

MINUTES

of the
Local Planning Panel
held in
Council Chambers,
Wingecarribee Shire Council Civic Centre,
68 Elizabeth Street, Moss Vale
on

Wednesday 6 July 2022

The meeting commenced at **2:00 pm**

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**MINUTES OF THE LOCAL PLANNING PANEL MEETING OF WINGECARRIBEE SHIRE COUNCIL
HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE ON
WEDNESDAY 6 JULY 2022 COMMENCING AT 2:00 PM**

Present:	Chairperson	Michael Mantei
	Expert	Alf Lester
	Expert	Larrisa Ozog
	Community Representative	William (Bill) Davidson
In Attendance:	Acting Director Communities and Place	Marrisa Racomelara
	Executive Manager Strategic Outcomes	Michael Park
	Senior Strategic Land Use Planner	Susan Stannard
	Coordinator ICT Operations	Ian Vong
	Executive Assistant Director Communities and Place	Leesa Stratford

1 OPENING OF THE MEETING

The Chairperson opened the meeting and welcomed members of the public and the press.

2 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged country:

“Wingecarribee Shire Council acknowledge the Gundungurra and Tharawal people as the traditional custodians of this land we now call the Wingecarribee Shire. I pay my respect to Elders both past, present and emerging. I would also like to extend that respect to all Aboriginal and Torres Strait Islanders present here today.”

3 APOLOGIES

There were no apologies.

4 DECLARATIONS OF INTEREST

There were no Declarations of Interest declared at the meeting

5 PLANNING PROPOSALS

5.1 Planning Proposal for land at Yarrawa Road Moss Vale

Report Author: Senior Strategic Land Use Planner
Authoriser: Executive Manager Strategic Outcomes

PURPOSE

The purpose of this report is to seek to include the subject land within the adjoining Chelsea Gardens Urban Release Area and to apply zoning and minimum lot size controls consistent with the URA.

OFFICER'S RECOMMENDATION

THAT the Panel supports the attached Planning Proposal prepared under section 3.33 of the *Environmental Planning & Assessment Act 1979* to include land at 121, 131 and 153 Yarrawa Road Moss Vale, being Lot 4 DP706194, Lot 5 DP706194, and Lot 2 DP610352 respectively, within the Chelsea Gardens Coomungie Urban Release Area boundary, and to rezone the subject land to part R2 Low Density Residential and part RE1 Public Recreation, and to apply a minimum lot size of 600m² to the R2 zoned portion of the land, AND THAT the Planning Proposal be submitted to the NSW Department of Planning & Environment for a Gateway determination in accordance with section 3.34 of *Environmental Planning & Assessment Act 1979*.

PANEL ADVICE

1. The Panel supports the attached Planning Proposal prepared under section 3.33 of the *Environmental Planning & Assessment Act 1979* to include land at 121, 131 and 153 Yarrawa Road Moss Vale, being Lot 4 DP706194, Lot 5 DP706194, and Lot 2 DP610352 respectively, within the Chelsea Gardens Coomungie Urban Release Area boundary, and to rezone the subject land to part R2 Low Density Residential and part RE1 Public Recreation, and to apply a minimum lot size of 600m² to the R2 zoned portion of the land.
2. The Planning Proposal be submitted to the NSW Department of Planning & Environment for a gateway determination in accordance with section 3.34 of *Environmental Planning & Assessment Act 1979*.
3. The Panel considers that the Planning Proposal is a logical extension to the Chelsea Gardens Coomungie Urban Release Area.
4. The Panel recommends that prior to the gateway determination, the Council request the applicant to prepare a concept masterplan that demonstrates how the Planning Proposal land might be developed in a way that integrates that land with the Chelsea Gardens Coomungie Urban Release Area in terms of water, sewer, roads, drainage, landscape design, open space, pedestrian networks and character. The concept Masterplan should also address retention of significant vegetation, access to Yarrawa Road and show an indicative layout.

5. The concept masterplan might be the basis for a development control plan for the land. However, the Panel recommends that Council not prepare a development control plan for the land until there is certainty about upgrading of the Moss Vale Sewerage Treatment Plant to accommodate residential development on the subject land. The Panel notes that Clause 6.2 Wingecarribee LEP2010 prevents development consent being granted for any residential subdivision of the land unless a development control plan has been prepared for the land addressing the matters in Clause 6.2(3) Wingecarribee LEP 2010. The Panel recommends that such a development control plan not be adopted until there is certainty about upgrading of the Moss Vale Sewerage Treatment Plant to accommodate residential development on the subject land.
6. The Panel also notes that Clause 7.10 Wingecarribee LEP 2010 also requires Council to be satisfied that any public utility infrastructure that is essential for the proposed subdivision is available or that adequate arrangements have been made to make that infrastructure available when it is required. This clause is an added security that the land will not be developed for residential purposes until adequate infrastructure, particularly sewer, is available.
7. The Panel otherwise considers that the planning proposal has strategic and site-specific merit for the reasons outlined in the Council officer's report.

REASONS: As per items listed above

VOTING: Unanimous

The meeting closed at 2.56pm