

MINUTES

of the Wingecarribee Local Planning Panel Meeting

held in

Nattai Room

Civic Centre, Elizabeth Street, Moss Vale

on

Wednesday 3 November 2021

The meeting commenced at 3.30pm

**MINUTES OF THE WINGECARRIBEE LOCAL PLANNING PANEL
MEETING**

Wednesday 3 November 2021



1. OPENING OF THE MEETING	
2. ACKNOWLEDGEMENT OF COUNTRY	
3. APOLOGIES	
4. DECLARATIONS OF INTEREST	1
5. DEVELOPMENT APPLICATIONS	2
5.1 Development Application 21/1890 - Demolition of buildings and works, subdivision of land and carrying out of works to create 22 residential lots and works for the purpose of a road at 54-56 and 58 Robertson Road, Moss Vale	
6. PLANNING PROPOSALS	4
6.1 Planning Proposal to amend Wingecarribee Local Environmental Plan 2010 with regard to Clause 7.2 and the minimum lot size of subject land at Hill Road and Villiers Road Moss Vale.....	5
7. MEETING CLOSURE.....	6

MINUTES OF THE WINGECARRIBEE LOCAL PLANNING PANEL MEETING

Wednesday 3 November 2021



MINUTES OF THE WINGECARRIBEE LOCAL PLANNING PANEL MEETING OF WINGECARRIBEE SHIRE COUNCIL HELD IN NATTAI ROOM, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE ON WEDNESDAY 3 NOVEMBER 2021 COMMENCING AT 3.30PM

Present:	Chairperson	Julie Walsh
	Expert	Scott Barwick
	Expert	Alf Lester
	Community Representative	William Davison
In Attendance:	Director Communities and Place	Geoff King
	Manager Development Assessment	Nancy Sample
	Manager Strategic Land Use Planning	Michael Park
	Executive Assistant	Leesa Stratford

1. OPENING OF THE MEETING

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

2. ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged country:

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

3. APOLOGY

There were no apologies at this Meeting.

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest declared at this Meeting.

5. DEVELOPMENT APPLICATIONS

5.1 Development Application 21/1890 - Demolition of buildings and works, subdivision of land and carrying out of works to create 22 residential lots and works for the purpose of a road at 54-56 and 58 Robertson Road, Moss Vale

Reference: 21/1890
Report Author: Senior Development Assessment Planner
Authoriser: Manager Development Assessment

Mr Dean Ingehoff, LandTeam Engineer address the panel on behalf of the applicant.

OFFICER RECOMMENDATION

THAT the Local Planning Panel determines development application 21/1890 for demolition of buildings and works, subdivision of land and carrying out of works to create 22 residential lots, and carrying out of works for the purpose of a road at Lot 24 DP535979 and Lot 1 DP618016, 54-56 and 58 Robertson Road Moss Vale by APPROVAL, subject to the conditions specified in Attachment 1 to this report.

PANEL DETERMINATION

The application is DEFERRED to enable the following matters to be addressed.

By the applicant.

1. *The inclusion of a pedestrian pathway / cycleway with a minimum width of 2.5 metres linking the proposed new road to Robertson Road.*
2. *Further consideration be given to the proposed detention basin on proposed lot 1. In particular*
 - a. *The details of the detention basin as proposed are visually intrusive and pose a potential hazard. The panel recommends that a more environmentally sensitive and satisfactory urban design approach be pursued that does not require fencing.*
 - b. *Consideration be given to provide the detention infrastructure as dedicated public road way or similar.*
 - c. *If the detention infrastructure is to be on private land then details are required of the proposed legal mechanism for responsibility for maintenance and insurance in respect of the detention basin.*
3. *That Endeavour Energy has confirmed network capacity as required by clause 7.10 of Wingecarribee LEP 2010*
4. *To clarify sequencing for removal of the driveway to the proposed lot 11 to Robertson Road and access from the new road.*
5. *Removal of the garage on proposed lot 10.*

By the Council staff

Quantifying contributions required pursuant to section 7.11 of the Environmental Planning Assessment Act 1979 and in respect of the Council's Development and Servicing Plans.

The matter be referred back to the Local Planning Panel with a further report.

REASONS:

The panel acknowledges the late receipt of the additional written submission from the James Street, Wembley Road residents committee.

This submission raises a number of issues including stormwater disposal and inadequate infrastructure.

The panel has concerns regarding the proposed stormwater infrastructure, sequencing of the development, energy network capacity, retention of garage on proposed lot 10, and requires quantification of the relevant development contributions.

The panel is also of the view that a pedestrian pathway / cycleway linking the proposed new road to Robertson Road should be pursued.

VOTING: UNANIMOUS

6. PLANNING PROPOSALS

6.1 Planning Proposal to amend Wingecarribee Local Environmental Plan 2010 with regard to Clause 7.2 and the minimum lot size of subject land at Hill Road and Villiers Road Moss Vale

Report Author: Undergraduate Strategic Planner
Authoriser: Manager Strategic Land Use Planning

OFFICER RECOMMENDATION

1. THAT a Planning Proposal be prepared under section 3.33 of the Environmental Planning and Assessment Act 1979 to:
 - a) amend Clause 7.2 of 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.
 - b) amend the minimum lot size provisions for land at Hill Road (Lot 3 & 4 DP 844943) and Villiers Road (Lot 8 & 9 DP 875224 and Lot 5 DP 844943) in Moss Vale from 8000m² to 3000m².
2. THAT Council consult with the landowners of Hill Road (Lot 3 & 4 DP 844943) and Villiers Road (Lot 8 & 9 DP 875224 and Lot 5 DP 844943) in Moss Vale, prior to progressing a Planning Proposal to Gateway determination.
3. THAT the Planning Proposal be submitted to the Department of Planning Industry and Environment for Gateway determination under section 3.34 of the Environmental Planning and Assessment Act 1979.

PANEL ADVICE

1. **THAT** a Planning Proposal be prepared under section 3.33 of the *Environmental Planning and Assessment Act 1979* to:
 - a) amend Clause 7.2 of 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*.
 - b) amend the minimum lot size provisions for land at Hill Road (Lot 3 & 4 DP 844943) and Villiers Road (Lot 8 & 9 DP 875224 and Lot 5 DP 844943) in Moss Vale from 8000m² to 2000m².
2. **THAT** Council consult with the landowners of Hill Road (Lot 3 & 4 DP 844943) and Villiers Road (Lot 8 & 9 DP 875224 and Lot 5 DP 844943) in Moss Vale, prior to progressing a Planning Proposal.
3. **THAT** the Planning Proposal be reported back to the Local Planning Panel for advice prior to being sent to the Department of Planning Industry and Environment for Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

REASONS:

The panel generally agrees with the Council Officer's report, noting that there was a typographical error in the published report of 3000sqm which should read 2000 sqm, in respect of the Hill Road and Villiers Road land.

VOTING: UNANIMOUS

7. MEETING CLOSURE

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 5:12 PM