

Our ref: PPSSTH-7

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26 April 2022

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**Subject:** Chelsea Gardens development application – Consideration by Southern Regional Planning Panel

Dear Mr Hume

I refer to DA 20/0227 for the proposed residential subdivision at 141 Yarrawa Road and 32 Lovelle Street Moss Vale, known as Chelsea Gardens Coomungie Lands ('the site'). The development application seeks consent for a concept application for 1,200 lots and a Stage 1 approval for 177 lots ('the proposed Development'), with the Southern Regional Planning Panel ('the Panel') as consent authority.

As you are aware, this application remains under consideration. The Panel has held a recent briefing where it heard from the independent planning consultant engaged to undertake the task requested in the Panel's record of briefing dated October 2021. The Panel has requested the consultant provide additional assistance with finalising assessment of this matter. To progress this matter the Panel is seeking amended documentation and advice as set out below:

- 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 Yarrawa Rd) on the proposed subdivision plan in accordance with the road and drainage design plans prepared by Orion Consulting.

At the applicant briefing to be held on 28<sup>th</sup> April 2022, the Panel will request an update in relation to these matters.

Please be advised that any information provided will be made public on the ePlanning portal.

If you have any further enquiries, please contact Amanda Moylan at the Department of Planning and Environment at [amanda.moylan@planning.nsw.gov.au](mailto:amanda.moylan@planning.nsw.gov.au). Please provide a response to this letter to [enquiry@planningpanels.nsw.gov.au](mailto:enquiry@planningpanels.nsw.gov.au).

Yours sincerely,

Jane Gibbs

Director Regionally Significant Development  
Local & Regional Planning