

AGENDA

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

Wednesday 24 May 2023

The meeting will commence at **2:00 pm**

Table Of Contents

1 OPENING OF THE MEETING	5
2 ACKNOWLEDGEMENT OF COUNTRY	5
3 APOLOGIES.....	5
4 DECLARATIONS OF INTEREST.....	5
5 PLANNING PROPOSALS.....	6
5.1 Planning Proposal To Amend Clause 4.2F Of Wingecarribee Local Environmental Plan 2010	6
6 DEVELOPMENT APPLICATIONS.....	27
6.1 Development Application 22/0396 - Continued Use Of A Cantilevered Steel Awning At 14 Hoddle Street, Burrawang.....	27
7 MEETING CLOSURE	66

Our Mission, Our Vision, Our Values

OUR MISSION

To create and nurture a vibrant and diverse community growing and working in harmony with our urban, agricultural and natural environments

OUR VISION

Leadership: *'An innovative and effective organisation with strong leadership'*

People: *'A vibrant and diverse community living harmoniously, supported by innovative services and effective communication with Council'*

Places: *'Places that are safe, maintained, accessible, sympathetic to the built and natural environment, that supports the needs of the community'*

Environment: *'A community that values and protects the natural environment enhancing its health and diversity'*

Economy: *'A strong local economy that encourages and provides employment, business opportunities and tourism'*

OUR VALUES

Integrity, trust and respect

Responsibility and accountability

Communication and teamwork

Service quality

Recording and Webcasting of Local Planning Panel Meetings

This meeting is being recorded and webcast via Council's website and a person's image and/or voice may be publicly broadcast. Attendance at the meeting is to be taken as consent by a person to their image and/or voice being webcast. Any part of the meeting that is held in closed session will not be webcast.

Council requests that everyone in attendance is respectful and uses appropriate language. All speakers should refrain from making any defamatory, discriminatory or offensive comments or releasing any personal information about another individual without their consent. Council accepts no liability for any damage that may result from defamatory, discriminatory or offensive comments made by persons attending meetings – all liability will rest with the individual who made the comments.

Individuals acting in a disorderly manner can be asked by the Chairperson to leave the meeting under the Council's Code of Meeting Practice.

The recording will be available for viewing on the internet for 12 months and retained as a Council record. The recording is subject to copyright.

The meeting must not be recorded by others.

Please ensure that all electronic devices including mobile phones are switched to silent.

The Council Chamber has 24 Hour Video Surveillance.

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

Nil at time of print.

4 DECLARATIONS OF INTEREST

The provisions of Chapter 14 of the Local Government Act 1993 regulate the way in which nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest and the reasons for declaring such interest must be disclosed as soon as practicable after the start of the meeting.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions or voting on that matter and further require that the member vacate the meeting.

Council’s Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

5 PLANNING PROPOSALS

5.1 Planning Proposal to amend Clause 4.2F of Wingecarribee Local Environmental Plan 2010

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

PURPOSE

The purpose of this report is to seek support for a Planning Proposal to amend *Clause 4.2F - Subdivision of land for dual occupancies in Zone R2 or R3* of Wingecarribee Local Environmental Plan (WLEP) 2010, to reinstate the restrictions on subdivision of dual occupancy development within the Berrima Heritage Conservation Area.

Applicant / Proponent	Wingecarribee Shire Council
Owner	N/A
Consultants	N/A
Notification	N/A
Number Advised	N/A
Number of Submissions	N/A
Current Zoning	N/A
Proposed LEP Amendment/s	Clause 4.2F - Subdivision of land for dual occupancies in Zone R2 or R3
Political Donations	N/A
Recommendation	THAT the attached Planning Proposal to amend <i>Clause 4.2F - Subdivision of land for dual occupancies in Zone R2 or R3</i> of Wingecarribee Local Environmental Plan 2010 BE SUPPORTED and the Planning Proposal be submitted for a Gateway Determination in accordance with s.3.34 of the <i>Environmental Planning & Assessment Act 1979</i> .

OFFICER'S RECOMMENDATION

1. The attached Planning Proposal to amend *Clause 4.2F - Subdivision of land for dual occupancies in Zone R2 or R3* of Wingecarribee Local Environmental Plan 2010 BE SUPPORTED, and
2. The Planning Proposal be submitted for a Gateway Determination in accordance with s.3.34 of the *Environmental Planning & Assessment Act 1979*.

REPORT

PLANNING PROPOSAL

Introduction

On 2 February 2022, the Wingecarribee Local Planning Panel considered a report to amend Clause 7.2 of the Wingecarribee Local Environmental Plan 2010 to remove an inconsistency between Clause 7.2-Requirements for subdividing dual occupancies in Zones R2 and B1 and Clause 4.2F-Minimum subdivision lot sizes for dual occupancies in certain zones.

Clause 7.2 was contained within WLEP from its initial gazettal on 16 June 2010. The intent of the clause was to enable the subdivision of dual occupancy development in certain circumstances where subdivision was not otherwise permissible under the minimum lot size provisions. However, the provisions of the clause excluded land within the mapped Berrima Heritage Conservation Area.

In response to amendments to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)* which enabled the erection and subdivision of dual occupancies as complying development, Council introduced Clauses 4.2E and 4.2F into WLEP2010 in June 2020 to ensure that such dual occupancy developments were consistent with the established lot sizes and character of our towns and villages.

In October 2022, the drafting of an amendment to clause 7.2 by the Parliamentary Counsel's Office (PCO) resulted in an inconsistency with clauses 4.2E and 4.2F, which the NSW Department of Planning & Environment sought to address with PCO resulting in a further Amendment on 12 May 2023 which amended clauses 4.2E and 4.2F and removed clause 7.2 altogether.

Prior to the introduction of clauses 4.2E and 4.2F, clause 7.2 restricted the subdivision of dual occupancies in the Berrima Heritage Conservation Area. The restriction on subdivisions within the Berrima Heritage Conservation Area provided protection to the original Hoddle subdivision plan, which contributes to the significance of Berrima and the Conservation Area. The attached Planning Proposal seeks to reinstate the restriction on subdivision within Conservation Area.

The proposed redrafting of WLEP 2010 to remedy this situation is to simply amend clause 4.2F (6) to apply to all of subclause (3) and not just subclause 3(a) as is currently the case, as indicated below:

4.2F Subdivision of land for dual occupancies in Zone R2 or R3

(1) The objectives of this clause are as follows—

(a) to ensure development for the purposes of dual occupancies is compatible with the character of existing development in the surrounding area,

(b) to provide opportunities for housing on smaller lots in suitable locations on land in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,

(c) to protect the heritage significance of the historic village of Berrima.

(2) This clause applies to land in the following zones—

(a) Zone R2 Low Density Residential,

(b) Zone R3 Medium Density Residential.

(3) Land on which a dual occupancy is, or will be, erected may be subdivided if the consent authority is satisfied—

(a) for land that is a corner lot—the lot has an area of at least 1,000m², or

(b) otherwise—the area of each lot resulting from the subdivision will be—

*(i) at least 50% of the minimum lot size shown for the land on the Lot Size Map, and
(ii) at least 600m².*

(4) Development consent must not be granted to the subdivision of land under subclause (3) unless the consent authority is satisfied—

*(a) there will be no more than 1 dwelling on each resulting lot, and
(b) each resulting lot will be serviced by a water reticulation system and sewage reticulation system.*

(5) Subdivision permitted under this clause must not occur before an occupation certificate is issued for each dwelling forming part of the dual occupancy.

(6) Subclause (3) ~~(a)~~ does not apply to land in the Berrima Conservation Area as shown on the Heritage Map.

It is noted that both the Department of Planning and Environment and the Parliamentary Counsel's Office have indicated their willingness to consider this Planning Proposal.

Strategic Merit

The intent of the Planning Proposal is to reinstate the protection of the Berrima Heritage Conservation Area from dual occupancy subdivision which was contained under clause 7.2 of the WLEP 2010 when it was originally made in 2010.

As summarised above, this protection remained until Council introduced two new clauses into WLEP 2010, clauses 4.2E and 2.4F in 2020. Council considers this further amendment to be essential and urgent due to the high heritage value of Berrima. The original Hoddle subdivision plan for Berrima remains largely intact and conservation area contains many Items of Heritage, several of which are of State significance. The Community Strategic Plan recognises the significance of heritage properties and landscapes across the Shire and in Berrima especially.

The Planning Proposal will not dilute the general provisions of clauses 4.2E and 4.2F which support opportunities for dual occupancy development and subdivision as provided for within those clauses. The only change to these provisions is the exclusion of the Berrima Heritage Conservation Area which has been excluded from dual occupancy subdivision since 2010 due to the acknowledged high heritage value of this area.

CONSULTATION

Consultation has already occurred with the NSW Department of Planning and Environment and the Parliamentary Counsel's Office which have both indicated their willingness to consider the Planning Proposal. Discussions have also been held with the Town Planning Team.

It is anticipated that referral to Water NSW, the NSW Rural Fire Service as well as the Heritage Team within the Department of Planning and Environment would be required under any Gateway Determination.

If a Gateway Determination is received to proceed with the Planning Proposal, public exhibition will be undertaken for a period of 20 days in accordance with the NSW Department of Planning & Environment's Guidelines for Planning Proposals.

SUSTAINABILITY ASSESSMENT

- **Environment**

The reinstatement of the provision which prevents subdivision of dual occupancy developments within the Berrima Heritage Conservation Area would enhance preservation of the existing urban landscape and surrounding rural landscape.

- **Social**

The reinstatement of the provision which prevents subdivision of dual occupancy developments within the Berrima Heritage Conservation Area would also assist in preservation of its existing heritage character and value.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

The Planning Proposal would be processed in accordance with relevant legislation and Departmental guidelines.

RELATIONSHIP TO CORPORATE PLANS

No Corporate Plans are impacted by this Proposal.

COUNCIL BUDGET IMPLICATIONS

No Council budgets are impacted by this Proposal.

RELATED COUNCIL POLICY

No other Council Policies are impacted by this Proposal.

CONCLUSION

The intent of the Planning Proposal is to reinstate the protection the Berrima Heritage Conservation Area from dual occupancy subdivision which was contained within Wingecarribee Local Environmental Plan 2010 when it was originally made in 2010. Council considers this further amendment to be essential and urgent due to the high heritage value of Berrima.

ATTACHMENTS

1. Planning Proposal Clause 4.2 F - v 1 for Panel [**5.1.1** - 16 pages]



Planning Proposal

to amend Wingecarribee Local Environmental Plan 2010 with regard to Clause 4.2F – Subdivision of land for dual occupancies in Zone R2 and R3

Prepared by Wingecarribee Shire Council in accordance with the Local Environmental Plan Making Guideline (September 2022)

Council has categorised the Planning Proposal as *Standard*

Version 1 for Gateway Determination

May 2023

We're with you

 Civic Centre
68 Elizabeth Street
Moss Vale
Gundungurra Country

 PO Box 141 Moss Vale
NSW 2577

ABN 49 546 344 354

 02 4868 0888

@ mail@wsc.nsw.gov.au

Part 1 – Objectives & Intended Outcomes of the Planning Proposal

The objective of the Planning Proposal is to reinstate the protection of the Berrima Heritage Conservation Area from dual occupancy subdivision which was contained within the Wingecarribee Local Environmental Plan 2010 when it was originally made in 2010. The original Hoddle subdivision plan for Berrima remains largely intact and the conservation area contains many Items of Heritage, several of which are of State significance. The Community Strategic Plan recognises the significance of heritage properties and landscapes across the Shire and in Berrima especially.

Part 2 - Explanation of the Provisions

To achieve the intended outcomes of the Planning Proposal the following amendment to the WLEP 2010 instrument will be required:

4.2F Subdivision of land for dual occupancies in Zone R2 or R3

- (1) *The objectives of this clause are as follows—*
- (a) *to ensure development for the purposes of dual occupancies is compatible with the character of existing development in the surrounding area,*
 - (b) *to provide opportunities for housing on smaller lots in suitable locations on land in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,*
 - (c) *to protect the heritage significance of the historic village of Berrima.*
- (2) *This clause applies to land in the following zones—*
- (a) *Zone R2 Low Density Residential,*
 - (b) *Zone R3 Medium Density Residential.*
- (3) *Land on which a dual occupancy is, or will be, erected may be subdivided if the consent authority is satisfied—*
- (a) *for land that is a corner lot—the lot has an area of at least 1,000m², or*
 - (b) *otherwise—the area of each lot resulting from the subdivision will be—*
 - (i) *at least 50% of the minimum lot size shown for the land on the Lot Size Map, and*
 - (ii) *at least 600m².*
- (4) *Development consent must not be granted to the subdivision of land under subclause (3) unless the consent authority is satisfied—*
- (a) *there will be no more than 1 dwelling on each resulting lot, and*
 - (b) *each resulting lot will be serviced by a water reticulation system and sewage reticulation system.*
- (5) *Subdivision permitted under this clause must not occur before an occupation certificate is issued for each dwelling forming part of the dual occupancy.*

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

(6) Subclause (3) ~~to~~ does not apply to land in the Berrima Conservation Area as shown on the Heritage Map.

No map amendments are required.

Part 3 - Justification of Strategic & Site-specific Merit

Strategic Merit

On 2 February 2022, the Wingecarribee Local Planning Panel considered a report to amend Clause 7.2 of the Wingecarribee Local Environmental Plan 2010 to remove an inconsistency between *Clause 7.2-Requirements for subdividing dual occupancies in Zones R2 and B1* and *Clause 4.2F-Minimum subdivision lot sizes for dual occupancies in certain zones*.

Clause 7.2 was contained within WLEP from its initial gazettal on 16 June 2010. The intent of the clause was to enable the subdivision of dual occupancy development in certain circumstances where subdivision was not otherwise permissible under the minimum lot size provisions. However, the provisions of the clause excluded land within the mapped Berrima Heritage Conservation Area.

In response to amendments to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)* which enabled the erection and subdivision of dual occupancies as complying development, Council introduced Clauses 4.2E and 4.2F into WLEP2010 in June 2020 to ensure that such dual occupancy developments were consistent with the established lot sizes and character of our towns and villages.

In October 2022, the drafting of an amendment to clause 7.2 by the Parliamentary Counsel's Office (PCO) resulted in an inconsistency with clauses 4.2E and 4.2F, which the NSW Department of Planning & Environment sought to address with PCO resulting in a further Amendment on 12 May 2023 which amended clauses 4.2E and 4.2F and removed clause 7.2 altogether.

Prior to the introduction of clauses 4.2E and 4.2F, clause 7.2 afforded the Berrima Heritage Conservation Area complete protection from the subdivision of dual occupancy subdivision. The attached Planning Proposal seeks to reinstate that original protection to the Berrima Heritage Conservation Area created through clause 7.2 in 2010.

The Planning Proposal will not dilute the general provisions of clauses 4.2E and 4.2F which support opportunities for dual occupancy development and subdivision as provided for within those clauses. The only change to these provisions is the exclusion of the Berrima Heritage Conservation Area which has been excluded from dual occupancy subdivision since 2010 due to the acknowledged high heritage status of this area.

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

Site-specific Merit

The Planning Proposal is not site specific except to the extent that it applies to the already mapped Berrima Heritage Conservation Area. As stated above, the intent of the Planning Proposal is to reinstate that protection of the Berrima Heritage Conservation Area from dual occupancy subdivision which was contained within Wingecarribee Local Environmental Plan 2010 when it was originally made in 2010.

Section A – Need for the Planning Proposal

1 - Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is based on advice from the Department of Planning and Environment and the Parliamentary Counsel's Office.

2 - Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

The Planning Proposal is the only means of achieving this outcome. This assessment is based on advice from the Department of Planning and Environment and the Parliamentary Counsel's Office.

Section B – Relationship to the Strategic Planning Framework

3 - Will the Planning Proposal give effect to the objectives and actions of the SE & Tablelands Regional Plan (including any draft plans or strategies)?

The Planning Proposal will not dilute the general provisions of the Housing SEPP on which clauses 4.2E and 4.2F are based. These clauses support opportunities for dual occupancy development and subdivision as provided for within those clauses. The only change to these provisions is the exclusion of the Berrima Heritage Conservation Area which has been excluded from dual occupancy subdivision since 2010 due to the acknowledged high heritage status of this area.

4 - Is the Planning Proposal consistent with Council's adopted and endorsed Local Strategic Planning Statement and Local Housing Strategy?

The Planning Proposal is considered to be consistent with the Wingecarribee Local Housing Strategy 2020, specifically, Planning Priority 1 – *Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types, to ensure our housing stock is reflective of the needs of our community (p.21)*. The proposed amendment to Clause 4.2F does not restrict the provision of infill development other than within the Berrima Heritage Conservation Area which is recognised within the LSPS as being of high heritage value and an important contributor to local tourism.

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

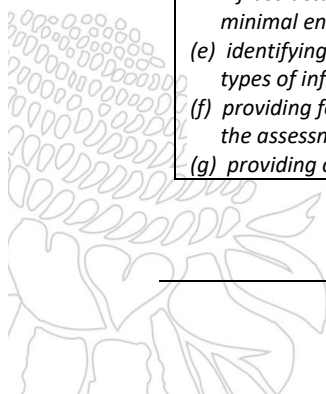
5 - Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

No other state or regional studies apply to the Planning Proposal.

6 - Is the Planning Proposal consistent with applicable SEPPs?

SEPP (Housing) 2021	<i>The intent of this SEPP is to deliver a sufficient supply of safe, diverse and affordable housing</i>
<p>Assessment – Consistent</p> <p><i>The principles of this Policy are:</i></p> <ul style="list-style-type: none"> <i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i> <i>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> <i>(c) ensuring new housing development provides residents with a reasonable level of amenity,</i> <i>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i> <i>(e) minimising adverse climate and environmental impacts of new housing development,</i> <i>(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</i> <i>(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</i> <i>(h) mitigating the loss of existing affordable rental housing.</i> <p><i>The Planning Proposal is considered consistent with this SEPP because clauses 4.2E and 4.2F continue to support the application of the Low Rise Housing Diversity Code, but not in Berrima.</i></p>	

SEPP (Transport and Infrastructure) 2021	<i>The intent of this SEPP is to provide well-designed and located transport and infrastructure integrated with land use</i>
<p>Assessment – Consistent</p> <p><i>The key intentions of this SEPP include:</i></p> <ul style="list-style-type: none"> <i>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i> <i>(b) providing greater flexibility in the location of infrastructure and service facilities, and</i> <i>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i> <i>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i> <i>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i> <i>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i> <i>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</i> 	



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

The Planning Proposal is considered consistent with this SEPP, other than for land within the Berrima Heritage Conservation Area, it continues supports all of these objectives and outcomes.

SEPP (Primary Production)

The intent of this SEPP is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.

The key aims of this SEPP are:

- (a) to facilitate the orderly economic use and development of lands for primary production,*
- (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,*
- (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,*
- (d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,*
- (e) to encourage sustainable agriculture, including sustainable aquaculture,*
- (f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,*
- (g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.*

The Planning Proposal is considered consistent with this SEPP, because it does not impact any of these objectives and outcomes.

SEPP (Biodiversity and Conservation) 2021

The intent of this SEPP is to preserve, conserve and manage NSW's natural environment & heritage

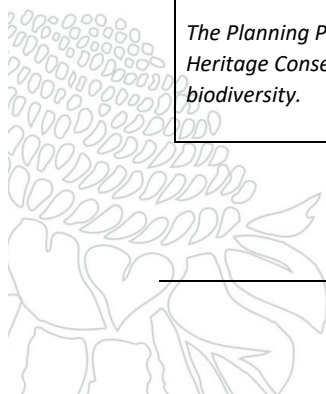
Assessment – Consistent

The aims of this SEPP are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

It is noted that 2.3(1)(b) of the SEPP identifies land within the R3 Medium Density Residential zone as land to which the SEPP applies.

The Planning Proposal is considered consistent with this SEPP excluding land within the Berrima Heritage Conservation Area from dual occupancy subdivision will also assist in protecting existing biodiversity.



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

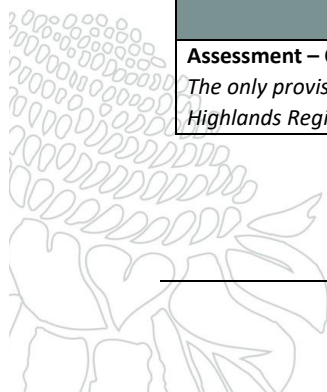
SEPP (Resilience and Hazards) 2021	<i>The intent of this SEPP is to manage risks and building resilience in the face of hazards</i>
Assessment – Consistent	
<p><i>The key aims of that part of the SEPP applicable to the Shire include:</i></p> <p><i>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i></p> <p><i>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact</i></p> <p><i>The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.</i></p>	

SEPP (Industry and Employment) 2021 –	<i>The intent of this SEPP is to grow a competitive and resilient economy that is adaptive, innovative and delivers jobs</i>
Assessment – Consistent	
<p><i>The provisions of Chapter 3 (Advertising & Signage) are the only part of this SEPP applicable to land in Wingecarribee Shire. The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.</i></p>	

SEPP (Resources and Energy) 2021	<i>The intent of this SEPP is to promote the sustainable use of NSW’s resources and transitioning to renewable energy</i>
Assessment – Consistent	
<p><i>The provisions of Chapter 2 (Mining, petroleum production & extractive industries) are the only part of this SEPP applicable to land in Wingecarribee Shire. The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.</i></p>	

SEPP (Planning Systems) 2021	<i>The intent of this SEPP is to provide a strategic and inclusive planning system for the community & the environment</i>
Assessment – Consistent	
<p><i>The provisions of this SEPP address State significant development and land owned by an Aboriginal Land Council and are therefore not relevant to this Planning Proposal.</i></p>	

SEPP (Regional Precincts) 2021	<i>The intent of this SEPP is to consider State significant precincts, Activation precincts and other specific precincts including the Southern Highlands Regional Shooting Complex</i>
Assessment – Consistent	
<p><i>The only provisions of this SEPP which apply to Wingecarribee Shire relate to the Southern Highlands Regional Shooting Complex and is therefore not relevant to this Planning Proposal.</i></p>	



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

7 - Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

Focus Area 1 Planning Systems	<i>The intent of this Focus Area is to support the broader NSW planning framework, including its processes and collaborative approaches to strategic and land use planning and decision making. They seek to achieve long-term, evidence-based, strategically led planning that is inclusive, democratic, responsive to the community and the environment, and ensures decisions are transparent and prompt.</i>
1.1 Implementation of Regional Plans	
Assessment – Consistent <i>The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i> <i>The Planning Proposal is considered consistent with this Direction because it does not restrict the overall operation of the Regional Plan.</i>	
1.2 Development of Aboriginal Land Council land	
Assessment – Consistent <i>The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.</i> <i>The Planning Proposal is considered consistent with this Direction because no Aboriginal Land Council land is involved.</i>	
1.3 Approval and Referral Requirements	
Assessment – Consistent <i>The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i> <i>The Planning Proposal is considered consistent with this Direction because it seeks to exclude the Berrima Heritage Conservation Area from the provisions of clause 4.2F thereby providing clear direction within the LEP rather than relying on DCP controls at the DA stage.</i>	
1.4 Site Specific Provisions	
Assessment – Consistent <i>The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.</i> <i>The Planning Proposal is considered consistent with this Direction because even though it seeks to exclude the Berrima Heritage Conservation Area from the application of clause 4.2F it is considered justified due to the high heritage status of the Area.</i>	
1.5 – 1.22 – Planning Systems Place Based	
Assessment – Consistent <i>None of these place-based Directions apply to Wingecarribee Shire.</i>	

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

Focus Area 2 Design & Place	<i>The intent of this Focus Area is to establish quality design approaches for new development, public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country.</i>
<i>NB: This Focus Area is not included in the current Ministerial Directions.</i>	

Focus Area 3 Biodiversity & Conservation	<i>The intent of this Focus Area is to recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.</i>
---	---

3.1 Conservation Zones (previously 2.1 Environment Protection Zones)

Assessment – Consistent

The objective of this Direction is to protect and conserve environmentally sensitive areas.

The Planning Proposal is considered consistent with this Direction because excluding the Berrima Heritage Conservation Area from the application of clause 4.2F will also protect environmentally sensitive areas.

3.2 Heritage Conservation

Assessment – Consistent

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The Planning Proposal is considered consistent with this Direction because even though it seeks to exclude the Berrima Heritage Conservation Area from the application of clause 4.2F it is considered justified due to the high heritage status of the Area.

3.3 Sydney Drinking Water Catchments

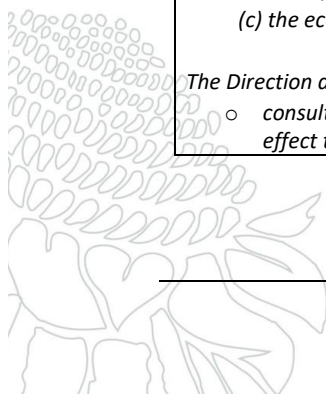
Assessment – Consistent

The objective of this Direction is to provide for healthy catchments and protect water quality in the Sydney Drinking Water Catchment. This Direction requires that a Planning Proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:

- (a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and*
- (b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and*
- (c) the ecological values of land within a Special Area should be maintained.*

The Direction also requires that, when preparing a Planning Proposal, Council must:

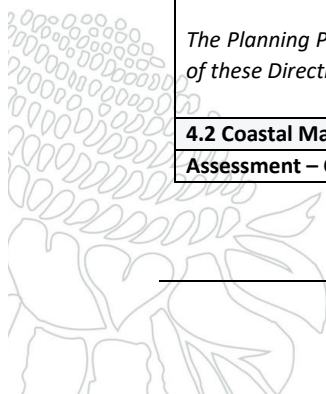
- consult with WaterNSW, describing the means by which the planning proposal gives effect to the water quality protection principles of this direction, and*



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

<ul style="list-style-type: none"> ○ ensure that the proposal is consistent with Part 6.5 of Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and ○ identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and ○ give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by WaterNSW, being the series of land use capability maps and GIS data prepared by WaterNSW and provided to councils in June 2009, and ○ include a copy of any information received from WaterNSW as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act. <p>Consultation with WaterNSW will occur prior to submission of the Planning Proposal for a Gateway Determination, however, it is considered consistent with this Direction because there will be no resulting adverse impacts.</p>
<p>3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</p> <p>Assessment – Consistent This Direction is not applicable to Wingecarribee Shire.</p>
<p>3.5 Recreation Vehicle Areas</p> <p>Assessment – Consistent The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>The Planning Proposal is considered consistent with this Direction because it does not apply to this Direction.</p>

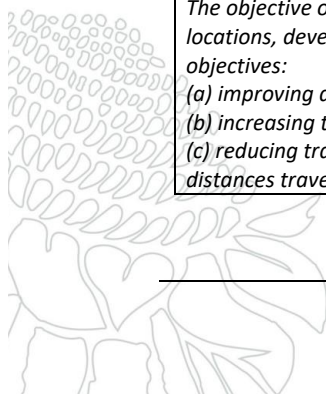
<p>Focus Area 4 Resilience & Hazards</p>	<p>The intent of this Focus Area is to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.</p>
<p>4.1 Flooding</p> <p>Assessment – Consistent The objectives of this Direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>The Planning Proposal is considered consistent with this Direction because it does not impact any of these Directions.</p>	
<p>4.2 Coastal Management</p> <p>Assessment – Consistent -This Direction is not applicable to Wingecarribee Shire.</p>	



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

4.3 Planning for Bushfire Protection (previously 4.4)	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <i>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i> <i>(b) encourage sound management of bush fire prone areas.</i>	
<i>The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.</i>	
4.4 Remediation of Contaminated Land	
Assessment – Consistent <i>The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</i>	
<i>The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.</i>	
4.5 Acid Sulphate Soils	
Assessment – Consistent <i>The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. There currently appear to be no mapped acid sulphate soils in Wingecarribee Shire.</i>	
4.6 Mine Subsidence & Unstable Land	
Assessment – Consistent <i>The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</i>	
<i>The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.</i>	

Focus Area 5 Transport & Infrastructure	<i>The intent of this Focus Area is to support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.</i>
5.1 Integrating Land Use and Transport	
Assessment – Consistent <i>The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i>	



*(d) supporting the efficient and viable operation of public transport services, and
(e) providing for the efficient movement of freight.*

The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.

5.2 Reserving Land for Public Purposes

Assessment – Consistent

The objectives of this Direction are to (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.

5.3 Development Near Regulated Airports and Defence Airfields

Assessment – Consistent

The objectives of this Direction are to:

- (a) ensure the effective and safe operation of regulated airports and defence airfields;*
- (b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and*
- (c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

The Planning Proposal is consistent with this Direction because it does not impact the objectives of this Direction.

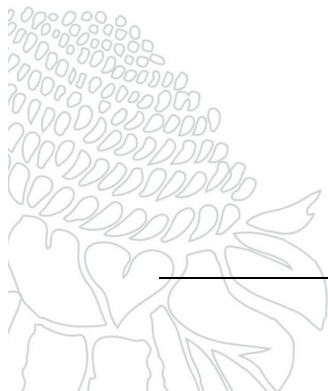
5.4 Shooting Ranges

Assessment – Consistent

The objectives of this Direction are to:

- (a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,*
- (b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,*
- (c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.*

The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.



**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

Focus Area 6 Housing	<i>The intent of this Focus Area is to foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.</i>
---------------------------------	--

6.1 Residential Zones

Assessment – Consistent

The objectives of this Direction are to:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) minimise the impact of residential development on the environment and resource lands.*

The Planning Proposal is considered consistent with this Direction because it will not dilute the general provisions of clauses 4.2E and 4.2F which support opportunities for dual occupancy development and subdivision as provided for within those clauses. The only change to these provisions is the exclusion of the Berrima Heritage Conservation Area which has been excluded from dual occupancy subdivision since 2010 due to the acknowledged high heritage status of this area.

6.2 Caravan Parks and Manufactured Home Estates

Assessment – Consistent

The objectives of this Direction are to:

- (a) provide for a variety of housing types, and*
- (b) provide opportunities for caravan parks and manufactured home estates.*

The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.

Focus Area 7 Resilient Economies	<i>The intent of this Focus Area is to support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.</i>
---	---

7.1 Business and Industrial Zones

Assessment – Consistent

The objectives of this Direction are to:

- (a) encourage employment growth in suitable locations,*
- (b) protect employment land in business and industrial zones, and*
- (c) support the viability of identified centres.*

The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.

7.2 Reduction in non-hosted short-term rental accommodation period

Assessment – Consistent

Not applicable to Wingecarribee Shire.

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

7.3 Commercial and Retail Development along the Pacific Highway, North Coast	
Assessment – Consistent	
<i>Not applicable to Wingecarribee Shire.</i>	

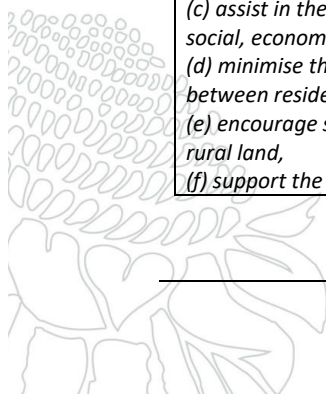
Focus Area 8 Resources & Energy	<i>The intent of this Focus Area is to promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.</i>
--	--

8.1 Mining, Petroleum Production & Extractive Industries	
Assessment – Consistent	
<i>The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i>	
<i>The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.</i>	

Focus Area 9 Primary Production	<i>The intent of this Focus Area is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
--	--

9.1 Rural Zones	
Assessment – Consistent	
<i>The objective of this Direction is to protect the agricultural production value of rural land and identifies requirements for a Planning Proposal seeking to rezone Rural zoned land to a residential, business, industrial, village or tourist zone.</i>	
<i>The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.</i>	

9.2 Rural Lands	
Assessment – Consistent	
<i>This Direction applies when a Planning Proposal will either affect land within an existing or proposed rural or conservation zone or changes the existing minimum lot size on land within a rural or conservation zone. The objectives of this Direction are to:</i>	
<i>(a) protect the agricultural production value of rural land,</i>	
<i>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</i>	
<i>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</i>	
<i>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</i>	
<i>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</i>	
<i>(f) support the delivery of the actions outlined in the NSW Right to Farm Policy.</i>	



The Planning Proposal is considered consistent with this Direction because it does not impact the objectives of this Direction.

9.3 Oyster Aquaculture

Assessment – Consistent

The objectives of this direction are to:

- (a) ensure that ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and*
- (b) protect ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.*

The Planning Proposal is considered consistent with this Direction because there are no ‘Priority Oyster Aquaculture Areas’ in Wingecarribee Shire.

9.4 Farmland of State & Regional Significance on the NSW Far North Coast

Assessment – Consistent

The Planning Proposal is considered consistent with this Direction because it is not applicable to Wingecarribee Shire.

Section C – Environmental, Social & Economic Impacts

8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the Proposal?

No, it is not considered that there will be any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the Proposal. The intent of the Planning Proposal is to continue to support the Low Rise Housing Diversity Code, which applies to land within existing towns and villages, other than Berrima, on land which already has a dwelling entitlement.

9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

No, it is not considered that there will be any other likely environmental impacts.

10 - Has the planning proposal adequately addressed any social and economic effects?

Clause 4.2F will continue to support the application of the Low Rise Housing Diversity within existing town and villages, other than Berrima.

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

Section D – Infrastructure (Local, State & Commonwealth)

11- Is there adequate public infrastructure for the Planning Proposal?

Clause 4.2F will continue to support the application of the Low Rise Housing Diversity within existing town and villages, other than Berrima, on land which generally has infrastructure and services.

Section E – State and Commonwealth Interests

12 - What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?

The Department of Planning & Environment has indicated its willingness to consider this Planning Proposal.

Part 4 - Maps

No map amendments are required for this Planning Proposal.

Part 5 - Community Consultation

Community consultation will occur as required by the Department's Guidelines.

Part 6 - Project Timeline

MILESTONE	INDICATIVE /ACTUAL DATE
Gateway Determination	June 2023
Agency Consultation	June 2023
Public Exhibition	July 2023
Drafting Request	August 2023
Notification Request & approximate completion date	August 2023

END OF PLANNING PROPOSAL

6 DEVELOPMENT APPLICATIONS

6.1 Development Application 22/0396 - Continued Use of a Cantilevered Steel Awning at 14 Hoddle Street, Burrawang

Report Author: Development Officer - Planning (Contractor)

Authoriser: Director Communities and Place

PURPOSE

The purpose of this report is to consider Development Application 22/0396, 14 Hoddle Street, Burrawang for the Local Planning Panel's consideration and recommends determination by REFUSAL for the reasons specified in the Officer's report.

Applicant	Scott Lee – Lee Environmental Planning Consultant
Notification Period	20 September 2021 – 12 October 2021
Number of Submissions	Fourteen (14)
Zoning	B1 Neighbourhood Centre – WLEP 2010
Political Donations	None disclosed
Reason for Referral to Panel	Greater than ten (10) submissions received

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines development application 22/0396 for the continued use of a cantilevered structural steel awning positioned at the rear of the existing hotel at No. 14 Hoddle Street, Burrawang by REFUSAL subject to the reasons specified in the recommendation to this report.

EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

Development Application (DA) 22/0396 seeks consent for the continued use of a cantilevered structural steel awning located at the rear of the existing hotel at 14 Hoddle Street, Burrawang. The application has been referred to the Panel as over ten (10) submissions were received raising concerns and objections to the proposed development.

The subject site is located on the northern side of Hoddle Street between Church Street and Crown Street. The site contains Heritage Item I590 "Burrawang Hotel" and is located within the Burrawang Heritage Conservation Area as identified within the Wingecarribee Local Environmental Plan (LEP) 2010.

The applicant was referred to various departments within and external to Council and was notified to surrounding properties. Fourteen (14) public submissions were received.

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

A request for additional information was issued to the applicant on 9 February 2022 outlining the following issues:

- The proposed mono pitch roof is not appropriate for an addition to this heritage building.
- Proposed white powder coated steel posts are an inappropriate finish for an addition to this heritage building.
- The Statement of Environmental Effects (SEE) is insufficient to undertake a proper assessment of the application, in particular:
 - Following a review of Nearmap it appears that the rear area has been intensified in the past 5 years with paving / additional seating and it is unclear whether this area has DA approval. A detailed history of consents will be required to move forward.
 - No assessment has been made on the additional patrons, including impacts on noise, BCA (toilet facilities) etc., which will need to be informed depending on the history undertaken above.
 - The SEE describes that the DA complies with SEPP (Sydney Drinking Water Catchment) 2011, noting that it does not increase the overall impervious areas, however as noted above, additional paved areas have been introduced in the past 5 years.
 - The SEE does not include any proposed hours of operation of the space.
 - No assessment on car parking is provided.
 - The Architectural plans are not consistent with the DA, in particular the plans refer to proposed awning structure, when the application and SEE refers to it as ongoing use.
 - No heritage impact assessment has been provided, whilst the SEE responds to Clause 5.10 of the LEP, given the works are associated with a heritage item, a Heritage Impact Assessment prepared by a qualified heritage consultant is required.

A formal response to all issues raised was requested to be provided within 28 days or alternatively the application could be withdrawn.

The applicant responded on 10 February 2022 noting that as the awning had already been constructed that they would not withdraw the application.

A further request was issued to the applicant on 18 February 2022 noting that as the works had been constructed without prior approval Council was not in a position to legalise the unauthorised works via a development application and a Building Information Certificate would need to be submitted. The applicant was requested to withdraw the application.

On 24 April 2023, the applicant was given 7 days to withdraw the DA or the DA would be progressed to determination.

On 27 April 2023 the applicant expressed an intention to withdraw the application however the application has not been withdrawn via the Planning Portal. This assessment has therefore been undertaken based on the information submitted with the application.

The awning proposed to be retained is not supportable from a heritage perspective in its current form. The proposed mono pitch roof form represents an inappropriate addition to a heritage building and the choice of materials is also considered unsuitable to the Burrawang Hotel heritage building.

Insufficient information has been submitted with the application to demonstrate lawful approval has been obtained for the works onsite. Furthermore, insufficient information has been submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area.

The DA has been assessed under the heads of consideration listed in Section 4.15(1) of the Environmental Planning and Assessment Act 1979 and is unsatisfactory given the adverse heritage impacts of the unauthorised works and the lack of information submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area.

The site is not considered suitable for the intended use and is not in the public interest. Refusal is therefore recommended for the reasons specified in the recommendation.

2. SITE DESCRIPTION AND LOCALITY

The subject site is legally described as Lot 1 DP 1227064 with a street address of No. 14 Hoddle Street, Burrawang. It is on the northern side of Hoddle Street between Church Street and Crown Street, and approximately 1.2km south of Route A48.

The site is generally rectangular in shape and has a frontage of 49.29m to Hoddle Street with a site area of approximately 3,000m². The site contains the existing Burrawang Hotel Building and a significant rear yard with an existing outbuilding. The site contains Heritage Item I590 "Burrawang Hotel" and is located within the Burrawang Heritage Conservation Area as identified within the Wingecarribee Local Environmental Plan (LEP) 2010.

The site contains minimal native vegetation of significance, most of which is exotic plantings, paved areas and lawn areas.

Surrounding the subject site, development is predominantly mixed in nature consisting of small scale commercial and residential uses consistent with the Neighbourhood Centre and Low-Density Residential zoning of the area.

A visual presentation of the site is provided in the locality map (**Figure 1**), aerial photo (**Figure 2**) and street-view photo (**Figure 3**) below.

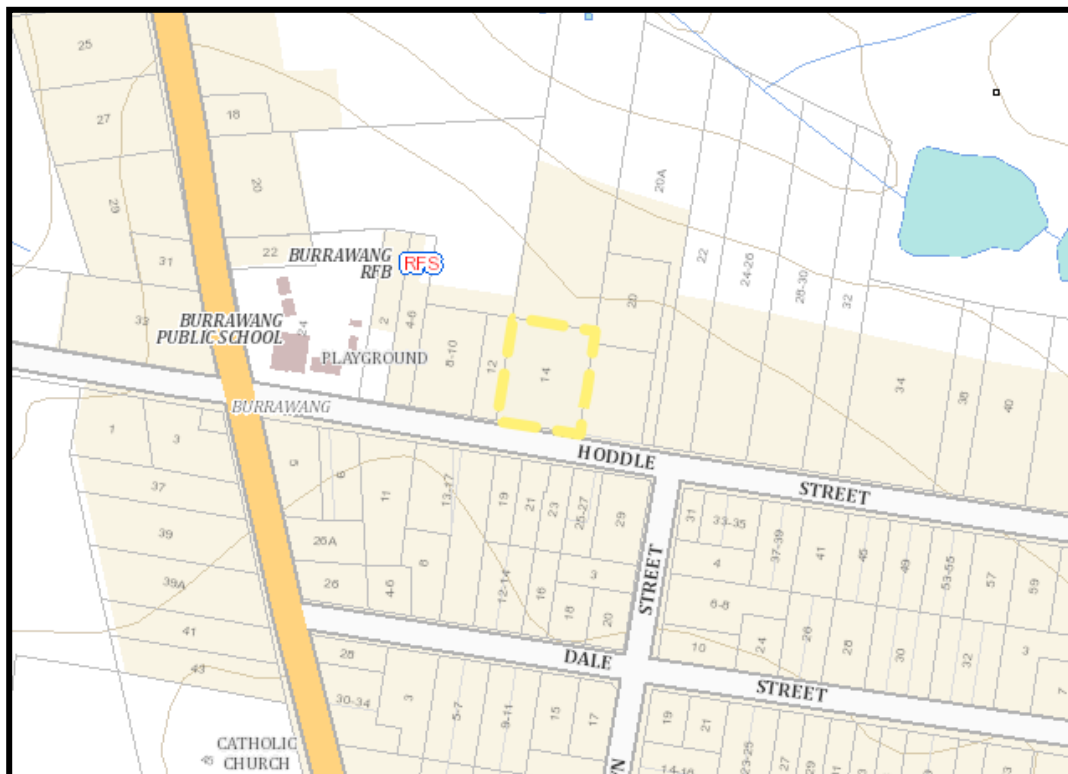


Figure 1: Locality Map – No 14 Hoddle Street, Burrawang (site shown by yellow hatching)



Figure 2: Aerial Photo – No 14 Hoddle Street, Burrawang



Figure 3: Street View Photo – No 14 Hoddle Street, Burrawang

3. Background

Development Application (DA) 22/0396 was lodged on 1 September 2021 and seeks consent for the continued use of a cantilevered structural steel awning located at the rear of the existing hotel at 14 Hoddle Street, Burrawang.

Neighbouring properties were notified of the proposed development in accordance with Council's Community Participation Plan between 20 September 2021 to 12 October 2021. In response, thirteen (13) submission objecting to the Development Application were received and one (1) submission supporting the Development Application was received.

A request for additional information was issued to the applicant on 9 February 2022 outlining the following issues:

- *The proposed mono pitch roof is not appropriate for an addition to this heritage building*
- *Proposed white powder coated steel posts are an inappropriate finish for an addition to this heritage building.*
- *The Statement of Environmental Effects (SEE) is insufficient to undertake a proper assessment of the application, in particular:*
 - *Following a review of Nearmap it appears that the rear area has been intensified in the past 5 years with paving / additional seating and it is unclear whether this area has DA approval. A detailed history of consents will be required to move forward.*
 - *No assessment has been made on the additional patrons, including impacts on noise, BCA (toilet facilities) etc., which will need to be informed depending on the history undertaken above.*
 - *The SEE describes that the DA complies with SEPP (Sydney Drinking Water Catchment) 2011, noting that it does not increase the overall impervious areas, however as noted above, additional paved areas have been introduced in the past 5 years.*

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

- *The SEE does not include any proposed hours of operation of the space.*
- *No assessment on car parking is provided.*
- *The Architectural plans are not consistent with the DA, in particular the plans refer to proposed awning structure, when the application and SEE refers to it as ongoing use.*
- *No heritage impact assessment has been provided, whilst the SEE responds to Clause 5.10 of the LEP, given the works are associated with a heritage item, a Heritage Impact Assessment prepared by a qualified heritage consultant is required.*

- *Submission issues - The DA was notified to adjoining properties and 13 submissions were received, which are summarised below:*
 - *The proposed roof does not fit in with the locality, design, or character of the area.*
 - *The proposed roof does not suite the 1920's architectural design and character of the heritage building as well as it not complying with the LEP for Burrawang Village Zone regarding materials and built form.*
 - *The proposed roof amplifies sound, especially on weekends where the capacity increases.*
 - *The increase of visitors will create more traffic conditions in the close by streets and centre of the village.*
 - *The application is titled as "Proposed Continued Use of Marquee in Beer Garden at Rear of Hotel" this should be removed as there was no existing marquee that had been approved in the past.*
 - *The high bright fluorescent lighting can be seen by surrounding neighbours.*
 - *Architectural Plans does not accurately provide the measurements of the proposed roof.*
 - *There are already significant issues with the raw sewage septic system often leaking. When this was installed, it was approved that the hotel will have 100-200 patrons a week. On weekends, the hotel holds approximately 300-500 patrons overflowing the effluent and enhancing the smell around the neighbourhood.*
 - *Friday-Monday the hotel impacts local schools and safety of the children.*
 - *The hotel is beginning to disrupt the local area rather than comply with the characteristics of the historic village, which is a peaceful, quiet rural life.*

A formal response to all issues raised was requested to be provided within 28 days or alternatively the application could be withdrawn.

The applicant responded on 10 February 2022 noting that as the awning had already been constructed that they would not withdraw the application.

A further request was issued to the applicant on 18 February 2022 noting that as the works had been constructed without prior approval Council were not in a position to legalise the unauthorised works via a development application and a Building Information Certificate would need to be submitted. The applicant was requested to withdraw the application.

On 24 April 2023, the applicant was given 7 days to withdraw the Development Application or the Development Application would be progressed to determination.

On 27 April 2023 the applicant noted an intention to withdraw the application however no formal withdrawal process was undertaken. This assessment has therefore been undertaken based on the information submitted with the application.

4. DESCRIPTION OF PROPOSED DEVELOPMENT

DA22/0396 seeks consent for the continued use of an awning structure to the rear of the Burrawang Hotel to be utilised by guests and visitors to the Burrawang Hotel at 14 Hoddle Street, Burrawang. The Applicant has provided the following details of the awning:

- It is designed to cover an existing paved area of the beer garden where there was previously erected a portable marquee. The awning has a roof area of approximately 102 square metres. The awning has a height of 2.59 metres at its southern end, closest to the Hotel building, and slopes up to a height of 4.30 metres at its northern edge.

The proposed awning is provided on the below plan (**Figure 4**).



Figure 4: Location of Proposed Outdoor Awning Structure

5. NOTIFICATION

The owners of adjoining and likely affected neighbouring properties were notified of the proposed development in accordance with Council's Community Participation Plan between 20 September 2021 to 12 October 2021. In response, thirteen (13) submission objecting to the Development Application were received and one (1) submission supporting the Development Application was received.

The issues of concern are summarised and discussed in the following section:

- A. *Design of awning.*** *Concern is raised regarding the proposed monopitch roof does not fit with the design, locality, or character of Burrawang area. It's iron steel and reflective light diminishes the heritage and value of Burrawang Village Centre.*

Comment: As detailed in Section B2.6.2 of the Burrawang DCP below, the use of zincalume is not permitted and galvanized iron may only be used with specific consent in this part of Burrawang. It is considered that the choice of materials is visually incongruous with the heritage item and Burrawang Heritage Conservation Area.

- B. *Heritage value.*** *The proposed monopitch roof does not comply with the characteristics of the Heritage building. The 1920's architectural design contrasting a modern, iron steel detached roof offends the existing built form.*

Comment: The application was referred to Council's Heritage Advisor who noted that the proposed monopitch roof is not appropriate for an addition to this heritage building. A gable roof matching the existing roof pitch of the hotel would represent a more sensitive addition. Furthermore, the proposed materials were not supported from a heritage perspective.

- C. *Increased noise levels.*** *The monopitch roof will amplify the sounds of the hotel building, especially on weekends where capacity increases.*

Comment: No assessment of the potential noise impacts from the proposed structure and use was submitted with the application.

- D. *Impact on traffic conditions.*** *The monopitch roof will increase the number of visitors to the Burrawang Hotel. Although this is beneficial for the revenue of the hotel, it will create traffic conditions within that are unnecessary.*

Comment: No assessment of the potential traffic and parking impacts of the use of the outdoor structure was submitted with the application.

- E. *Title of Application.*** *The application titled as "Proposed Continued Use of Marquee in Beer Garden at Rear of Hotel" has generated debate as there was no pre-approved existing marquee.*

Comment: Following a review of historical imagery, it appears that the rear area of the Burrawang Hotel has been intensified in the past 5 years with paving / additional seating provided and it is unclear whether this area has formal approval. A detailed history of consents was requested from the applicant and has not been provided.

- F. *Lighting.*** *The monopitch roof will intensify lighting and reflection as the high bright fluorescent lighting can be seen by surrounding neighbours.*

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

Comment: As detailed in Section A12.3 of the Burrawang DCP, glare on adjoining properties from outdoor lights needs to be mitigated in the provision of outdoor lighting. No assessment of lighting associated with the outdoor area was submitted with the application.

*G. **Architectural Plans.** Architectural plans does not provide accurate measurements of the monopitch roof.*

Comment: Noted. The design and scale of the roof addition is not supported from a heritage perspective.

*H. **Sewerage specific system.** It is apparent that the Burrawang Hotel is permitted to have approximately 100-200 patrons per week. On weekends, this number increases to 300-550 patrons. With this increase, places significant pressure onto the sewerage system which already struggles with the current capacity. This will only overflow the effluent and enhance the smell around the neighbourhood.*

Comment: Noted, the applicant has not provided sufficient information in respect of patron numbers.

*I. **Weekends affecting local children.** Between Friday- Monday the hotel impacts local schools and safety of children due to increased capacity.*

Comment: No assessment of the potential traffic and parking impacts of the use of the outdoor structure was submitted with the application.

*J. **Disruption to locality.** The hotel is beginning to disrupt the local area rather than comply with the characteristics of the historic village, which is a peaceful, quiet rural life.*

Comment: Insufficient information was submitted with the application to demonstrate that the proposed structure and its use does not result in increased impacts on the surrounding locality.

6. PLANNING ASSESSMENT

The DA has been considered using the heads of consideration listed in Section 4.15(1) of the Environmental Planning & Assessment Act 1979, as detailed below.

Section 4.15(1)(a)(i) - The provisions of any environmental planning instrument that apply to the land

Assessment against the provisions of the various environmental planning instruments applicable to the site / and proposed development is undertaken in the following section.

State Environmental Planning Policy (Resilience and Hazards) 2021

This SEPP replaces the former SEPP 55 – Remediation of Land in relation to assessment of potential site contamination.

Chapter 4 of the Resilience and Hazards SEPP (clause 4.6) requires the consent authority to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land, and to be satisfied that the land is suitable for the proposed use.

A review of Council's records and past aerial photos indicates that the land has only been used for its current use in its history. It can be concluded that the land is not potentially contaminated and therefore no further assessment of contamination is required.

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 8 of the Biodiversity & Conservation SEPP contains provisions replacing the former SEPP (Sydney Drinking Water Catchment) 2011.

Chapter 8 of the SEPP was repealed on 21 November 2022. However, in accordance with Part 6.6, cl 6.65(1) and (3)(a) of the Biodiversity and Conservation SEPP, the former provisions of the repealed instrument continue to apply to a development application (DA) made, but not yet determined, on or before the commencement date.

The SEE submitted in support of the application stated that the DA complies with SEPP (Sydney Drinking Water Catchment) 2011, noting that it does not increase the overall impervious areas. However, as noted throughout this report, additional paved areas have been introduced in the past 5 years and no detail on whether these areas were formally approved.

Therefore, insufficient information has been submitted with the application to demonstrate consistency with the SEPP and that the proposed development does not adversely impact on the Sydney Drinking Water Catchment.

In accordance with Clause 8.8 of the SEPP a consent authority must not grant consent to the carrying out of development under Part 4 of the Act on land in the Sydney drinking water catchment unless it is satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality. Insufficient information has been submitted to demonstrate that the development and unauthorised works onsite development would have a neutral or beneficial effect on water quality.

Wingecarribee LEP 2010

WLEP 2010 contains several provisions applicable to the proposed development. These are discussed and assessed in the Table below.

Clause	Control	Assessment	Compliance
2.3 Zone Objectives and land use table	<i>Prescribes the zoning table and objectives for the various zones under WLEP</i>	The proposal relates to consent being sought for the continued use of an existing	No

	<p>2010.</p> <p><i>The site is zoned B1 Neighbourhood Centre, and the following are the objectives for this zone:</i></p> <ul style="list-style-type: none"> • <i>To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.</i> • <i>To generally conserve and enhance the unique sense of place of business centre precincts in villages and towns by ensuring that new development integrates with the distinct village scale, character, cultural heritage and landscape setting of those places.</i> • <i>To ensure that new development has regard to the character and amenity of adjacent and nearby residential areas.</i> 	<p>awning located to the rear of the Burrawang Hotel.</p> <p>The DA has failed to respond to the heritage significance of the subject site. In particular, the Applicant has failed to provide a heritage impact assessment. Further, the subject DA has given rise to questions regarding the intensification of the use at the rear of the Burrawang Hotel and it is unclear whether DA approval has been obtained for such an intensification.</p> <p>The proposed development is inconsistent with the relevant objectives of the B1 zone as it does not appropriately conserve and enhance the heritage significance of the site, surrounding conservation area and has not had sufficient regard to the character and amenity of the nearby residential area.</p>	
4.3 Height of Buildings	<p><i>The objectives of this clause are as follows—</i></p> <ol style="list-style-type: none"> <i>a) to identify maximum heights of buildings,</i> <i>b) to ensure that the heights of buildings are compatible with the character of the existing development within the surrounding area.</i> 	<p>A maximum building height of 5 metres applies to the subject site. Per the Applicant's SEE, the awning reaches 4.3m in height, thus compliant with LEP's maximum building height applicable to the site.</p>	Yes
5.10 Heritage Conservation	<p><i>The objectives of this clause are as follows—</i></p> <ol style="list-style-type: none"> <i>a) to conserve the environmental heritage of Wingecarribee,</i> <i>b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated</i> 	<p>The site contains Heritage Item I590 "Burrawang Hotel" and is located within the Burrawang Heritage Conservation Area as identified within the Wingecarribee Local Environmental Plan (LEP) 2010.</p> <p>No Heritage Impact Statement</p>	No

	<p><i>fabric, settings and views,</i></p> <p>c) <i>to conserve archaeological sites,</i></p> <p>d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>was submitted in support of the application.</p> <p>The application was referred to Council's Heritage Advisor who detailed that the awning fails to conserve the heritage significance of the heritage item and heritage conservation area in which it is located. The monopitch roof represents an inappropriate addition and the white powder coated steel posts are an inappropriate finish.</p>	
--	--	---	--

Section 4.15(1)(a)(ii) - The provisions of any proposed instrument that apply to the land

It is noted that during the assessment of the DA, the employment zone reform was implemented as part of the Wingecarribee LEP 2010, and the site was rezoned to E1 Local Centre. As part of this rezoning, additional zone objectives now apply to the subject site.

A new zone objective of note to the subject DA is the increased emphasis now being placed on new development integrating "with the distinct urban scale, character, cultural heritage and landscape setting of the precincts, particularly when located within a heritage conservation area or where the development may impact a heritage item." It's clear an onus is being placed on protecting the heritage significance of heritage items and heritage conservation areas. As detailed throughout this report, the Applicant has failed to consider and respond to the heritage significance of the subject site. The proposed development is therefore considered to be inconsistent with the Draft E1 zoning of the site.

Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan that applies to the land

The development is subject to the Burrawang Village DCP. Part A of the Burrawang Village DCP contains general provisions relating to all land, Part B contains provisions relating to business zoned land and Part C contains provisions relating to residential zoned land.

An assessment of the awning against the provisions of the DCP are set out as follows:

Section	Control	Assessment	Compliance
A12.3 Outdoor Lighting	<p>a) <i>Outdoor lighting must be a "full cutoff light fixture", i.e. a type of fixture with no light emitted above the horizontal and no light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture.</i></p> <p>b) <i>All outdoor lighting fixtures shall be designed, installed, located and maintained to avoid glare on to adjacent properties or</i></p>	<p>Insufficient information has been provided to allow for an assessment of Section A12.3 of the Burrawang DCP. In particular, it is necessary for the Applicant to demonstrate that glare to adjoining properties has been addressed and mitigated against.</p>	No

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

	<p><i>streets</i></p> <p>c) <i>All direct illumination shall be kept within the boundaries of the subject property.</i> d)</p> <p>d) <i>Accent lighting, when so approved, shall be directed downward on to the building or object and not toward the sky or on to adjacent properties. Direct light emissions shall not be visible above the roof line or beyond the building edge.</i></p> <p>e) <i>Spotlighting on landscaping and foliage shall be limited to 150 watts incandescent. The lamp shall be shielded and not create disabling or nuisance glare.</i></p> <p>f) <i>Timers shall be accurately set to ensure that lighting is used only when natural light is insufficient.</i></p>		
B2.5.1 Hoddle Street Development Pattern	<i>The predominant roof form for residential, commercial and public buildings in Hoddle Street is of steeply pitched gables, where hipped roof forms appear, the pitch tends to also be steep and posted verandahs are used. The merits of form, height, façade, roof form, height façade, roof form, bulk and scale will be considered as a part of the assessment of all development applications.</i>	Council's heritage advisor has detailed that the monopitch roof form of the awning is wholly inappropriate with regard to the heritage item and heritage conservation area in which the awning is located.	No
B2.6.2 Materials and Colours	<i>The use of zincalume is not permitted and galvanised iron may only be used with specific Council consent. Colorbond is acceptable to be used.</i>	The awning uses a white powder coated finish to the steel posts. This finish is out of character with the Burrawang Hotel Heritage item and Burrawang Heritage Conservation Area as detailed by Council's Heritage Advisor.	No
B4.2 On-Site Car Parking	<i>Council's vehicular access and off-street parking controls seek to achieve the following objectives:</i> a) <i>To ensure that adequate off-street parking is provided in conjunction</i>	An assessment of car parking provision is required under Section B4.2 of the Burrawang DCP. Recent intensification of the subject site is likely to result in an increase in patrons to the	No

	<p><i>with development in order to discourage the use of streets for the parking of vehicles associated with additional traffic generated by new developments.</i></p> <p>b) <i>To provide communal public car parking in appropriate areas, funded from developer contributions, where the development cannot accommodate adequate on-site parking, and/or where Council chooses to aggregate parking into a centralised location(s).</i></p> <p>c) <i>To ensure that car parking areas are safe and functional.</i></p> <p>d) <i>To ensure that parking supply is equitable and includes at least the minimum number of accessible spaces in accordance with AS2890 series.</i></p> <p>e) <i>To ensure that car parking areas are visually attractive.</i></p> <p>f) <i>To ensure that vehicular access points to the site are located to minimise danger or disruption to vehicles and pedestrians on the public street system.</i></p>	<p>subject site and this impact was not considered as part of the application.</p>	
--	--	--	--

Section 4.15 (1) (a) (iiia)—Any planning agreement that has been entered into under section 7.4

No planning agreement or draft planning agreement has been entered into or proposed under section 7.4 of the Environmental Planning and Assessment Act 1979 in relation to the land.

Section 4.15 (1) (a) (iv)—The provisions of the regulations that apply to the land

All relevant provisions of the Environmental Planning and Assessment Regulation 2021 have been considered and satisfied in the assessment of this DA.

Section 4.15 (1) (b)—The likely impacts of the proposed development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The likely impacts of the proposed development have been discussed throughout this report. Insufficient information with the application to enable an assessment of the impacts on the natural or built environment.

The awning proposed to be retained is not supportable from a heritage perspective in its current form. The proposed monopitch roof form represents an inappropriate addition to a heritage building and the choice of materials is also considered unsuitable to the Burrawang Hotel heritage building.

Insufficient information has been submitted with the application to demonstrate lawful approval has been obtained for the works onsite. Furthermore, insufficient information has been submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area.

The DA has been assessed under the heads of consideration listed in Section 4.15(1) of the Environmental Planning & Assessment Act 1979 and is unsatisfactory given the adverse heritage impacts of the unauthorized works and the lack of information submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area.

Section 4.15 (1) (c)—The suitability of the site for the proposed development

Based on the adverse heritage impacts and insufficient information submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area the site is not considered suitable for the proposed development.

Section 4.15 (1) (d)—Any submissions made in accordance with the Act or the regulations

Refer to the Community Consultation section of this report, above.

Section 4.15 (1) (e)—The Public Interest

Having regard to the circumstances of the case, approval for the continued use of the awning is not in the public interest, as it does not respond to the heritage significance of the subject site and fails to demonstrate that environmental impacts have been assessed. Furthermore, insufficient information was submitted to address the issues raised in the public submissions.

7. REFERRAL COMMENTS

The DA was referred to the following officers within and external to Council:

Internal Comments:

Council heritage advisor: Council's heritage advisor has provided the following feedback:

- The proposed monopitch roof is not appropriate for an addition to this heritage building. A gable roof matching the existing roof pitch of the hotel is recommended.
- Proposed white powder coated steel posts are an inappropriate finish for an addition to this heritage building. Clear stained or unfinished hardwood timber posts (or timber lined posts) are recommended.
- Roof, gutters, fascias and downpipes to be galvanised finish.

Accredited Certifier: Has raised no objections from a Certification perspective, subject to conditions which could be imposed on any approval.

Development Engineer – Water and Sewer: Has commented on the proposal in terms of reticulated water and sewer connections, and raised no objection subject to a condition which could be imposed on any approval.

External Referrals:

None required.

8. CONCLUSION

The proposed development has been assessed using the heads of consideration listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. The awning is not supported from a heritage perspective. The form of the roof and the choice of materials have been deemed inappropriate and have failed to respond to the heritage significance of the subject site.

Insufficient information has been submitted with the application to demonstrate lawful approval has been obtained for the works onsite. Furthermore, insufficient information has been submitted to demonstrate the works do not result in any adverse environmental or built form impacts on the surrounding area. The site is not considered suitable for the intended use and is not in the public interest.

Refusal is therefore recommended for the reasons outlined in the report.

9. RECOMMENDATION

The Local Planning Panel determines Development Application 22/0396 for the continued use of an awning located to the rear of the Burrawang Hotel, Burrawang at Lot 1 DP 1227064 No. 14 Hoddle Street, Burrawang by **REFUSAL** for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning & Assessment Act 1979, the proposed development does not satisfy the objectives of the zone objectives and land use table as contained in Clause 2.3 of the Wingecarribee LEP 2010. In particular, the proposal has not demonstrated that it protects and enhances the heritage significance of the area and the amenity of adjacent and nearby residential areas is protected.
2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning & Assessment Act 1979, the proposed development does not satisfy the objectives or provisions of heritage conservation, as contained in Clause 5.10 of the Wingecarribee LEP 2010. In particular, the proposed development does not adequately conserve or protect the heritage significance and character of the site or surrounding conservation area.
3. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning & Assessment Act 1979, insufficient information has been submitted to demonstrate compliance with the provisions of Chapter 8 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 relating to the Sydney Drinking Water Catchment.
4. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning & Assessment Act 1979, insufficient information has been submitted to demonstrate compliance with the objectives and controls of the Burrawang Village Development Control Plan.
5. Pursuant to Section 4.15(1)(b) of the Environmental Planning & Assessment Act 1979, the proposed development will result in adverse impacts on the built environment. In particular,

the proposed development proposed development does not adequately conserve or protect the heritage significance and character of the site or surrounding conservation area.

6. Pursuant to Section 4.15(1)(b) of the Environmental Planning & Assessment Act 1979, insufficient information has been submitted to demonstrate that the proposed development will not result in adverse impacts on the natural environment.
7. Pursuant to Section 4.15(1)(c) of the Environmental Planning & Assessment Act 1979, the site is not suitable for the development in its current form from a heritage and amenity perspective.
8. Pursuant to Section 4.15(1)(e) of the Environmental Planning & Assessment Act 1979, in the circumstances of the case, approval of the proposed development is not in the public interest.
9. Insufficient information has been provided to properly assess the application in relation to whether the works undertaken on the site have lawful approval.

ATTACHMENTS

1. Attachment 1 – Statement of Environmental Effects [**6.1.1** - 17 pages]
2. Attachment 2 – Architectural Plans [**6.1.2** - 5 pages]

Statement of Environmental Effects

for

ongoing use of existing all weather
protective awning

at

Burrawang Hotel
14 Hoddle Street
Burrawang

August 2021

prepared by



Scott Lee BTP UNSW
P 0408 473 857
E lep.planning@gmail.com
W www.leppanning.com.au
A 33 Holly Street, Bowral NSW 2576

Introduction

This Statement of Environmental Effects has been prepared to support a Development Application for the continued use of an existing all weather awning that has been erected within the beer garden at the rear of the Burrawang Hotel, Hoddle Street, Burrawang.

The beer garden at the rear of the Hotel building is an active space that is a vital component of the Hotel's business and an attraction for many of the visitors and guests to the Hotel. The awning has the objective of providing all weather protection to a portion of the beer garden. In this sense it is a completely predictable addition to the site, with awnings and shelters and other various structures routinely being a feature of outdoor entertainment areas (beer gardens) of hotels and clubs and other places where people gather together in a hospitality setting.

The Burrawang Hotel is a listed item of local environmental heritage, mainly due to its history as an old style hotel situated on the main street of a small village. The awning will ensure that the Hotel remains commercially viable and an attractive place to visit, thus ensuring its use is ongoing, thus securing its historical prominence in the village.

The awning will enhance the amenity of guests and visitors. It is situated to the rear of the building but detached from it and not visible from Hoddle Street from Arthur Street.

The Development Application has been lodged under the provisions of Section 4.12 of the *Environmental Planning and Assessment Act 1979*.

In this case, the Development Application is seeking approval for the ongoing use of the awning because it has already been erected. The Development Application is in direct response to the Notice of Intention to Serve an Order, issued by Wingecarribee Shire Council dated 3 August 2021, that seeks the demolition of the unauthorized covered awning structure.

In such circumstances, the lodgement of a Development Application for the continued use of an existing building and/or structure is commonly accepted as an appropriate process to enable the consent authority to assess whether or not the Notice of Intention should be enforced.

It is not State significant, designated or integrated development.

The Development Application therefore has been lodged pursuant to the provisions of *Wingecarribee Local Environmental Plan 2010*, as an ancillary structure to the existing use (hotel) within the B1 Neighbourhood Centre zone that applies to the site.

Due to the nature, scale and value of the proposal, it can be considered as local development and Wingecarribee Shire Council is the consent authority.

This Statement describes the site and the proposed development. It provides an assessment of the development against the relevant environmental planning instrument,

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

Wingecarribee Local Environmental Plan 2010 and has considered the relevant provisions of the Burrawang Village Development Control Plan.

It is supported by architectural plans prepared by Brett Goff Building Design and Drafting.

Confirmation of the structural adequacy of the awning can be provided if deemed necessary, although it is acknowledged that should a development approval be issued for the ongoing use of the awning, an application for a Building Information Certificate could be required and the structural engineers information is more aligned with that process.

Although the site heritage listed, the Development Application is not supported by a specific statement of heritage impact. This Statement has considered the provisions of the relevant heritage clauses of *Wingecarribee Local Environmental Plan 2010* and it is considered that the awning is not detrimental to the heritage values of the site. Should Council deem it necessary to have more detailed heritage assessment provided, this can be produced during the assessment process.

There are no identifiable reasons why development consent should not be granted subject to any conditions that are relevant to the matter.

Subject Site

The site is legally described as Lot 1 DP1227064.

It has a street address of 14 Hoddle Street, Burrawang and is known as The Burrawang Hotel.

The Burrawang Hotel is approximately 100 years old and is an old style hotel that occupies a prominent location upon Hoddle Street in the 'centre' of the Burrawang village.

It has a large rear yard that provides an attractive beer garden that is popular with both locals and tourist and visitors.

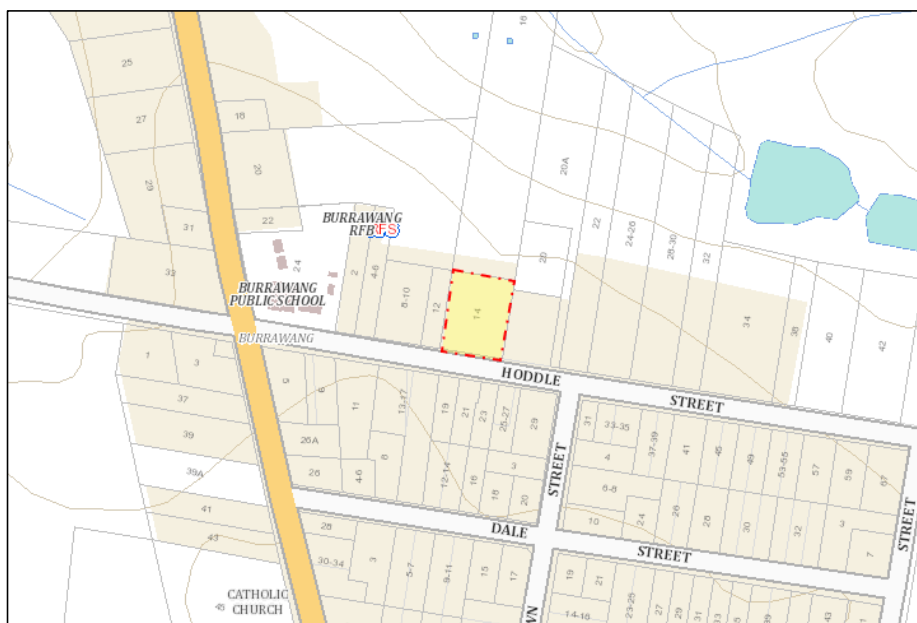


Figure 1: Site locality map (Source Sixmaps)

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**



Figures 2, 3 and 4: Street views of the Burrawang Hotel noting that the awning is not visible from any angle

SEE Burrawang Hotel August 2021

5 of 17

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**



Figures 5, 6 and 7: Views of the awning from the beer garden

SEE Burrawang Hotel August 2021

6 of 17

Document Set ID: 89136
Version: 1, Version Date: 01/09/2021

Description of Proposed Development

The proposed development involves the continued use of an awning structure that will provide additional recreational amenity to be utilized by guests and visitors to the Burrawang Hotel.

The development is described on the plans prepared by Brett Goff Building Design and Drafting.

The awning is free standing and has no attachment to Hotel building. It is designed to cover an existing paved area of the beer garden where there was previously erected a portable marquee. The awning has a roof area of approximately 102 square metres.

The awning has a height of 2.59 metres at its southern end, closest to the Hotel building, and slopes up to a height of 4.30 metres at its northern edge.

It is open on all four sides allowing free movement throughout the covered area but also into and out of the Hotel building. There is an existing fire place on the western edge close to the western site boundary that acts as a partial enclosure of the covered area.

It will have no impact upon the operation of the remainder of the beer garden to the north, down slope, that has a more garden feel, including the extensive lawn area.

Figure 8 is an extract from the submitted architectural drawing package from Brett Goff Building Design and Drafting showing the location of the awning upon the site.

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**



Figure 8: Site plan (Brett Goff Building Design and Drafting)

Assessment of Environmental Impacts

Every Development Application is subject to assessment under the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. In relation to the matters that are of relevance to this particular development application, the following comments are provided:

the provisions of any environmental planning instrument

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 has been considered.

The State Policy requires the consent authority to be satisfied that the development would have a neutral or beneficial impact on water quality. With reference to the *Neutral or Beneficial Effect on Water Quality Assessment Guideline 2015*, the proposed development would fall within Module 5 (other development). The Guidelines state that:

It is safe to assume that a development will have no identifiable potential impact on water quality if the development is unlikely to result in:

- a concentration of flow of water*
- the impedance of flow of water*
- discharge of effluent, dust pollutants or stormwater, and*
- other matters considered to result in a water quality impact, such as the potential for contamination.*

In this case, the neutral or beneficial effect test is satisfied and consent can be issued with respect to water quality, without further detailed assessment regardless of the development type.

The awning covers an area that is already hard paving. It does not increase the overall impervious areas of the site so the change in stormwater volumes generated would be imperceptible on the site. There are no additional or amended toilets.

Council should be satisfied that the development will have no identifiable impact on water quality.

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

Wingecarribee Local Environmental Plan 2010

The relevant environmental planning instrument for consideration of this Development Application is the *Wingecarribee Local Environmental Plan 2010* (the WLEP2010)

The relevant provisions of the LEP are discussed as follows.

Part 2 Permitted or prohibited development

Clause 2.3 provides the zone objectives and land use table. The site is zoned B1 Neighbourhood Centre. Refer to Figure 9.

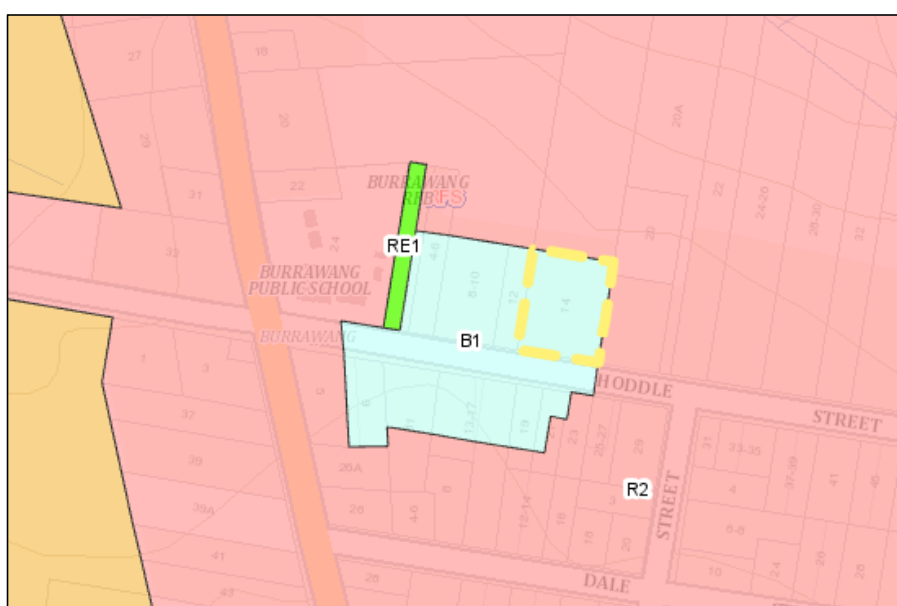


Figure 9: Extract from WLEP2010 zoning maps

This zone has the following zone objectives:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To generally conserve and enhance the unique sense of place of business centre precincts in villages and towns by ensuring that new development integrates with the distinct village scale, character, cultural heritage and landscape setting of those places.*
- *To ensure that new development has regard to the character and amenity of adjacent and nearby residential areas.*

The development application seeks approval for the continued use of an awning that will be detached from the existing building but will significantly enhance the recreational

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

amenity of the beer garden area of the Hotel. It is ancillary development to the existing lawful use of the site for the hotel.

There is no conflict with the objectives of the zone and the proposed development.

Part 4 Principal development standards

The WLEP2010 does not contain a floor space ratio or height of buildings control for the RE2 Private Recreation zone and therefore Clauses 4.3 (height) and 4.4 (FSR) are not relevant.

There are no development standards of any type imposed on this site through any specific clauses of the WLEP2010.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation also needs to be considered.

The site is a listed item of heritage under Schedule 5 of the WLEP2010 as Item I590, Burrawang Hotel. Refer to Figure 9. It should be noted however that the legal property description of the item within Schedule 5 is no longer correct as the original site that is listed, Lot 1 DP198682 has been subdivided into Lots 1 and 2 DP1227064, with the Hotel wholly within Lot 1. This subdivision was approved under DA13/0991 in June 2014.

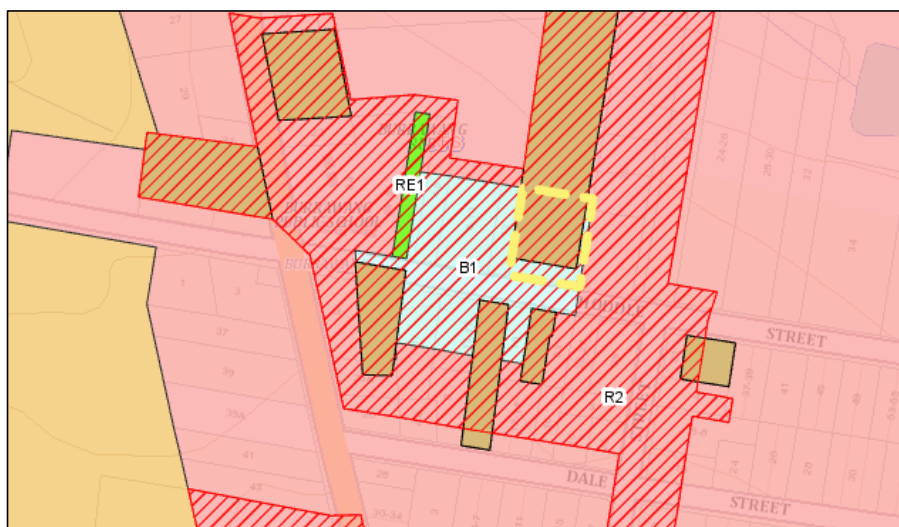


Figure 10: Extract from WLEP2010 Heritage maps

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

Clause 5.10 has the following objectives:

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Wingecarribee,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

The proposed development is consistent with these objectives. It proposes a modest structure at the rear of the building that will have no adverse impact upon the general character of the building. The awning is detached from the hotel building. It will not be visible from Hoddle Street.

On the other hand, the development will provide for all weather protection of a space that is used and enjoyed by visitors and guests to the Hotel and that is critical to the economic welfare of the Hotel. It is within a scale, character and materiality that is appropriate.

Clause 5.10 states, inter alia:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
 - (b) on land that is within a heritage conservation area, or*
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

In this case, it is not considered necessary for a formal heritage management document to be prepared for Council to be able to consider the effect of the development on the heritage significance of the building. If the Council is of the view that a formal statement of heritage impact is necessary, such a report could be commissioned after consideration of Council's initial assessment comments. This is likely to result in a far more focused and useful heritage assessment report.

The significance of the site is both in its use as a Hotel and its presence upon the main street of the village. The development will breathe new life into the way the existing business can cater for its guests that demand a contemporary level of comfort and opportunity for recreation. This can be particularly challenging in the Southern Highlands where weather conditions can change quickly. Because of the historic nature of the Hotel, the internal capacity is limited, placing even greater pressure upon the beer garden.

**AGENDA OF THE LOCAL PLANNING PANEL
WEDNESDAY 24 MAY 2023**

Unless the Burrawang Hotel remains relevant and competitive in the market place for locals as well as for tourists and visitors, it will not remain viable. An unviable business poses the greatest threat to the long term conservation of this listed item of local heritage.

The proposed development will not detract from the streetscape as it will not be visible from Hoddle Street. It will not have any significant impact upon the bulk, scale or character of the building when viewed from Hoddle Street. Although it is intended to be in place for long term, ongoing use, it is detached from the building and therefore is capable of being removed from the site at a later date. It is not therefore fundamentally altering the basic building form or architecture of the Hotel. It is also noted that the rear elevations of the hotel building have undergone various alterations and additions overtime and in no way could be described as intact or of high architectural value.

Allowing the current use of the building to flourish should be seen as a positive outcome for both the heritage item and the Burrawang village.

Part 7 Additional local provisions

There are no particular provisions within Part 7 of WLEP2010 that relate to this site or to this type of development in this locality.

the provisions of any development control plan

The subject site falls within the area covered by the Burrawang Village Development Control Plan (the DCP).

The DCP has the general objectives of ensuring that development is of a high quality, preserves the character of the village, including those of heritage value.

Part A Section A2.3 Heritage Conservation has the following objectives:

(f) Preserve and protect buildings of heritage and cultural value.

(g) Ensure that redevelopment immediately adjacent to buildings of heritage or cultural value in no way detracts from the visual quality or amenity of heritage buildings

(h) Ensure that redevelopment within or immediately adjacent to Conservation Areas reflects the high heritage value of the Area and contributes to that value

The proposed development does not offend these objectives. The awning is sited in a logical location for its purpose, it is not attached to the building, it is not visible from the street and therefore will have no impact upon the hotel's prominence and stature within the Hoddle Street streetscape.

The aim of the proposal is to provide additional amenity for visitors and guests to the site to ensure it remains both an attractive place to visit as well as a viable business as a hotel. This is critical because the heritage fabric and heritage value of the Burrawang Hotel is intrinsically linked to it remaining a main street hotel that is not only a drawcard for tourists and visitors, but a critical hub for locals. If appropriate amenity cannot be provided for customers, that is a risk to the long term viability of the hotel.

Part A8.10 of the DCP deals with alterations to items of heritage. This Section has the following objectives:

(c) Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new.

(d) Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance.

(e) Minimises the modification to original door or window openings, spacings and proportions.

(f) Removes any unsympathetic building elements, additions or accretions, including awnings on commercial buildings.

(g) Reinstates the original facades and architectural elements.

(h) Retains natural surface finishes, or applies colour schemes for external painting which reflect the relevant historical period. Cladding with modern finishes is not permitted.

AGENDA OF THE LOCAL PLANNING PANEL WEDNESDAY 24 MAY 2023

The development does not seek to remove, alter or amend any of the fabric of the hotel building. There is no impact upon the item when viewed from Hoddle Street.

Part B Section 2 of the DCP provides some design considerations within the business area of the village. Section B2.2 is the Hoddle Street Character Statement. In part, this says:

The Hoddle Street precinct is the commercial and community focus of activity within the village. It has a strip character that is reminiscent of many Australian country settlements.

The proposed awning is aimed at improving the amenity of the hotel beer garden so that the site will remain a commercial and community focus.

The integrity of this precinct, is relatively high and has not been compromised by more recent development, which does not reflect the traditional vernacular architecture nor contributes positively to established streetscape character.

The awning is detached from the building and does not impact upon any of the existing fabric of the building. It is not visible from the street and has no impact upon the village character.

the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The likely impacts of the development are positive.

In terms of the natural environment, the site does not contain any sensitive natural characteristics that would restrict or prohibit the development from proceeding. It is not within an environmentally sensitive zone or subject to critical environmental hazards such as flood or any significant threat of bushfire.

In terms of the built environment, the proposed development contemplates the continued use of a detached awning that will improve the functionality and amenity of a portion of the beer garden. There is no demolition of any existing building elements, either internally or externally. There is no change to the existing building at all so it will maintain its current street presentation. There are no overshadowing, privacy, view loss or character issues.

In terms of the social environment, the development should be viewed favourably because it will allow Burrawang Hotel to improve its offering to visitors and guests. The consolidation of this existing use is a positive for the local community.

In terms of the economic environment, it must be viewed as a positive outcome that this heritage site can incorporate a covered area to be utilised as an attractive and viable recreation space to complement and support the existing use of the building. The development represents an economic use of land and a critical investment into a heritage site because it will help secure the ongoing use of the building for the purpose for which it derives its heritage significance. As a result the development proposal is worthy of support.

the suitability of the site for the development

The site is suitable for the proposed development. It is directly related to the ongoing use of the building as a tourism and recreational location within the village.

The existing premise has a long history of use for both local and tourist recreational activity - in fact that is why the building is heritage listed. Therefore, the consolidation of this use through improving what it can offer customers, is completely consistent with the site history.

On all measures, the site is capable of accommodating the proposed awning that will enhance the operation of the Burrawang Hotel without diminishing the amenity currently enjoyed by any surrounding properties.

any submissions made in accordance with this Act or the regulations

It is understood that the Development Application will be notified in accordance with the Council's standard procedures. Any issues arising from the public exhibition process will be addressed as necessary.

the public interest

This Development Application is not considered to be of a type, or of such significance, that gives rise to particular issues of public interest, although the proposal is aimed at improving the overall amenity and operation of the Burrawang Hotel by providing additional outdoor recreational space for the use by visitors and guests. That should be seen as in the public interest.

It is also in the public interest when heritage listed properties can be utilised in a manner that does not detract from the heritage values of the site and/or building. In this case, adding the awning is a suitable heritage outcome because it will consolidate its ongoing use as a hotel as a local focus for the village as well as a tourist and visitor attraction. It does this without damaging the inherent architectural character of the hotel building or its setting and prominence within the Hoddle Street streetscape.

The development as proposed is consistent with the planning regime for the land that has been established and the impacts arising are negligible to non-existent.

Conclusion

The proposed ongoing use of the awning within the beer garden at the rear of the Burrawang Hotel represents an appropriate use of the land.

The awning is considered to be an ancillary component of the lawful hotel use.

It does not offend any objectives of the *Wingecarribee Local Environmental Plan 2010* nor of the Burrawang Village Development Control Plan.

The building has a long history of use as a hotel within the main street of the village. This has led to the site being listed as an item of local heritage significance. It is critical from a heritage perspective therefore that the hotel continue to operate as a viable business because that is the best way to ensure the conservation and protection of the heritage item. The amenity and flexibility provided by the awning is a critical component of providing a viable and attractive business that will ensure the ongoing use of the building for the purpose associated with its heritage value.

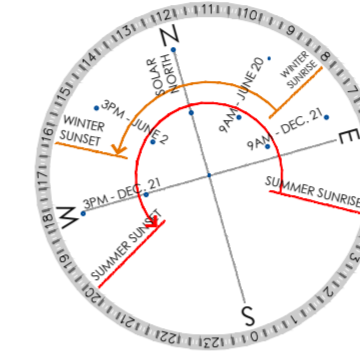
The proposal is a suitable and worthy use of existing heritage premises and is a suitable use for the locality.

Support for the proposal is recommended and an approval with appropriate conditions of consent is requested.

Proposed Detached Outdoor Awning Structure at: Lot 1. D.P. 1227064 'BURRAWANG VILLAGE HOTEL' 14 Hoddle Street, BURRAWANG

Drawing Register

21454/CD01A	Proposed Site Plan
21454/CD02A	Proposed Floor Plan
21454/CD03A	Proposed Elevations - A
21454/CD04A	Proposed Elevations - B
21454/CD05A	Proposed Awning Details



PROPOSED SITE PLAN

SCALE 1 : 300

BRETT GOFF
Building Design And Drafting
ABN 30 171 730 317
PO Box 2390, Bowral NSW 2576
Phone: 02 4862 4769 Mobile: 0421 038 964 brett.goff@bigpond.com

Please Note:
Check all dimensions on site and if in doubt,
clearly with designer. Written dimensions take
precedence. This drawing is subject to copyright.

Amendments: Issue
A - Council Submission -

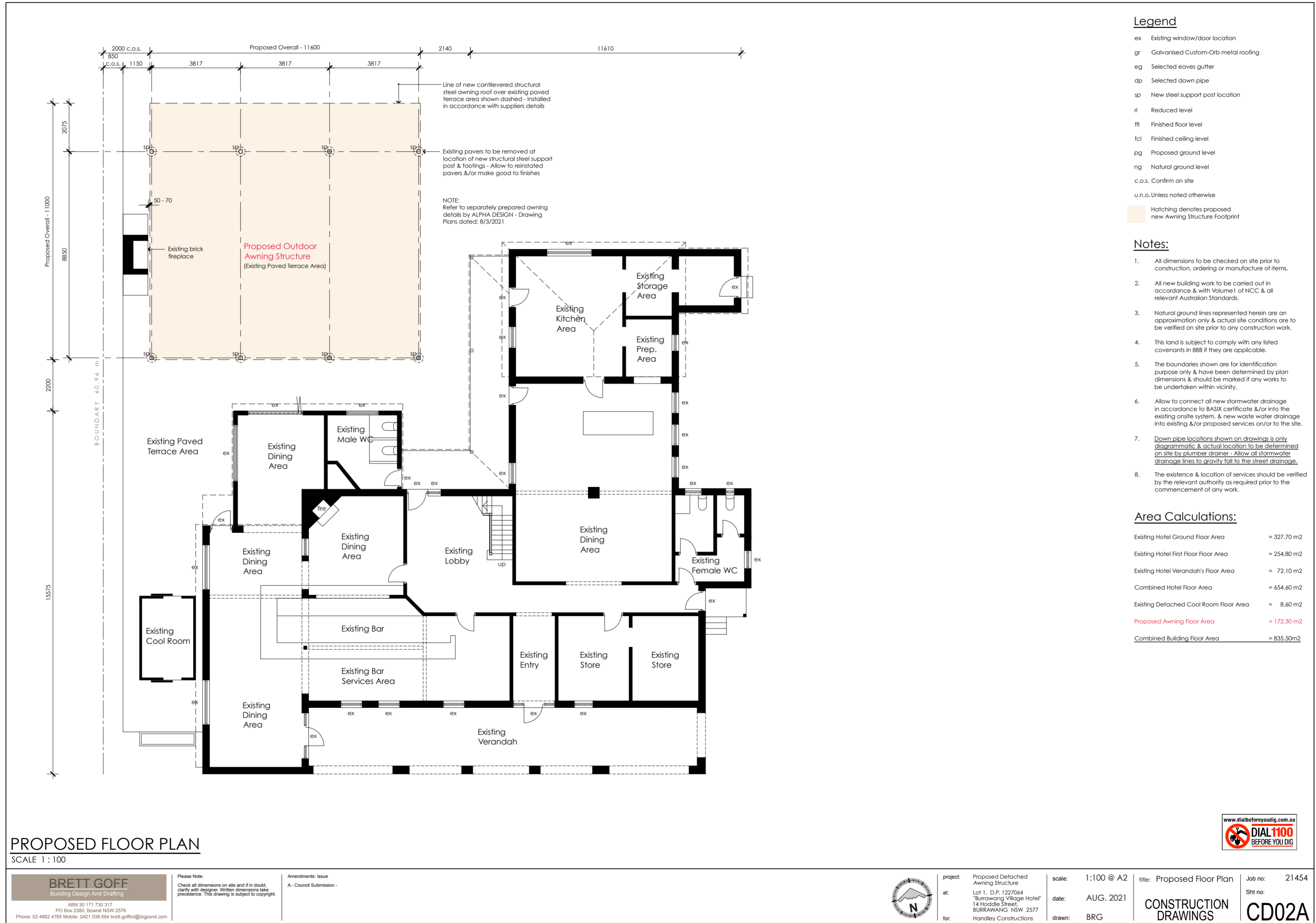


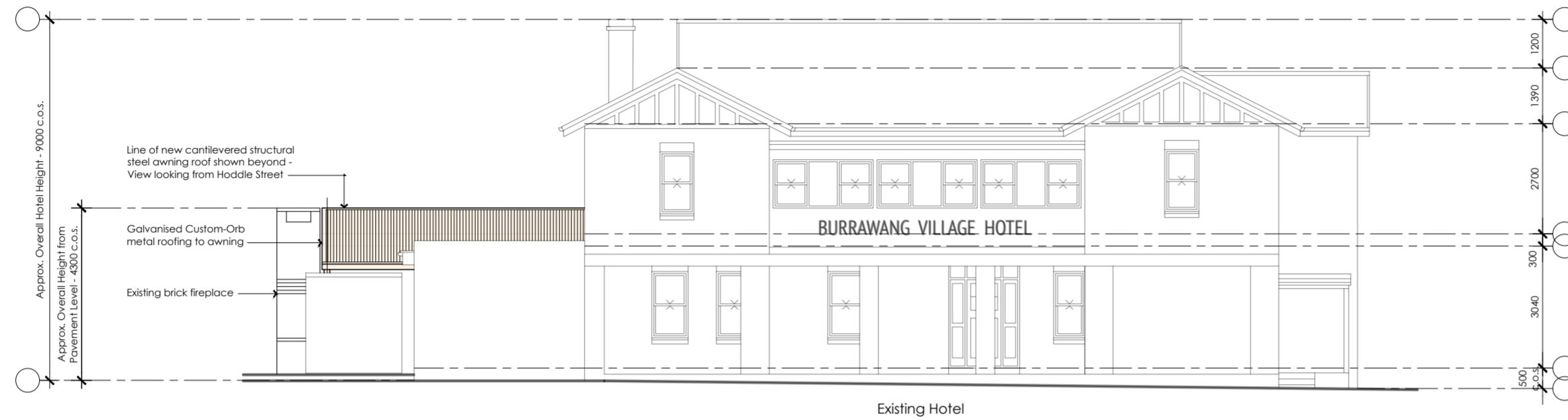
project: Proposed Detached
Awning Structure
at: Lot 1, D.P. 1227064
'Burrawang Village Hotel'
14 Hoddle Street,
BURRAWANG NSW 2577
for: Handley Constructions

scale: 1:300 @ A2
date: AUG. 2021
drawn: BRG

title: Proposed Site Plan
**CONSTRUCTION
DRAWINGS**

Job no: 21454
Sht no: **CD01A**





SOUTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100

Legend

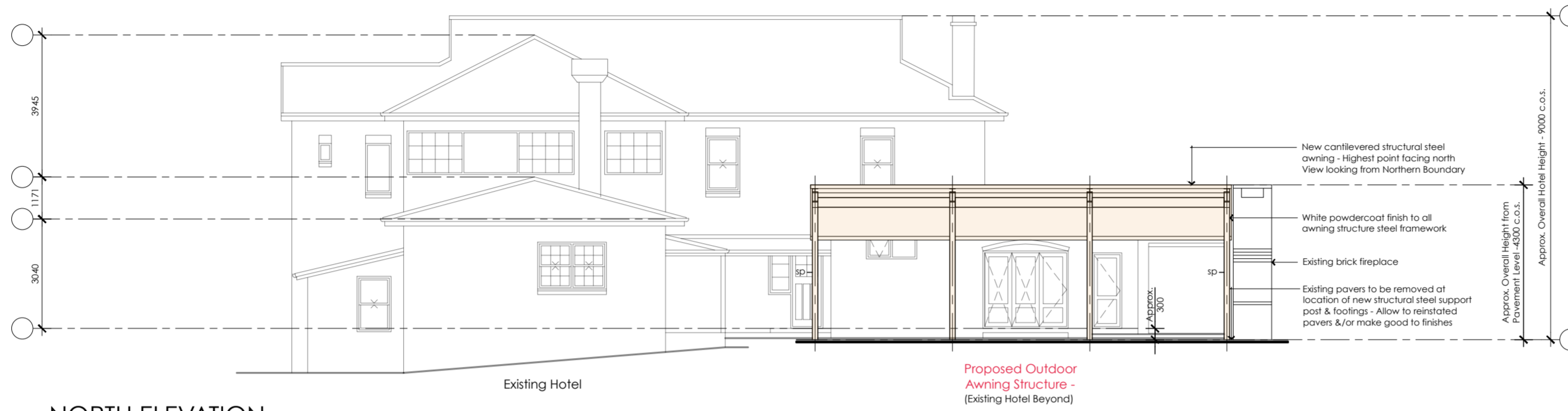
- ex Existing window/door location
- gr Galvanised Custom-Orb metal roofing
- eg Selected eaves gutter
- dp Selected down pipe
- sp New steel support post location
- rl Reduced level
- ffl Finished floor level
- fcl Finished ceiling level
- pg Proposed ground level
- ng Natural ground level
- c.o.s. Confirm on site
- u.n.o. Unless noted otherwise

Notes:

1. All dimensions to be checked on site prior to construction, ordering or manufacture of items.
2. All new building work to be carried out in accordance & with Volume 1 of NCC & all relevant Australian Standards.
3. Natural ground lines represented herein are an approximation only & actual site conditions are to be verified on site prior to any construction work.
4. This land is subject to comply with any listed covenants in 888 if they are applicable.
5. The boundaries shown are for identification purpose only & have been determined by plan dimensions & should be marked if any works to be undertaken within vicinity.
6. Allow to connect all new stormwater drainage in accordance to BASIX certificate &/or into the existing onsite system, & new waste water drainage into existing &/or proposed services on/or to the site.
7. Down pipe locations shown on drawings is only diagrammatic & actual location to be determined on site by plumber/contractor - Allow all stormwater drainage lines to gravity fall to the street drainage.
8. The existence & location of services should be verified by the relevant authority as required prior to the commencement of any work.



<p>BRETT GOFF Building Design And Drafting</p> <p>ABN 30 171 730 317 PO Box 2390, Bowral NSW 2576 Phone: 02 4862 4769 Mobile: 0421 038 664 brett.goff@bigpond.com</p>	<p>Please Note: Check all dimensions on site and if in doubt, clarify with designer. Written dimensions take precedence. This drawing is subject to copyright.</p>	<p>Amendments: Issue A - Council Submission -</p>	<p>project: Proposed Detached Awning Structure</p>	<p>scale: 1:100 @ A2</p>	<p>title: Proposed Elevations - A</p>	<p>job no: 21454</p>
			<p>at: Lot 1, D.P. 1227064 "Burrawang Village Hotel" 14 Hoddle Street, BURRAWANG NSW 2577</p>	<p>date: AUG. 2021</p>	<p>drawn: BRG</p>	<p>CONSTRUCTION DRAWINGS</p>



NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

Legend

- ex Existing window/door location
- gr Galvanised Custom-Orb metal roofing
- eg Selected eaves gutter
- dp Selected down pipe
- sp New steel support post location
- rl Reduced level
- fl Finished floor level
- lcl Finished ceiling level
- pg Proposed ground level
- ng Natural ground level
- c.o.s. Confirm on site
- u.n.o. Unless noted otherwise
- Hatching denotes proposed new Awning Structure Footprint

Notes:

1. All dimensions to be checked on site prior to construction, ordering or manufacture of items.
2. All new building work to be carried out in accordance & with Volume 1 of NCC & all relevant Australian Standards.
3. Natural ground lines represented herein are an approximation only & actual site conditions are to be verified on site prior to any construction work.
4. This land is subject to comply with any listed covenants in 888 if they are applicable.
5. The boundaries shown are for identification purpose only & have been determined by plan dimensions & should be marked if any works to be undertaken within vicinity.
6. Allow to connect all new stormwater drainage in accordance to BASIX certificate &/or into the existing onsite system, & new waste water drainage into existing &/or proposed services on/or to the site.
7. Down pipe locations shown on drawings is only diagrammatic & actual location to be determined on site by plumber/crafter - Allow all stormwater drainage lines to gravity fall to the street drainage.
8. The existence & location of services should be verified by the relevant authority as required prior to the commencement of any work.



BRETT GOFF
Building Design And Drafting
ABN 30 171 730 317
PO Box 2390, Bowral NSW 2576
Phone: 02 4862 4765 Mobile: 0421 038 964 brett.goff@bigpond.com

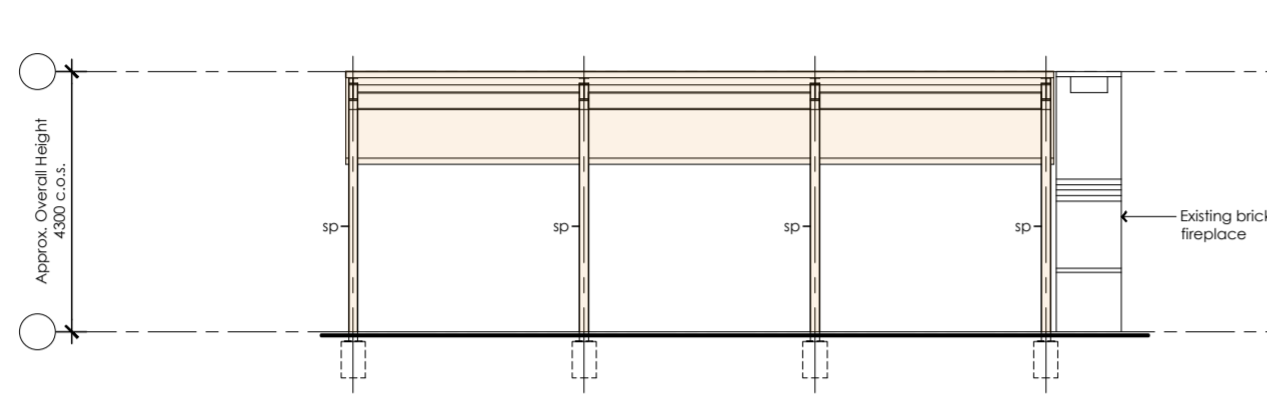
Please Note:
Check all dimensions on site and if in doubt, clarify with designer. Written dimensions take precedence. This drawing is subject to copyright.

Amendments: Issue
A - Council Submission -

project: Proposed Detached Awning Structure
at: Lot 1, D.P. 1227064 "Burrawang Village Hotel" 14 Hoddle Street BURRAWANG NSW 2577
for: Handley Constructors
scale: 1:100 @ A2
date: AUG. 2021
drawn: BRG

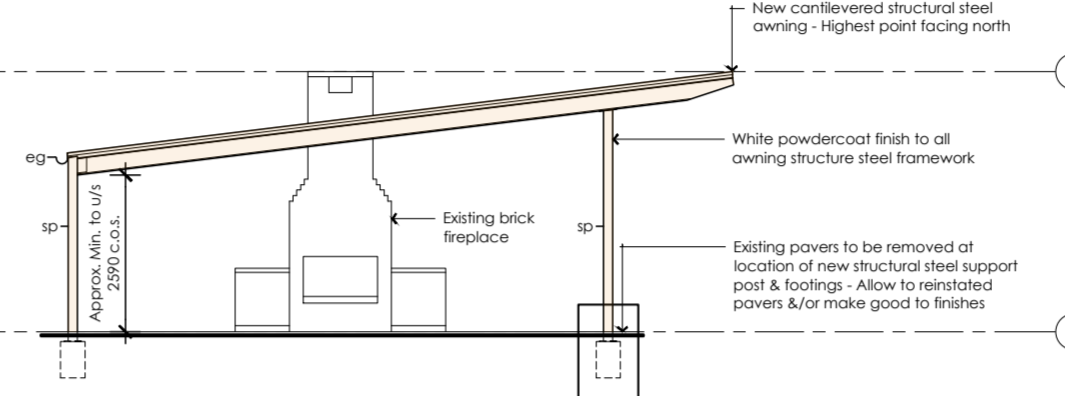
title: Proposed Elevations - B
CONSTRUCTION DRAWINGS

Job no: 21454
Sht no: **CD04A**



NORTH ELEVATION

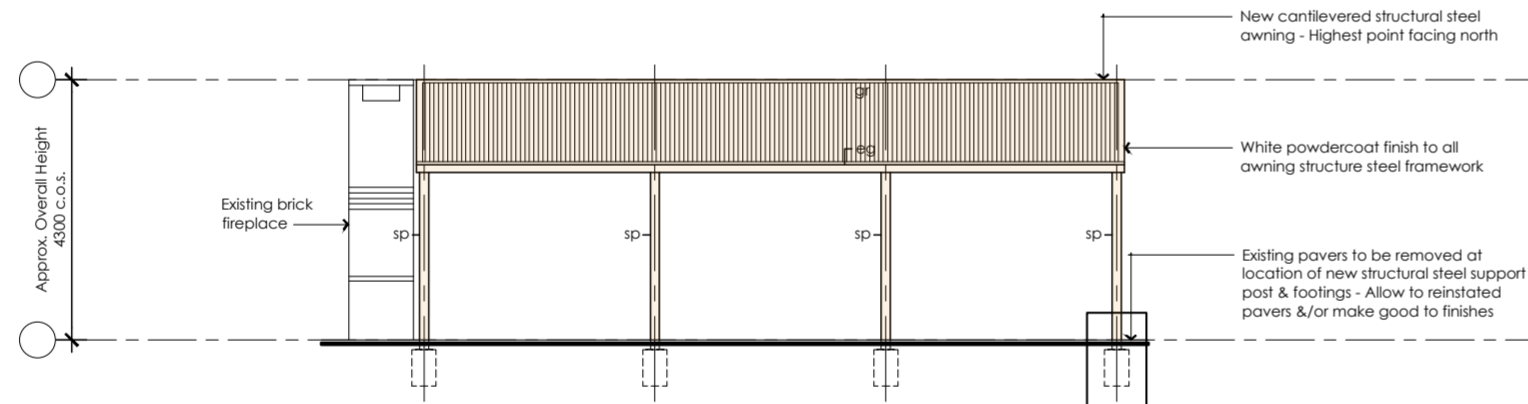
SCALE 1 : 100



EAST ELEVATION

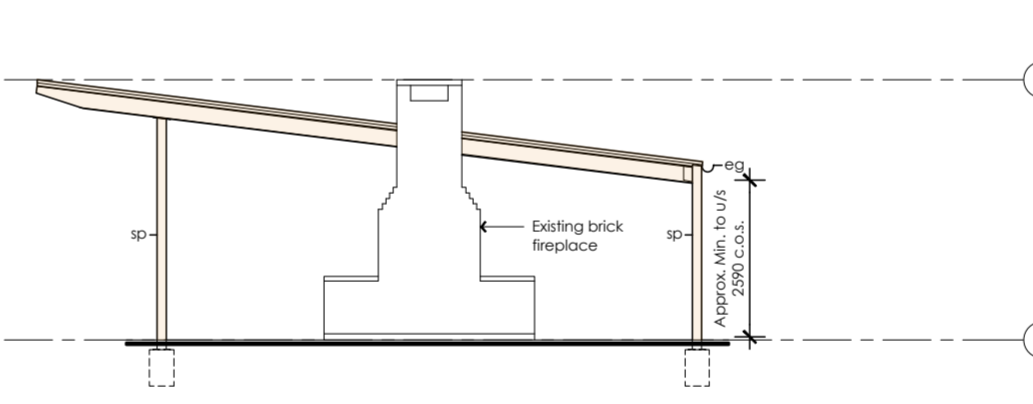
SCALE 1 : 100

NOTE:
Refer to separately prepared awning details by ALPHA DESIGN - Drawing Plans dated: 8/3/2021



SOUTH ELEVATION

SCALE 1 : 100



WEST ELEVATION

SCALE 1 : 100

Legend

- ex Existing window/door location
- gr Galvanised Custom-Orb metal roofing
- eg Selected eaves gutter
- dp Selected down pipe
- sp New steel support post location
- rl Reduced level
- fl Finished floor level
- lcl Finished ceiling level
- pg Proposed ground level
- ng Natural ground level
- c.o.s. Confirm on site
- u.n.o. Unless noted otherwise
- Hatching denotes proposed new Awning Structure Footprint

Notes:

1. All dimensions to be checked on site prior to construction, ordering or manufacture of items.
2. All new building work to be carried out in accordance & with Volume 1 of NCC & all relevant Australian Standards.
3. Natural ground lines represented herein are an approximation only & actual site conditions are to be verified on site prior to any construction work.
4. This land is subject to comply with any listed covenants in 888 if they are applicable.
5. The boundaries shown are for identification purpose only & have been determined by plan dimensions & should be marked if any works to be undertaken within vicinity.
6. Allow to connect all new stormwater drainage in accordance to BASIX certificate &/or into the existing onsite system, & new waste water drainage into existing &/or proposed services on/or to the site.
7. Down pipe locations shown on drawings is only diagrammatic & actual location to be determined on site by plumber/crafter - Allow all stormwater drainage lines to gravity fall to the street drainage.
8. The existence & location of services should be verified by the relevant authority as required prior to the commencement of any work.



BRETT GOFF
Building Design And Drafting
ABN 30 171 730 317
PO Box 2390, Bowral NSW 2576
Phone: 02 4862 4765 Mobile: 0421 038 964 brett.goff@bigpond.com

Please Note:
Check all dimensions on site and if in doubt, clarify with designer. Written dimensions take precedence. This drawing is subject to copyright.

Amendments: Issue
A - Council Submission -

project: Proposed Detached Awning Structure
at: Lot 1, D.P. 1227064 "Sunraving Village Hotel" 14 Hoddle Street, BURRAMANG NSW 2577
for: Handley Constructions

scale: 1:100 @ A2
date: AUG. 2021
drawn: BRG

title: Proposed Awning Elevations
CONSTRUCTION DRAWINGS

Job no: 21454
Sht no: **CD05A**

7 MEETING CLOSURE