WEEKLY CIRCULAR

ISSUE NO. 5

ISSUE DATE: 2 March 2018

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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<tr>
<th>Management Committee</th>
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<th>Time</th>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 5 March 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Monday 12 March 2018</td>
<td>3.30pm</td>
<td>Robertson Community Centre Management Committee</td>
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<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Tuesday 13 March 2018</td>
<td>2.00pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 9 April 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 16 April 2018</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 1 May 2018</td>
<td>2.00pm</td>
<td>Jellore room, Civic Centre</td>
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<tr>
<td>Loseby Park Management Committee</td>
<td>Friday 11 May 2018</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 4 June 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<tr>
<td><strong>Exeter Hall Management Committee AGM</strong></td>
<td>Monday 16 July 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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On 28 February 2018, Council resolved to place the draft Urban Tree Policy on public exhibition. The provisions of the Policy are applicable to all Council controlled trees located on urban roads, streets and across the public open space network, in towns and villages.

The primary aim of the Policy is to determine the strategic direction and approach for Council controlled trees located within the public open space network through the use of the Street Tree Master Plan 2016 and the draft Tree Risk Management Plan.

The Policy describes the value of urban trees, and as assets to the community, how they will be protected, maintained and managed by Council.

Council is inviting the community to provide feedback on the draft policy. The consultation period will commence on Thursday 1 March 2018 and close on Friday 30 March 2018. During the consultation period, the draft policy can be viewed at the Moss Vale Civic Centre and www.wsc.nsw.gov.au/development/whats-on-public-exhibition.

Council staff are available to answer questions about the draft policy during the exhibition period. You can also ask a question via www.yoursaywingecarribee.com.au/trees.

Feedback including reference 900/2 WSC Urban Tree Policy can be submitted via:

- Email to mail@wsc.nsw.gov.au
- Mail to Wingecarribee Shire Council, PO Box 141, Moss Vale 2577
COUNCIL WEEKLY CIRCULAR

<table>
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<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR SECTION 96 MODIFICATION FOR LANDFILL OF EXISTING QUARRY, 8 KIAMA STREET, BOWRAL</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton, Group Manager Planning Development and Regulatory Services</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>DA11/1041.03</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to modify DA11/1041 - landfill of existing quarry at 8 Kiama Street Bowral.

**Site Description and Background**

The site is known as Lots 13 and 14 DP 1022146, being 8 Kiama Street Bowral. The subject landfill site has been operating intermittently for more than 20 years. Most of the surrounding land uses are agricultural or industrial however, residential properties do occur in proximity to the site, with the closest residential properties being on Kiama Street, Railway Parade and Loftus Street. Access to the site is via Kiama Street which is a no through road that also services several small factory units, the brickworks and two residences.

The site lies within the local catchment of Mittagong Creek.

The landfill is currently permitted under its Environment Protection Licence to dispose 50,000 tonnes of general solid waste (non-putrescible) and 5,000 tonnes of asbestos waste per annum. The primary existing activities with respect to the use of the site are waste delivery, handling, disposal and remediation as well as the ancillary processes of small scale recycling and environmental monitoring.

**Proposed Development**

Modification development application DA11/1041.03 was lodged with Council seeking to modify the existing consent for landfill of existing quarry as follows:

- Create a small recycling facility in the north-east portion of the site;
- Increase the permitted asbestos waste disposal limit to 25,000 tonnes per annum from 5,000 tonnes;
- Increase the permitted general solid waste (non-putrescible) disposal limit to 200,000 tonnes per annum from 50,000 tonnes;
- Adjust the boundary of the licenced premises to exclude a small scale recycling area in the north east portion of the site;
- Update references to the Landfill Environmental Management Plan (LEMP) throughout the licence.

The applicant states in the Environmental Impact Statement submitted with the application that the proposal will improve the commercial viability of the site, improve services and fill market gaps in the Southern Highlands Region. The changes will also enable the
development of a larger scale recycling facility on the site. “Currently there is no space available for recycling to occur at scale; the first landfill cell must be filled and capped to create a pad of adequate size for a commercial size recycling centre to be built. Under current landfill limits, completion of cell 1 will take many years however, the proposal will allow the cell to be completed in approximately 2 years, allowing for commercial scale recycling to commence at the site sooner.”

The site is currently regulated under DA11/1041 and an Environment Protection Licence. The proposal involves a variation to both approvals via the relevant modification provisions of the Environmental Planning and Assessment Act 1979 and the Protection of the Environment Operations Act 1997 and their Regulations.

The proposal does not involve increased hours of operation, accepting additional waste types or reducing environmental monitoring and reporting obligations.

The proposal for a recycling facility will not be assessed in the subject modification application on the basis that part of the site is required to be filled and capped in the first instance.

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

Permissibility

The site is zoned IN1 General Industrial under the Wingecarribee Local Environmental Plan 2010 and in this zone, landfilling and a recycling facility is permissible with development consent.

Assessment Timeline

The application has been advertised and two submissions from the public have been received raising issues of concern with regard to noise and dust and rubbish from the site.

The application has been externally referred to WaterNSW and Environment Protection Authority.

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

Locality Map

Aerial Map
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

Key Site Features

Recycling Area Layout
## COUNCIL WEEKLY CIRCULAR

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<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton, Group Manager Planning Development and Regulatory Services</td>
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<td>FILE NUMBER:</td>
<td>17/1676</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to construct a Multi Dwelling Housing development at 5 Cliff Street and 11 Clarke Street, Bowral.

### Site Description

The site is known as Lot 8 DP 702375 and Lot 1 DP 1041999, being 5 Cliff Street and 11 Clarke Street Bowral. *(Attachment 1).* The site is currently supporting a single detached dwelling on the lot fronting Cliff Street, with the lot fronting Clarke Street currently vacant. The site has a moderate slope from east to west, with a fall across the site of 16.43m.

Along the Clarke Street frontage of the site are a number of mature native trees, located on the high side of the site. Some limited vegetation is also located along the western boundary of the site. The lot fronting Cliff Street containing the existing dwelling is surrounded by landscaping.

The site has a total area of 5,262.09m², with frontages to Cliff Street of 59.8m and Clarke Street of 40.2m. The site is ‘L’ shaped, with 3 Clarke Street located within the angle of the site and not part of the site. No.3 Clarke Street has recently been developed, with the construction of a detached dwelling.

### Proposed Development

On 27 November 2017, 17/1676 was lodged with Council seeking consent to construct Multi Dwelling Housing.

The application includes the retention of the existing dwelling on site, construction of 10 townhouses, two driveway access points, communal landscaping and associated services. The townhouses will be 2 storeys in height and will be a range of 2 and 3 bedroom layouts. Each will be provided with their own private open space and have a two car garage.

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

### Previous Site Development History

The subject site has previously been proposed to be developed for multi-dwelling housing. DA 14/1328 related to the development of 16 town houses on the site. This application was subsequently refused by Council, with the applicant appealing the Refusal to the Land and Environment Court. The Land and Environment Court subsequently up-held Council’s decision.
The current application has been prepared in response to the outcomes of the Court process, with the scope of the development reduced and the design proposed to be in compliance with the outcomes of the Court process.

**Permissibility**

The site is zoned R3 – Medium Density Residential under the *Wingecarribee Local Environmental Plan 2010* and in this zone, a Multi Dwelling Housing development is permissible with development consent.

The application as currently submitted has a number of inconsistencies with the controls contained within The Bowral Town DCP. The submissions received for the application (detailed below) highlight a range of these inconsistencies.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 16 February 2018. At the time of drafting, a total of 10 submissions have been received raising a significant number of issues. The main being:

- Privacy impacts to adjoining properties
- Stormwater retention and protection of down slope properties
- Capacity of existing sewerage systems
- Solar Access
- Lack of sufficient landscaping
- Traffic
- Excessive cut and fill to enable development
- Inconsistencies throughout all submitted material
- Loss of character of the area
- Building style not in keeping with surrounding development
- Building setbacks
- Loss of vegetation

The application will require extensive revision by the applicant prior to the application being in a position to be determined. Of significant concern is the extent of conflicting and inconsistent reporting of the scheme throughout the submitted document. Noting the history of the site it is recommended that the applicant be given an opportunity to rectify any issues prior to a determination being made.

The application has been internally referred to Council’s Development Engineers, Accredited Certifiers, Heritage Consultant, Contributions planner and Tree and Vegetation Section. No comments from internal departments have been received to date.

The application has been externally referred to Water NSW for assessment of Neutral or Beneficial Effect for water quality from the development. Comments from Water NSW have been received, advising that the development can achieve a Neutral or Beneficial Effect to water quality should a range of conditions be imposed on the development.

Note, given the history of the site, it is likely that a recommendation to withdraw the application or refusal of the scheme will result in an appeal to the Land and Environment Court.

The application has been called up to 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 alteration and additions to an existing dwelling to create a six (6) bedroom Boarding House at 26 Leopold Street, Mittagong.

Site Description

The site is known as Lot 2 DP 859143, being 26 Leopold Street, Mittagong. (Attachment 1). The site is 1105 square metres in area, has frontage to both Leopold Street and Leopold Lane and contains an existing dwelling and detached dual occupancy.

Proposed Development

Development Application 17/1826 was lodged with Council seeking consent for alteration and additions to an existing dwelling to create a six (6) bedroom Boarding House.

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, a Boarding House is permissible with development consent. The site is also located within the Mittagong Heritage Conservation Area under Wingecarribee Local Environmental Plan 2010.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 23 January 2018. One submission from the public has been received, raising concerns regarding density and architectural treatment of the proposed development.

The application has been internally referred to Council’s Accredited Certifier, Development Engineer and Heritage Adviser.

The application has been externally referred to Rural Fire Service and Water NSW.

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

ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT