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COUNCIL WEEKLY CIRCULAR

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<th>ITEM NO:</th>
<th>1</th>
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<tr>
<td>SUBJECT:</td>
<td>355 MANAGEMENT COMMITTEE MEETINGS</td>
</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Lynne Morrison, 355 Management Committee Coordinator</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
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Councillors are invited to attend the Annual General Meetings of the Management Committees are **Highlighted in Bold**

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Date</th>
<th>Time</th>
<th>Venue</th>
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<tbody>
<tr>
<td>Wingello Mechanics Institute Management Committee</td>
<td>Monday 8 October 2018</td>
<td>7.00pm</td>
<td>Wingello Mechanics Institute</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Thursday 11 October 2018</td>
<td>7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td><strong>Moss Vale Community Centre Management Committee AGM</strong></td>
<td>Monday 15 October 2018</td>
<td>1.00pm</td>
<td><strong>Moss Vale Community Centre</strong></td>
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<tr>
<td>Hampden Park Management Committee</td>
<td>Tuesday 16 October 2018</td>
<td>5.00pm</td>
<td>Robertson Bowling Club</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee</td>
<td>Thursday 18 October 2018</td>
<td>7.00pm</td>
<td>Hill Top Community Centre</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>
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<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Tuesday 23 October 2018</td>
<td>7.00pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 26 October 2018</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Jurd Park Management Committee</td>
<td>Tuesday 30 October 2018</td>
<td>6.30pm</td>
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<tr>
<td>Exeter Hall Management Committee</td>
<td>Monday 5 November 2018</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 13 November 2018</td>
<td>10.30am</td>
<td>Gibraltar Room Civic Centre</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Tuesday 13 November 2018</td>
<td>6.00pm</td>
<td>Robertson Community Centre</td>
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<td>Exeter Hall Management Committee</td>
<td>Monday 4 February 2019</td>
<td>5.00pm</td>
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<td>Exeter Hall Management Committee</td>
<td>Monday 3 June 2019</td>
<td>5.00pm</td>
<td>Exeter Hall</td>
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<td>ITEM NO:</td>
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<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR DWELLING HOUSE AND GARAGE, 45 NARELLAN ROAD, MOSS VALE</td>
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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>19/0244</td>
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The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to Dwelling House and Garage at 45 Narellan Road Moss Vale. The owner of the property is an employee of Council.

Site Description

The site is known as Lot 134 DP 1232222, being 45 Narellan Road, Moss Vale (Attachment 1). The site is a vacant lot in Throsby Views Estate and is fully connected to Council’s reticulated water and sewer.

Proposed Development

On 14 August 2018, 19/0244 was lodged with Council seeking consent for Dwelling House and detached Garage.

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 and Garage is permissible with development consent.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 5 September 2018. At the time of drafting, no submissions from the public had 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 2 – PLANS OF PROPOSED DEVELOPMENT
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
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<tbody>
<tr>
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<td>DEVELOPMENT APPLICATION FOR RESIDENTIAL ALTERATIONS AND ADDITIONS (INTERNAL, EXTENSIONS) 144 MT BROUGHTON ROAD, WERAI</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>09/1157.05</td>
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The purpose of this Weekly Circular is to inform Councillors of a Section 4.55 application to modify development consent 09/1157. The application proposes to modify the layout and footprint of the proposed dwelling alterations and additions at 144 Mt Broughton Road, Werai. A weekly circular has been prepared as the owner of the premises is a Councillor and the original application was approved by Council.

Site Description

The site is known as Lot 1 DP 804846, being 144 Mt Broughton Road, Werai. (Attachment 1).

Proposed Development

On 14 September 2018, 09/1157.05 was lodged with Council seeking consent for a proposal to modify the layout and footprint of the proposed alterations and additions.

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

Permissibility

The site is zoned E3 under the Wingecarribee Local Environmental Plan 2010 and in this zone, dwelling houses are permissible with development consent.

Assessment Timeline

The application has been internally referred to Councils Environmental Protection Officer regarding the proposed onsite wastewater system.

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
# COUNCIL WEEKLY CIRCULAR

<table>
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<tr>
<th>ITEM NO:</th>
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<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR BOARDING HOUSE 2 WALKER STREET, BOWRAL</td>
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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>17/1679</td>
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The purpose of this Weekly Circular is to update Councillors of a development application which seeks consent to construct a Boarding House at 2 Walker Street, Bowral.

## Site Description

The site is known as Lot 2 DP 625407, being 2 Walker Street, Bowral (Attachment 1).

The site is currently characterised by a converted dwelling operating as commercial office space for small consultancy businesses. Development on site comprises the former dwelling structure located at the front of the site, with a large metal shed located to the rear and a covered patio area behind the existing building.

The site is sparsely vegetated, with the former dwellings gardens largely removed to provide parking space for employees and clients on a gravelled hardstand area. Some perimeter vegetation remains around the extremities of the site that holds no significance.

The site has a shallow slope, with a rise of 3m from the street frontage up to the rear boundary of the property. The slope is gentle for the first 30m of the site, before becoming steeper towards the rear. The site has an overall area of 1,026m², is irregular in shape, with a street frontage of 15m and a rear boundary of 27m.

The surrounding development is characterised by a variety of land uses, indicative of a transitional location within Bowral. The site is immediately surrounded by commercial uses to the north (including medical centre and pathology uses), to the east and south by former dwellings converted for use as medical and professional suites and to the west by detached residential dwelling houses. In general, the northern end of Walker Street Bowral has a range of commercial uses, with the southern end of the street being predominantly residential.

## Proposed Development

On 28 November 2017, 17/1679 was lodged with Council seeking consent to construct a 20 room Boarding House. Specifically, the application includes the following elements:

- Demolition of all existing structures on site
- Construction of boarding house containing:
  - Twenty (20) 1 bedroom self-contained units including integrated kitchenette and bathroom (one of which will be assigned to the on-site manager, three units will be accessible units);
  - Site manager’s office;
  - One communal lounge area; and
  - Lift.
- Parking for four (4) vehicles (one space of which will be designated as disabled parking) and four (4) motorcycles
- Sliding gate from Walker Street for vehicle access and a separate portico for pedestrian access
- Landscaping to remainder of site

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

Following initial assessment of the application, a request was provided to the applicant (dated 02/05/2018) to amended submitted plans to rectify issues that related to the following:

- Provision of Building Code of Australia (BCA) assessment and an access assessment
- Amend plans to achieve:
  - Adequate private open space for the use of all lodgers
  - Adequate private open space for on-site manager
  - Provision of additional car spaces due to assessed deficiency against requirements. The site was noted to not be located within an accessible area as defined by State Environmental Planning Policy (Affordable Rental Housing) 2009. A further 5 car spaces is required within the site.
  - Size of accommodation to be increased as it is deemed to be too small
  - Required motorcycle and bicycle parking space to be provided
- Significantly reduce the amount of cut required throughout the site. 3m of proposed cut is evident in submitted plans at the rear of the site.
- Construction of building over sewer main not supported
- Driveway design not compliant with Australian Standards
- Stormwater management not clearly resolved

The proposal was amended to remove the following:

- Required BCA and Access reports provided
- On-site manager unit was removed from the proposal. Reduction to 19 units overall
- Private open space amended adjacent to communal lounge
- Car parking requirement reduced to 8 for the site with no on-site manager. Proposal still 4 spaces deficient
- Motorcycle and bicycle parking amended
- No alteration to internal size of accommodation
- No reduction in cut proposed
- Adequately demonstrated that sewer main was avoided
- Driveway design satisfactory
- Stormwater management satisfactory

Permissibility

The site is zoned B4 – Mixed Use under the Wingecarribee Local Environmental Plan 2010 and in this zone, a Boarding House is permissible with development consent.

The application specifically seeks approval under the provisions contained within State Environmental Planning Policy (Affordable Rental Housing) 2009. Of particular note are the controls within the Wingecarribee LEP and Bowral Town DCP that do not apply to this form of development under this SEPP. These controls relate to:

- Density or scale: if the density or scale of the buildings when expressed as a FSR are not more than;
  - The existing FSR for any form of residential development on the land
- Building Height: if the application complies with controls within the LEP
- Landscaped area: if the landscape treatment of the front setback is compatible with the surrounding streetscape
- Solar Access: if the communal living room receives a minimum of 3 hours of direct sunlight between 9am and 3pm in mid-winter
- Private Open Space: if at least the following are provided;
  - An area of 20m$^2$, with a minimum dimension of 3m; and
  - An area of 8m$^2$, with a minimum dimension of 2.5m for use of the on-site manager.
- Parking: If located in an accessible area, at least 0.2 parking spaces per unit. An additional space for use by the on-site manager.
- Accommodation size: if each boarding room has a GFA of at least;
  - 12m$^2$ for a single lodger
  - 16m$^2$ in any other case

The SEPP defines an accessible area is being located within 800m walking distance of a public entrance to a railway station (irrespective of the frequency of service). The site is located at a distance of 650m from Bowral Train Station by the most direct route within the submitted documentation. This route utilises Argyle Lane which is deemed not to be a safe walking route as there are no footpaths or verges separate from the paved roadway.

Car parking requirements under the provisions within the SEPP are significantly less than required by general development under the DCP. The SEPP provides car parking reductions for developments located within Accessible locations. As discussed below, there are significant concerns from the community regarding this. As the site is not located within an accessible location, it is required by the SEPP to provide 8 car spaces. Only 4 have been provided for within the submitted documentation.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 2 March 2018. At the time of drafting, a total of 21 submissions have been received raising issues such as;

- Amount of car parking provided
- Traffic generation
- Social Impacts associated with potential tenants within Boarding House
- Loss of character within Walker Street
- Development not compatible with surrounding businesses
- Height not suitable for location
- Overshadowing impacts to surrounding properties
- Insufficient setbacks
- Lack of Landscaping
- Privacy impacts to surrounding development
- Lack of Communal Open Space
- Boarding house not an appropriate land use in the B4 zone
- Close proximity to Heritage Conservation Zone
- Distance of proposal from Bowral Train Station
- Reduction in property values in area
- Notification undertaken was not adequate
- Affordable Housing is not appropriate or required in Bowral
- The Southern Highlands is a tourist destination with this form of development detracting from this
- Concern that the application of the SEPP does not apply at this location
- Impacts to Visual Amenity

It should also be noted that a number of submissions have indicated that Council should make representations to the Minister of Planning to exclude Wingecarribee Shire from the operation of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
The issues raised in the exhibition process were considered as part of the planning review, with issues identified to be addressed in the information request sent to the applicant.

The assessment of the additional information has found the application to still be deficient in the following areas:

- Car Parking – Site is deemed to not be located in an accessible area. Proposal details provision of 4 spaces, with a minimum requirement to provide 8 Spaces. The proposal is deficient by 4 spaces.

- Earthworks – Extensive areas of cut are proposed to accommodate the proposed building, with areas of cut in the vicinity of 3m proposed towards the rear of the site. The application should seek to respond to the existing topography of the site.

- Accommodation size – A number of the proposed units within the boarding house are deemed to not satisfy the minimum space requirements.

These three factors all indicate that the proposal is an over development of the site. A significant reduction in yield within the site is required before it can achieve the legislative requirements.

The application has been internally referred to Accredited Certifiers and Development Engineers. Comments from both internal sections have been received, indicating that the application could be supported subject to conditions of consent being imposed on the proposal.

The application has been externally referred to Water NSW. Comments from Water NSW were received, indicating that a Neutral or Beneficial effect to Water Quality could be achieved from the development.

Significant changes to the proposal are required for it to be deemed supportable. Based on the proposed overdevelopment of the site, it is recommended that this application not be supported in its current form.

The application has been called up to be determined by full Council at a future Council meeting.


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