

28 April 2022

Jane Gibbs  
Director Regionally Significant Development  
Local & Regional Planning  
NSW Department of Planning and Environment  
By email: enquiry@planningpanels.nsw.gov.au

Dear Ms Gibbs,

**CHELSEA GARDENS DEVELOPMENT APPLICATION – CONSIDERATION BY SOUTHERN REGIONAL PLANNING PANEL ('SRPP') – YOUR REF: PPSSTH-7**

We refer to your correspondence dated 26 April 2022 (received by email at 6.25pm same day) concerning the continuing discussion of the subject application by the SRPP and seeking amended documentation. We provide the following response to be read in conjunction with the following accompanying documents and prepared at short notice and in the interests of assisting as far as practical the SRPP Panel briefing later today.

- Plans of subdivision for Stage 1 by JMD Development Consultants (Plan refs: 18001(S1A) DP1, sheets 1 & 2, 18001(S1B) DP1, sheets 1 & 2 and 18001(S1C) DP1, sheets 1 & 2), superseding plan of subdivision by CDS (ref: 1429 DA02, Issue H, sheets 1 & 2).
- Revised *Moss Vale Master Plan* by Arterra Design, ref: MP-04 Revision F, superseding plan MP-04 Revision E.
- Plans by Cardno ref: 80220024-SK101, 80220024-SK102 and 80220024-SK103 and referenced by the revised *Moss Vale Master Plan* by Arterra Design.
- Clause 4.6 Request by Premise, superseding clause 4.6 request by Urbis dated 22 July 2019.

**a. Updated Clause 4.6 request referencing the correct lot number and proposed lot size for the proposed public reserve along Yarrowa Rd boundary.**

Please refer to the attached clause 4.6 Request by Premise, referencing the updated plans of subdivision and correlating lot number and lot size for the proposed future reserve lot along the Yarrowa Road boundary (now referred to as Lot 1181).

**b i Revised Concept Plan – future collector road**

Please refer to the revised Moss Vale Master Plan by Arterra Design which includes a note referencing *Future connection to Illawarra Highway refer to engineering drawings*, being the plans by Cardno that conceptually illustrate 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".

**b ii Revised Concept Plan – location of proposed water and sewer infrastructure**

Please refer to the revised Moss Vale Master Plan by Arterra Design illustrating the location of the proposed water and sewer servicing infrastructure 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 water reservoir in the northern portion of the site. The proposed lot for the initial sewer pump station to be constructed concurrent with the Stage 1 subdivision has been included on the updated subdivision plan 18001(S1A) DP1 Sheet 1, being proposed Lot 1184. Future lots for the remaining infrastructure will be included on detailed subdivision plans for latter stages of the development.

**b iii Revised Concept Plan – future ownership and use of managed lands**

Please refer to the revised Moss Vale Master Plan by Arterra Design illustrating the 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 i Amended Stage 1 subdivision plan – clarification of future reserves**

Please refer to the updated plan of subdivision by JMD ref: 18001(S1A) DP1 Sheets 1 & 2. The future reserves previously referred to as Lots 1181 & 1182 in the superseded plan of subdivision by CDS are consolidated into the one (1) future reserve lot, being Lot 1181.

**c ii Amended Stage 1 subdivision plan – lot widths**

Please refer to the updated plans of subdivision by JMD which include lot areas and dimensions (including widths).

**c iii Amended Stage 1 subdivision plan –consolidation of Lots 1301, 1302 & 1303**

Please refer to the updated plan of subdivision by JMD ref: 18001(S1C) DP1 Sheets 1 & 2 showing the previous Lots 1301, 1302 & 1303 in the superseded plan of subdivision by CDS consolidated into one (1) lot, being Lot 1303.

**c iv Amended Stage 1 subdivision plan –proposed roundabouts**

Please refer to the updated plans of subdivision by JMD which include the proposed roundabouts as per the road and drainage design plans prepared by Orion Consulting.

We would be grateful if this response can be provided to the SRPP as a matter of urgency to enable discussion and a closing out of the amendments requested as part of the Panel meeting. Should you have any questions or require anything further please contact us.

Your sincerely,



**Paul Hume**  
**Senior Town Planner**