

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 17 April 2024, 9:30am – 10:30am
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSTH-314 – Wingecarribee – DA24/0212 - 231-233 Argyle Street, Moss Vale - Construction of a shopping centre including Woolworths and speciality retail, commercial uses and a car wash, and associated works including traffic light intersection works (including traffic signals).

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	Jeremy Swan (The Planning Hub)
<b>DPHI</b>	Amanda Moylan

**KEY ISSUES DISCUSSED**

Council's Consultant Assessment Planner provided the Panel with a status update regarding the assessment of the application with the following matters being discussed:

- The Applicant's response to Council's RFI and that Council was awaiting the applicant's response to matters raised in submissions received during the exhibition period.
- Outstanding concurrence from TfNSW. Issues around the design of the intersection and requirement for wider road cross section to facilitate traffic lights and pedestrian access across the traffic lights.
- Residual parcel (future Lot 2) and design of development.
- Residual parcel and traffic management design.
- Potential impacts of the development including noise, vibration, and visual impacts, particularly where access to Hoskins St is proposed via the lot to rear.

- Permissibility of proposed land use and economic impacts and satisfaction of zone objectives.
- Consideration of an acceptable level of economic impact.
- Summary of key issues raised during exhibition.

The Panel noted:

- Its key concerns relate to the Hoskins Street access and impacts for the adjoining residential area, the the shape and future use of Lot 2 which it is obliged to consider as part of any determination for subdivision, the economic impacts on the Moss Vale Town Centre and the relationship of the site to the Town Centre, and the functionality and design of the Argyle Street access.

The Panel requested Council contact TfNSW to obtain clear details of its intersection design requirements.

The Panel advised Council that it might seek to discuss outstanding concerns regarding traffic impacts, traffic management and road network capacity issues directly with TfNSW.

### **TENTATIVE DETERMINATION DATE TO BE ADVISED**