WEEKLY CIRCULAR

ISSUE NO. 31

ISSUE DATE: 31 August 2018
CONTENTS

1. LIST OF 355 MANAGEMENT COMMITTEE MEETINGS ..........................3
2. MODIFICATION TO APPROVED 39 DWELLING SENIORS HOUSING DEVELOPMENT, 605 ARGYLE STREET, MOSS VALE .........4
3. DEVELOPMENT APPLICATION TO DEMOLISH EXISTING DETACHED VACANT BUILDING, AND RETAIN AND EXTEND THE EXISTING BUNNINGS WAREHOUSE BUILDING INTO THE NORTH EASTERN PORTION OF 2- 4 TYREE PLACE, BRAEMAR ........9
4. DEVELOPMENT APPLICATION FOR SUBDIVISION (39 LOTS) 131 ELLSMORE ROAD, BUNDANOON.................................14
5. DRAFT NEIGHBOURHOOD NOISE POLICY EXHIBITION.....................18
6. NOTIFICATION OF BOWRAL AND DISTRICT HOSPITAL REDEVELOPMENT .................................................................19
Councillors are invited to attend the Annual General Meetings of the Management Committees are **Highlighted in Bold**

<table>
<thead>
<tr>
<th>Committee Name</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurd Park Management Committee AGM</td>
<td>Tuesday 4 September 2018</td>
<td>6.30pm</td>
<td>Jurd Park</td>
</tr>
<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 6 September 2018</td>
<td>7.00pm</td>
<td>Mittagong Memorial Hall</td>
</tr>
<tr>
<td>Robertson Community Centre Management Committee AGM</td>
<td>Tuesday 11 September 2018</td>
<td>6.00pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Wingello Mechanics Institute Management Committee</td>
<td>Monday 8 October 2018</td>
<td>7.00pm</td>
<td>Wingello Mechanics Institute</td>
</tr>
<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>
</tr>
<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Tuesday 23 October 2018</td>
<td>7.00pm</td>
<td>Yerrinbool Hall</td>
</tr>
<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 26 October 2018</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
</tr>
<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 5 November 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 4 February 2019</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 3 June 2019</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
</tr>
</tbody>
</table>
COUNCIL WEEKLY CIRCULAR

ITEM NO: 2

SUBJECT: MODIFICATION TO APPROVED 39 DWELLING SENIORS HOUSING DEVELOPMENT, 605 ARGYLE STREET, MOSS VALE

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

FILE NUMBER: 17/0207.03

The purpose of this Weekly Circular is to inform Councillors of a s.4.55 modification application which seeks consent to modify the approved 39 dwelling Seniors Housing development at 605 Argyle Street, Moss Vale to enable the development to be constructed in 4 stages.

Site Description

The site is known as Lot 24 DP 585487, 605 Argyle Street, Moss Vale (Attachment 1). The 1.447 hectare site is "L" shaped, with frontage to both Argyle Street and Willow Drive. The site has a fall from the eastern to the western boundary and from the south to the north. A colorbond shed and a fenced off enclosure for the storage of roof tiles and bricks is located on the part of the site fronting Argyle Street. The portion of the site fronting Willow Drive is vacant. A bus stop is located on the frontage of the site to Willow Drive.

To the east of the site is the LandMark business (farm services, merchandise). To the west of the site is a two storey residential dwelling and a service station on the corner of Argyle Street and Willow Drive. To the north and south of the site on Willow Drive are single storey / two storey detached dwelling houses. On the opposite side of Willow Drive is Moss Vale Caravan Park.

Approved Development

On 14 March 2018, deferred commencement consent 17/0207.02 was granted under delegation for a Seniors Housing development comprising 39 dwellings and community building.

The Site Plan of the approved development is shown in Attachment 2.

Proposed Modification 17/0207.03

S.4.55 modification application seeks consent to modify the approved 39 dwelling Seniors Housing development at 605 Argyle Street, Moss Vale to enable the development to be constructed in 4 stages.

Proposed Staging Plan can be found at Attachment 3.

Permissibility

The site is zoned R3 Medium Density Residential under the Wingecarribee Local Environmental Plan 2010 and in this zone, seniors housing is permissible with development consent. The proposed modification does not alter this permissibility.
Assessment Timeline

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

More details regarding the modification 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 2 – PLANS OF PROPOSED MODIFICATION SHOWING DEVELOPMENT STAGES
COUNCIL WEEKLY CIRCULAR

ITEM NO: 3

SUBJECT: DEVELOPMENT APPLICATION TO DEMOLISH EXISTING DETACHED VACANT BUILDING, AND RETAIN AND EXTEND THE EXISTING BUNNINGS WAREHOUSE BUILDING INTO THE NORTH EASTERN PORTION OF 2-4 TYREE PLACE, BRAEMAR

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

FILE NUMBER: 18/0698

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to demolish an existing building, and extend the existing Bunnings Warehouse building into the north eastern portion of 2-4 Tyree Place, Braemar.

Site Description

The site known as Lots 1 & 2 DP 1149654, being 2-4 Tyree Place, Braemar (Attachment 1), is 25,067 square metres in area, is bordered by the Old Hume Highway to the west and Tyree Place to the north and east of the property, and currently contains the Bunnings Warehouse building, car park, and a detached vacant building in the north east corner of the site.

Proposed Development

Development Application 18/0698 was lodged with Council seeking consent to demolish the existing detached vacant building, and retain and extend the existing Bunnings Warehouse building into the north eastern portion of the site. The proposed building extension will contain a 2890 square metre timber trade sales area. An addition of 65 square metres of internal café area / play area is also proposed within the existing Bunnings building. Proposed Bunnings signage on the northern, eastern and western elevations of the proposed extension building forms part of the development application. Increased on-site car parking from 208 to 227 spaces is proposed.

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

Permissibility

The site is zoned IN1 General Industrial and IN2 Light Industrial under the Wingecarribee Local Environmental Plan 2010 and in both these zones, Hardware and Building Supplies and Garden Centres are permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 9 August 2018. One submission from the public has been received,
raising concerns regarding increased traffic generation, and a request for an improved car park exit design.

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 SHOWING PROPOSED BUILDING IN NORTH EAST CORNER OF SITE
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR SUBDIVISION (39 LOTS) 131 ELLSMORE ROAD, BUNDANOON</td>
</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton, Group Manager Planning Development and Regulatory Services</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>19/0091</td>
</tr>
</tbody>
</table>

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent for a 39 lot residential subdivision at 131 Ellsmore Road, Bundanoon.

**Site Description**

The site, known as Lot 61 DP 1041322, being 131 Ellsmore Road, Bundanoon (Attachment 1), is 17.29 hectares in area, and is located on the western side of Ellsmore Road with residential properties in Ashgrove Place adjoining the site to the south. The site contains numerous farm buildings and yards, and a number of trees which are species in the Southern Highlands Shale Woodland Endangered Ecological Community.

**Proposed Development**

Development Application 19/0091 seeks consent for a 39 lot residential subdivision, with proposed lot sizes range from 4000 square metres to 5070 square metres in area, construction of a new public road extending from Ellsmore Road, and demolition of existing farm buildings on the site.

The proposed plan of subdivision can be found at Attachment 2.

**Permissibility**

The site is zoned R5 Large Lot Residential under the Wingecarribee Local Environmental Plan 2010 where a minimum 4,000 square metre minimum allotment size applies. In this zone the proposed subdivision is permissible with development consent.

**Assessment Timeline**

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 17 August 2018. A total of 8 submissions have been received both supporting and raising concerns including traffic, number of proposed lots, drainage, flooding, visual impact, bushfire, heritage value of slaughterhouse building to be demolished, impact of development upon flora and fauna, and opportunity for sewer connection for adjoining Ashgrove Place properties.

The application has been externally referred to Water NSW, Rural Fire Service and NSW Office of Water (previously DPI Water).

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

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>DRAFT NEIGHBOURHOOD NOISE POLICY EXHIBITION</td>
</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Barry Arthur, Manager Environment and Sustainability</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>5450/28.4</td>
</tr>
</tbody>
</table>

The draft Neighbourhood Noise Policy is on exhibition until the 5 October 2018. The draft policy is available on the [Your Say Wingecarribee](https://www.yoursaywingecarribee.nsw.gov.au/) website and is also available at Civic Centre, Moss Vale or by phoning (02) 4868 0888. Submissions can be made online via [Your Say Wingecarribee](https://www.yoursaywingecarribee.nsw.gov.au/), via email or mail.

The draft Policy provides information on Council’s role and approach to managing neighbourhood noise complaints.

Most common sources of noise are regulated through the Protection of the Environment Operations (Noise Control) Regulation or other legislation. There is a Fact Sheet available on [Your Say Wingecarribee](https://www.yoursaywingecarribee.nsw.gov.au/) which provides information about common neighbourhood noise issues.
The Department of Planning and Environment have advised Council, via letter dated 27 August 2018, of the Notification of Exhibition of the Bowral and District Hospital Redevelopment.

The letter is attached for information.
Ms Ann Prendergast
General Manager
Wingecarribee Shire Council
Civic Centre, 68 Elizabeth Street
Moss Vale NSW 2577

-via email-
Records@wsc.nsw.gov.au

Dear Ms Prendergast

Bowral and District Hospital Redevelopment, 97 - 103 Bowral Street, Bowral (SSD 8980)
Notice of Exhibition

Health Infrastructure on behalf of Health Administration Corporation has submitted a development application (DA) for the redevelopment of the Bowral and District Hospital (SSD 8980), located at 97 - 103 Bowral Street, Bowral in the Wingecarribee Local Government Area.

The proposal comprises:
- Construction of a four storey (including plant level) building to provide clinical services including medical, mental health, maternity, paediatric and perioperative wards, and new emergency department
- Car parking, reconfiguration of public and ambulance entry and integration of pedestrian links to existing building and services
- Associated landscaping, signage, infrastructure and service works.

The DA including the Environmental Impact Statement (EIS) for the proposal will be on public exhibition from Friday 31 August 2018 until Thursday 27 September 2018. These documents may be viewed on the Department’s website at: http://www.majorprojects.planning.nsw.gov.au/page/on-exhibition.

In addition, please find enclosed two hard copies and one electronic copy of the EIS. You are requested to make a copy of the DA and EIS available at Wingecarribee Shire Council for the duration of the public exhibition period, accompanied by a copy of the exhibition notice.

I invite Council to comment on the proposal, including advice on recommended conditions of consent, by Thursday 27 September 2018.

If you have any questions, please contact Teresa Gizzi on (02) 8275 1124 or via email at Teresa.Gizzi@planning.nsw.gov.au.

Yours sincerely,

David Gibson
Team Leader
Social Infrastructure Assessments

Department of Planning and Environment