

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 28 April 2022, 2:30pm and 3:55pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-7 – WINGECARRIBEE – DA20/0227 - 141 Yarrawa Road MOSS VALE 2577

Part A - Proposed Stage 1 Subdivision including 182 Residential Lots, 2 Open Space / Drainage Lots and 4 Residue Lots;

Part B - Proposed Concept Subdivision including approximately 1200 Residential Lots.

PANEL MEMBERS

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

OTHER ATTENDEES

DPE representatives	Jane Gibbs, Amanda Moylan and Mellissa Felipe
Applicant Attendees	Adrian Liaw – Head of Development Aoyuan Paul Singer – Project Director Aoyuan Terry Hams – Principal Civil Engineer Michael Gordon – Technical Consultant Angela Villate – Aoyuan Group Paul Hume - Premise
Independent consultants	Kim Johnston and Ben Asquith

KEY ISSUES DISCUSSED

Response to requests for information to applicant and Council

- Applicant has provided responses to all matters
- Council has provided the requested documents and will respond to remaining matters by 6 May.

Water and Sewerage servicing

- DWA final report – Water and Sewer Expert Advice for Subdivision DA 27/4/22 – presentation from independent engineering expert (IEE).
- Applicant and Council advised they will respond formally to the report
- Applicant raised concerns about proposed timing of requirements to obtain relevant authorisations under the WICA. IEE confirmed that WICA licensing and approval requirements are statutory requirements and are not negotiable. The conditions of consent proposed in the DWA report reflect the statutory regime.

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- Panel noted the report raises concerns in relation to the recycled water irrigation approach proposed by the applicant (area of land to be irrigated and wet weather storage capacity) with implications for consideration of the subject DA (including possible changes to lot sizes and potential environmental impacts on land proposed for subdivision and residential use in subsequent stages).
- Arrangements for private sewer easements over individual lots also need to be resolved.
- Applicant and Council support formalisation of the draft terms of agreement for water and sewer services into a Water and Sewer Infrastructure Staging plan.

Other matters

- Local road network capacity – Council advice pending
- Lot numbers – noted that current concept plan proposes 1073 lots while water and sewer infrastructure servicing has been based on a maximum of 1200 lots. A modification application would be required to achieve a yield above the number of lots approved under any concept plan approval, if a consent is issued.

ISSUES TO BE RESOLVED

Applicant to provide:

1. Technical expert advice on any amendments required to the proposed arrangements for the stage 1 sewer service strategy in light of:
 - a. Limitations identified in the DWA Final Report section 3.1.2
 - b. Change of service provider to True Water Australia from the provider of the Package Wastewater Treatment System Assessment Report (Aerofloat, 2020)
2. Addendum to the Statement of Environmental Effects assessing the impact of any amendments arising from technical advice in point 1 above.
3. Confirmation of verbal advice provided at the meeting in relation to sewer easements on private land and the proposed transition arrangements to the Council operated Moss Vale Treatment Plant once constructed.
4. Water and Sewer Infrastructure Staging Plan based on the draft terms of agreement letter from Wingecarribee Shire Council (WSC) dated 8 April 2022.

Council to provide:

5. Comment on the material received from the applicant under points 1 and 2, in light of the DWA Final Report section 3.1.2.
6. Advice on whether it supports the proposed sewer easement arrangements.

PANEL BRIEFING TO CONSIDER ADDITIONAL INFORMATION TO BE HELD 18 MAY 2022

Planning Panels Secretariat

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