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COUNCIL WEEKLY CIRCULAR

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<tr>
<td>SUBJECT:</td>
<td>LIST OF 355 MANAGEMENT COMMITTEE MEETINGS</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Lynne Morrison, 355 Management Committee Coordinator</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>Various</td>
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</tbody>
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Councillors are invited to attend the Annual General Meetings of the Management Committees – **Highlighted in Bold**

<table>
<thead>
<tr>
<th>Management Committee</th>
<th>Date/Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 27 March 2018, 4.30pm</td>
<td>East Bowral community Centre</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Thursday 5 April 2018, 7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 16 April 2018, 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, 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, 9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Monday 14 May 2018, 3.30pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Yerrinbool Community Hall Management Committee</td>
<td>Tuesday 15 May 2018, 5.30pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Jurd Park Management Committee</td>
<td>Tuesday 22 May 2018, 6.30pm</td>
<td>Jurd Park</td>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 4 June 2018, 5.00pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td><strong>Exeter Hall Management Committee AGM</strong></td>
<td>Monday 16 July 2018, 5.00pm</td>
<td>Exeter Hall</td>
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</table>
An update has been provided by the NSW Department of Industry – Crown Lands & Water in respect of changes to the Roads Act 1993.

**Amendments to the Roads Act 1993 will commence later this year**

The Roads Act amendments provide local councils with the power to close the council roads in their administrative area. The Minister will no longer have the legislated authority to close council roads upon commencement. This means that the Department of Industry – Lands & Water will not be able to process applications remaining incomplete upon commencement. Any incomplete applications will require termination and councils may need to restart the closure process for these cases in accordance with the new legislation.

More details regarding a legislation commencement date will be provided in the coming months.

**Backlog of existing applications to close council roads**

There are currently around 200 applications awaiting further information from councils. The outstanding information includes road status reports, vesting advice, copies of notifications, survey plans for endorsement and copies of registered road closure plans.

The department will continue processing applications prior to legislation commencement where councils have supplied all required information. Although council applications are continually being finalised, a recent increase in the number of new applications has grown the overall number of applications on hand.

**Applications lodged after 1 April 2018 may not be completed by commencement**

The department is required to continue accepting applications from councils but cannot provide assurance that an application will be completed by commencement. Assurance cannot be given due to the time it takes to determine the closure and the subsequent administration steps to close the road.

Applications to close council roads lodged after 1 April 2018 are at risk of remaining incomplete upon commencement of the Roads Act amendments.

**Termination of certain applications prior to legislation commencement**

Recent investigations have identified a number of applications where councils have not provided required information for an extended period. The department is considering terminating some of these applications before the Roads Act amendments commence. Affected councils will be advised of specific applications prior to proposed termination.

**More information**

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<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR 15 LOT SUBDIVISION AND ROAD, 58 GREASONS ROAD, BUNDANOON</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>18/0077</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application seeking consent to subdivide 58 Greasons Road, Bundanoon to create 15 residential lots and to carry out civil works for the purpose of a road.

**Site Description**

The site is known as Lots 37 & 38 DP 9134, being 58 Greasons Road Bundanoon (Attachment 1). The land is an approximately 7.5ha vacant parcel of two lots on the eastern side of Greasons Road in Bundanoon. It is accessible by vehicle directly from Greasons Road, Bundanoon. The land is occupied by various buildings and structures including a dwelling on the southernmost Lot 38, as well as agricultural improvements including fencing and a dam. The land has a gently undulating topography and includes some scattered native trees along with pasture. Surrounding properties are largely occupied by large lot residential developments.

**Proposed Development**

On 25 January 2018, DA 18/0077 was lodged with Council seeking consent to subdivide 58 Greasons Road Bundanoon to create 15 residential lots and carry out works for the purpose of a road. A plan of the proposal can be found at Attachment 2.

**Permissibility**

The site is in Zone R5 Large Lot Residential under the Wingecarribee Local Environmental Plan 2010 and in this zone, development (including subdivision of land into allotments with a minimum of 4000m² in area and carrying out of works) is permissible with development consent.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period having concluded on 5 March 2018. Five submissions have been received raising issues such as road capacity, vegetation protection, potential water quality impact, building restrictions, fencing, landscaping, drainage, effluent management, and access arrangements. 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: 4
SUBJECT: DEVELOPMENT APPLICATION FOR CARAVAN PARK, 43-53 WILLOW DRIVE, MOSS VALE
CONTACT NAME: Nick Wilton, Group Manager Planning Development and Regulatory Services
FILE NUMBER: 18/0056

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks to continue to use the existing Moss Vale Caravan Park 43-53 Willow Drive, Moss Vale for the purpose of a caravan park.

Site Description

The site is known as Lot 11 DP 617482, being Moss Vale Caravan Park 43-53 Willow Drive Moss Vale (Attachment 1).

The land is an approximately 4ha developed lot on the western side of Willow Drive and the southern side of Cherry Tree Close in Moss Vale. It is accessible by vehicle from Willow Drive and is occupied by an established caravan park. The land slopes variably, generally falling from west to east, towards Willow Drive. Vegetation on the land comprises managed lawns and gardens, including extensive mature tree and shrub plantings. Surrounding properties are typically occupied by low density residential accommodation developments.

Proposed Development

On 19 January 2018, 18/0056 was lodged with Council seeking consent to a continued use of the land for the purpose of a caravan park. It is noted that development consent is now being sought retrospectively, given that improvements have occurred on the land in the absence of development consent.

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

Permissibility

The site is in Zone R2 Low Density Residential under the Wingecarribee Local Environmental Plan 2010 (the LEP). In this zone, development for the purpose of a caravan park is prohibited. However, the current use of the land for the purpose of a caravan park is considered to be “existing use” as defined by section 106 of the Environmental Planning and Assessment Act 1979 (as at the date the application was made), and clause 41 of the Environmental Planning and Assessment Regulation 2000 effectively specifies that use may be enlarged, expanded, intensified, altered or extended with development consent, subject to other provisions of Part 5 of the Regulation. In short, the Act and Regulation specify the development is permissible with consent despite its prohibition by the LEP.
Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 5 March 2018. One submission has been received raising the issues of potential fire hazard caused by existing vegetation on the land.

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

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<tr>
<td><strong>SUBJECT:</strong></td>
<td>DEVELOPMENT APPLICATION FOR RESIDENTIAL SUBDIVISION (10 LOTS), ‘FERMOY’, 62-70 CAMDEN STREET, WINGELLO</td>
</tr>
<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>17/1702</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a Residential Subdivision (10 Lots) at ‘Fermoy’ 62-70 Camden Street, Wingello.

**Site Description**

The site is known as Lot 199 DP 751298, being ‘Fermoy’ 62-70 Camden Street Wingello (Attachment 1). The subject site is comprised of a single large allotment currently utilised for rural residential occupation and is located on the southern side of Camden Street Wingello between Park Street and Wombat Lane. The site is approximately 2.3 hectares in area. The eastern boundary of the site also has frontage to a road reserve which contains a narrow informal gravel track.

The site is located at the eastern end of Wingello village amongst properties of residential and rural residential in nature. Properties to the north of the subject site on the opposite side of Camden Street Wingello consist of residential allotments that have recently been subdivided in a similar allotment arrangement as proposed on the subject land. Immediately south and west of the subject lot are larger allotments of land used for rural residential purposes.

**Proposed Development**

DA17/1702 was lodged with Council seeking consent to subdivide the land into ten (10) residential lots ranging in areas between 2,103m² and 3,315m². All of the proposed allotments will obtain access from Camden Street Wingello, either via direct frontage or via shard rights of way. The subdivision 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, subdivision with allotments having a minimum 2000m² in area is permissible with development consent.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners and no submissions from the public have 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

ATTACHMENT 1 – SITE LOCATION

Locality & Zoning Map

Aerial Map
ATTACHMENT 2 – PLANS OF PROPOSED DEVELOPMENT