

DATE OF DEFERRAL	13 August 2021
PANEL MEMBERS	Renata Brooks (Chair), Tim Fletcher, Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	Gordon Kirkby

Public meeting held by teleconference on 4 August 2021, opened at 10am and closed at 11am.

MATTER DEFERRED

PPSSTH-7 – WINGECARRIBEE – DA 20/0227 at 141 Yarrowa Road Moss Vale, and 32 Lovelle Street, Moss Vale – Proposed Stage 1 subdivision (177 lots) being 173 residential lots, 2 reserve lots, 1 residue business lot, and 1 residue lot, and proposed concept subdivision including approximately 1200 residential lots (as described in Schedule 1).

REASONS FOR DEFERRAL



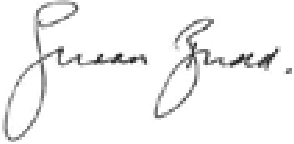
The Panel considered it had insufficient information to determine the matter and agreed to defer determination to allow for:

1. The Panel to undertake a detailed site inspection.
2. The applicant to submit:
 - a. a revised concept plan which includes details which show:
 - i. Appropriate treatment of the rural/urban interface including the perimeter road required to be provided under condition 4 of the RFS GTA's and post and rail fencing or alternative treatment consistent with the provisions of Section 2.4.1 Residential Design Rural Edge Interface of Section 21 Chelsea Gardens Coomungie Precinct of the Moss Vale Township DCP
 - ii. Proposed road and reserve layouts and access points to the local road network
 - iii. Indicative lot number, layout and building envelopes, for the Special Character Area
 - iv. Indicative maximum number of lots in the total subdivision inclusive of Stage 1 consistent with the Master Plan Summary Report dated 11 July 2019 Revision B.
 - v. Relocation of the adventure playground from the heritage conservation area (refer comments from Heritage NSW dated 23 April 2020)
 - vi. Proposed location of the neighbourhood commercial hub
 - b. A staging plan for the provision of reticulated water, sewerage and local road infrastructure (outside the site) which indicates who is responsible (applicant or Council) for such provision and timing relative to the development stages shown in the indicative staging plan. This plan should clearly demonstrate what work will be required before each stage and who will be responsible for such works enabling the development to proceed in a logical and transparent manner. This document must reflect current advice from Council on progress with projects to upgrade Council owned infrastructure and may require further sewer and water modelling.
 - c. Confirmation of proposed arrangements for ownership and on-going maintenance of reserves across the concept plan area, including the proposed drainage reserves.
 - d. Advice on whether the RFS requirements to maintain the concept plan area as an Inner Protected Area conflict with the proposed landscaping concept plan. If the requirements are incompatible, detail on how the landscape plan will be revised and any implications for the assessment of visual impacts.

- e. Advice on how quickly the proposed landscaping can be advanced (for each stage) to ensure that the visual screening outlined within the applicant submission can be satisfactorily achieved.
3. Council to consider the revised plan and other information and determine whether revised or additional technical studies are required to take into account any changes, for example visual impact assessment if proposed landscaping is materially altered by RFS APZ management requirements.
 4. Council to:
 - a. Assess the additional information in relation to the proposed concept plan and
 - b. Assess the detailed stage 1 proposal against the requirements of Part 4 residential controls Section 21 Chelsea Gardens Coomungie Precinct of the Moss Vale Township DCP to determine whether the proposed layout is likely to be able to achieve compliance.
 - c. Prepare a supplementary report and revised draft consent which clarifies that Stage 1 is the first stage of the proposed concept plan and reorders proposed conditions accordingly.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
	
Renata Brooks (Chair)	Tim Fletcher
	
Susan Budd	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-7 – WINGECARRIBEE – DA 20/0227
2	PROPOSED DEVELOPMENT	Proposed Stage 1 subdivision (177 lots) being 173 residential lots, 2 reserve lots, 1 residue business lot, and 1 residue lot, and proposed concept subdivision including approximately 1200 residential lots
3	STREET ADDRESS	Lot 3 DP 706194 being “Coomungie” 141 Yarrawa Road Moss Vale, and Lot 12 DP 866036 being “Chelsea Gardens” 32 Lovelle Street, Moss Vale
4	APPLICANT/OWNER	Applicant: Prime Moss Vale Pty Ltd c/o Urbis Owner: Prime Moss Vale Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Koala Habitat Protection) 2021 ○ Wingecarribee Local Environmental Plan 2010 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Moss Vale Township Development Control Plan • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 21 July 2021 • Clause 4.6 variation request • Written submissions during public exhibition: 7 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Robert Mann ○ Council assessment officer – Peter Malloy ○ On behalf of the applicant – Paul Hume
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council’s recommendation: [date] <ul style="list-style-type: none"> ○ <u>Panel members</u>: Renata Brooks (Chair), Tim Fletcher, Susan Budd ○ <u>Council assessment staff</u>: Peter Malloy, Nancy Sample, Tula Bhattarai, Naif Ahmed, Matthew Theris ○ <u>DPIE staff</u>: Sung Pak, Michelle Burns • <u>Tim Fletcher inspected the site on 30/7/21</u> • Renata Brooks inspected the site on 5/12/21
9	COUNCIL RECOMMENDATION	Approved subject to conditions

