



### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 20 August 2024, 1:45pm – 2:45pm Site inspection undertaken before briefing [delete if irrelevant]
<b>LOCATION</b>	<b>Briefing:</b> Wingecarribee Shire Council / MS Teams <b>Site Visit:</b> on-site at 2 Colo Street MITTAGONG 2575

### BRIEFING MATTER(S)

PPSSTH-405 – WINGECARRIBEE - DA24/1138- 2 Colo Street MITTAGONG 2575 - Alterations & Additions to Hotel - Alterations and refurbishment to existing Maltings 3 (M3) and construction of new Maltings 4 (M4) to create unified building for use as a hotel with restaurant, exhibition and ancillary purposes.

PPSSTH-407 – WINGECARRIBEE - DA24/1140 - 2 Colo Street MITTAGONG 2575 - S4.56 to Development Consent 20/1400 - Concept development application for the alterations and additions to and the adaptive reuse of the Site for the purposes of a mixed use development together with a development application for consent to stage 1 of the development for the alterations and additions and adaptive re-use of Malthouses M1, M2, M3 and M4.

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Briefing:</b> Chris Wilson (Chair), Grant Christmas, Susan Budd, Richard Colley <b>Site Visit:</b> Chris Wilson (Chair), Grant Christmas, Susan Budd, Richard Colley
<b>APOLOGIES</b>	Heather Warton
<b>DECLARATIONS OF INTEREST</b>	Juliet Grant (Employee of Gyde. Gyde completed the SEE)

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	<b>Briefing:</b> Andre Vernez <b>Site Visit:</b> Andre Vernez
<b>APPLICANT REPRESENTATIVES</b>	<b>Briefing:</b> Timothy Chung (Colliers), Phillipa Aiken (Colliers), Kaare Krokene (Snohetta), Simon Ip (Gyde), Sarah Meyer (Snohetta), Paul Lalich (K&L Gates). <b>Site Visit:</b> Ben Bild
<b>DPHI</b>	<b>Briefing:</b> Amanda Moylan, Tracey Gillett

### KEY ISSUES DISCUSSED

Council briefed the Panel and provided a background and description of both development applications. Council advised that a request for further information had been provided to the applicant (RFI). The following matters were also discussed:

- Structure of the applications and statutory framework.
- PPSSTH-405 the following matters were discussed:
  - Amending DA proposing changes to the Concept Plan as part of Development Consent granted by the Land and Environment Court.

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- Contamination – need for DSI and RAP as part of application.
  - Gap analysis.
  - Vehicular access with clarification required on proposed use of private garage (confusion if private use or public use associated with accommodation), noting the broader DA does not refer to any private use.
  - Management of water on site. The Panel need to understand hydraulic arrangements particularly in relation to stormwater.
  - Consistency with Masterplan. The flood report and architectural plans show finished floor levels that are lower than the Masterplan FFLs.
  - Water/Sewer and increased demand. The Panel require confirmation that sewer and water systems modelling has been undertaken and services are either available or can be made available. Need to update servicing assessment report.
  - Status of concurrence and referrals.
- PPSSTH-407 the following matters were discussed:
    - S4.6 modification application to amend the detailed development for Stage 1 as approved by the Land and Environment Court.
    - Heritage adviser recommendations regarding required changes. Updated structural plans and specifications required.
    - Contamination – need for DSI and RAP as part of application.
    - Final version of acoustic assessment outstanding.
    - Inconsistency with flooding levels in architectural plans and shed.
    - Status of concurrence and referrals.

The applicant briefed the Panel and provided a short presentation. The background to the development of the site was discussed and the following matters were raised:

- Site consolidation.
- Nature of the amending development application and the proposed modification.
- Specialist reports and investigations including flooding and stormwater studies, traffic and parking, flora and fauna.
- Mitigation of impacts on the flying fox community.
- The proposed increase in GFA.
- Staging (Stage 1 = M1, M2 and M3 and Stage 2 = M4)
- Legal structure of modification.
- Relationship between new DA and approved concept plan.
- Amending DA with conditions to amend the underlying existing approval (to amend the concept plan approval).
- Rationale behind lodgement of two concurrent development applications.
- Amendments to the concept plan in whole
- Clarification that the S4.56 relates to changes to stages 1 and 2.

### **Next Steps**

- The applicant intends to respond to the RFI within the requested time frame with expected date of 6 September 2024, with the exception of the detailed structural designs. Council agreed to provide clarification as to why it has requested further structural design details.

### **TENTATIVE DETERMINATION DATE SCHEDULED FOR 6 NOVEMBER 2024**

#### **Planning Panels Secretariat**