

MINUTES

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

Wednesday 27 September 2023

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 27 SEPTEMBER 2023 COMMENCING AT 2:00 PM**

Present:

Chairperson	Julie Walsh
Expert	Larissa Ozog
Expert	Linda Kelly
Community Representative	Richard Colley

In Attendance:

Coordinator Development Assessment	Chris Young
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 for this meeting.

5 PLANNING PROPOSALS

There were no Planning Proposals listed for the meeting.

6 DEVELOPMENT APPLICATIONS

6.1 DA23/0555 - 2 Lot Subdivision, 10 Old Hume Hwy, Berrima

Report Author: Ali Zeineddine - Consultant Planner
Authoriser: Adan Davis, Director Communities and Place

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines development application 23/0555 – 2 Lot Subdivision at Stringybark 10 Old Hume Highway, Berrima by APPROVAL of consent for the reasons specified in Attachment 1 to the Council Officer's report.

Applicant, Scott Lee (LEP Consultancy) addressed the panel.

PANEL'S DECISION

The Panel determines development application 23/0555 – 2 Lot Subdivision at Stringybark 10 Old Hume Highway, Berrima by APPROVAL of consent subject to the conditions as specified in Attachment 1 to the Council Officer's report amended as follows:

Deletion of condition 44

New condition 43A

- a. The original plans of subdivision shall be accompanied by a Section 88B Instrument under the Conveyancing Act 1919, which requires a restriction as to user requiring the following:***
 - i) The construction of any future dwelling or ancillary structure (eg outbuilding etc) in accordance with the design of the building envelope shown on the Part Site/Floor Plan & Elevation by Kathy Barnsley Architect dated April 2023 as modified on 3 May 2023-reference 23-874/01B***
- b. The restriction as to user shall be in favour of Council which will have the power to release, vary or modify the restriction***
- c. Full details, including draft Section 88B Instrument, shall be submitted for the approval of Council with the application for a Subdivision Certificate.***

Reason: To ensure compliance with Council policy positions.

REASONS:

The panel generally agrees with the Council Officer's report. Additional condition 43A has been imposed having regard to paragraph A8.1.3 Building Envelopes under Berrima Village Development Control Plan and having regard to the sensitivity of the site in between two listed heritage items.

VOTING: unanimous

6.2 DA23/0072 - Industrial Building and Chemical Storage Facility at 41-43 Pikkat Drive, Braemar

Report Author: Assessment Planner (Consultant)
Authoriser: Adan Davis, Director Communities and Place

OFFICER'S RECOMMENDATION

THAT the Local planning Panel determines development application 23/0072 for the construction of an industrial building and a chemical storage facility development at 41-43 Pikkat Drive, Braemar by APPROVAL, subject to the conditions specified in Attachment 1 to the Officer's report.

Applicant, Scott Lee (LEP Consultancy) addressed the panel.

PANEL DECISION

1. *The Panel determines development application 23/0072 for the construction of an industrial building and a chemical storage facility development at 41-43 Pikkat Drive, Braemar be DEFERRED to enable the following to occur:*
 - a. *To seek concurrence from the Department of Planning and Environment-Water*
 - b. *Appropriate notification of the application has occurred in accordance with the regulations*
 - c. *The applicant to provide a more comprehensive description of the proposed development*
 - d. *Independent legal advice to be obtained on whether the proposed development is permissible.*
 - e. *The preparation by the applicant of a Plan of Management dealing with as a minimum*
 - *Site safety and security*
 - *Training of personnel / Workplace health and safety (WHS)*
 - *Management of hazards*
 - f. *Confirmation that the plan of subdivision has been registered*
 - g. *To clarify that one driveway will be entry point and other driveway an exit point.*
 - h. *To confirm that the issue of contamination has been adequately dealt with*
 - i. *To consider the design of the main entry to the office and its relationship to the disable parking space*
2. *Upon satisfaction of the above, a further report is to be provided to the Panel which may at the discretion of the Chair, be determine the application electronically.*

REASONS

The panel is not satisfied that the application is capable of approval at this stage.

VOTING: unanimous

7 MEETING CLOSURE

Being no further business, the meeting closed at 3.20pm
