



BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 24 July 2024, 9:30am - 11am
SITE INSPECTION DATES	Tuesday, 23 July 2024, 2pm – 2:45pm Thursday, 8 August 2024, 12pm – 12:45pm
LOCATION	Briefing: MS Teams Site Visit: on-site at 757 Oura Road EUNANOREENYA 2650

BRIEFING MATTER(S)

PPSSTH-408 – WAGGA WAGGA - DA23/0584 – 757 & 759 Oura Road EUNANOREENYA 2650 – Community Facility – Upgrade to existing Scout Camp Facility

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Amelia Parkins, Michael Henderson Site Visit 23/7/24: Grant Christmas, Amelia Parkins, Michael Henderson Site Visit 08/08/24: Chris Wilson (Chair), Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Cameron Collins, Kellie Stevens Site Visit 23/7/24: Cameron Collins Site Visit 8/8/24: Cameron Collins, Jess Lewis
APPLICANT REPRESENTATIVES	Site Visit 23/7/24: Peter Braga (Willowtree Town Planning), Andrew Cowan (Willowtree Town Planning), Tim Lawler (Adapt Project Management), Paul McIntyre (Scouts NSW)
DPHI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council Briefing

Council assessment staff provided an update of the assessment of the application and raised the following matters:

- Primary use of the facility for community activities vs private functions.
- Impact on sight lines when exiting the site from existing vegetation in the road reserve.
- Requirement to seal driveway at road intersection.
- Options to realign driveway exit route to minimise tree removal along Oura Rd Road Reserve.
- Tree removal in relation to driveway construction along western boundary.

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- Impact on table drain.
- Flooding and PMF.
- Stormwater management.
- Plan of Management to address flood and fire evacuation, parking and traffic and noise management.
- Flood events – Council will require a further detailed flood evacuation plan, noting evacuation is proposed for events less than PMF.
- Availability of flood free access and alternate flood free access via Patterson Road.
- CI5.22 of Wagga LEP (Special Flood Considerations). The Panel noted it will need to be satisfied that there is a safe evacuation route for flood events.
- Removal of significant tree in hall location (Biodiversity assessment).
- Interrelationship between landscaping plan and effluent irrigation area.
- Effluent disposal including sewerage and intensification of use and sewerage management.
- Internal and external referrals - Council waiting on RFS GTAs.

Applicant Briefing

The applicant met with the Panel and discussed the following matters:

- Clarification of the proposed use as a community facility. Scouts are predominant user, but other users may be there from time to time. Primary purpose is for community (Scout) use. Potentially hiring out to other user groups (max capacity 100 persons).
- Exit location, site lines and internal road re-alignment. The Proposed exit onto Oura Rd aligns closely to vegetation in the Road reserve which is not shown on plans. The realignment of the exit road should be considered 50m to the east to minimise vegetation removal and to reduce impacts on table the drain. This could be dealt with as a condition of consent.
- The second access mainly for buses. The applicant is looking at the option of buses entering and leaving the site via the same ingress/egress (in a forward direction) adjacent to the western boundary.
- Council's engineer to consider effluent management in assessment report.

The Panel emphasised the need to ensure that uses carried out onsite were generally consistent with the primary function of a Scout Camp Facility to minimise impacts. The Panel encouraged the applicant to explore opportunities to update and strengthen the Plan of Management to specify primary function and use of the facility for community uses.

The Panel requested the applicant provide an amended plan clearly identifying any realignment of the internal access, the entry and exit point/s and the location of trees to be retained and/or removed.

The Panel requested Council ensure the following matters are addressed in its assessment report:

- adequacy of proposed effluent management.
- Evacuation for flood events and other emergency circumstances (bush fire).

At the inspection on 8 August 2024 the Council advised the Panel that the applicant had submitted amended plans showing:

- the relocation of the main parking area further within site closer to the main buildings.
- a dedicated bus layover and driver facilities approximately 150 metres to the south of the main facilities.
- a single ingress/egress at the existing access point removing the need for the second access point and additional vegetation loss.
- relocation (in part) of the entrance road away from the western boundary.

Next Steps

Council will advise the DPHI Planning Panel team when the RFS GTAs are received and agree on a date for a final briefing to determine the DA.

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