WEEKLY CIRCULAR

ISSUE NO. 6

ISSUE DATE: 9 March 2018
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Councillors are invited to attend the Annual General Meetings of the Management Committees – **Highlighted in Bold**

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COUNCIL WEEKLY CIRCULAR

ITEM NO: 2

SUBJECT: DEVELOPMENT APPLICATION FOR REMEDIATION, STORMWATER WORKS, AND STOP BUTT RECTIFICATION WORKS AT THE 800 METRE SHOOTING RANGE - SOUTHERN HIGHLANDS REGIONAL SHOOTING COMPLEX, 430 WATTLE RIDGE ROAD, WATTLE RIDGE

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

FILE NUMBER: 17/1823

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for remediation, stormwater works, and stop butt rectification works at the 800 metre shooting range at the Southern Highlands Regional Shooting Complex 430 Wattle Ridge Road, Wattle Ridge.

Site Description

The site is known as Lot 100 DP 1088254, being 430 Wattle Ridge Road, Wattle Ridge (Attachment 1). The site is to the north west of hill top, and contains the southern Highlands Regional Shooting Complex, including the 800 metre shooting range.

Proposed Development

Development Application 17/1823 was lodged with Council seeking consent for remediation, stormwater works, and stop butt rectification works at the 800 metre shooting range at the Southern Highlands Regional Shooting Complex.

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

Permissibility

The site is zoned E3 Environmental Management under the Wingecarribee Local Environmental Plan 2010 and in this zone, the proposed stormwater works, and stop butt rectification works at the 800 metre shooting range is permissible with development consent as part of a Recreation Facility (outdoor).

Assessment Timeline

The application has been notified to adjoining and adjacent landowners. At the time of drafting, no submissions from the public had been received. The application has been externally referred to Rural Fire Service and Water NSW. No objection is raised from Rural Fire Service or Water NSW, subject to conditions of consent.

The application shall be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council. More details regarding the application can be found on Council’s DA-Tracker at www.wsc.nsw.gov.au/da-tracker.

Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
ATTACHMENT 1 – SITE LOCATION
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

800 metre range
COUNCIL WEEKLY CIRCULAR

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<td>CONTACT NAME:</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to Commercial Alterations and Additions at 6 Boolwey Street, Bowral.

Site Description

The site is known as Lot 21 DP 802519, being 6 Boolwey Street, Bowral. (Attachment 1). The subject site is located in the commercial area of Bowral on the northern side of Boolwey Street and contains 2 shops setback from the footpath by approximately 2.5 metres. The subject building is located adjacent to Target. There is currently a 1.1 metre high wooden fence around the perimeter of the front setback area, with the exception of the entranceway. This front setback is covered by an awning. The subject shop is being used as a restaurant.

Proposed Development

DA17/1633 was lodged with Council seeking consent for Commercial Alterations and Additions consisting of the following:

- Provision of the fence/barrier in the front setback area to increase customers comfort and delineate the outdoor eating area of the restaurant.
- Provision of tables and chairs in the outdoor dining area to accommodate 20-25 diners.

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

Permissibility

The site is zoned B2 under the Wingecarribee Local Environmental Plan 2010 and in this zone, an outdoor eating area in association with a restaurant is permissible with development consent.

Assessment Timeline

The application was required to be notified under Council’s Community Engagement and Notification Policy and no submissions 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

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ATTACHMENT 1 – SITE LOCATION

Site Locality & Zoning Map

Aerial Photo
Photos – proposed outdoor eating area
Floor Plan Showing Front Outdoor Eating and Internal Areas
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<td>DEVELOPMENT APPLICATION FOR 7 LOT SUBDIVISION 486 ELLSMORE ROAD, EXETER</td>
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<td>CONTACT NAME:</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 7 Lot Subdivision at 486 Ellsmore Road Exeter.

### Site Description

The site is known as Lot 12 DP 611530, being 486 Ellsmore Road Exeter. (Attachment 1). The site is located in a rural residential locality south east of the intersection of Sally’s Corner Road and Ellsmore Road, Exeter. The subject site has a frontage to Ellsmore Road of approximately 167 metres. The majority of the site is cleared grazing land with some trees located alongside a dam and Reedy Creek which runs from north east to south west through the site. The dam is located within the watercourse.

A single storey dwelling, some sheds, established gardens and a driveway are located to the western part of the site that fronts Ellsmore Road.

### Proposed Development

DA 17/1457 was lodged with Council seeking consent for a 7 Lot Subdivision in accordance with the split land use zoning. It is proposed that the existing dam be drained, filled and compacted. A 15 metre wide road with cul-de-sac turning head will be constructed to provide access to the majority of the proposed lots. It is proposed this will be a dedicated public road and the intersection with Ellsmore Road will be located to the northern part of the site.

The development site falls within two different land use zones under the WLEP 2010. Proposed Lots 1 to 6 are located within the R2 Low Density Residential zoning with proposed areas of between 2553sqm and 3408sqm with frontage to the proposed new road.

Proposed Lot 7 is located within the RU4 Rural Small Holdings zone and will have a total area of 56,061sqm. The existing single storey dwelling, sheds and gardens are proposed to be retained on this lot.

A plan of the proposal can be found at Attachment 2.

### Permissibility

The site is zoned part R2 Low Density Residential and part RU4 Rural Small Holdings under the Wingecarribee Local Environmental Plan 2010 and in these zones, subdivision is permissible with development consent.

Clause 4.1 of WLEP identifies minimum lot sizes when subdividing land. The R2 zone on the subject site has a minimum lot size of 2000sqm. The RU4 zoned portion of land has a minimum lot size of 8ha. The applicant has requested a variation to the minimum lot size.
requirement for the RU4 portion of land on the basis that ‘the suitability of this subdivision pattern can be measured by the fact that all of the lots within the R2 zone are fully compliant with the minimum lot size prescribed for this area. In fact they are significantly over the minimum lot size. Proposed Lot 7, which is within the RU4 zone, is below the prescribed minimum lot size of 8 hectares, but it represents all of the land within the RU4 zone. In other words, Lot 7 is as large as it can be and it will continue to accommodate the existing dwelling house. No further additional dwelling entitlements are being created through the creation of Lot 7.’

The proposal relies upon clause 4.2C of the WLEP – Exceptions to minimum subdivision lot sizes for certain split zones. The objectives of this clause are as follows:

(a) To provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1,

(b) To ensure that the subdivision occurs in a manner that promotes suitable land uses and development.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners. A total of 7 submissions have been received raising issues such as increase in traffic, the location of the proposed road along the neighbours boundary, whether an environmental study has been carried out on the site, sewage and water treatment, water quality, water table impacts, impacts on Reedy Creek, fragmentation of the existing rural holding, overland flow, stormwater, impact on rural character of Exeter Village, visual, privacy and amenity impacts, the documentation regarding location of site boundaries is incorrect, tree loss at Ellsmore Road, landfilling of rural dam and aboriginal cultural heritage, potential land contamination of RU4 zoned land, non-compliant minimum lot size, clause 4.6 of WLEP cannot vary a precondition as it is not a development standard, access to R2 subdivision is via a road built on RU4 zoned land, a geotechnical report has not been submitted – potential for landslip, future construction.

These above matters will be taken into consideration as part of the section 79C assessment process.

The application has been externally referred to WaterNSW. Concurrence conditions from WaterNSW were received addressing wastewater management, water cycle management, subdivision road and right of way, waterway crossings, protection and rehabilitation of Reedy Creek, future dwellings and construction activities.

It is proposed that the application will be reported to full Council for determination.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
ATTACHMENT 1 – SITE LOCATION

Locality and Zoning Map

Aerial Map
COUNCIL WEEKLY CIRCULAR

ITEM NO: 5
SUBJECT: DEVELOPMENT APPLICATION FOR 2 LOT SUBDIVISION AND CONSTRUCTION OF A PRINCIPAL DWELLING WITH ATTACHED SECONDARY DWELLING ON EACH LOT, 46 OXLEY DRIVE, MITTAGONG
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 17/1377

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 2 Lot Subdivision and construction of a principal dwelling with attached secondary dwelling on each Lot at 46 Oxley Drive Mittagong. A significant amount of vegetation is also proposed to be removed.

Site Description

The site is known as Lot 21 DP 838000, being 46 Oxley Drive Mittagong. (Attachment 1). The subject site is located on the eastern side of Oxley Drive, just south of its intersection with Tyndall Street and approximately 500 metres from Mittagong Railway Station. The site is roughly square in shape with a frontage to Oxley Drive of approximately 40 metres and a depth of approximately 48 metres, with a total site area of approximately 1859m².

The site contains some of the remnant native vegetation that is characteristic of the broader locality. The topography of the site is reasonably steep falling from the south to north. The steeper sections of the site are towards the southern boundary with the northern portion being of a gentler gradient allowing for driveway access onto Oxley Drive at the northern edge of the site.

Although the site is vacant of development it is located within an established residential area which is fully serviced.

Proposed Development

DA17/1377 was lodged with Council seeking consent for a 2 lot subdivision and a principal dwelling with attached secondary dwelling on each lot. With regard to the subdivision component of the development, proposed Lot A will have a site area of 984m² with a frontage to Oxley Drive of approximately 40.5 metres and a depth of approximately 27 metres. The lot will accommodate a 5 metre wide right of access and 2 metre wide drainage easement necessary to service proposed Lot B.

Proposed Lot B will have a site area of 875m² and will benefit from the proposed right of access over Lot 1 to Oxley Drive. The lot will be approximately 21 metres wide and 40 metres deep.

The proposed residential developments on Lot A and Lot B consist of a ground floor 1 bedroom secondary dwelling with the principal dwelling situated above. The developments are a two part 3 storey building due to the slope of the land.

The proposed development would involve a significant percentage of the native vegetation on site being removed to accommodate the proposed development.
Elevations and site plan of the proposal can be found at Attachment 2.

Permissibility

The site is zoned R2 Low Density Residential under the Wingecarribee Local Environmental Plan 2010 and in this zone, subdivision and secondary dwellings are permissible with development consent.

The Mittagong Development Control Plan requires that there be a minimum site area of 1000m² for the purpose of dual occupancy or secondary dwelling development. Therefore the applicant seeks consent under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners and no submissions from the public had 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
Lot A – North & South Elevations
Lot A – East & West Elevations
Lot B – East & West Elevations
 Lots A & B – North Elevation
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for Section 96 Modification (Continued Use) at Wombeyan Caves Road High Range.

Site Description

The site is known as Lot 85 DP 751275, being 955 Wombeyan Caves Road, High Range (Attachment 1). The subject site is known as Woodbine Park and is located on the western side of Wombeyan Caves Road. The site is 226ha in area and ‘L’ shaped in form. The land is partially cleared with improved pasture and a dwelling house and sheds associated with an approved water extraction facility. The land and surrounding areas are underlain by a thick sequence of Hawkesbury Sandstone at considerable depth that contains moderate to high yielding aquifers that produce groundwater of potable quality.

Proposed Development

Background

A section 96 Modification Application [03/2011.04] was approved by full Council on 15th December 2016 which permitted changes to the hours of operation to enable vehicle movements and operation of the facility on a 24 hour basis Monday to Friday, for a period of 12 months.

A new section 96 application [03/2011.05] was lodged with Council seeking consent to operate the facility in perpetuity in accordance with the conditions imposed under 03/2011.04.

Permissibility

The site is zoned RU2 Rural Landscape under the Wingecarribee Local Environmental Plan 2010. This type of development would be defined as ‘agricultural produce industry’ which is permissible with development consent in this zone.

Assessment Timeline

The application has been notified to over 190 landowners and 16 submissions from the public have been received raising issues such as traffic, road conditions and safety, noise, water supply – the commercial water extraction from this venture is not known/monitored to ensure that it is kept within the replenishment rate of the aquifer.

The application shall be determined by full Council.

Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
ATTACHMENT 1 – SITE LOCATION

Locality & Zoning Map

Aerial Photo
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to develop 73 Lytton Road, Moss Vale for the purpose of a mixed use development comprising bulky goods premises, light industry, and storage premises.

Site Description

The site is known as Lot 1 DP 746930, being 73 Lytton Road, Moss Vale (Attachment 1). It is a developed 8629m² industrial corner lot on the northern side of Lytton Road and the western side of Bulwer Road in Moss Vale. The land is occupied by a landscaping material supplies development, and is accessible by vehicle at two points on Lytton Road. The land is relatively flat, generally falling gently to the south and east, towards Lytton and Bulwer Roads. Vegetation of the land is largely limited to introduced and native trees and shrubs along the land’s road frontages. The land is located at an interface of industrial/commercial and residential zones. Residential zoned properties to the south and east, across Lytton and Bulwer Roads, are occupied by low density residential accommodation, while industrial zoned properties to the west and north include various bulky goods premises and light industry developments, as well as some agricultural land.

Proposed Development

On 15 January 2018, 18/0031 was lodged with Council seeking consent to demolish buildings and works, erect buildings and carry out works for the purpose of a mixed use development comprising bulky goods premises, light industry, and storage premises.

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

Permissibility

The site is zoned IN2 Light Industrial under the Wingecarribee Local Environmental Plan 2010. Development for the purposes of bulky goods premises, light industry, and storage premises is permissible with consent in Zone IN2; consequently a mixed use development comprising each of those land uses is also permissible with consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners. A total of 3 submissions have been received raising issues such as airborne dust emissions, noise and vibration, bulk and scale, visual impact, privacy, light spillage, hours of operation, and vehicular traffic.
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