

Memorandum



To:	Lisa Foley – Project Officer – Planning Panel Secretariat
CC:	Nicholas Wilton – Manager Development Wingecarribee Council
From:	External Planner for Wingecarribee Shire Council
Subject:	Single plan and document set DA 17 / 1822
Date:	30 April 2019
File Number:	2018STH003 – Wingecarribee - DA17/1822

APPLICATION: 17/1822

APPLICANT: Waterbrook Bowral Pty Limited

OWNER: Waterbrook Bowral Pty Limited

PROPERTY DESCRIPTION: Lots 1 and 2 DP 1101892 and Lots 4 to 11 DP 1109214

PROPERTY ADDRESS: 2 – 18 Centennial Road, Bowral NSW 2576

PROPOSED DEVELOPMENT: Concept Plan for Seniors Housing and Stage 1

Dear Lisa,

As discussed, today (30/04/2019) the applicant for this Development Application has provided a comprehensive set of plans and supporting documents in electronic format to Council. Hard copies of the same plan and document set will be delivered to Council tomorrow.

This set of plans and documents does not introduce any new information in comparison to that information already available on the JRPP website and uploaded as of 23 April 2019.

The set of plans and documents is a single comprehensive package of plans and documents which combine:

- The plans and documents tabled at the JRPP Meeting of 12 February 2019; and
- The plans and documents addressing Deferral Matters to be addressed at the JRPP Meeting of 7 May 2019.

I have reviewed the plan and document set in electronic form and confirm that the contents of those plans and documents are fully representative of the plans and documents already available on the JRPP website.

The single set of plans and documents has been provided in order to:

- Ensure all Panel members have a single set of plans and documents available in hard copy on 7 May 2019
- Ensure that a single set of plans and documents can be referenced in Condition 2 to the draft Notice of Determination should the Panel support the recommendation of the Supplementary Report on 7 May 2019
- A single set of plans and documents can be referenced throughout the assessment, determination and post-determination processes which potentially simplifies matters for all concerned.

Should the Panel support the recommendation of the Supplementary Report, then:

- (i) Condition 1 and Condition 19 in Part 2 in the draft Notice of Determination can be deleted and
- (ii) Part 1 Condition 2 in the draft Notice of Determination can be amended to a single list of plans and documents as follows:

“2. Development in Accordance with Plans and Documents

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The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Cover Sheet	16104 DA.G.0.00 Rev I	Marchese Partners International PL	21/11/2017 24/04/2019
Location Plan	16104 DA.S.1.01 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Site Analysis	16104 DA.S.1.02 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Site Analysis – Response to Street Rhythm	16104 DA.S.1.03 Rev F	Marchese Partners International PL	21/11/2017 10/09/2018
Demolition Plan	16104 DA.S.1.04 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Concept Master Plan	16104 DA.M.1.01 Rev H	Marchese Partners International PL	21/11/2017 05/04/2019
Staging Plan – DA Stage-01	16104 DA.M.1.02 Rev H	Marchese Partners International PL	21/11/2017 05/04/2019
Staging Plan – DA Stage-02	16104 DA.M.1.03 Rev H	Marchese Partners International PL	21/11/2017 05/04/2019
Stage 01 Master Plan Level Roof	16104 DA.M.1.04 Rev H	Marchese Partners International PL	21/11/2017 05/04/2019
Stage 01 Master Plan Level ground	16104 DA.M.1.05 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Street Elevation	16104 DA.M.2.01 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – B1 Floor Plan – Existing	16104 DA.F.0.01 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – 00 Floor Plan – Existing	16104 DA.F.0.02	Marchese Partners International PL	21/11/2017

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	Rev F		11/09/2018
Level – 01 Floor Plan – Existing	16104 DA.F.0.03 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – 02 Floor Plan – Existing	16104 DA.F.0.04 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Roof Floor Plan - Existing	16104 DA.F.0.05 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Elevation South East	16104 DA.F.0.10 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Elevation South West	16104 DA.F.0.11 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Elevation North West	16104 DA.F.0.12 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Elevation North East	16104 DA.F.0.13 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – B1 Floor Plan	16104 DA.F.1.01 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – 00 Floor Plan	16104 DA.F.1.02 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – 01 Floor Plan	16104 DA.F.1.03 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – 02 Floor Plan	16104 DA.F.1.04 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Level – Roof Floor Plan	16104 DA.F.1.05 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Section AA	16104 DA.F.2.01 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Section BB	16104 DA.F.2.02 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018
Section CC	16104 DA.F.2.03 Rev F	Marchese Partners International PL	21/11/2017 11/09/2018

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Elevations – SE	16104 DA.F.3.01	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Elevations – SW	16104 DA.F.3.02	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Elevations – NW	16104 DA.F.3.03	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Elevations – NE	16104 DA.F.3.04	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
External View	16104 DA.F.4.01	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Internal View	16104 DA.F.4.02	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Material Board	16104 DA.F.4.03	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Stage 01 Master Plan types	16104 DA.H.0.01	Marchese Partners International PL	21/11/2017
	Rev H		05/04/2019
Villa Type A	16104 DA.H.1.01	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type A.1	16104 DA.H.1.02	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type B	16104 DA.H.1.03	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type C	16104 DA.H.1.04	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type C.1	16104 DA.H.1.05	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type D	16104 DA.H.1.06	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type D.1	16104 DA.H.1.07	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Villa Type E	16104 DA.H.1.08	Marchese Partners International PL	21/11/2017
	Rev H		05/04/2019

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External View	16104 DA.H.2.01	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Material Board	16104 DA.H.2.02	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Adaptable Units Type A&A.1	16104 DA.H.3.01	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Adaptable Units Type B, C&C.1	16104 DA.H.3.02	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Adaptable Units Type D&D.1	16104 DA.H.3.03	Marchese Partners International PL	21/11/2017
	Rev F		11/09/2018
Mechanical Services Level 1 Kitchen	16104 MS.DA.02	Marchese Partners Engineering PL	14/09/2018
	Rev B		
Mechanical Services Level 1 Kitchen	16104 MS.DA.01	Marchese Partners Engineering PL	14/09/2018
	Rev B		
Title Sheet and Locality Plan	16104 DA-C-001	Marchese Partners Engineering PL	14/12/2017
	Rev P		24/04/2019
Legend, Abbreviations and drawing List	16104 DA-C-002	Marchese Partners Engineering PL	14/12/2017
	Rev M		08/03/2019
General Notes	16104 DA-C-003	Marchese Partners Engineering PL	14/12/2017
	Rev M		08/03/2019
Survey Plans	16104 DA-C-004	Marchese Partners Engineering PL	14/12/2017
	Rev M		08/03/2019
Civil Works Erosion and Sediment Control Plan – Sheet 1	16104 DA-C-011	Marchese Partners Engineering PL	28/12/2017
	Rev N		08/03/2019
Civil Works Erosion and Sediment Control Plan – Sheet 2	16104 DA-C-012	Marchese Partners Engineering PL	28/12/2017
	Rev P		24/04/2019
Civil Works Erosion and Sediment Control Plan – Sheet 3	16104 DA-C-013	Marchese Partners Engineering PL	28/12/2017
	Rev N		08/03/2019
Civil Works Erosion and Sediment Control Plan – Sheet 4	16104 DA-C-014	Marchese Partners Engineering PL	28/12/2017
	Rev N		08/03/2019
Civil Works Erosion and Sediment Control Details	16104 DA-C-021	Marchese Partners Engineering PL	28/12/2017
	Rev N		08/03/2019

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Site Works Site Plan	16104 DA-C-100	Marchese Partners Engineering PL	14/12/2017
	Rev Q		03/04/2019
Site Works Site Grading and bulk earthworks levels Plan – Sheet 1	16104 DA-C-101	Marchese Partners Engineering PL	14/12/2017
	Rev Q		08/03/2019
Site Works Site Grading and bulk earthworks levels Plan – Sheet 2	16104 DA-C-102	Marchese Partners Engineering PL	14/12/2017
	Rev U		24/04/2019
Site Works Site Grading and bulk earthworks levels Plan – Sheet 3	16104 DA-C-103	Marchese Partners Engineering PL	14/12/2017
	Rev R		08/03/2019
Site Works Site Grading and bulk earthworks levels Plan – Sheet 4	16104 DA-C-104	Marchese Partners Engineering PL	14/12/2017
	Rev S		03/04/2019
Civil Works Internal Roads Longitudinal Sections – Sheet 1-4	16104 DA-C-121-4	Marchese Partners Engineering PL	14/12/2017
	Rev N		08/03/2019
Civil Works Internal Roads Longitudinal Sections – Sheet 5-9	16104 DA-C-125-9	Marchese Partners Engineering PL	14/12/2017
	Rev N		08/03/2019
Civil Works Typical Road cross sections	16104 DA-C-130	Marchese Partners Engineering PL	14/12/2017
	Rev P		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 1-6	16104 DA-C-131-136	Marchese Partners Engineering PL	14/12/2017
	Rev N		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 7	16104 DA-C-137	Marchese Partners Engineering PL	14/12/2017
	Rev M		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 8	16104 DA-C-138	Marchese Partners Engineering PL	14/12/2017
	Rev N		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 9	16104 DA-C-139	Marchese Partners Engineering PL	14/12/2017
	Rev P		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 10-12	16104 DA-C-140-142	Marchese Partners Engineering PL	14/12/2017
	Rev M		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 13	16104 DA-C-143	Marchese Partners Engineering PL	14/12/2017
	Rev P		08/03/2019
Civil Works internal Roads Cross Sections – Sheet 14-15	16104 DA-C-144-145	Marchese Partners Engineering PL	14/12/2017
	Rev N		08/03/2019
Civil Works Entry Roads Detailed Sections - Sheet 1 - 2	16104 DA-C-146-147	Marchese Partners Engineering PL	19/03/2019
	Rev Q		

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Civil Works Entry Roads Detailed Sections - Sheet 3 - 5	16104 DA-C-148-150 Rev R	Marchese Partners Engineering PL	16/04/2019
Civil Works Typical Road Cross Sections	16104 DA-C-151 Rev A	Marchese Partners Engineering PL	17/04/2019
Civil Works Bulk Earthworks Site Sections – Sheet 1-5	16104 DA-C-161-165 Rev M	Marchese Partners Engineering PL	21/11/2017 08/03/2019
Civil Works Site Stormwater Drainage Plan – Sheet 1-4	16104 DA-C-201-204 Rev N	Marchese Partners Engineering PL	21/11/2017 08/03/2019
Civil Works Site Stormwater Catchment Plan – Sheet 1-4	16104 DA-C-205-208 Rev A	Marchese Partners Engineering PL	08/03/2019
Civil Works Stormwater Longitudinal Sections – Sheet 1-6	16104 DA-C-221-226 Rev A	Marchese Partners Engineering PL	08/03/2019
Civil Works Bus Bay Detail Plan	16104 DA-C-301 Rev M	Marchese Partners Engineering PL	21/11/2017 08/03/2019
Title Page	1080 L00 Rev E	Site Design + Studios	25/04/2019
Design Intent	1080 LP01 Rev E	Site Design + Studios	25/04/2019
Landscape Masterplan	1080 LP02 Rev F	Site Design + Studios	03/04/2019
Wayfinding & Open Space Diagram	1080 LP03 Rev E	Site Design + Studios	25/04/2019
Elevations	1080 LP04-05 Rev E	Site Design + Studios	25/04/2019
Stage 1 – Landscape Plan	1080 LP06 Rev E	Site Design + Studios	25/04/2019
Stage 1 – Main Facilities Area Landscaping Plan	1080 LP07 Rev E	Site Design + Studios	25/04/2019
Stage 1 – Typical Cluster	1080 LP08 Rev E	Site Design + Studios	25/04/2019
Planting Schedule	1080 LP09	Site Design + Studios	25/04/2019

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	Rev E		
Typical Details	1080 LP10 Rev E	Site Design + Studios	25/04/2019
Existing tree plan	1080 LP11 Rev G	Site Design + Studios	03/04/2019
Redesigned Entry Road	1080 LP12 Rev D	Site Design + Studios	03/04/2019
Concept Landscape Section	1080 LP13 Rev F	Site Design + Studios	14/03/2019
Statement of Environmental Effects	-	Lee Environmental Planning	Dec 2017
Statement of Facilities & Services	[2 pages]	Waterbrook Bowral	Undated
Stormwater Management Report	2017-1356 Rev C	Marchese Partners Engineering	29/09/2018
MUSIC Model Assessment	1731 Rev 1	CDS	18/12/2017
Arboricultural Impact Assessment	18SUT-11544 V6	Eco Logical Australia	18/04/2019
Assessment of Environmental Constraints and Opportunities	-	Anne Clements & Associates Pty Limited	19/12/2017
Vegetation Management Plan	-	Anne Clements & Associates Pty Limited	19/09/2018
Threatened Species Test of Significance – Stage 1 and 2	-	Anne Clements & Associates Pty Limited	18/01/2019
Access Assessment Report	108893-Access-r1	BCA Logic	15/12/2017
BCA Capability Assessment Report	108893-BCA-r1	BCA Logic	15/12/2017
NCC Section J report	1971	BCA Energy	21/12/2017
BASIX Certificate	891499M	BCA Energy	21/12/2017
Detailed Site Investigation	10025626RP01 Rev 2	Arcadis	21/03/2019
Hazardous Materials Survey	E23933.E10_Rev0	EI Australia	19/07/2018

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Flood Assessment Report	J1802_R3	FloodMit	Sep 2018
Heritage Covering Letter	-	Paul Davies Pty Ltd	20/12/2017
Heritage Assessment Report	Draft	Paul Davies Pty Ltd	Dec 2012
Aboriginal Heritage Assessment Report	Ver 1.3	Kayandel Archaeological Services	Sep 2018
Revised Traffic and Parking Assessment Report	17788	Varga Traffic Planning Pty Ltd	21/09/2018
7.0m Toyota Coaster Turning Path sheet 1&2	17788	Varga Traffic Planning Pty Ltd	18/04/2019
10.1m Long Fire Truck Turning Path sheet 1&2	17788	Varga Traffic Planning Pty Ltd	18/04/2019
B99 Vehicle Turning Path sheets 1 – 8	17788	Varga Traffic Planning Pty Ltd	18/04/2019
8.8m MRV Truck Turning Path sheets 1- 6	17788	Varga Traffic Planning Pty Ltd	18/04/2019
Concept Construction Management Plan	Rev.02	Waterbrook Bowral	17/04/2019
Infrastructure annotated drawings sheets 1-3	Rev 02	Waterbrook Bowral	17/04/2019
Stage 2B sketch of dormer style villa	[4 pages]	Marchese Partners International PL	05/04/2019
Waste Management Plan	-	Waste Audit and Consultancy Services	11/09/2018

Reason: *To ensure the development is carried out in accordance with the approved plans and documentation.”*

I trust this information is clear.

Should you have any questions regarding the content please contact myself or Group Manager Planning Development Services Mr.Nicholas Wilton.

Sophie Perry

Planner for Wingecarribee Shire Council

30 April 2019