

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 25 October 2021, 3.00 pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSTH-7-WINGECARRIBEE-20/0227-141 YARRAWA ROAD MOSS VALE 2577

Proposed concept subdivision of a maximum of 1200 residential lots, with Stage 1 subdivision (177 lots) being 173 residential lots, 2 reserve lots, 1 residue business lot and 1 residue lot.

PANEL MEMBERS

IN ATTENDANCE	Renata Brooks (Chair), Tim Fletcher, Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	None
ON BEHALF OF APPLICANT	None
DPIE STAFF	Jane Gibbs, Amanda Moylan, Sung Pak

REASON FOR BRIEFING

The Panel has received further information from Council.

KEY ISSUES DISCUSSED

- The Panel requested that Council be asked to upload the following documents to the portal:
 - Stage 1 Water Servicing Strategy Urban Water Solutions 25 May 2020
 - Sewer Servicing Strategy Urban Water Solutions 8 November 2019
 - Full development water servicing strategy Urban Water Solutions 11 August 2020
 - Arterra Landscape Architects Landscape Concept Plans dated 6 October 2020.
 - Staging Plan, Dwg S-08 Rev G Arterra Design 2 March 2020.
- The Panel requested that Council be asked for further clarification with respect to Clause 2.11 of Section 21 of the Moss Vale Township DCP (Chelsea Gardens Coomungie Precinct) – specifically:

- a. whether Council is satisfied with the applicant's water and sewer servicing strategy for the full extent of the development proposed in the concept plan and the water and sewer servicing strategy for Stage 1 on the basis of material provided (the UWS reports)
 - b. Council's expectations in relation to the timing of provision of satisfactory Scheme Plans required under Clause 2.11 and Council approval of those plans.
3. Consistent with CI123E of the Environmental Planning and Assessment Regulation, the Panel requested the DPIE to commission:
 - a. An independent engineering consultant to:
 - i. Review all relevant documentation in relation to provision of water and sewerage services for the proposed subdivision
 - ii. Undertake a peer review of the document submitted by JMD development consultants on 18 August 2021 and the source documents it references and advise whether:
 - Water and sewerage infrastructure can be feasibly and logically implemented in a timely fashion, to adequately service the subject concept plan (Stage 1 and future stages).
 - There is adequate certainty with respect to when major stages of work are required and there is a clearly articulated position on which infrastructure works are the responsibility of either Council or the applicant. If not, recommend what the critical works are and who could undertake them.
 - b. An independent planning consultant to:
 - i. Assess the adequacy of proposed water and sewerage arrangements following receipt of independent engineering advice in relation to Panel deferral matter 2(b) in the Record of Deferral dated 13 August 2021, and whether the information provided is capable of satisfying the requirements of Clause 2.11 Section 21 Moss Vale Township DCP (Chelsea Gardens – Coomungie).
 - ii. Identify any plans which will require amendment as a result of updates provided in response to the Panel's deferral conditions and comment on the implications for the Panel's consideration of the application.
 - iii. Review the recommended DA consent conditions to ensure the proposed conditions:
 - Appropriately address water, sewer and road infrastructure matters having regard to Council memorandum dated 21.10.21 and the independent engineering advice
 - Are appropriately linked to either Concept Plan, Stage 1 or both
 - Are internally consistent
 - Reflect the recommendations of the assessment reports
 - Reference all relevant plans and documents
 - iv. Prepare a report documenting the outcome of the review and recommendations to the Panel
4. The Panel agreed to undertake a site visit on either 4 or 9 November, subject to Council officer availability.

5. The Panel requested the secretariat advise Council (and through Council, the applicant) of the Panel's decision.

TENTATIVE SITE VISIT DATE: 4 or 9 November

TENTATIVE PANEL MEETING DATE: Preferably 2021