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<tr>
<td><strong>East Bowral Community Centre Management Committee</strong></td>
<td>Tuesday 27 February 2018</td>
<td>4.30pm</td>
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<tr>
<td><strong>Robertson Community Centre Management Committee</strong></td>
<td>Monday 12 March 2018</td>
<td>3.30pm</td>
<td>Robertson Community Centre Management Committee</td>
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<tr>
<td><strong>Yerrinbool Hall Management Committee</strong></td>
<td>Tuesday 13 March 2018</td>
<td>2.00pm</td>
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<td><strong>Exeter Hall Management Committee</strong></td>
<td>Monday 9 April 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<tr>
<td><strong>Exeter Hall Management Committee</strong></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>
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**COUNCIL WEEKLY CIRCULAR**

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<tr>
<td>SUBJECT:</td>
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</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Mark Pepping, Deputy General Manager, Corporate Strategy and Development Services</td>
</tr>
<tr>
<td>FILE NUMBER</td>
<td>107/18</td>
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Council wrote to the Minister for Planning the Hon Anthony Roberts MP on 11 December 2017 following the meeting held with him on 12 September 2017 which was attended by the Mayor, Cllr Halstead, Deputy Mayor Cllr Scandrett and Deputy General Manager Mark Pepping in regard to the continuing issue of hedge and screen plantings across the Shire. It was noted that the Minister took particular interest in this matter raised.

**Attached** for Councillors information is a letter dated 15 February 2018 from Scot Macdonald Parliamentary Secretary for Planning. As has been the response in the past, the Department of Planning has again advised Council that planting trees and other vegetation cannot be controlled through the LEP because it is not considered to be development under the provisions of the Environmental Planning and Assessment Act 1979.

Their suggestion to Council is to consider developing a local policy and education campaign for the community that would seek to address this concern. In this regard Council already has provisions contained within the Rural Lands DCP which aims to provide guidelines and controls around planting of hedges in rural locations which is Council’s Planning Policy position.

Based on what Council has already put in place and the response from the State Government, it is apparent Council has exhausted its options at this point in time on introducing any further planning controls around hedge and screen plantings in rural areas of the Shire.
Mr Scot MacDonal MLC
Parliamentary Secretary for Planning, the Central Coast and the Hunter

Cr Ken Halstead
Mayor
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Dear Cr Halstead,

Thank you for writing to the Hon Anthony Roberts MP, Minister for Planning, about hedge plantings in Wingecarribee Shire. The Minister has asked me to respond on his behalf.

I appreciate your concerns about the impact hedges have on views and vistas along tourist drives and how this detracts from Wingecarribee Shire’s appeal. I understand the importance of tourism to the shire’s economy and wish to assure you the Department of Planning and Environment has taken this matter into consideration.

The Department advises me it has not changed its view that planting trees and other vegetation cannot be controlled through Wingecarribee Local Environmental Plan 2010 because it is not considered to be development under the Environmental Planning and Assessment Act 1979. Council may wish to consider developing a local policy and education campaign for the community that would seek to address this concern.

If you wish to speak with a Departmental officer about this matter, I have asked Mr Jeffrey Horn, Acting Director, Southern Region, to be available to speak with you. Mr Horn can be contacted on 4224 9455.

Yours sincerely,

Scot MacDonal MLC
Parliamentary Secretary for Planning, the Central Coast and the Hunter
Council will commence construction work on Hamilton Avenue, Bowral. The works are scheduled to commence in March.

The works include:

- Widening and reconstruction of the existing road pavement to 7 metres to allow two way traffic flow and on street parking,
- Kerb and gutter construction on both sides of Hamilton Avenue,
- Stormwater pipe and pit installation,
- Driveway adjustments to suit the new kerb and gutter.

Another key aspect of the project is to enhance the streetscape. Due to the nature of the works there will be a need to remove some trees on the western side of the road. Trees identified for removal have been shown on the attached plan. The trees will be replaced with suitable native trees. Nesting boxes will be placed in the remaining trees. The remaining trees will be protected in accordance with Australian Standard 4970 – 2009.

A comprehensive Review of Environmental Factors (REF) has been completed. This includes an independent assessment of the hollow bearing trees.

Residents will be charged a 50% kerb and gutter contribution for their portion of kerb and gutter.

The attached plans provide a layout of the proposed works.
FIGURE 2 INDIATIVE TREE PROTECTION ZONE

NOTE: Refer to Clause 3.2 for calculation of TPZ.
Existing perimeter fencing and other structures may be suitable as part of the protective fencing.

Figure 3 indicates an example of protective fencing.

4.4 SIGNS

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site (refer Figure 3). The lettering on the sign should comply with AS 1319. Appendix C provides an example of a suitable TPZ sign.

**LEGEND**

1. Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
3. Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activities, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

**FIGURE 3 PROTECTIVE FENCING**

4.5 OTHER TREE PROTECTION MEASURES

4.5.1 General

When tree protection fencing cannot be installed or requires temporary removal, other tree protection measures should be used, including those set out below.
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</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton, Group Manager Planning Development and Regulatory Services</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>18/0027</td>
</tr>
</tbody>
</table>

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 79 square metre addition to an existing building to contain an educational room and kitchenette at the Southern Highlands Botanic Garden site on the north east corner of Old South Road and Kangaloon Road, Bowral.

**Site Description**

The site is known as Lot 3 DP 736856, being the Southern Highlands Botanic Garden site on the north east corner of Old South Road and Kangaloon Road, Bowral (Attachment 1).

The 6.113 hectare site contains an existing maintenance / storage building in the southern portion of the site.

**Proposed Development**

Development Application 18/0027 was lodged with Council seeking consent for a 79 square metre addition to an existing building to contain an educational room and kitchenette at the Southern Highlands Botanic Garden site.

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

**Permissibility**

The site is zoned RE1 Public Recreation under the Wingecarribee Local Environmental Plan 2010 and in this zone, a Community Facility is permissible with development consent.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 14 February 2018. At the time of drafting, no submissions from the public had been received.

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

The application has been externally referred to 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

[Map of the site location]
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT
COUNCIL WEEKLY CIRCULAR

ITEM NO: 5

SUBJECT: DEVELOPMENT APPLICATION FOR SECTION 96 MODIFICATION (AMEND FOOTPRINT OF THE SOLAR FARM), TENNESSEE ORCHARD, 184 OLD HUME HIGHWAY, YERRINBOOL

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

FILE NUMBER: 16/0224.03

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to a Section 96 Modification to amend the footprint of the approved solar farm at Tennessee Orchard 184 Old Hume Highway Yerrinbool.

Site Description

The site is known as Lot 2 DP 246178, being Tennessee Orchard 184 Old Hume Highway Yerrinbool (Attachment 1). The site is the north eastern corner of the land known as Tennessee Orchard which lies between the M31 (Hume Motorway) and the Old Hume Highway at Yerrinbool.

Proposed Development

Application No 16/0224.03 was lodged seeking consent to a modification of the Development Consent issued to DA 16/0224. The purpose of the modification is to amend the footprint of the approved solar farm, reducing it from 2ha to 1.7ha. The modification is proposed to accommodate the final confirmed footprint of the greenhouse to be developed on the same site (the subject of DA 17/1409, currently also being assessed). The footprint of the greenhouse is shown on the site plan at Attachment 2.

A site plan of the proposal can be found at Attachment 2. The existing approved site plan is shown at Attachment 3.

Permissibility

The site is zoned E3 Environmental Management under the Wingecarribee Local Environmental Plan 2010. In this zone, electricity generating works are prohibited. However, pursuant to cl.34 (7) of State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP), development for the purpose of a solar energy system may be carried out by any person with consent on any land.

Assessment Timeline

The application was notified to adjoining and adjacent landowners with the notification period concluding on 11 January 2018. At the time of drafting, no submissions from the public had been received.

The application has been externally referred to Water NSW and NSW Roads and Maritime Services. At the date of preparing this report responses were awaited from these agencies.
The application will 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 site is shown edged in blue on the aerial photo above.
Site plan showing proposed revised footprint
Site plan showing existing approved solar farm footprint
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to General Industry at 3 Old Dairy Close Moss Vale.

**Site Description**

The site is known as Lot 3 DP 1147034, being 3 Old Dairy Close, Moss Vale (Attachment 1). The subject site is 2707m² in area and is currently vacant. The site has a fall of 3.5 metres from the northern corner to the southern corner. The property has a north-west frontage to Old Dairy Close with all other boundaries adjoining industrial zoned land.

**Proposed Development**

DA17/1195 was lodged with Council seeking consent to construct a new factory building, approximately 1295m² in area. The proposed factory building will contain an administration/office area with mezzanine floor, workshop and vehicular loading area and managed storage areas.

Parking has been provided for 5 spaces on site including one disabled parking space. Materials and finishes for the factory building are tilt up concrete panels, colorbond sheet, polycarbonate sheet and aluminium composite panels for the walls. The roof will be colorbond.

The proposed development is for the distribution of raw steel products and rural products of a metal nature. The business will be staffed by 4 persons.

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 and in this zone, a light industrial warehouse is permissible with development consent.

The application will be assessed against the Moss Vale Enterprise Corridor Development Control Plan.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners and no submissions from the public had been received.

The application has been externally referred to Water NSW for concurrence.
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

Site Location & Zoning Map

Aerial Map
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

SITE PLAN
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to Community Centre at Whitfield Lane, Renwick.

Site Description

The subject site is located approximately in the middle of the newly created residential suburb of Renwick which adjoins the wider town of Mittagong.

The site comprises two adjoining allotments known as Lots 202 to 203 DP 1174912 being Whitfield Lane Renwick (Attachment 1), with a total combined site area of 3,725m². The primary frontage of these allotments is to Renwick Drive. Lot 202 is located to the north and is proposed to accommodate the village square. Lot 203 is located to the south and is proposed to accommodate the Community Centre.

The rectangular shaped site is bound by three street frontages, Renwick Drive to the East, Langley Avenue to the south and Whitfield Lane to the west. Renwick Drive functions as a collector road with one travel lane in each direction. Adjoining to the north of the site is a vacant parcel of land which is anticipated to accommodate a future town centre retail development.

The vacant site has a gentle and consistent fall to the north-west frontage to Renwick Drive of approximately 1.8 metres. The site presently comprises maintained grassland and an electrical substation in the south-western corner. There are no trees on the site however there is a total of eight recently planted street trees fronting the site.

Proposed Development

DA17/1284 was lodged with Council seeking consent for the construction of a community centre, at grade car parking, village square, stormwater works, landscaping and lot amalgamation.

The Statement of Environment Effects submitted in support of the proposal states that design of the proposed community centre provides a “contemporary interpretation of three agricultural barns adjoined with flat roof links”. The car park has been located at the rear of the site accessed from Whitfield Lane reducing visibility of hardstand areas from the primary frontage to Renwick Drive.

The proposed community centre consists of a single building divided into three visually distinct portions. The building is positioned in the middle of the site with its frontage oriented to Renwick Drive. The building is single storey with the exception of ‘Barn 2’ which contains a mezzanine level. The overall height of the building is approximately 9.25 metres and consists of steeply pitched roofs and gabled ends. Materials utilised in the development include...
corrugated metal wall cladding, face brick, timber cladding, cement panels, metal roof sheeting and aluminium framed windows and doors.

Each of the barns serve to accommodate and identify the main spaces of the building as follows:

- Community leased space with flexible space available for a commercial kitchen;
- 70 seat hall;
- Meeting room;
- Wet area activity room with adjacent covered outdoor area; and
- Administration facilities including offices, storage and a kitchen.

The design of the community centre has been guided by the Needs Assessment Report prepared GHD (dated November 2014) which identifies a range of facilities to be provided in the community centre to meet the social needs of the community. The design has inbuilt flexibility into the future uses of the spaces within the facility.

It is proposed to convert Whitfield Lane to one-way with traffic to travel in a southerly direction only

Upon completion of the proposed development, the land is proposed to be transferred to Council as public land.

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

Permissibility

The site is zoned B1 Neighbourhood Centre under the Wingecarribee Local Environmental Plan 2010 and in this zone, community facilities are permissible with development consent.

The proposal will be assessed against the Mittagong Development Control Plan, specifically Section 18 – Renwick Project.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners and three submissions from the public had been received raising issues regarding the hiring of the facility, parking and security and the overall design (specifically in relation to insulation, solar PV, bikes and water tanks). Council’s Community Engagement Unit also concurrently publicly exhibited the development application to the broader Mittagong/Renwick community.

The application has been externally referred to WaterNSW for concurrence.

The application shall be determined by full Council. It is expected that the application will be reported to Council in March 2018


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

Site Location

Aerial Map
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

Site Plan
Elevations
COUNCIL WEEKLY CIRCULAR

ITEM NO: 8

SUBJECT: DEVELOPMENT APPLICATION FOR FARM STAY ACCOMMODATION, 321 SALLYS CORNER ROAD, EXETER

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

FILE NUMBER: 17/1646

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to Farm Stay Accommodation at 321 Sallys Corner Road, Exeter.

Site Description

The site is known as Lot 22 DP 1015687, being 321 Sallys Corner Road, Exeter (Attachment 1). The site is a working farm of 40 hectares that currently contains a dwelling and associated farm buildings. It is surrounded by properties of similar size and is immediately adjoined on the Sallys Corner Road frontage by two smaller lots of approximately 2ha each which are rural residential in nature. There are several vineyards and wineries in the vicinity of the site. The site is 3km from the Southern Freeway and 4km from the village of Exeter.

Proposed Development

Development Application 17/1646 was lodged with Council seeking consent for Farm Stay Accommodation. This is to be provided by way of a separate cottage of 3 bedrooms that will be located near the Sallys Corner Road frontage of the site.

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, farm stay accommodation is permissible with development consent.

Clause 5.4 (5) of WLEP 2010 limits the size of accommodation that is provided to guests of no more than 3 bedrooms. The plans submitted with the application comply with this limitation.

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 internally referred to Development Engineers and Accredited Certifiers. Preliminary comments have been received from the Development Engineer requesting additional information in relation to stormwater and car parking which has been sought from the applicant.

The application has been externally referred to NSW Rural Fire Service as it is categorised as a Special Fire Protection Purpose (integrated development). The Rural Fire Service has provided Council with its General Terms of Approval.

Wingecarribee Shire Council Weekly Circular, 23 February 2018
The proposal also requires concurrence under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. This will be assessed by Council staff using Water NSW’s online NorBE tool as the proposal is a Module 2 development which does not require formal referral to Water NSW.

The application will be determined under delegated authority, unless it is requested by a Councillor that the application be determined by full Council.

The applicant and owner is an employee of Wingecarribee Shire Council and so the application will be assessed and determined in accordance with Council’s policy for such applications.


Should you require any further information, please contact Councillor.Request@wsc.nsw.gov.au

ATTACHMENT 1 – SITE LOCATION

![Site Location Map]

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ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

Site plan

Elevations
## 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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<tr>
<td>FILE NUMBER:</td>
<td>17/1773</td>
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</tbody>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Plant Nursery at the corner of Old South Road and Kangaloon Road, Bowral.

### Site Description

The site is known as Lot 1 DP 1231536, being the corner of Old South Road and Kangaloon Road, Bowral. (Attachment 1). The site is owned by Wingecarribee Shire Council and currently leased to the Southern Highlands Botanic Gardens Inc. The site has an extensive history of development applications which combined will create the Masterplan for the site for the Southern Highlands Botanic Gardens.

The site is 14.8ha in size and irregular shaped, being positioned along the length of a series of retention ponds known as the ‘Ponds of Reflection’. The site is currently mostly undeveloped, with small areas of works commenced. The main development on site consists of a number of sheds located adjacent to Kangaloon Road. These sheds are currently used for the wholesale growing and sale of plants.

### Proposed Development

On 18 December 2017, DA 17/1773 was lodged with Council seeking consent to the ancillary development of a Plant Nursery within the existing Environment Facility located at the Southern Highlands Botanic Gardens.

The proposal specifically relates to the operation of a public nursery within the Southern Highlands Botanic Gardens site. The operation of the public nursery is indicated to occur from a demountable structure that will be located adjacent to the existing wholesale nursery area. The application does not seek approval to construct any permanent structures on the site. The public nursery will be accessed from the gates along the southern boundary of the site, with parking provided on the disused road reserve (earmarked for development as a public carpark for the Botanic Gardens). The car park is accessed from Old South Road 45m to the north of the roundabout at the intersection with Kangaloon Road. Both are classified roads managed by RMS.

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

### Permissibility

The site is zoned RE1 – Public Recreation under the Wingecarribee Local Environmental Plan 2010 and in this zone, an Environmental Facility is permissible with development consent.
The overall site is covered by a Masterplan which was approved (DA 13/0324) by Council on 4 September 2013. This application and subsequent approval listed ‘Plant Sales’ as an ancillary function within the overall plan for the botanic gardens.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 19 January 2018. At the time of drafting, no submissions from the public had been received.

The application has been internally referred to the Development Engineers and Accredited Certifiers. Specific concerns to be addressed are the parking requirements of the application.

The application has not been externally referred at this stage. The application may be referred to RMS following the review of the application undertaken by Council’s Development Engineers noting that the car parking area is accessed from a classified road.

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](mailto:Councillor.Request@wsc.nsw.gov.au)
ATTACHMENT 1 – SITE LOCATION
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

- **Bench 1**
  - 3 x Bench 1 2 Tier 2350 x 775 @ $587 ea
  - 4 x Bench 2 3 Tier 2350 x 775 @ $875 ea
  - 2 x Bench 3 3 Tier 1780 x 775 @ $710 ea
  - 3 x Hexagonal 1520mm dia @ $623 ea

- **Bench 2**
  - Total Area = 54 sq m
  - Total bench area = 53.25 sq m

- **Bench 3**
  - Costs:
    - Shelving: $8580
    - GST: $858
    - TOTAL: $9438

- **Shelving Area**: 1465
- **Existing Fence Line**: 915
- **Extents of shade structure**: 1278, 1200

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*Wingecarribee Shire Council Weekly Circular, 23 February 2018*
COUNCIL WEEKLY CIRCULAR

ITEM NO: 10

SUBJECT: DEVELOPMENT APPLICATION FOR CHANGE OF USE, 24 SALLYS CORNER ROAD, EXETER

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

FILE NUMBER: 17/1728

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to Change of Use at 24 Sallys Corner Road, Exeter.

Site Description

The site is known as Lot 102 DP 1205383, being 24 Sallys Corner Road, Exeter (Attachment 1). The site is located within the existing Highway Services Facility located adjacent to the Hume Highway at Exeter. The site is currently operating as a Heatherbrae’s Pies Fast Food outlet, with associated parking facilities and services. The site comprises the main bakery building and an associated outbuilding that is currently utilised for storage.

Proposed Development

On 7 December 2017, 17/1728 was lodged with Council seeking consent for the Change of Use of the existing storage building to a commercial use. The proposal specifically seeks to allow the production of Gluten Free goods and the subsequent sale of these products in a facility that meets the needs of this type of food production. The proposal also seeks development consent for the addition of signage to the site.

The internal fitout of the existing storage shed will include the construction of a commercial kitchen facility for the production of Gluten Free products that meet the strict requirements for this type of food production. A retail counter and small area of seating for 12 patrons are also proposed. The operation of the site will rely on the existing services already provided in the adjacent Heatherbrae’s Pie shop, primarily relating to carparking.

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 Highway Service Centre is prohibited within this zone. The application is permissible with consent under Clause 2.5 of the WLEP for Additional permitted uses for particular land. Clause 26 of Schedule 1 of the WLEP identifies the site, listing Highway Service Centre as permissible with development consent.

Assessment Timeline

The application is not required to be notified to adjoining and adjacent landowners.

The application has been internally referred to Accredited Certifiers and Environment Health Officer. No referral responses have been received to date.
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 Temporary Use of Land at the Aboriginal Cultural Centre 1a Rainbow Road Mittagong.

Site Description

The site is known as Lot 33 DP 9299, being the Aboriginal Cultural Centre 1A Rainbow Road Mittagong (Attachment 1). The site is council owned and operates as the Aboriginal Community Cultural Centre. An existing building is located on the site which is used by the centre for community gatherings. The site includes stands of vegetation with grassed areas throughout. The site is mapped as being Bushfire Prone land and flood affected.

Proposed Development

On 16 January 2018, 18/0032 was lodged with Council seeking consent for the Temporary Use of Land to conduct community events. These events include;

- National reconciliation week (27 May – 3 June annually),
- NAIDOC week (held first or the second week of July),
- Grandparents day (last Sunday in October), and
- Community Christmas Party (held in December before Christmas day).

The proposal indicates that the area to the south of the existing building on the site will be utilised to host these events. Temporary marquees and stalls will be setup, with a central area set aside for gathering space with tables and chairs for attendees. Additional area has been earmarked for the location of a jumping castle and animal petting zoo.

The application seeks consent to undertake these activities for a period of 5 years.

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

Permissibility

The site is zoned RE2 – Private Recreation under the Wingecarribee Local Environmental Plan 2010 (WLEP 2010) and in this zone, a Community Facility is permissible with development consent with the site currently operating as the Aboriginal Community Cultural Centre.
The application seeks approval to undertake 4 events each year on a temporary basis. The proposal specifically seeks development consent under Clause 2.8 Temporary Use of Land of the WLEP 2010.

**Assessment Timeline**

The application has yet to be notified to adjoining and adjacent landowners as insufficient information was lodged with the application. Following the receipt of additional information the application will be notified for a period of 14 days.

The application has currently been deferred awaiting the receipt of additional information, including:

- Site Plan,
- Bushfire Assessment,
- Integrated Development payment, and
- Detailed Statement of Environmental Effects.

The applicant has been given 14 days in which to provide this information. Upon receipt of the Deferral Letter a request to extend this period was received by Council for an additional 14 days to be provided. Additional information is required to be received by 12 March 2018.

The application has not been internally referred to any departments at this stage pending the submission of additional information. Upon receipt of this information the application will be referred to Development Engineers and Accredited Certifiers.

The application has not been externally referred to any agencies at this stage. The site is mapped as being bushfire affected and will be required to be referred to NSW RFS as an Integrated Development under Section 100B of the Rural Fires Act 1997.

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](mailto:Councillor.Request@wsc.nsw.gov.au)
COUNCIL WEEKLY CIRCULAR

ITEM NO: 12

SUBJECT: DEVELOPMENT APPLICATION FOR INDUSTRIAL - AGRICULTURAL PRODUCE INDUSTRY, 7 MINNOWS DRIVE, BOWRAL

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

FILE NUMBER: 17/1414

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to carry out an Agricultural Produce Industry (Distillery) at 7 Minnows Drive, Bowral.

Site Description

The site is known as Lot 17 DP 869704, being 7 Minnows Drive, Bowral (Attachment 1). The subject site is approximately 47.5 hectares in area and comprises a northern triangular portion of 11.2 hectares narrowing to a neck of 20 metres in width before again widening to an irregular shaped southern portion with an area of 36.3 hectares. The southern most boundary of the site adjoins the Wingecarribee River. A dwelling and shed are located approximately centrally within the southern portion of the site.

Access to the subject property is off Minnows Drive, which in turn intersects with Oxley Hill Road approximately 1.6km north of the site.

Overall the site is dominated by cleared open pastures though within the northern portion of the site groups of native trees occur in two distinct woodland clusters identified in Council’s mapping as Endangered Ecological Community (EEC) Southern Highlands Shale Woodland.

Proposed Development

DA17/1414 was lodged with Council seeking consent to carry out an Agricultural Produce Industry (Distillery).

The distillery is proposed to be established within an existing shed located on site. The shed dimensions are approximately 22.3 metres by 7.8 metres (173.9m² in area).

It is proposed that the distillery will operate with one (1) still with a capacity of approximately 650 litres. Fruit grown on site will be transported to a facility off-location for processing and distillation.

Base spirit produced from fruit grown on the farm will be approximately 500 to 1000 litres depending on seasonal variations in yields. Expected yields from fruit would be approximately 15 tonnes per annum.

All water supplied to the distillery will be from harvesting rainwater stored in a 110,000 litre tank and one 50,000litre tank adjacent to the shed. Additional reserves will be available through transfer of stores harvested via a 250,000 litre tank located adjacent to an existing machinery shed situated on another part of the property.
It is proposed that power to the site will be supplied through a combination of connection to the existing grid, a solar system installed on the roof of the facility and a generator adjacent to the facility.

Truck movements to remove waste from the septic will be once a month. To take fruit off the site there will be approximately 10 truck movements from December through April. Return of the base spirit would occur twice a year. Movement of finished product would occur once a month in a smaller company van. Truck size is limited to fixed cabin pan-techs and flat bed trucks.

It is proposed to employ 2 staff full time to manage the distillery with up to 5 casual/permanent part-time staff being employed in association with the fruit and vegetable gardens. It is proposed that the product will be made on-site for distribution to relevant outlets.

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, an agricultural produce industry is permissible with development consent.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners and at the time of drafting, no submissions from the public had been received.

The application has been externally referred to WaterNSW for concurrence.

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](mailto:Councillor.Request@wsc.nsw.gov.au)
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT

DISTILLERY OPERATIONS SITE PLAN - 1:400 (A1)
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for Multi Dwelling Housing at 33-37 Kirkham Street, Moss Vale.

Site Description

The site is known as Part Lot 3 DP 157018 and Lot 2 DP 1093300, being 33-37 Kirkham Street, Moss Vale (Attachment 1). The site has frontage to Kirkham Street and has an area of 9540 sq m. As can be seen from the Location Plan at Attachment 1, the site lies roughly opposite Moss Vale Community Oval. Its rear boundary adjoins Whites Creek Reserve. Currently there are two dwellings located on the land and these are proposed to be demolished as part of the development.

Proposed Development

Development Application 17/1788 was lodged with Council seeking consent to a Multi Dwelling Housing development comprising 23 dwellings of 1 and 2 storeys. The application includes the demolition of existing structures on the land.

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. In this zone, Multi Dwelling Housing is permissible with development consent.

The application will be assessed against the provisions of the Moss Vale Town Development Control Plan.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 23 February 2018. The application was also advertised in the local paper and a sign was placed on the site, in accordance with Council’s Notification Policy for this type of development. At the time of drafting, no submissions from the public had been received.

the application has been externally referred to WaterNSW for concurrence under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011.

the application will 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

Location plan (site shown outlined in red)
Site plan

Elevations