CONTENTS

1. LIST OF 355 MANAGEMENT COMMITTEE MEETINGS ................................3

2. DEVELOPMENT APPLICATION FOR DEMOLITION OF WORKS, 
   ERECTION OF BUILDINGS, CARRYING OUT OF WORKS 
   AND STRATA TITLE SUBDIVISION OF LAND TO CREATE 
   SIX LOTS AND COMMON PROPERTY FOR THE PURPOSE 
   OF SENIORS HOUSING........................................................................4

3. DEVELOPMENT APPLICATION FOR CHANGE OF USE, 
   25 – 29 STATION STREET, BOWRAL .....................................................8

4. S4.55 MODIFICATION APPLICATION TO CHANGE MANAGERS 
   QUARTERS, 83 MAIN STREET, MITTAGONG ........................................12

5. NEIGHBOUR NOTIFICATIONS – 21-28 NOVEMBER 2018 .......................14
All Councillors are invited to attend the Annual General Meetings of the Management Committees – Highlighted in Bold

<table>
<thead>
<tr>
<th>Management Committee</th>
<th>Date</th>
<th>Time</th>
<th>Venue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 4 February 2019</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 3 June 2019</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
</tr>
</tbody>
</table>
ITEM NO: 2

SUBJECT: DEVELOPMENT APPLICATION FOR DEMOLITION OF WORKS, ERECTION OF BUILDINGS, CARRYING OUT OF WORKS AND STRATA TITLE SUBDIVISION OF LAND TO CREATE SIX LOTS AND COMMON PROPERTY FOR THE PURPOSE OF SENIORS HOUSING.

CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services

FILE NUMBER: 18/0584

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for demolition of works, erection of buildings, carrying out of works, and Strata Title subdivision of land to create six (6) Lots and common property, for the purpose of seniors housing at 25 Railway Crescent, Mittagong.

Site Description

The site is known as Lot 2 DP 1232354, being 25 Railway Crescent, Mittagong (Attachment 1). The land is a substantially vacant 1542m² low density residential lot on the northern side of Railway Crescent, Mittagong, approximately 500m northeast of the town centre.

The land falls uniformly and gently from north to south, towards Railway Crescent. Vegetation on the land mainly comprises managed lawn, but also includes some mature native and exotic trees that are proposed to be removed.

Surrounding properties are mostly developed for residential accommodation purposes, an exception being the Mittagong Telstra Exchange facility adjoining the land’s western side boundary. The Old Hume Highway is also around 50m to the land’s north, and the Main Southern Railway is around 100m to its southeast.

Proposed Development

The proposed development is seeking consent for demolition of works, erection of buildings, carrying out of works, and Strata Title subdivision of land to create six (6) Lots and common property, for the purpose of seniors housing.

Elevations and site plan of the proposal can be found at Attachment 2.

Permissibility

Under Wingecarribee Local Environmental Plan 2010, the land is in Zone R2 Low Density Residential. Development for the purpose of seniors housing is permitted with consent in Zone R2.

Assessment Timeline

Council has advertised the application and notified it to surrounding land owners. No submissions from the public were received during the notification period.
The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
The purpose of this Weekly Circular is to inform Councillors of a modification application which seeks to modify consent for a Change of Use – Medical Centre (dental surgery) at 25-29 Station Street, Bowral.

Site Description

The site is known as Lot 1 DP 855131, being 25-29 Station Street, Bowral (Attachment 1). Lot 1 DP 601590 has a total site area of 928.8m² and is the existing station masters residence which is a heritage item.

Proposed Development

On 12 October 2018, Modification Application 18/0555.03 was lodged with Council seeking consent to modify the existing consent by:

1. Relocation of existing lunch room and sterilizing room;
2. Cut new door opening in existing masonry wall off reception; and
3. Reduce car parking spaces from 13 to 12 to allow for new commercial driveway width.

The original consent for the medical centre (dental surgery) was issued by Council on 9 August 2018. Site plan of the proposal can be found at Attachment 2.

Permissibility

The site is zoned B2 Local Centre under the Wingecarribee Local Environmental Plan 2010 and in this zone, a medical centre is permissible with development consent. Clause 5.10 Heritage conservation: All work is internal and relatively limited in extent, with no adverse heritage impact. The original application was referred to Council's heritage advisor who has supported the application, including the changes to signage.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 14 November 2018. No submissions from the public have been received. The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
ATTACHMENT 1 – SITE LOCATION
The purpose of this Weekly Circular is to inform Councillors of a Modification application which seeks consent to undertake internal alterations to the existing building at 83 Main Street, Mittagong.

Site Description

The site is known as Lot 238 DP 650500, being 83 Main Street, Mittagong (Attachment 1). Lot 238 DP 650500 has a site area of 1094m² and contains the existing former bank building consisting of 414m² and the Coach House building consisting of 85m² and new cottage consisting of 83m².

Proposed Development

On 23 May 2018, Modification Application 09/0258.05 was lodged with Council seeking consent to change Managers quarters on the first floor of the Old Bank building to incorporate the previous approved Hotel room. This change will reflect the original use of the first floor which was built as the residence for the Bank Manager when initially constructed in the late 1800’s and reinstates the original use of the first floor of the building.

No plans are shown as all plans show internal layouts of residential premises.

Permissibility

The site is zoned B2 local centre under the Wingecarribee Local Environmental Plan 2010 and in this zone, shop top housing is permissible with development consent. The building is a heritage item and the proposal has been referred to Council’s Heritage Advisor for comment.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners. No submissions from the public were received. The application has been internally referred to Heritage Advisor and Accredited Certifiers. Comments from both officers were favourable.

The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
COUNCIL WEEKLY CIRCULAR

ITEM NO: 5
SUBJECT: NEIGHBOUR NOTIFICATIONS – 21-28 NOVEMBER 2018
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: Various

The purpose of this Weekly Circular is to inform Councillors of Neighbour Notifications and Advertisements of significant development applications which have been notified / advertised during the week 21 to 28 November 2018.

These include:

<table>
<thead>
<tr>
<th>Application number</th>
<th>Property address</th>
<th>Proposed Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA 19/0765</td>
<td>28 Old Hume Highway, Welby</td>
<td>Subdivision (6 Lots)</td>
</tr>
<tr>
<td>DA 19/0764</td>
<td>McDonalds, 25-29 Bowral Road, Mittagong</td>
<td>Restaurant/Café – Alterations and Additions</td>
</tr>
<tr>
<td>DA 16/0491.01</td>
<td>Centennial Vineyard 254 Centennial Road, Bowral</td>
<td>Temporary use of Land (Outdoor Concerts) Relocation of Stage.</td>
</tr>
<tr>
<td>DA 19/0694</td>
<td>Harbison, 2 Charlotte Street, Burradoo</td>
<td>72 Bed Residential Care Facility including demolition of existing facilities.</td>
</tr>
<tr>
<td>DA 19/0670</td>
<td>The Royal Hotel 255-261 Bong Bong Street Bowral</td>
<td>Commercial Alterations and Additions</td>
</tr>
</tbody>
</table>


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au

Following are the Neighbour Notification letters, location plan, plan of proposed development and advertisements.
Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION: Lot 10 DP 1009585

PROPERTY ADDRESS: WELBY PARK MANOR 28 OLD HUME HIGHWAY WELBY NSW 2575

Council has received a development application for the development of land as detailed below:

APPLICANT: CL BLAXLAND

APPLICATION NO: 19/0765

NOTIFICATION PERIOD: FROM 27/11/2018 TO 13/12/2018

WRITTEN SUBMISSIONS MUST BE RECEIVED BY 4.30 PM ON: 13/12/2018

PROPOSED DEVELOPMENT: Subdivision - 6 Lots

You are being notified in respect of this application due to your proximity to the proposed development, in accordance with the provisions of Wingecarribee Council's Community Engagement and Notification of Development and Planning Proposals Policy.

Some basic information relating to the proposal has been enclosed for your information as part of Council's consultation process. Additional information is available by viewing Council's DA Tracker at www.wsc.nsw.gov.au or alternatively you may contact Council's Customer Service Centre between 8.30am – 4.30 p.m. Monday to Friday.

If you wish to make a submission on the proposal, it must be in writing, addressed to the General Manager, and be received by Council no later than the date and time specified above. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Please refer to the Development Application (DA) number in lodging a submission and provide an email address and a contact telephone number.
All written submissions are considered in the determination of an application and you will be notified of Council’s decision. In some cases Council may attempt to resolve objections considered to be valid, or other pertinent information provided in a submission, by way of mediation or by requesting amendments to be made to plans and proposals.

Where valid objections cannot be resolved, a report may be submitted to Council for consideration. It is important to be aware that not all applications are referred to Council for final determination and most will be determined by Council staff under delegated authority. All submissions received will become public documents and pertinent issues will be included in any report that may be submitted to Council in relation to the application.

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires any applicant / objector for a development application or an application to modify a development application to disclose any reportable political donation or gift as defined in Part 6 of the Election Funding and Disclosures Act 1981 at the time of lodging that application or making a submission in relation to the application. A copy of the Disclosure Statement is available for download from Council’s website, www.wsc.nsw.gov.au or from Council’s Customer Service Centre. If you have made a reportable political donation or gift to any Councillor of Wingecarribee Shire Council or Council employee within the past 2 years, you must disclose this in accordance with the Act. A register of disclosures made to Council is available for public inspection at the Moss Vale office.

Further enquiries in respect of this matter should be directed to Peter Malloy on (02) 4868 0888 between the hours of 8.30 am – 4.30 pm Monday to Friday.

Yours faithfully,

Sarah Oliver
for & on behalf of
Nick Wilton
Group Manager
Planning Development and Regulatory Services

encl/s
Any information (numerical or otherwise), representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that the Council, its agents and its employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person in taking or not taking (as the case may be) action in respect of any information, representation, statement, or advice referred to above.

Copyright © Wingecarribee Shire Council, Copyright © Land and Property Information (LPI) 2017
Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION: Lot 50 DP 841886

PROPERTY ADDRESS: MCDONALDS 25-29 BOWRAL ROAD MITTAGONG NSW 2575

Council has received a development application for the development of land as detailed below:

APPLICANT: MCDONALDS PROPERTIES AUSTRALIA LTD

APPLICATION NO: 19/0764

NOTIFICATION PERIOD: FROM 27/11/2018 TO 13/12/2018

WRITTEN SUBMISSIONS MUST BE RECEIVED BY 4.30 PM ON: 13/12/2018

PROPOSED DEVELOPMENT: Restaurant/Cafe - Alterations and Additions

You are being notified in respect of this application due to your proximity to the proposed development, in accordance with the provisions of Wingecarribee Council's Community Engagement and Notification of Development and Planning Proposals Policy.

Some basic information relating to the proposal has been enclosed for your information as part of Council's consultation process. Additional information is available by viewing Council DA Tracker at www.wsc.nsw.gov.au or alternatively you may contact Council's Customer Service Centre between 8.30am – 4.30 p.m. Monday to Friday.

If you wish to make a submission on the proposal, it must be in writing, addressed to the General Manager, and be received by Council no later than the date and time specified above. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Please refer to the Development Application (DA) number in lodging a submission and provide an email address and a contact telephone number.
All written submissions are considered in the determination of an application and you will be notified of Council’s decision. In some cases Council may attempt to resolve objections considered to be valid, or other pertinent information provided in a submission, by way of mediation or by requesting amendments to be made to plans and proposals.

Where valid objections cannot be resolved, a report may be submitted to Council for consideration. It is important to be aware that not all applications are referred to Council for final determination and most will be determined by Council staff under delegated authority. All submissions received will become public documents and pertinent issues will be included in any report that may be submitted to Council in relation to the application.

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires any applicant / objector for a development application or an application to modify a development application to disclose any reportable political donation or gift as defined in Part 6 of the Election Funding and Disclosures Act 1981 at the time of lodging that application or making a submission in relation to the application. A copy of the Disclosure Statement is available for download from Council’s website, www.wsc.nsw.gov.au or from Council’s Customer Service Centre. If you have made a reportable political donation or gift to any Councillor of Wingecarribee Shire Council or Council employee within the past 2 years, you must disclose this in accordance with the Act. A register of disclosures made to Council is available for public inspection at the Moss Vale office.

Further enquiries in respect of this matter should be directed to Peter Malloy on (02) 4868 0888 between the hours of 8.30 am – 4.30 pm Monday to Friday.

Yours faithfully,

Sarah Oliver
for & on behalf of
Nick Wilton
Group Manager
Planning Development and Regulatory Services

enc/l/s
Any information (whether verbal or otherwise), representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that the council of the shire of Wingecarribee, its agents and its employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any information, representation, statement, or advice referred to above.

Copyright © Wingecarribee Shire Council, Copyright © Land and Property Information (LPI) 2017
Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION: Lot 1 DP 435373 & Lot 5A DP 16192 & Lot 1 DP 126196

PROPERTY ADDRESS: MIRANDA PARK 254 CENTENNIAL ROAD BOWRAL NSW 2576

Council has received a development application for the development of land as detailed below:

APPLICANT: LEE ENVIRONMENTAL PLANNING

APPLICATION NO: 16/0491.01

NOTIFICATION PERIOD: FROM 27/11/2018 TO 09/01/2019

WRITTEN SUBMISSIONS MUST BE RECEIVED BY 4.30 PM ON: 09/01/2019

PROPOSED DEVELOPMENT: Temporary use of Land (Outdoor Concerts)

You are being notified in respect of this application due to your proximity to the proposed development, in accordance with the provisions of Wingecarribee Council's Community Engagement and Notification of Development and Planning Proposals Policy.

Some basic information relating to the proposal has been enclosed for your information as part of Council’s consultation process. Additional information is available by viewing Council’s DA Tracker at www.wsc.nsw.gov.au or alternatively you may contact Council’s Customer Service Centre between 8.30am – 4.30 p.m. Monday to Friday.

If you wish to make a submission on the proposal, it must be in writing, addressed to the General Manager, and be received by Council no later than the date and time specified above. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Please refer to the Development Application (DA) number in lodging a submission and provide an email address and a contact telephone number.
All written submissions are considered in the determination of an application and you will be notified of Council's decision. In some cases Council may attempt to resolve objections considered to be valid, or other pertinent information provided in a submission, by way of mediation or by requesting amendments to be made to plans and proposals.

Where valid objections cannot be resolved, a report may be submitted to Council for consideration. It is important to be aware that not all applications are referred to Council for final determination and most will be determined by Council staff under delegated authority. All submissions received will become public documents and pertinent issues will be included in any report that may be submitted to Council in relation to the application.

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires any applicant / objector for a development application or an application to modify a development application to disclose any reportable political donation or gift as defined in Part 6 of the Election Funding and Disclosures Act 1981 at the time of lodging that application or making a submission in relation to the application. A copy of the Disclosure Statement is available for download from Council's website, www.wsc.nsw.gov.au or from Council's Customer Service Centre. If you have made a reportable political donation or gift to any Councillor of Wingecarribee Shire Council or Council employee within the past 2 years, you must disclose this in accordance with the Act. A register of disclosures made to Council is available for public inspection at the Moss Vale office.

Further enquiries in respect of this matter should be directed to Ross Jauncey on (02) 4868 0888 between the hours of 8.30 am – 4.30 pm Monday to Friday.

Yours faithfully,

Keystle Tiplady
for & on behalf of
Nick Wilton
Group Manager
Planning Development and Regulatory Services

enc/s
CENTENNIAL VINEYARDS
Site Layout for Proposed Outdoor Concerts
October 2018

LEGEND
- Yellow: Removal of existing vines and posts to create additional bus drop-off and pick-up
- Red: Lot boundaries
- Black: Direction of bus movements
- Orange: Venue
- Blue: Waterways

CENTENNIAL ROAD

TO SYDNEY
Via Old Hume Hwy

TO BOWRAL
Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION: Lot 811 DP 1176908

PROPERTY ADDRESS: 2 CHARLOTTE STREET BURRADOO NSW 2576

Council has received a development application for the development of land as detailed below:

APPLICANT: JIM GILVARRY AND ASSOCIATES PTY LTD

APPLICATION NO: 19/0694

NOTIFICATION PERIOD: FROM 28/11/2018 TO 09/01/2019

WRITTEN SUBMISSIONS MUST BE RECEIVED BY 4.30 PM ON: 09/01/2019

PROPOSED DEVELOPMENT: SENIORS HOUSING DEVELOPMENT RESIDENTIAL CARE FACILITY AND SERVICED SELF CARE UNITS

You are being notified in respect of this application due to your proximity to the proposed development, in accordance with the provisions of Wingecarribee Councils Community Engagement and Notification of Development and Planning Proposals Policy.

Some basic information relating to the proposal has been enclosed for your information as part of Council’s consultation process. Additional information is available by viewing Councils DA Tracker at www.wsc.nsw.gov.au or alternatively you may contact Council’s Customer Service Centre between 8.30am – 4.30 p.m. Monday to Friday.

If you wish to make a submission on the proposal, it must be in writing, addressed to the General Manager, and be received by Council no later than the date and time specified above. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Please refer to the
Development Application (DA) number in lodging a submission and provide an email address and a contact telephone number.

All written submissions are considered in the determination of an application and you will be notified of Council's decision. In some cases Council may attempt to resolve objections considered to be valid, or other pertinent information provided in a submission, by way of mediation or by requesting amendments to be made to plans and proposals.

Where valid objections cannot be resolved, a report may be submitted to Council for consideration. It is important to be aware that not all applications are referred to Council for final determination and most will be determined by Council staff under delegated authority. All submissions received will become public documents and pertinent issues will be included in any report that may be submitted to Council in relation to the application.

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires any applicant / objector for a development application or an application to modify a development application to disclose any reportable political donation or gift as defined in Part 6 of the Election Funding and Disclosures Act 1981 at the time of lodging that application or making a submission in relation to the application. A copy of the Disclosure Statement is available for download from Council’s website, www.wsc.nsw.gov.au or from Council’s Customer Service Centre. If you have made a reportable political donation or gift to any Councillor of Wingecarribee Shire Council or Council employee within the past 2 years, you must disclose this in accordance with the Act. A register of disclosures made to Council is available for public inspection at the Moss Vale office.

Further enquiries in respect of this matter should be directed to Michael St Clair on (02) 4868 0888 between the hours of 8.30 am – 4.30 pm Monday to Friday.

Yours faithfully,

Keystle Fylday
for & on behalf of
Nick Wilton
Group Manager
Planning Development and Regulatory Services

encl/s
Dear Sir/Madam,

RE: NOTIFICATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION: Lot 11 DP 547653

PROPERTY ADDRESS: 255-261 BONG BONG STREET BOWRAL NSW 2576

Council has received a development application for the development of land as detailed below:

APPLICANT: MARTHEL HOLDINGS PTY LTD

APPLICATION NO: 19/0670

NOTIFICATION PERIOD: FROM 28/11/2018 TO 09/01/2019

WRITTEN SUBMISSIONS MUST BE RECEIVED BY 4.30 PM ON: 09/01/2019

PROPOSED DEVELOPMENT: COMMERCIAL ALTERATIONS AND ADDITIONS

You are being notified in respect of this application due to your proximity to the proposed development, in accordance with the provisions of Wingecarribee Councils Community Engagement and Notification of Development and Planning Proposals Policy.

Some basic information relating to the proposal has been enclosed for your information as part of Council's consultation process. Additional information is available by viewing Councils DA Tracker at www.wsc.nsw.gov.au or alternatively you may contact Council’s Customer Service Centre between 8.30am – 4.30 p.m. Monday to Friday.

If you wish to make a submission on the proposal, it must be in writing, addressed to the General Manager, and be received by Council no later than the date and time specified above. Submissions must clearly indicate the name and address of the person making the submission and details of the proposal to which the submission relates. Please refer to the Development Application (DA) number in lodging a submission and provide an email address and a contact telephone number. 
All written submissions are considered in the determination of an application and you will be notified of Council’s decision. In some cases Council may attempt to resolve objections considered to be valid, or other pertinent information provided in a submission, by way of mediation or by requesting amendments to be made to plans and proposals.

Where valid objections cannot be resolved, a report may be submitted to Council for consideration. It is important to be aware that not all applications are referred to Council for final determination and most will be determined by Council staff under delegated authority. All submissions received will become public documents and pertinent issues will be included in any report that may be submitted to Council in relation to the application.

*The Local Government and Planning Legislation Amendment (Political Donations) Act 2008* requires any applicant / objector for a development application or an application to modify a development application to disclose any *reportable political donation or gift* as defined in Part 6 of the *Election Funding and Disclosures Act 1981* at the time of lodging that application or making a submission in relation to the application. A copy of the Disclosure Statement is available for download from Council’s website, [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au) or from Council’s Customer Service Centre. If you have made a *reportable political donation or gift* to any Councillor of Wingecarribee Shire Council or Council employee within the past 2 years, you must disclose this in accordance with the Act. A register of disclosures made to Council is available for public inspection at the Moss Vale office.

Further enquiries in respect of this matter should be directed to External on (02) 4868 0888 between the hours of 8.30 am – 4.30 pm Monday to Friday.

Yours faithfully,

**Keystile Tiplady**

*for & on behalf of*

**Nick Wilton**

Group Manager

Planning Development and Regulatory Services

encl/s
Alterations and Additions to an Existing Hotel

Project No: 2462
255 Bong Bong Street, Bowral, NSW 2576
Welger Holdings Pty Ltd
Development Application

255 Bong Bong Street Bowral, "The Regis Hotel"
Image Source: Google Maps