



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 July 2024, 11am – 12:15pm
SITE INSPECTION DATE	Tuesday, 23 July 2024, 3pm – 3:45pm Thursday, 8 August 2024, 1pm – 2pm
LOCATION	Briefing: MS Teams Site Visit: On-site at 185 Morgan Street WAGGA WAGGA 2650

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

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Amelia Parkins, Michael Henderson Site Visit 23/07/24: Grant Christmas, Amelia Parkins, Michael Henderson Site Visit 08/08/24: Chris Wilson (Chair), Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	Amelia Parkins disclosed previous interactions with Manuel Donebus. Based on the information provided, the Chair determined that there was no conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Steven Cook, Kellie Stevens, Scott Button (Council Consultant Flood Engineer) Site Visit 23/7/24: Steven Cook, Rebecca Fox Site Visit 8/8/24: Steven Cook
APPLICANT REPRESENTATIVES	Briefing: Manuel Donebus (The Trustee for THE DONEBUS FAMILY TRUST), Daniel Donebus (The Trustee for THE DONEBUS FAMILY TRUST), Glen Ollerton (Morrison Design Partnership), Amir Safaei (Morrison Design Partnership), Daniel Traficante (Morrison Design Partnership), Patrice McMullen (Salvestro Planning)
DPHI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council Briefing

- Staging of development.

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- Revised Traffic Impact Assessment.
- Outstanding Embodied Emissions Report.
- Flood modelling and mitigation measures for an identified increase in overland flow conditions in relation to surrounding lands.
- Flooding a precondition to the grant of consent - CI 5.22 of Wagga LLEP (significance of flood impacts).
- Council's consultant flood engineer provided a background to the current flood conditions, extent of impacts related to the proposed development, modelling principles, and outlined how onsite filling is likely to result in ponding onsite resulting in increased water levels and a reduction in offsite flood storage.
- Site isolation principles.
- Previous development history for site.
- Car parking arrangements and consideration of internal arrangements for traffic.
- Internal amenity.
- Rezoning process, noting this was based on the flood information known at the time.
- Surrounding approvals.
- Works on council service road.
- On street parking situation.
- Timing of public exhibition - pending flood information.

Applicant Briefing

The applicant provided the Panel with a presentation and the following key matters were discussed;

- Council consideration of internal arrangements for traffic.
- Provision of further information regarding sustainability.
- Management of site isolation through the Master Plan.
- Flooding.

The Panel indicated that urban design outcomes seemed sound and noted Council is currently considering internal arrangements for traffic and vehicular movements.

The Panel encouraged the applicant to continue to work with Council to:

- achieve an acceptable outcome in relation to flooding. The Panel noted that the Council needs to be satisfied that the impacts of the flooding are fully and accurately addressed before the application proceeds to public exhibition. The Panel encouraged the applicant to clearly demonstrate flooding impacts and mitigation.
- Provide further details regarding building sustainability.

The applicant anticipates an outcome on the flooding in the next two (2) weeks and will present a solution to Council that demonstrates the extent of flooding impacts and appropriate mitigation.

The Panel may request a further status update briefing from Council once any further information is provided and the public exhibition process is completed.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED

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