

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 February 2024, 9:30am – 10:45am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-314 – Wingecarribee – DA24/0212 – 233 Argyle Street MOSS VALE 2577 – Construction of a shopping centre including Woolworths and speciality retail, commercial and car wash, associated works including traffic light intersection works (including traffic signals).

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson, Grant Christmas, Julie Walsh, Stephen Leathley, Natasha Harras
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant (Executive Director of Gyde - Gyde made a submission in relation to the proposed development); Council interest DA

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	None
COUNCIL CONSULTANT ASSESSMENT PLANNER	Jeremy Swan (The Planning Hub)
APPLICANT REPRESENTATIVES	Paul Hume (Premise), Tony Pratt (Woolworths), Donal Challoner (Nettleton Tribe), Tim Rogers (Colston Budd Rogers & Kafes)
OTHER	Amanda Moylan (DPHI), Tim Mahoney (DPHI), Tracey Gillett (DPHI)

KEY ISSUES DISCUSSED

Council Briefing

- Council's consultant assessment planner provided an overview of the development, site, and context.
- The site's location, consistency with objectives of the zone and design are key issues given the E3 Zone and location with limited street frontage.
- On 9 November 2023 TfNSW advised that it did not support the proposed development due to the design of signalised intersection, boom gates, traffic generation rates and construction traffic impacts. Following submission of additional information, TfNSW again advised on 31 January 2024 that they cannot support the signalised intersection arrangement in its current form.
- Water NSW has provided its concurrence.

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- A request for information was issued on 13 November 2023 with a response provided on 28 November 2023. Following a detailed review, a further request for information was issued on 20 December 2023 with a response due 31 January 2024. An extension to 28 February 2024 was granted to allow the applicant additional time to provide the requested information.
- The application was notified between 19 October 2023 and 19 November 2023. It was then renotified from 25 October 2023 to 25 November 2023 to accommodate amended information. A total of 472 submissions were received during both notification periods.

Applicant Briefing

- The applicant gave a presentation summarising the proposed development and site context.
- Community consultation was completed prior to lodgement which comprised a website with information on the development and a letter drop to nearby and adjoining residences and businesses.
- Extensive consultation has been ongoing with TfNSW. A meeting to discuss the intersection design has been arranged to address outstanding issues.
- The traffic modelling demonstrates an acceptable level of service is achieved post development for the proposed signalised intersection.
- There will not be a significant impact in terms of queuing on Argyle Street.
- Council is in the early stages of planning a bypass of Moss Vale which will assist in reducing traffic impacts on Argyle Street in the long term.
- Key issues: variation to preferred development outcome design sketch, size and height of signage, development design, traffic and access, residue lot – future development and submissions received.

Panel

- The Panel asked the following questions of the applicant:
 - Clarification of the split of vehicles accessing the site through the Argyle Street access vis a vis the Hoskins Street access. The applicant advised 25% of traffic is expected to access/egress via Hoskins Street.
 - Ability of Hoskins Street to accommodate heavy vehicle traffic. The applicant confirmed the road and pavement may be required to be upgraded and, in its view, this could be facilitated by conditions of consent.
 - Access to residual land via Hoskins Street. The applicant advised all access would be via Hoskins Street.
 - Whether the applicant had considered the potential for all trucks accessing the development off Argyle Street. The applicant advised Woolworths prefers to separate service vehicles from customer traffic to limit conflicts in the car park.
 - How small trucks would enter and leave the site. The applicant advised they could enter/exit via Hoskins Street and Argyle Street.
- The Panel raised concerns with delivery vehicles accessing the site through residential neighbourhoods. The applicant indicated only 4-6 trucks a day would be accessing the site and it is not going to be continually throughout the day.
- Noting that the Panel had only had preliminary briefings on the matter, it highlighted the following key matters for consideration:
 - The objective contained in the Zone E3 Productivity Support which states, *“To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres”*. The Panel reinforced the need for the applicant to fully demonstrate how the development would satisfy this objective.
 - Three key assessment issues: general traffic and access, traffic and access in relation to residue lot, and competition with nearby land uses (zone objectives).
- The Panel also considered it prudent that Council obtain its own legal advice on the permissibility issue, and further, have the economic impact report peer reviewed.

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Next Steps:

- The Panel agreed to a briefing update with Council on 20th March 2024 to allow sufficient time for the applicant to provide additional information and for Council to complete its consideration of the revised documentation.

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