WEEKLY CIRCULAR

ISSUE NO. 40

ISSUE DATE: 2 November 2018

2018
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All Councillors are invited to attend the Annual General Meetings of the Management Committees – Highlighted in Bold

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<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR COMMERCIAL PREMISES, RESTAURANT/CAFÉ AND 16 RESIDENTIAL APARTMENTS, 421-425 BONG BONG STREET, BOWRAL.</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a mixed use development consisting of Commercial Premises, Restaurant/Café and 16 Residential Apartments at 421-425 Bong Bong Street, Bowral.

Site Description

The site is known as Lot 1 DP 744028, being 421-425 Bong Bong Street, Bowral (Attachment 1). The site is situated on the North West corner of Bong Bong Street and Bowral Street, at the southernmost end of the core Bowral commercial area, opposite the Shell Service Station. Situated upon the site is a single storey brick commercial building that directly addresses the Bong Bong Street frontage.

Proposed Development

On 1 June 2018, 18/0643 was lodged with Council seeking consent for a mixed use development consisting of Commercial Premises, Restaurant/Café and 16 Residential Apartments.

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, a commercial premises, restaurant/café and residential apartments are permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 28/06/2018. It is noted that the submissions received were in support of the proposal. 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
Figure 1: Arial View of the Subject Site
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

Figure 2: Site Plan
Figure 3: Photo Montage
Figure 4: Basement Plan
Figure 5: Ground Floor
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ITEM NO: 3

SUBJECT: DEVELOPMENT APPLICATION FOR INDUSTRY - TWO INDUSTRIAL UNITS, TYREE PLACE, BRAEMAR

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

FILE NUMBER: 18/0716

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for an industrial development consisting of 2 Industrial Units at Tyree Place, Braemar.

Site Description

The site is known as Lot 10 DP 1142634, being Tyree Place, Braemar (Attachment 1). The site is situated to the south-east of the Old Hume Highway. The site is bordered to the south-west by Tyree Place, to the north-west and north-east by Pikkat Drive, and to the south-east by a drainage reserve.

The subject property is roughly rectangular in shape and has three street frontages, one to Tyree Place and two to Pikkat Drive. The total length of frontage to the site equates to 182.26 metres. The site is relatively flat, with a slight slope from the west of the allotment boundary at the corner of Tyree Place and Pikkat Drive.

Proposed Development

On 19 June 2018, 18/0716 was lodged with Council seeking consent for 2 Industrial Units.

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, the proposed industrial development is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 13/07/2018. No submissions were 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
Figure 9: Arial View of the Subject Site
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

Figure 10: Site Plan
Figure 11: Photo Montage
Figure 13: Primary Facade and Finishes

**PRIMARY FACADE**

**NTS**

- **EW-1**: Concrete panels – Paint finish Dulux 'Belgian Beige Royal'
- **EW-2**: Metal wall cladding – Colorbond 'Ironstone'
- **RF-1**: Roof DP's & flashing – Colorbond 'Dune'
- **WD-1**: Windows & doors – Powdercoat aluminium ‘Black’
- **RS-1**: Roller shutters – Colorbond 'Ironstone'

**EXTERNAL FINISHES**
COUNCIL WEEKLY CIRCULAR

ITEM NO: 4

SUBJECT: DEVELOPMENT APPLICATION FOR SUBDIVISION (14 LOTS), 2622 CANYONLEIGH ROAD, CANYONLEIGH

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

FILE NUMBER: 18/0789

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Subdivision (14 Lots) at 2622 Canyonleigh Road, Canyonleigh.

Site Description

The site is known as;
Lot 12 DP 861916
Lot 21 DP 1049146
Lot 1 DP 1053805
Lot 23 DP 1095888
Lot 24 DP 1095888
Lot 3 DP 1176628,
being 2622 Canyonleigh Road, Canyonleigh (Attachment 1).

The site is an aggregation of a number of rural properties. The majority of the land is vacant although there are some existing dwellings and rural farm buildings. The land rises from Canyonleigh Road, plateaus in the mid-section before sloping towards Long Swamp Creek on the southern boundary. There are large areas of cleared grazing land with a number of disconnected isolated vegetation patches. There is large number of dirt access roads/tracks traversing the site associated with the agricultural activities of the land.

Along the southern boundary there is a large contiguous native vegetation corridor that is part of the Long Swamp Creek riparian area. This encompasses sandstone escarpment, slopes, watercourse and wetland.

The majority of the site is currently subject to livestock (cattle) grazing so there is very little evidence of any remnant understory flora. The land is dominated by introduced grass species and common pasture weeds. The southern vegetation corridor on the other hand provides good habitat and is generally ecologically intact. Surrounding properties are similar in nature, accommodating similar agricultural activities, dwelling houses and farm buildings and the continuation of the Long Swamp Creek corridor to the west. There is an active bauxite gravel quarry on one of the adjoining properties.

There are four Threatened Ecological Communities present upon the site which are Tablelands Basalt Forest, Southern Highlands Shale Forest and Woodland, Montane Peatlands & Swamps/Temperate Highland Peat Swamps on Sandstone and Tablelands Snow Gum Grassy Woodland. There is an existing Rural Fire Service lookout tower situated on the land. The tower takes advantage of the site’s elevated location.
Proposed Development

On 29 June 2018, 18/0789 was lodged with Council seeking consent for a Subdivision (14 Lots).

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, subdivision is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 10/08/2018.

A total of 5 submissions have been received raising issues such as:

- Proposed subdivision (new lot no. 7) is immediately adjacent to an existing extractive operation and located within the transition area (buffer) of the operation known as Canyonleigh (Bauxite) Pit.
- Proposed subdivision is located immediately north of the Sutton Forest Sand Quarry proposal (Sutton Forest Quarries Pty Ltd) which is currently under consideration by the Department of Planning and Environment (Resource Assessments Unit). The proposal is a State Significant Development (SSD 6334) with the potential to provide long term supply of high quality construction sand to the Sydney market for housing and infrastructure projects.
- Endangered species located in the Long Swamp Creek catchment which is being considered with regards to the proposed sand mine and MUST be considered with this proposed subdivision.
- Koala and Black Cockatoo protection area
- Unsafe road network

The application has been internally referred to Tree and Vegetation Officer. Comments from the tree and vegetation offer were that the submitted flora and fauna report has been reviewed with a number of deficiencies which prevents Council from making an informed decision about the potential impacts on biodiversity or threatened species and ecological communities.

The application shall be determined by full Council.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au
Figure 14: Arial View of the Subject Site
Figure 15: Subdivision Plan

NOTES.
1. This plan has been prepared to accompany a development application for a proposed subdivision of the subject lands to be linked with...
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ITEM NO: 5
SUBJECT: DEVELOPMENT APPLICATION FOR SELF STORAGE FACILITY (158 UNITS WITHIN 3 SEPARATE BUILDINGS), 12 DRAPERS ROAD, WILLOW VALE
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 19/0008

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Self-Storage Facility (158 units within 3 separate buildings) at 12 Drapers Road, Willow Vale.

Site Description

The site is known as Lot 6 DP 10008, being 12 Drapers Road Willow Vale (Attachment 1). The site is situated on the western side of Drapers Road, Willow Vale, approximately 4 kilometres north east of the Mittagong town centre. The lot is rectangular in shape with a frontage to Drapers Road of approximately 75 metres and side boundaries of approximately 275 metres, with a total site area of approximately 2 hectares. The site is relatively flat, with a slight uniform fall from the south west corner (rear) towards the north east corner (road frontage). Over the length of the site this fall amounts to approximately 13 metres, however this equates to a very gentle gradient.

Proposed Development

On 3 July 2018, 19/0008 was lodged with Council seeking consent for Self Storage Facility (158 units within 3 separate buildings). 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, self-storage facility is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 30/07/2018. At the time of drafting, no submissions from the public had been received.

The application has been internally referred to Tree and Vegetation Officer. Comments from the officer were that the application has been lodged without a survey, flora & fauna report, arborist report or landscape plan. In this regard, the application is deferred pending the submission of the appropriate documents. 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
Figure 16: Arial View of the Subject Site
Figure 18: Photo Montage
Figure 19: Future Site Plan and front Elevation

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Figure 20: Stage 1 Current Proposal

General Arrangement

Approval

STORCO STORAGE SYSTEMS
6 Strathgrove Way, Orange
Ph: 02 6391 2892
Fax: 13 6960 5331
E-mail: sales@storco.com.au
Web: www.storco.com.au
Figure 21: Future Full Staged Development
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Temporary Use of Land (Festival of Christmas) at 460 Kangaloon Road, Bowral.

Site Description

The site is known as Lot 22 DP 792646, being 460 Kangaloon Road, Bowral (Attachment 1). The site is known as Wyeeera and contains racetrack, equestrian facilities, existing buildings, landscaped areas and hardstand areas.

Proposed Development

On 19 July 2018, 19/0101 was lodged with Council seeking consent for Temporary Use of Land (Festival of Christmas).

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, a temporary use is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 17/08/2018. No submissions have been received.

The application has been internally referred to Traffic Engineer. Comments from Traffic engineer were that it is in the view of Council that the requested information’s and documents are to be submitted to the Council prior to final determination of the DA. If the applicant decides to proceed further with the Festival of Christmas the following additional documents need to be submitted to Council:

- Road Occupancy Licence (ROL)
- Speed Zone Authorisation (SZA)
- Liquor Licence
- TMP including TCP (event based)
- Updated Exhibitor Flor Plan
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

Figure 22: Arial View of the Subject Site

ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT
Figure 23: Internay Parking Layout
ITEM NO: 7

SUBJECT: DEVELOPMENT APPLICATION FOR DWELLING HOUSE, 7 TORULOSA DRIVE, MOSS VALE

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

FILE NUMBER: 19/0602

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Dwelling House and Tree Removal at 7 Torulosa Drive, Moss Vale. The owner of the property is a Council employee.

Site Description

The site is known as Lot 119 DP 1232222, being 7 Torulosa Drive, Moss Vale (Attachment 1). The site is a vacant lot in Throsby Views Estate and is fully serviced by Council’s reticulated water and sewer.

Proposed Development

On 16 October 2018, 19/0602 was lodged with Council seeking consent for a dwelling house and the removal of two trees.

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

Permissibility

The site is zoned R2 under the Wingecarribee Local Environmental Plan 2010 and in this zone, a Dwelling House is permissible with development consent.

Assessment Timeline

The subject application was not neighbour notified based on the site assessment and the subsequent opinion of the assessing officer, as the impacts of the proposed development on adjoining owners were considered to be minimal. Accordingly, neighbour notification was not required in accordance with Council’s Community Engagement Neighbour Notification Policy.

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 development application which seeks consent for a shed at 14 Links Avenue, Yerrinbool. The owner of the property is a Council employee.

Site Description

The site is known as Lot 14 DP 246522, being 14 Links Avenue, Yerrinbool (Attachment 1). There is an existing dwelling and shed on the lot.

Proposed Development

On 24 October 2018, 19/0650 was lodged with Council seeking consent for a shed.

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

Permissibility

The site is zoned R2 under the Wingecarribee Local Environmental Plan 2010 and in this zone, a shed is permissible with development consent providing it is associated with a dwelling. A dwelling has been lawfully erected on the land.

Assessment Timeline

The subject application was not neighbour notified based on the site assessment and the subsequent opinion of the assessing officer, as the impacts of the proposed development on adjoining owners were considered to be minimal. Accordingly, neighbour notification was not required in accordance with Council’s Community Engagement Neighbour Notification Policy.

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

SITE PLAN

J. COLLINS & E. GAULT
14 LINKS AVENUE YERRINBOOL
LOT 14 DP 246522
AREA 2,332m²
SCALE 1:125
STORMWATER TO RUBBLE PIT.
6TH SEPTEMBER 2018
P&D CARAGE & SHEDS PA.