chair), Chris Wilson, Tim Fletcher, Amelia Parkins and Michael Henderson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Steven Cook, Paul O'Brien, Bikash Pokharel,
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Site context, surrounds, residential nature of the area and future developments within the locality
- Concept Plan and Stage 1 Development Application
- Permissibility and characterisation of proposed uses, and co-dependency of primary and ancillary uses including the Sunday school, Church and function centre across various stages of the development
- Objectives of the R1 zone
- Public Exhibition
 - Completed in May 2022
 - 32 submissions
 - Key issues raised around insufficient parking, character of use, hours of operation, scale of development and expectations of future land use.
- Site selection, site suitability, scale and bulk of the proposed built form and land use intensity of the extent of development proposed under the concept plans within the residential context of the neighbourhood
- Potential traffic Impacts
- Pedestrian walkway from adjoining local roads

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- Lack of engineering details around cut and fill (in particular volume of cut and fill material), extent of bulk earthworks required to accommodate the development
- Impact of noise associated with car park and basketball court on adjoining residential neighbourhoods
- Misalignment of acoustic report with traffic report
- Intensity of development
- Practicality of mitigation measures required to achieve acceptable development (e.g. cut and fill)
- Visual dominance of future built form in the immediate residential neighbourhood and adjoining locality and public places neighbourhood
- Bulk and scale of proposal out of character with the neighbourhood
- Site suitability considering intensity, bulk and scale of the development and use
- Regional facility being located in a local context

Briefing outcomes

- The Panel requests Council obtain legal advice in relation to the following questions:
 1. How should the two self-contained units, proposed to be located in the Sunday School Services Building, to be used for residential accommodation for visiting clerics be classified. Is this use permissible within the R1 General Residential zone applying to the site.
 2. Would the future use of the Sunday School Services Building and the associated commercial kitchen as a multipurpose facility capable of accommodating a seated dining/function area for 150+ people be considered to be a function centre which is defined as
***function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.*
 3. Having regard to the scale of the building and that it would be available to cater for feasts, passion week, Wedding receptions, Baptisms and Funerals and be able to be separately occupied to the worshipping activities on site. Would this be considered an ancillary or independent land use to the Place of Public Worship activities.
 4. Would the proposed basketball court be considered a recreation area (Outdoor) and would its use between 7am-10pm daily (from 8am on a Sunday) be considered ancillary to or independent of the Place of Public Worship on site?
- Notwithstanding legal advice being obtained, additional issues of concern to the Panel include:
 - Scale of mitigation measures required to accommodate to proposed development on the site, especially extent of cut and fill
 - Traffic generation and the impact of traffic generation on site and amenity impacts
 - Generally amenity impact on neighbourhood
 - Intensity of use and scale of development in terms of community expectations

The Panel also noted the lack of information on the following matters which will need to be resolved;

- Engineering detail around cut and fill (including volumes of material to be removed or imported) and final RLs of the land and buildings and required retaining structures
- Details around stormwater engineering within the site and impacts on adjoining infrastructure. Ability of existing and proposed infrastructure to accommodate 80% flows
- Clarification around the development envelope that the Panel is being asked to approve – lack of concept plans to support the concept element of the proposed development
- Inadequate visual impact assessment, including consideration of the visual catchment from public places

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- Safety by design. ACCPTED Report is required to address safety and crime considerations around access to site, including the pedestrian laneway via the adjacent cul de sac, use of the basketball court and children's playground.

Next steps

- On receipt of the legal advice, the panel will convene a meeting with the applicants to discuss range of issues that require resolution
- A public meeting will be programmed at the appropriate point for the panel to hear the view of the community.

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