

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 26 March 2024, 1:15pm – 3pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-328 – Wagga Wagga – DA23/0649 - 34 & 36 & 38 South Parade, WAGGA WAGGA 2650 - Residential Flat Building - Two 3-storey residential flat buildings to be used for affordable housing; 11 x 1-bedroom apartments and 6 x 2-bedroom apartments, new access arrangements, parking and associated landscape works and consolidation of lots.

PPSSTH-329 – WAGGA WAGGA – DA23/0650 - 48, 50, 52, 54, 56 South Parade, WAGGA WAGGA 2650 - Residential Flat Buildings - Two 3-storey residential flat buildings to be used as affordable housing; 11 x 1-bedroom apartments and 8 x 2-bedroom apartments, new access arrangements, parking and associated landscape works and consolidation of lots.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Grant Christmas, Amelia Parkins, Michael Henderson
APOLOGIES	Juliet Grant
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amanda Gray, Kellie Stevens
APPLICANT REPRESENTATIVES	Homes NSW: Frances Beasley, Carolyn Howell, Deborah Gilbert, Adam Bower, Craig Smith
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

COUNCIL BRIEFING

Council staff addressed the Panel and provided a status update on the assessment of each DA with the following matters being discussed;

PPSSTH-328 - 34 & 36 & 38 South Parade

- Current housing stock is not fit for demand.

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- Minor non-compliance with ADG in relation to communal open space.
- Master Plan for area.
- Confirmation <10 objections received during exhibition (1 submission received).
- Notification area for exhibition.
- Compliance with ADG cross ventilation requirements.
- Height and FSR.
- Character, streetscape, and increased density.
- External referrals complete.

PPSSTH-329 - 48, 50, 52, 54, 56 South Parade

- Neighbourhood character.
- Streetscape impacts.
- Increased density.
- Compliance with SEPP (Housing) 2021.
- ADG Assessment.

Matters relevant to both applications:

- Integration of the developments having regard to the aims and objectives of the zone.
- Council confirmed that its Housing Strategy is being finalised.
- Consistency with future character.

APPLICANT BRIEFING

The applicant provided the Panel with a presentation which outlined the following:

- Housing demand, extensive waitlists for affordable housing and mismatch of households and homes in Wagga Wagga LGA.
- Current Homes NSW projects in Wagga Wagga.
- Distribution of social housing across Wagga Wagga LGA
- Background to Tolland Renewal Project
- Permissibility.

PPSSTH-328 - 34 & 36 & 38 South Parade, Wagga Wagga

- Challenges associated with lot configuration.
- Site suitability and accessibility.
- Site context and broader precinct.
- Non-compliance with regard to the provision of communal open space.
- Proposed waste collection from the rear.
- FSR/GFA – no specific FSR controls.
- Specialist reports.
- Cross ventilation.
- Waste management arrangements – wheel in/out service to be provided by Council from central laneway.
- 1 submission received during exhibition.

PPSSTH-329 – 48, 50, 52, 54, 56 South Parade, Wagga Wagga

- Character and context of site, particularly in relation to the Health and Knowledge Precinct.
- Unformed road to south.
- FSR and building height, noting there are no max height controls in WWLEP 2010.
- Waste collection arrangements.
- Setbacks.

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- No submissions received during public exhibition.

The Panel requested clarification of the parking rate and noted that SEPP (Housing) allows for a lower parking rate for affordable housing (based on car ownership rates for social housing occupants).

The Panel sought further information about the relationship between the Tolland Renewal Project and the DAs currently under consideration, in particular the staging of these DAs, and the need to ensure the residents of Tolland were appropriately accommodated. The applicant confirmed Tolland will happen in stages to allow for homes to be found to accommodate existing residents.

The Panel acknowledged the need for this form of development within the Wagga Wagga LGA and requested a determination date be set.

The Council confirmed it is currently finalising its assessments for both applications.

A public meeting is not required as <10 unique submissions received.

The Panel requested the Crown Applicant's agreement to conditions of consent for both applications be uploaded to the portal 7 days prior to the final determination briefing, which will be held by video conference.

TENTATIVE eDETERMINATION DATE SCHEDULED FOR 14th MAY 2024