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2. DEVELOPMENT APPLICATION FOR GENERAL INDUSTRY (MASONRY PLANT) 416 & 524 BERRIMA ROAD, BERRIMA …………4

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Councillors are invited to attend the Annual General Meetings of the Management Committees are **Highlighted in Bold**

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<tr>
<th>Management Committee</th>
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<tbody>
<tr>
<td>Wingello Mechanics Institute Management Committee</td>
<td>Monday 8 October 2018</td>
<td>7.00pm</td>
<td>Wingello Mechanics Institute</td>
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<tr>
<td><strong>Moss Vale Community Centre Management Committee AGM</strong></td>
<td><strong>Monday 15 October 2018</strong></td>
<td><strong>1pm</strong></td>
<td><strong>Moss Vale Community Centre</strong></td>
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<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 23 October 2018</td>
<td>4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Tuesday 23 October 2018</td>
<td>7.00pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 26 October 2018</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
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<td>Exeter Hall Management Committee</td>
<td>Monday 5 November 2018</td>
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<td>Exeter Hall Management Committee</td>
<td>Monday 4 February 2019</td>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 3 June 2019</td>
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<td>Exeter Hall</td>
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COUNCIL WEEKLY CIRCULAR

ITEM NO: 2
SUBJECT: DEVELOPMENT APPLICATION FOR GENERAL INDUSTRY (MASONRY PLANT) 416 & 524 BERRIMA ROAD, BERRIMA

CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 18/0576

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to erect a building and carry out works for the purpose of general industry (masonry plant) at 416 and 524 Berrima Road, Berrima.

Site Description

The affected land includes Lot 1 DP 785111 and Lot 1 DP 414246, respectively being 416 and 524 Berrima Road, Berrima (Attachment 1). However, the development is proposed primarily on Lot 1 DP785111.

Lot 1 DP785111 is a 51.68ha developed rural lot on the eastern side of Berrima Road, around 1.4km southeast of the New Berrima town centre. It appears mainly used for extensive agriculture, but is also occupied by a dwelling house along with various sheds and the like.

The land’s western boundary directly adjoins Berrima Road, but vehicular access is currently gained via Lot 101 DP882139 and Lot 1 DP1017008, respectively being 372 and 475 Berrima Road, to the south of the land.

The land has gently undulating topography. It is traversed by Stony Creek and some unnamed minor tributaries. Vegetation on the land mainly comprises grazed pasture, along with scattered native trees and exotic tree plantings adjacent to the internal driveway and abovementioned buildings.

Most surrounding properties appear used for agricultural purposes, with notable exceptions including Boral Cement Works around 800m to the southwest, and Inghams poultry feed manufacturing facility around 950m to the southeast.

Proposed Development

On 16 May 2018, development application 18/0576 was made to Council seeking consent to erect a building and carry out works for the purpose of general industry (a masonry Plant).

Submitted drawings of the proposed development can be found at Attachment 2.

Permissibility

Lot 1 DP785111 is in Zone IN1 General Industrial under the Wingecarribee Local Environmental Plan 2010 and in this zone, development for the purpose of general industries is permissible with development consent.
Assessment Timeline

The application was advertised and notified to surrounding landowners, with a submissions period from 13 June to 13 July 2018. A total of five submissions have been received, raising issues such as noise, water quality, air pollution, vegetation removal/protection, hours of operation, vehicular traffic, cumulative impacts, light spillage, and Aboriginal heritage impact.

The application shall 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 consent to modify approved lot sizes and Rural Fire Service condition of two lots within a previously approved subdivision at Chamae 27 Links Road, Burradoo.

**Site Description**

The site is known as Lot 2 DP 1156455, being ‘Chamae’ 27 Links Road, Burradoo. ([Attachment 1](#)). The 6641 square metre site contains a single storey detached dwelling within an established landscaped setting.

**Proposed Modification**

Section 4.55 modification application 06/1305.10 seeks consent to modify the approved Lot sizes under DA Consent 04/1305, also conditioned by Rural Fire Service.

Approved lot sizes (proposed Lot 1: 4003 square metres and proposed Lot 2: 2639 square metres) are shown in [Attachment 2](#).

The proposed modified lot sizes (proposed Lot 1: 4079 square metres and proposed Lot 2: 2562 square metres) are shown in [Attachment 3](#). The proposed change to Rural Fire Service condition has been referred to Rural Fire Service for concurrence.

**Permissibility**

The site is zoned R2 Low Density Residential under the *Wingecarribee Local Environmental Plan 2010* and in this zone, the proposed modification is permissible with development consent.

**Assessment Timeline**

The modification application has been notified to adjoining and adjacent landowners. No submissions from the public have been received. The modification 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](mailto:Councillor.Request@wsc.nsw.gov.au)
ATTACHMENT 2 – PLANS OF APPROVED SUBDIVISION
ATTACHMENT 2 – PLANS OF PROPOSED MODIFICATION