

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 15 January 2025, 11:50am – 1pm Site inspection undertaken before briefing, 10.30am – 11.30am.
LOCATION	Site Visit: 250 Boorooma Street Charles Sturt University 2678 Briefing: Wagga Wagga City Council / MS Teams

BRIEFING MATTER(S)

PPSSTH-442 – WAGGA WAGGA – DA24-0374 - 250 Boorooma Street Charles Sturt University 2678 - Centre based childcare facility with new access to Farrer Road and two lot subdivision.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Chair), Juliet Grant, Grant Christmas, Amelia Parkins, Jenny McKinnon
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Site Visit: Amanda Gray Briefing: Amanda Gray, Alyssa Cronk, Cameron Collins
APPLICANT REPRESENTATIVES	Briefing only (via MS Teams): Iain Davidson (Colliers), Chris McLaughlan (Colliers), Alex Burden (Grey Pucksand), Jenna Amos (MMJ)
DPHI	Briefing only (via MS Teams): Amanda Moylan, Nikita Lange

KEY ISSUES DISCUSSED

- Prior to the briefing, the panel inspected the site and the following key issues were discussed:
 - Permissibility
 - Site characteristics
 - Site suitability in terms of vegetation loss, traffic and access
- After the site inspection, the following matters were discussed with council and the panel:
 - whether the development is permissible, noting the applicant will have to clearly demonstrate the site is within the boundaries of the University
 - whether the land was operational and how this is determined
 - two unique submissions were received during exhibition period

Matters discussed during the Applicant briefing

- The applicant provided the panel with an overview of the development and the following matters were discussed:
 - The need for the development, noting the existing St Marys Rainbow pre-school is being relocated to this site due to flood concerns
 - The design and layout of the development
 - Consistency with any Master Plan for the University
 - The use of the child-care facility as a training facility for the University, noting the ongoing operation is to be separate from the University
 - A lease agreement has been negotiated between the University and the Anglican Diocese
 - The funding agreement between Anglican Diocese and the University will include obligations that ensure the site is used as a teaching facility
 - Land owners consent has been provided by Crown Lands
 - Constraints on the eastern boundary of the site, which is restricted by a power line easement, and the western boundary contains overhead powerlines owned by the University (no legal easement formed)
 - Acknowledgement that the land is bushfire prone, category 3 and an asset protection zone extending into the University site must be established
 - Measures taken to avoid vegetation removal, in particular the Yellow Box Grassy Woodland EEC, the need for offsets and the APZ requirements for bushfire protection.
 - Access via Farrer Road and Boorooma Street were chosen as a result of bushfire concerns. In addition, the applicant considered that access through the University would not comply with standards and access via alternative road networks would require extensive upgrades to comply with standards
 - Opportunities for pedestrian connectivity between the development and the University.
 - Any works proposed to council owned roads would require approval from council.

- The panel recommend that further consideration/information be provided by the Applicant in relation to:
 - the location of the school zone, noting this may change traffic modelling
 - current traffic trends, including demand and direction of traffic
 - the permissibility of the proposed use, including identifying the “existing boundary” of the University, and any other pre-determination requirements identified in the *Transport and Infrastructure SEPP* noting the applicant has previously stated the development was separate to the University
 - the operational status of the land
 - why the large-eared pied bat was not included in the ecological assessment

- The panel acknowledged the time sensitivities associated with delivering the facility and council agreed to work towards preparing an assessment report for electronic determination asap.

- Key Issues
 - Permissibility of the development
 - Connectivity of the use with both the University and Riverina Anglican College
 - Site suitability

TENTATIVE DETERMINATION DATE TO BE SCHEDULED

Planning Panels Team