

MINUTES

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

Wednesday 22 November 2023

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

Table Of Contents

1 OPENING OF THE MEETINGError! Bookmark not defined.

2 ACKNOWLEDGEMENT OF COUNTRYError! Bookmark not defined.

3 APOLOGIES.....Error! Bookmark not defined.

4 DECLARATIONS OF INTERESTError! Bookmark not defined.

5 PLANNING PROPOSALS 3

6 DEVELOPMENT APPLICATIONS..... 4

 6.1 Development Application 23/0503 For Construction Of A Covered Multi-Purpose
 Equestrian Arena At Lot 1 DP618233, No 145 Quarry Rd Bundanoon..... 4

7 MEETING CLOSURE5

**MINUTES OF THE LOCAL PLANNING PANEL MEETING OF WINGECARRIBEE SHIRE COUNCIL
HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE ON
WEDNESDAY 22 NOVEMBER 2023 COMMENCING AT 2:00 PM**

Present:	Chairperson	Michael Mantei
	Expert	Scott Barwick
	Expert	Linda Kelly
	Community Representative	Denis McManus

In Attendance:	Manager Planning, Development and Regulatory Services	Jon Shillito
	Coordinator Planning Assessment	Chris Young
	External Consultant Planner	Jenni Askin
	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 for the meeting

4 DECLARATIONS OF INTEREST

There were no Declarations of Interest declared at the meeting

5 PLANNING PROPOSALS

There were no Planning Proposals listed for the meeting

6 DEVELOPMENT APPLICATIONS

6.1 DA23/0503 - Development Application for Construction of a covered multi-purpose equestrian arena at Lot 1 DP618233, No 145 Quarry Rd Bundanoon

Report Author: Consultant Town Planner – Jennie Askin, aSquare Planning
Authoriser: Manager Development Assessment and Regulation
- Jon Shillito

There were no persons registered to address the panel.

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines DA23/0503 for construction of a roof covering to a multi-purpose equestrian arena at Lot 1 DP618233, No 145 Quarry Rd Bundanoon by APPROVAL for the reasons specified in Attachment 1 to this report.

PANEL REASONS

The Panel has inspected the site and reviewed the consultant planner's assessment report. The Panel was also provided with a supplementary assessment report by Council officers dealing with the Plan of Management applying to the development site under the *Local Government Act 1993*.

The Panel is satisfied that the development is consistent with the applicable provisions of the Plan of Management. The Panel also agrees with the consultant planner's assessment report, subject to the following additional considerations.

The Panel has further considered the visual impact of the proposed structure and has imposed conditions relating to colour selection and landscape treatment as set out below in the Panel's determination. The Panel has also made a number of administrative changes to the draft conditions to address: (a) the scope of the approved development and (b) the legal status of conditions provided to Council by Water NSW and NSW RFS.

The Panel otherwise adopts the reasons for the decision as contained in the consultant planner's report.

PANEL DETERMINATION

1. The Panel determines DA23/0503 for construction of a covered multi-purpose equestrian arena at Lot 1 DP618233, 145 Quarry Rd Bundanoon by APPROVAL for the reasons specified in Attachment 1 to the Officer's report with the following amendments:
 - a. Condition 1 to be amended to read:

“Development Consent has been granted in accordance with this notice of determination for the construction of a roof covering to the equestrian arena”.

Reason: To confirm the extent of the approved development.

- b. The heading to condition 35 to be amended to read “Water NSW Conditions.”
- c. The heading to condition 36 to be amended to read “RFS Conditions.”
- d. The following new conditions to be imposed:

The colour of the walls, posts and roof is to be recessive. Details of compliance with this condition must be submitted to the Manager Development Assessment and Regulation for approval prior to issue of the construction certificate.

A landscape plan is to be prepared by a suitably qualified person dealing with the following landscape treatment of the site:

- a. *screen tree planting adjacent to the eastern and northern elevations of the proposed structure; and*
- b. *increased screen tree planting along the Quarry Road boundary of the site.*

The plan is to be consistent with Planning for Bushfire Protection 2019 and is to take into consideration any operational requirements of the current uses.

The landscape plan is to be submitted to the Manager Development Assessment and Regulation for approval prior to issue of the Construction Certificate.

The approved landscape plan is to be implemented prior to issue of the occupation certificate.

7 MEETING CLOSURE

There being no further business the meeting closed at 2.06pm
