



BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 21 April 2022, 10.00 am
LOCATION	Video Conference (MS Teams)

PANEL MEMBERS

IN ATTENDANCE	Renata Brooks (Acting Chair) Tim Fletcher and Susan Budd
APOLOGIES	Michael Mantei, Stephen Leathley
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	None
DPE STAFF (RSD TEAM)	Jane Gibbs, Sung Pak
INDEPENDENT PLANNING CONSULTANT	Kim Johnston - KJ Planning

REASON FOR MEETING

- Briefing from independent planning consultant engaged in response to request by the Panel in record of briefing dated 25 October 2021

KEY ISSUES DISCUSSED/AGREED

- Progress with completion of water and sewerage review being undertaken by the independent engineering consultant (Ben Asquith, Decentralised Water Australia) at Panel's request.
- Outstanding information requests and matters requiring further assessment identified in preliminary work undertaken by the independent planning consultant.
- The Panel is of the view that a supplementary assessment report should be prepared by the independent planning consultant.

ISSUES TO BE RESOLVED

1. Applicant to provide:
 - a. An updated Clause 4.6 request referencing the correct lot number and proposed lot size for the proposed public reserve along Yarrawa Rd boundary.

- b. A revised concept plan showing:
 - i. the future collector road leading from the north-east corner of the site as an extension to the proposed east-west road along the northern edge of Stage 5 as required by TfNSW and the SVPA to the proposed new roundabout at the intersection of the Illawarra Highway and Fitzroy St as “future link/connection to Illawarra Hwy”.
 - ii. The location of the proposed water and sewer servicing infrastructure including proposed lots for the sewer pump stations located at the low point adjoining the golf course boundary and along the eastern boundary as well as the location of the proposed additional 10 ML water reservoir in the northern portion of the site
 - iii. The future ownership and use of the area of land in the north-east section of proposed Stage 3A within the special character area (Drawing No SK33 dated 30/9/21) labelled “managed lands”
- c. An amended Stage 1 subdivision plan to illustrate:
 - i. Clarification of proposed lot numbers for areas identified as future reserves given that the total of 21,303 sqm shown for proposed lot 1181 appears to include the area of proposed lot 1182.
 - ii. Lot widths for the proposed residential allotments
 - iii. Proposed lots 1301, 1302 and 1303 consolidated into one residue lot in the B1 zone consistent with Council’s draft condition 1.
 - iv. Proposed roundabouts (including the proposed roundabout on proposed Road No. 1 and Yarrowa Rd) on the proposed subdivision plan in accordance with the road and drainage design plans prepared by Orion Consulting.

2. Council to provide:

- a. The following documents:
 - i. *Detailed Environmental Site Assessment* prepared by Harvest Scientific Services dated 13 October 2020
 - ii. *Flooding report* referred to in Council’s engineering referral.
 - iii. *Integrated Water Cycle Management* report prepared by Orion Consulting dated 5 March 2020.
 - iv. *Moss Vale – Traffic Model Audit Report* prepared by Transport Modellers Alliance dated January 2021
 - v. Agency consultation letters and General Terms of Approval from NRAR
 - vi. Revised staging plan provided to Council on 3 December 2021 referenced in the Premise covering letter to the agreement to Council dated 23 February 2022.
- b. Advice on consultation which was undertaken with local service providers, particular the local energy provider in relation to Section 2.48(1)(d) of SEPP (Transport and Infrastructure) 2021.
- c. Schedule of contributions.
- d. Details of Council’s consideration (including the documentation/modelling which was reviewed) of the potential traffic generating impacts of the proposed concept plan on the local road network to demonstrate whether or not the local road network is capable of absorbing the traffic generated, including network capacity and current road alignments.

- e. Confirmation of the land ownership arrangements for the provision of the future road which would link the proposed internal road within the subject site to the proposed new roundabout at the intersection for the Illawarra Highway, Fitzroy Rd and Throsby Park Rd under the State VPA.
 - f. Comment on the Applicant's response to 1(b)(iii) above, once provided.
 - g. Confirmation that Council is satisfied the water and sewer servicing strategy for the development (including the ultimate development potential) meet the requirements of clause 2.11 of the Moss Vale Township DCP (Chelsea Gardens Commungie Precinct) and that Scheme Plans for water, sewer and stormwater services meeting the requirements of clause 2.11 of the DCP have been approved by Council.
3. The independent planning consultant be requested to assess the additional information provided by the applicant and Council.

NEXT PANEL MEETING DATE

Council and applicant briefings scheduled for 28 April 2022. Purpose of these briefings will be:

- The independent engineering consultant to present his findings to Council and the applicant
- Clarify additional information required
- Inform timeframes for provision of information and determination.