

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 26 March 2024, 3:30pm – 4:15pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-342 – WAGGA WAGGA – DA24/0075 – 185 Morgan Street WAGGA WAGGA 2650 – Mixed Use Development - Including a 9 Storey Building, with Ground Floor Commercial Development, and 8 levels of Residential Apartments (Shop Top Housing), a 7 Storey Building, with Ground Floor Commercial Development, and 6 levels of Residential Apartments (Shop Top Housing), 8 x 3 Storey Attached Dwellings, and Two Levels of Shared Basement Carparking.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Chris Wilson (Chair), Grant Christmas, Amelia Parkins, Michael Henderson
<b>APOLOGIES</b>	Juliet Grant
<b>DECLARATIONS OF INTEREST</b>	None
<b>DISCLOSURE</b>	Amelia Parkins disclosed that she and the applicant, Mr Donebus, both sit on the Wagga Conservatorium Board. The Chair considered the matter and was satisfied that interactions within this forum were appropriately managed from a probity perspective and that Amelia's role on the Board did not represent a conflict of duties as a Panel member. For transparency reasons this disclosure is to be noted on all records relating to this matter.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Steven Cook, Kellie Stevens
<b>DPHI</b>	Amanda Moylan, Tracey Gillet, Lillian Charlesworth

Council assessment staff provided the Panel with a background and summary of the development proposal which included the following:

**Development Proposal**

- Site background including previous land use, development, and rezoning history for the site. The site was most previously used as a Dunlop tyre factory and has had a range of uses in the past. A previous Planning Proposal to change the height limit attracted significant local opposition. The most recent DA for the site attracted some community interest, predominantly relating to neighbourhood character and traffic.
- Current land use mix, including multi-level office building and car park, and development staging across the broader site.

**Planning Panels Secretariat**

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- Site context relative to CBD, surrounding residential areas (east, south and west), and mixed-uses to the north.
- Draft CBD Master Plan (currently being exhibited).
- Pre-lodgement process and fundamental changes to the design to accommodate flooding impacts and eliminate impacts on adjoining residential properties.

### **Preliminary Issues**

Council staff indicated the assessment is currently in its preliminary stages and public exhibition has not yet commenced. Preliminary issues raised included:

- Flood Planning
  - The site is outside the flood planning area but within the probable maximum flood area (riverine flooding). The city levy provides protection for the flood plan area level.
  - Overland flooding is the primary site constraint.
  - Impact of storm water originating from Lagoon to the north of the site.
  - Response of site design, including the layout of the buildings and the basement car park, to flooding.
  - Proposed bund at the basement entry which is 300mm above the 1% overlay flood level.
- Servicing issues to be resolved.
- Traffic management.
- Estimated Development Costs (EDC) and inconsistency with requirements in *EP&A Reg.*
- Clarification of maximum height on plans.
- ADG verification statement and consistency with current architectural plan set.
- Waste and garbage management and collection.
- Potential site isolation.
- Timing of completion of RAP and sufficient evidence regarding land de-contamination of the site noting that it is a precondition that the Panel is satisfied that the site can be made safe for its intended use.
- Inconsistencies between ADG and DCP.
- Consistency with draft Wagga Wagga CBD Master Plan.
- ACH matters given proximity to Lagoon.

### **Referrals**

- Internal referrals currently being undertaken and include:
  - review of flood report.
  - traffic management assessment and consideration of concerns regarding the operation of the intersection on the corner of Morgan and Docker Streets and the any upgrade requirements.
- TfNSW as traffic generating development.
- Essential Energy.

### **Next Steps**

- The Panel requested DHPI investigate providing Council assessment staff with urban design review assistance and support.
- The Panel encouraged the applicant to ensure sufficient information is available to the Panel to ensure that contamination matters can be satisfied and that the site is fit for its intended purpose.
- Council to finalise and send out RFI.
- Council to exhibit the DA once the additional information is received from the applicant.
- The Panel agreed to undertake a site inspection once the exhibition period is complete.

### **TENTATIVE DETERMINATION DATE TO BE ADVISED**

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