

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 6 August 2025, 9:45AM – 11:25AM
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-342 – WAGGA WAGGA – DA24/0075 - 185 Morgan Street WAGGA WAGGA

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	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Amelia Parkins, Jenny McKinnon
APOLOGIES	Nil
DECLARATIONS OF INTEREST	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

COUNCIL ASSESSMENT STAFF	Steven Cook, Cameron Collins , Warren Faulkner (Council Infrastructure Services Division), Scott Button (Consultant Flood Engineer)
APPLICANT REPRESENTATIVES	Manuel Donebus (Damasa P/L), Daniel Donebus (Damasa P/L), Glen Ollerton (MDPA), Angela Wang (MDPA), David Hunter (Habitat), Patrice McMullen (Habitat), Laurence Gitzel (Northrop)
DPHI	Amanda Moylan

KEY ISSUES DISCUSSED

The Panel noted that the applicant requested a briefing with the Panel to provide direction and a time frame for the determination of the DA.

The Panel was briefed by Council assessment planners, Council's Flood Engineering Consultant and the applicant team and the following matters were discussed:

- Off site flood and stormwater impacts from the proposed development
- Mitigation measures available to alleviate flooding impacts.
- Flood model methodology including;
 - Comparisons between existing conditions and post construction conditions

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- Impacts on surrounding residential areas as a result of a flood event up to 1%
- Flood frequency and frequency of inundation
- Availability of data pertaining to recent flood duration and intensity
- Consideration of post development inundation
- Ability to demonstrate potential stormwater improvements made during development in the flood modelling
- Options and solutions for moving stored flood water to the lagoon
- Adequacy of existing stormwater infrastructure, given Council has identified the area for housing uplift. Council confirmed that there is no program for mitigation works for the flood and stormwater management in the area and confirmed that it is Council's position that should mitigation works be undertaken by Council, they should be for the benefit of the broader community, and not limit the benefit to a particular development.
- It is the responsibility of the applicant to limit offsite flooding to predevelopment levels.
- Basement car parking options, including flood gates, and other mechanisms available to protect the basement from flooding up to the PMF
- The need for a mechanism to manage occupants during an extreme weather event should water enter the basement.
- The provision of an adequately detailed flood emergency plan that deals with flash flooding and prevents people from getting down to the basement could be considered as a potential management measure.
- Ability of the proposal to satisfy cl 5.22 of the Wagga LEP 2010 in relation to special flood considerations
- Options for the reduction in scale of development to mitigate flood and stormwater impacts
- Data sharing opportunities between Council and applicant
- Future RFI to the applicant regarding building heights. There may be a need for a s4.6 request to deal with building height exceedance dependent on the agreed finished floor level requirements.

The Panel acknowledges that there is disagreement between Council and the applicant on the frequency of events, the level of impact and the impact of additional inundation likely to be caused by the development.

The Panel encouraged Council and the applicant to meet in the near future to better understand the mitigation measures available and to exhaust all avenues to resolve the outstanding issues.

Council is to further brief the Panel on the outcomes of their upcoming discussion with the applicant in approximately 4 weeks.

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4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels