CONTENTS

1 .................................................................................................................................................. 3
LIST OF 355 MANAGEMENT COMMITTEE MEETINGS
2 .................................................................................................................................................. 4
DEVELOPMENT APPLICATION FOR 19 ROOM BOARDING HOUSE AND 2 LOT
SUBDIVISION, 19 FUNSTON STREET, BOWRAL
3 .................................................................................................................................................. 8
DEVELOPMENT APPLICATION FOR MULTI DWELLING HOUSING (FOUR TWO-
STOREY DWELLINGS) AND STRATA TITLE SUBDIVISION, 17 OXLEY DRIVE,
MITTAGONG
4 .................................................................................................................................................. 12
APPLICATION TO MODIFY DEVELOPMENT CONSENT FOR USE OF LAND FOR
WEDDING RECEPTIONS, EVENTS, CONFERENCES AND ANTIQUE OPENINGS,
USE OF GROUNDS FOR OPEN GARDEN EXHIBITIONS, AND HOLIDAY
ACCOMMODATION, HOPEWOOD - 201 CENTENNIAL ROAD, BOWRAL
5 .................................................................................................................................................. 18
DEVELOPMENT APPLICATION FOR CAFÉ, BAR AND 18
6 X ONE BEDROOM TOURIST CABINS,
67-69 HODDLE STREET, ROBERTSON
6 .................................................................................................................................................. 21
DEVELOPMENT APPLICATION FOR SENIORS HOUSING (16 DWELLINGS), 11
EDWARD STREET, BOWRAL
Councillors are invited to attend the Annual General Meetings of the Management Committees – **Highlighted in Bold**

<table>
<thead>
<tr>
<th>Management Committee AGM</th>
<th>Date/Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exeter Hall Management Committee AGM</td>
<td>Monday 16 July 2018 5.00pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee AGM</td>
<td>Tuesday 17 July 2018 7.00pm</td>
<td>Aboriginal Community &amp; Cultural Centre</td>
</tr>
<tr>
<td>Loseby Park Hall Management Committee AGM</td>
<td>Friday 20 July 2018 9.30am</td>
<td>Loseby Park Hall</td>
</tr>
<tr>
<td>Wingello Mechanics Institute Management Committee AGM</td>
<td>Saturday 21 July 2018 2.00pm</td>
<td>Wingello Mechanics Institute</td>
</tr>
<tr>
<td>Yerrinbool Hall Management Committee AGM</td>
<td>Tuesday 24 July 2018 7.00pm</td>
<td>Yerrinbool Hall</td>
</tr>
<tr>
<td>Tourist Rd Oval Management Committee AGM</td>
<td>Wednesday 25 July 2018 7.00pm</td>
<td>Tourist Rd Oval</td>
</tr>
<tr>
<td>East Bowral Community Centre Management Committee AGM</td>
<td>Monday 30 July 2018 4.30pm</td>
<td>East Bowral Community Centre</td>
</tr>
<tr>
<td>Jurd Park Management Committee AGM</td>
<td>Tuesday 31 July 2018 6.30pm</td>
<td>Jurd Park</td>
</tr>
<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 2 August 2018 7.00pm</td>
<td>Mittagong Memorial Hall</td>
</tr>
<tr>
<td>Canyonleigh Hall Management Committee AGM</td>
<td>Tuesday 7 August 2018 10.00am</td>
<td>Canyonleigh Hall</td>
</tr>
<tr>
<td>Bong Bong Common Management Committee AGM</td>
<td>Tuesday 14 August 2018 10.30am</td>
<td>Gibraltar Room Civic Centre Moss Vale</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee AGM</td>
<td>Thursday 16 August 2018 7.00pm</td>
<td>Hill Top Community Centre</td>
</tr>
<tr>
<td>Moss Vale Community Centre Management Committee AGM</td>
<td>Monday 20 August 2018 1.00pm</td>
<td>Moss Vale community Centre</td>
</tr>
<tr>
<td>Hampden Park Management Committee AGM</td>
<td>Tuesday 21 August 2018 5.00pm</td>
<td>Robertson Bowling Club</td>
</tr>
<tr>
<td>Bundanoon Oval &amp; Ferndale Reserve Management Committee AGM</td>
<td>Tuesday 21 August 2018 7.00pm</td>
<td>Bundanoon Hotel</td>
</tr>
<tr>
<td>Burrawang Park Management Committee AGM</td>
<td>Thursday 23 August 2018 7.00pm</td>
<td>Burrawang Hotel</td>
</tr>
<tr>
<td>Penrose Hall Management Committee AGM</td>
<td>Monday 27 August 2018 7.00pm</td>
<td>Penrose Hall</td>
</tr>
<tr>
<td>Robertson Community Centre Management Committee AGM</td>
<td>Tuesday 11 September 2018 6.00pm</td>
<td>Robertson Community Centre</td>
</tr>
</tbody>
</table>
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR 19 ROOM BOARDING HOUSE AND 2 LOT SUBDIVISION, 19 FUNSTON STREET, BOWRAL</td>
</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton, Group Manager Planning Development and Regulatory Services</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>18/0434</td>
</tr>
</tbody>
</table>

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 19 room Boarding House and 2 lot subdivision at 19 Funston Street, Bowral.

Site Description

The site is known as Lot 2 DP 1140855, being 19 Funston Street, Bowral (Attachment 1), and is located on the south western corner of the Moss Vale Road / Kangaloon Road / Funston Street roundabout. The 2079 square metre site contains a single storey dwelling.

Proposed Development

Development Application 18/0434 seeks consent for a 19 room Boarding House and 2 lot subdivision.

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

Permissibility

The site is zoned R3 Medium Density Residential under the Wingecarribee Local Environmental Plan 2010 and in this zone, a boarding house and subdivision is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 27 June 2018. At the time of drafting 28 June 2018, 9 submissions from the public had been received, including a petition containing 13 signatories, raising concerns including parking and traffic impacts, pedestrian impacts, management, social issues, architectural merit, character, amenity impacts, tourism impacts, and property value impacts. 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 2 – PLANS OF PROPOSED DEVELOPMENT
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to demolish building(s)/work(s), erect buildings, carry out works, and subdivide land under Strata Title, for the purpose of multi dwelling housing at 17 Oxley Drive, Mittagong.

Site Description

The site is known as Lot 2 DP 567515, being 17 Oxley Drive, Mittagong (Attachment 1). It is a developed 1118m² residential corner lot on the western side of Oxley Drive and the southern side of Waverley Parade, Mittagong, around 500m southwest of the town centre. It is accessible by vehicle from Waverley Parade.

The land is currently occupied by a dwelling house and associated outbuildings. The land is relatively level, falling gently and uniformly from south to north, towards Waverley Parade, Mittagong. Vegetation on the land mainly comprises of existing lawns and gardens, including mature mainly exotic trees.

Surrounding properties are occupied mainly by low density residential development.

Proposed Development

On 19 April 2018, 18/0444 was lodged with Council seeking consent to demolish building(s) and proposed to erect buildings, carry out works, and the strata subdivision of land for the purpose of multi dwelling 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 R3 Medium Density Residential and the minimum size shown on the Lot Size Map in relation to the land is 700m². Development for the purpose of multi dwelling housing is permitted with consent in Zone R3.
Assessment Timeline

The application was notified to adjoining and adjacent landowners with the notification period concluding on 27 June 2018. Notification attracted one public submission, raising issues including increased traffic, streetscape, provision for pedestrian traffic, and private open space.

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 2 – PLANS OF PROPOSED DEVELOPMENT
COUNCIL WEEKLY CIRCULAR

ITEM NO: 4

SUBJECT: APPLICATION TO MODIFY DEVELOPMENT CONSENT FOR USE OF LAND FOR WEDDING RECEIPTIONS, EVENTS, CONFERENCES AND ANTIQUE OPENINGS, USE OF GROUNDS FOR OPEN GARDEN EXHIBITIONS, AND HOLIDAY ACCOMMODATION, HOPEWOOD - 201 CENTENNIAL ROAD, BOWRAL

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

FILE NUMBER: 07/1386.01

The purpose of this Weekly Circular is to inform Councillors of an application seeking modification of Council’s consent to use land and carry out works for the purpose of a mixed use development comprising a function centre, a recreation facility (outdoor), and two serviced apartments, as defined by Wingecarribee Local Environmental Plan 2010, at ‘Hopewood’ 201 Centennial Road, Bowral.

Site Description

The land concerned is Lot 6 DP 634569, being ‘Hopewood’ 201 Centennial Road, Bowral (Attachment 1). It is an approximately 4.6ha residential lot on the southern side of Centennial Road in Bowral, around 2km northwest of the town centre.

The land is accessible by vehicle from Centennial Road, Bowral. It is occupied by various buildings and works including a two storey dwelling house, two guest houses, a large "pavilion" building, internal roads, and a tennis court. The land is used, pursuant to Council’s development consent 07/1386, for the purposes of a function centre, serviced apartments, and a recreation facility (outdoor). Vegetation on the land comprises managed lawns and gardens, including abundant mature native and introduced tree species.

Surrounding land uses include the Centennial Vineyard and Winery to the north (across Centennial Road), large lot residential accommodation developments to the east, and agricultural land with scattered dwellings to the south and west.

Proposed Development

On 3 March 2009, Council granted development consent DA 07/1386, permitting, “Change of Use – Use of Pavilion Area for Wedding Receptions, Events, Conferences and Antique Openings, Use of Hopewood Grounds for Open Garden Exhibitions and Holiday Accommodation within Cottages 1 and 2”. The approved site plan the subject of development consent 07/1386 is attached as Attachment 2. Notable conditions of consent include:

- Condition 3, restricting the maximum number of guests at any function to 150 and the maximum number of functions to 30 per year
- Condition 4, restricting event hours of operation for functions and wedding receptions to between 10:00am and 11:30pm on Saturdays only
- Conditions 12 and 13, restricting the maximum number of conference and charity event attendees to 70.
On 30 April 2018, DA 07/1386.01 was made to Council seeking modification of development consent 07/1386. The proposed modification involves:

- Hosting of corporate events (conferences) mid-week, rather than on Saturdays only
- An increase in the maximum permitted number of conferences from 70 to 150
- An increase in the number of permitted functions from 30 per year to 50 per year, with no more than one function, e.g. wedding reception or conference, in any one week.

**Permissibility**

Section 4.55 (1A) and (3) of the Environmental Planning and Assessment Act 1979 (the Act) effectively specifies Council may modify development consent DA 07/1386 as proposed, if:

- Council is satisfied that the proposed modification is of minimal environmental impact, and
- Council is satisfied that the development to which the consent as modified relates is substantially the same as that for which consent was originally granted
- Council has notified the application in accordance with the relevant provisions of the Environmental Planning and Assessment Regulation 2000 (the Regulation) if those provisions so require
- Council has considered any submissions made concerning the proposed modification within any period prescribed by the Regulation
- Council has considered those matters specified by section 4.15 (1) of the Act that are relevant to the development, and the reasons that the original consent was granted.

When the original development application DA 07/1386 was made, the land was in Zone 7 (b) (Environmental Protection (Landscaping Conservation) Zone) under Wingecarribee Local Environmental Plan 1989 (LEP89). The development was considered to be for the purpose of a **tourist facility** as defined by the Environmental Planning and Assessment Model Provisions 1980 (the Model Provisions), pursuant to clause 6 of LEP89. Development for the purpose of **tourist facilities** was prohibited in Zone 7 (b). However, noting LEP89 identified the land as a heritage item, the application sought consent and was favourably determined pursuant to clause 31B:

### 31B Conservation incentives

The consent authority may grant consent to the use for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though the use would otherwise not be allowed by this plan, if:

- (a) it is satisfied that the retention of the heritage item depends on the granting of consent, and
- (b) the proposed use is in accordance with a conservation management plan which has been endorsed by the consent authority, and
- (c) the granting of consent to the proposed use would ensure that all necessary conservation work identified in the conservation management plan is carried out, and
- (d) the proposed use would not adversely affect the heritage significance of the heritage item or its setting, and
- (e) the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.

Under the now-applicable Wingecarribee Local Environmental Plan 2010 (LEP10), the land is in Zone E3 Environmental Management, and the development is for the purpose of a **mixed use development** comprising a function centre, a recreation facility (outdoor), and two serviced apartments:
**mixed use development** means a building or place comprising 2 or more different land uses.

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

**serviced apartment** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

Development for the purpose of **recreation facilities (outdoor)** is permitted with consent in Zone E3, whereas development for the purposes of **function centres** and **serviced apartments** is prohibited. Consequently, development for the purpose of a **mixed use development** comprising all three more specific purposes is prohibited in Zone E3. This aside, WLEP2010 identifies the land as including a heritage item, and clause 5.10 (10) of WLEP2010 specifies as follows:

**(10) Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

**Assessment Timeline**

The application was notified to adjoining and adjacent landowners with the notification period concluding on 23 May 2018. Three submissions were received, raising issues including traffic, privacy, and noise.
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 development application which seeks consent for a Café, Bar and 6 x one bedroom tourist cabins at 67-69 Hoddle Street, Robertson.

Site Description

The site being Lot 2 Sec 13 DP 758882, being 67-69 Hoddle Street, Robertson (Attachment 1) is located on the southern side of Hoddle Street, between Meryla Street and Yarranga Street. The site is 2023 square metres in area, and contains an old bank building which is used as a residence.

Proposed Development

Development Application 18/0438 seeks consent for a Café, Bar and 6 x one bedroom tourist cabins with a 14 space car park area. The tourist cabins have a proposed external material of corrugated metal sheeting and weatherboard cladding.

Elevations and 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, the proposed development is permissible with development consent as a combination of commercial premises, and tourist and visitor accommodation.

Assessment Timeline

The application has been notified and advertised to adjoining and adjacent landowners with the notification period concluding on 20 June 2018. At the time of drafting, 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
COUNCIL WEEKLY CIRCULAR

ITEM NO: 6
SUBJECT: DEVELOPMENT APPLICATION FOR SENIORS HOUSING (16 DWELLINGS), 11 EDWARD STREET, BOWRAL
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 18/0538

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to construct a 16 dwelling Seniors Housing development at 11 Edward Street, Bowral NSW 2576.

Site Description

The site is known as Lot 5 DP 1188597, being 11 Edward Street, Bowral (Attachment 1). The site is predominately rectangular in shape, with a site area of 6,461sqm. The site has a street frontage of 23.2m to Edward Street. The site is predominately flat, with a slight fall of 1m from Edward Street towards the south-east corner of the lot. The site is vacant of all buildings, with the site having a local heritage listing (item 1892) for a cricket pitch located in the south west portion of the site. The site is also located within the Bowral conservation area. The site is managed grassland, with a number of exotic trees growing throughout the site. All vegetation will be removed as part of proposed works.

The site is located in a predominantly residential area characterised by single storey detached dwellings. The dwellings are characterised by their heritage character, with the dwellings surrounded by extensive managed gardens. The site also shares a boundary with St Jude’s Anglican Church also a heritage item.

Proposed Development

On 8 May 2018, DA18/0538 was lodged with Council seeking consent to construct a 16 unit Seniors Housing development at 11 Edward Street, Bowral. The development is located around the perimeter of the site, with a centralised area of green space focused on an interpretive cricket pitch.

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, Seniors Housing development is permissible with development consent.

Assessment Timeline

The application has been advertised to adjoining and adjacent landowners and in the local Newspaper between 13 June 2018 and 13 July 2018. At the time of preparing the circular eight (8) submissions had been received to date objecting to the proposal.
The application has been internally referred to Council’s Accredited Certifier, Development Engineers, Water and Sewer Officer, Heritage Advisor, Tree and Vegetation Assessment Officer and Contributions Planner.

The application has been externally referred to Water NSW. No response has been provided to date.

The application shall be determined by full Council, once the assessment of the application is complete and if approval is recommended by staff.


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