

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 15 February 2022, 10am and 11am
<b>LOCATION</b>	Videoconference

## BRIEFING MATTER(S)

PPSWES-122 - Central Darling - D20/ 21 - Maari Ma Community Health Facility Wilcannia - Bonney Street Wilcannia -

Construction of a Community Health Facility for the Maari Ma Health Aboriginal Corporation to serve Wilcannia.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL</b>	Central Darling Council - Glenda Dunn, Geoff Larn, Greg Hill Blacktown Council - Development Assessment - Judith Portelli, Alan Middlemiss
<b>OTHER</b>	On behalf of the Applicant - Cathy Dyer – Maari Ma, Andrew O’Loughlin and Mitchell Lowe and Cary Duffield Troppo Architects DPE - Amanda Moylan, Brianna Cheeseman

## KEY ISSUES DISCUSSED

### General

- Background to proposed development
- Planning Proposal history, reclassification of community land to operational, community interest and site selection
- Background to VPA. Applicants confirmed that a VPA was initially proposed but not agreed to by Council. VPA is now being reviewed.
- The ability of the design to meet the function of providing a community health facility.
- Adequacy of car parking
- The Council confirmed that the sale of land to Maari Ma is currently being finalised
- Plan of Management is not required as the land is operational

### Flooding

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- Council confirmed a Flood Study has not been completed for Wilcannia
- Background to flood history and local evidence around 1976 flood was provided.
- 1976 Flood level used a base for floor level for proposed development (to match the existing floor level of the hospital). Flood waters did not reach the floor of the existing hospital in 1976 flood event (77.420AHD).
- The Panel requested consistent measurement of flood height where flood levels are referenced (gauge height reference in metres to be converted to AHD where flood height is referenced)
- To ensure appropriate floor level and freeboard, and to ensure any structure can withstand any flood immersions and flood water velocity, the panel requested a hydraulic or flood engineer to:
  - Confirm the reliance on the historic flooding information available to set appropriate floor levels:
  - Validate that the proposed FL will be above the 1:100 year flood level (plus freeboard).

### **Community Interest and cultural context**

- Community access to land and river is high importance.
- Community highly values views to the river and weir from public domain.
- Public access to the river via car park.
- Cultural importance of facility to the people of Wilcannia, in particular, the spiritual connection of facility to the Barkindji River for healing.
- Connection to the European heritage has limited interest to the indigenous community

### **Access**

- Public access to the river will be available from Field Street (longer term plan to link centre of town to river and new weir)
- Access to Bonnie St.: proposal for 6m wide carriageway with parking on the 40m wide road reserve Bonnie St to remain as council land. The provision of the infrastructure works (drainage, driveway, carparking and works on council property)
- Easement across the front of the property to be created through the sale of the land. The easement will allow for the creation of a public walkway to enable access gathering points at the river
- All weather access required for Bonnie St to ensure all users can access.

### **Further Assessment Considerations**

- Few site controls as Council does not have a DCP
- European Heritage - possible contextual issues as design may not quite fit with heritage buildings around it.
- OEH concerns around removal of trees and retention of vegetation on the site
- Bush Fire Prone land and APZ provisions
- Staging of development – confirmation that development is not being staged. The Panel requested the amendment of the plan accompanying the application to delete references to staging.
- Specification of the requirements being sought by Council through the VPA (kerb and gutter, bitumen etc.)
- Assessment report to provide further background to planning history of site.

### **Next Steps**

- Exhibition to be completed. No submissions to date.
- Verification of flood levels and proposed floor levels by hydraulic or flood engineer
- Assessment staff to put forward a RFI to Council during week ending 25/2/2022. Council to forward RFI to applicants.
- The Panel requested a prompt reply to the RFI to enable finalisation of assessment
- DPE to liaise with Council to arrange for Panel to undertake site inspection
- Progression of VPA to continue (including clarification of content and evidence of acceptance by Council)

### **Planning Panels Secretariat**

**TENTATIVE DETERMINATION DATE SCHEDULED FOR May 2022**

**Planning Panels Secretariat**

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