

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 20 August 2024, 3pm – 4:15pm Site inspection undertaken before briefing.
LOCATION	Briefing: Wingecarribee Shire Council / MS Teams Site Visit: on-site at 1551 Joadja Road JOADJA 2575

BRIEFING MATTER(S)

PPSSTH-416 – WINGECARRIBEE – DA24/1432 - 1551 Joadja Road JOADJA 2575 - Eco Tourist Facility - Development of an Eco-Tourist facility for short stay and day trips. Proposal to include an arrival village, consisting of parking areas and arrival buildings. Community 1 consisting of a refurbished homestead building, cabins. Community 2 consisting of amenities building and glamping.

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas, Stephen Leathley Site Visit: Chris Wilson (Chair), Grant Christmas, Stephen Leathley
APOLOGIES	Heather Warton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Andre Vernez Site Visit: Andre Vernez
APPLICANT REPRESENTATIVES	Briefing: David Hanrahan (Fresh Hope Communities), David Tolman (Fresh Hope Communities), Scott Griffiths (Fresh Hope Communities), Jeremy McCloud (Breathe Architecture) / Shannon Furness (Breathe Architecture), Li Ming (Fresh Hope Communities) Site Visit: David Hanrahan (Fresh Hope Communities), David Tolman (Fresh Hope Communities), Scott Griffiths
DPHI	Briefing: Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

Council provided the Panel with a briefing outlining the status of the assessment and detailing the matters raised in the RFI issued by Council on 19 August 2024 including:

- Further details to enable proper assessment against provisions set out in cl 5.13 of the WLEP 2010 Eco-tourist facilities.
- Request to either amend the application to remove any impact on Crown land or for the Crown to provide landowners consent. Three lots within the site are Crown Reserves. Landowners consent has

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not been provided with the application for use of the crown land there are a number of undetermined Aboriginal Land Claims. Concurrence from the NSW Aboriginal Land Council is required to proceed.

- Clarification required with regard to use of and access to the existing trail network in Bangadilly National Park.
- Heritage NSW has declined to accept the referral as an ACHR is required.
- Biodiversity concerns noting a BDAR is required to assess impacts of all elements of the proposal on native vegetation. Site is biodiversity mapped. Submitted BDAR is inadequate.
- Request for revised plans to address National Construction Code.

The applicant provided the Panel with a presentation which outlined the proposed development scheme, and the following matters were discussed in further detail:

- Proposed upgrades beyond internal road upgrades. The Panel queried the capacity of Joadja Road and the need for upgrades particularly given the use of buses to and from the site.
- Crown Lands and consent for its use.
- Aboriginal cultural heritage requirements.
- Biodiversity and the requirements for an updated BDAR.
- Consideration of Ecotourism definitions in the WLEP.
- Waste minimisation with regard to the proposed prefabrication of buildings.
- Wastewater management, potable water source and treatment. The existing water licence to be drawn via creek pump and filtered for use. Contingency for water to be trucked in if no water available in creek.
- Waste and waste water disposal during operation.
- Maximum occupancy. The applicant indicated the maximum occupancy based on available beds is 170 persons with an average anticipated of 100 occupants plus day patrons.

Next Steps

Council will advise the DPHI Planning Panel team:

- once further information is received and referred internally and to external agencies.
- when Council is able to finalise its assessment report and make a recommendation.

Once the above actions are complete a Panel determination date will be scheduled.

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