

Our ref: PPSSTH-7

Mr Geoff King ([geoff.king@wsc.nsw.gov.au](mailto:geoff.king@wsc.nsw.gov.au))

Wingecarribee Shire Council

PO Box 141

MOSS VALE NSW 2577

26 April 2022

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

Dear Mr King

I refer to DA 20/0227 for the proposed residential subdivision at 141 Yarrowa 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 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 from October 2021. The Panel has requested the consultant provide ongoing assistance to complete the assessment of additional information in relation to this matter. The Panel has reviewed the information provided to date and is seeking information from Council on the matters outlined below:

- 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 (if not already on the ePlanning portal)
  - 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 a request for information made 26 April 2022 concerning 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".
- g. Confirmation that Council is satisfied the water and sewer servicing strategy for the development (including the ultimate development potential) meets 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.

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 note that the information provided will be made public via the ePlanning portal unless indicated as confidential to council.

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