WEEKLY CIRCULAR
ISSUE NO: 14
ISSUE DATE: 11 April 2016

2016
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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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<thead>
<tr>
<th>Management Committee</th>
<th>Date</th>
<th>Time</th>
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<tbody>
<tr>
<td>Mittagong Community Centre Management Committee</td>
<td>Thursday 21 April 2016</td>
<td>4.00pm</td>
<td>Mittagong Community Centre</td>
</tr>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 26 April 2016</td>
<td>4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 6 May 2016</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Monday 9 May 2016</td>
<td>7.30pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Wednesday 11 May 2016</td>
<td>1.30pm</td>
<td>Robertson Community Centre</td>
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<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 17 May 2016</td>
<td>3.00pm</td>
<td>Jellore Room, Civic Centre</td>
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<td>Hampden Park Management Committee Meeting</td>
<td>Tuesday 17 May 2016</td>
<td>5.00pm</td>
<td>Robertson Bowling Club</td>
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<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 6 June 2016</td>
<td>6.30pm</td>
<td>Sutton Forest Hall</td>
</tr>
<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 June 2016</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
</tr>
<tr>
<td><strong>East Bowral Community Centre Management Committee AGM</strong></td>
<td>Monday 25 July 2016</td>
<td>4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td><strong>Exeter Park Management Committee AGM</strong></td>
<td>Monday 8 August 2016</td>
<td>6.00pm</td>
<td>Sutton Forest Hall</td>
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<tr>
<td><strong>Moss Vale Community Centre Management Committee AGM</strong></td>
<td>Monday 15 August 2016</td>
<td>1.00pm</td>
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COUNCIL WEEKLY CIRCULAR

ITEM NO: 2

SUBJECT: DA 15/0146 – DEMOLITION OF EXISTING POLICE STATION, RESIDENCE AND ASSOCIATED OUTBUILDINGS, AND CONSTRUCTION OF A NEW TWO (2) STOREY POLICE STATION 67 ELIZABETH STREET, MOSS VALE

CONTACT NAME: Peter Malloy, Town Planner

FILE NUMBER: DA 15/0146

DA 15/0146 seeks development consent for the demolition of existing Police Station, residence and associated outbuildings, and construction of a new 2 storey Police Station, with basement level parking for operational vehicles (Highway Patrol / General Patrol vehicles only) at 67 Elizabeth Street Moss Vale.

As this development application has been lodged on behalf of the Crown, and has a capital investment value over $5 million, this application will be determined by the Joint Regional Planning Panel, not Wingecarribee Shire Council. The Joint Regional Planning Panel will meet Tuesday 12 April 2016 to determine the application.

The Development Application was publicly advertised and neighbour notified to 260 properties (including Wingecarribee Shire Council) for four weeks. Two submissions were received.

The Development Application has been referred externally to Water NSW (Sydney Catchment Authority) and Roads and Maritime Services, and referred internally to Council’s Heritage Adviser, Engineer, Building Surveyor and Environment and Health Officer.

The assessment undertaken by Council officers considered that the proposal, as submitted, did not warrant approval due to the general concerns as listed in Council’s letter to the applicant dated 18 May 2015.

The applicant has provided additional information and amended plans addressing the concerns raised in Council’s letter dated 18 May 2015. The additional information provided by the applicant has been assessed, enabling an officer’s assessment report to be prepared and provided to the secretariat of the Joint Regional Planning Panel. In accordance with the Operational Procedures of the Joint Regional Planning Panel, the officer’s assessment report is not to be endorsed or presented to the elected Councillors before being forwarded to the secretariat.

When the officer’s report is made public by the Joint Regional Planning Panel, Councillors may choose to provide a submission for the Joint Regional Planning Panel to take into consideration in its assessment of the Development Application.

Of the 24 on site car spaces proposed, the applicant anticipates that 5 spaces will be occupied by Highway Patrol vehicles, leaving 19 spaces for use by operational and staff vehicles, as shown in amended plans submitted 9 March 2016. No parking for the general public is proposed on site.

It is considered that as the proposed Moss Vale Police Station will contain a maximum of 14 staff at any one time, and that as it is an unusual customized use which contains large floor areas unoccupied by staff, that applying a generic 1 car space per 30 square metres gross leasable floor
area is unreasonable in this instance. The Moss Vale Town Centre Development Control Plan is also silent on car parking requirements for a Police Station, as is the Roads and Traffic Authority's Guide for Traffic Generating Developments. Therefore considering a maximum of 14 staff on the site at any one time, combined with a staff occupied area of 437 square metres, and applying a parking requirement of 1 car space per 30 square metres of staff occupied area, it is accepted that the development generates a car parking requirement of 15 car spaces (plus the loss of public on-street parking by 4 spaces) resulting in a car parking requirement of 19 car spaces. Of the 24 on site car spaces proposed, the applicant anticipates that 5 spaces will be occupied by Highway Patrol vehicles, leaving 19 spaces for use by operational and staff vehicles, as shown in amended plans submitted 9 March 2016.

The 19 on site car spaces are for use by operational and staff vehicles only, with no access to parking for the general public. The applicant has been requested to consider design solutions to accommodate public parking within the site, however the applicant advises that “NSW Police Force will not amend their policy regarding public parking at Police Stations. The implications of a security risk as a result of a public vehicle being allowed to park within secure areas of the Police Station cannot be understated. The current national security threat is 'Likely' ”. The applicant further advises that the “existing Police Station receives approximately 10No visits per week. How much this may or may not increase by is unknown, but allowing for an increase of 50%, this brings the total possible visits to 15No per week, although there is no evidence that the existing visitor frequency rates will increase with the new station.”

Considering this, it is accepted that the total number of visitors to the Police Station is not significant, and that NSW Police Force security concerns cannot be dismissed, therefore to refuse the application on the basis of parking spaces only being provided for use by operational and staff vehicles only, with no access to parking for the general public, is unreasonable.

It is also important to note that a consent authority cannot refuse consent to a Crown DA except with the approval of the Minister, or impose a condition on its consent to a Crown DA except with the approval of the applicant or the Minister. This requirement also applies to a Crown development that is considered by a Joint Regional Planning Panel.

Where the Joint Regional Planning Panel wishes to either refuse a Crown DA or impose conditions not agreed by the Crown DA applicant, the Crown DA applicant or the Joint Regional Planning Panel may refer the DA to the Minister for the Minister’s consideration.

The Joint Regional Planning Panel will meet Tuesday 12 April 2016 to determine the application.
This weekly circular item is provided to inform Councillors of development application 16/0184 lodged on 4 March 2016.

Site Description

The proposed site is Lot 1 DP 732468 No.2 Elsworth Avenue Balacia (see Attachment 1 for a location plan and Attachment 2 for an aerial photograph).

Proposed Development

The proposed development is described as a medical centre.

It is proposed to undertake some internal alterations to the existing building so as to provide for a small multi-disciplinary health care clinic. Capacity is limited to two (2) consultation rooms, treatment room, reception area, office space and waiting room.

In addition to the maximum of two (2) clinicians/practitioners present at any one time, there will be one receptionist/office assistant position.

It is intended that the hours of operation would be a regular 8.00am - 6.00pm, Monday to Friday and Saturday’s from 8.00am - 2.00pm. However, some additional weekend or extended hours could be considered dependent upon demand.

The external presentation of the existing building will be maintained.

Vehicular access will be via the existing driveway crossing onto Elsworth Avenue to an existing on-site car parking area having a capacity of six (6) vehicles.

Approval is also sought for the continued use of the existing small business identification sign approximately 2 metres high by 1.2 metres wide located within the front setback area. (see Attachment 3 for plans describing the proposal).

Determination Process

The application has been internally referred to Council’s Development Engineer and Building Surveyor/Accredited Certifier. Neighbour notification of the proposal has occurred with the exhibition period being from 16/03/2016 to 5/4/2016.

It is intended that the above application 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 Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
## COUNCIL WEEKLY CIRCULAR

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<th>ITEM NO:</th>
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<tr>
<td>SUBJECT:</td>
<td>PROPOSED FIT OUT /OCCUPATION OF SHOP FOR FOOD AND DRINK PREMISES, 391 – 397 BONG BONG STREET, BOWRAL</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Kate Wooll, Town Planner</td>
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<td>FILE NUMBER:</td>
<td>LUA 16/0191</td>
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Council is currently assessing a development application for the fit out of shops 13-14 within the former Endeavour Energy Building on the corner of Bong Bong Street and Banyette Street, Bowral. A copy of the site plan showing the location of the shops is attached (Attachment 1). This section of the existing building (which is currently undergoing alterations and additions) contains an existing food and drink premise (kebab shop), however, given the changes to the building underway a development application was required for the new floor area. The elevation below shows the location of the shop within the new Bong Bong Street façade (Figure 1).

![East Elevation](image)

*Figure 1, New Bong Bong Street Façade (shop location coloured).*

The food and drink premise proposed is a vegetarian “home style” food premises with food available to eat in or take away. Hours of operation are between 9.30am – 4.30pm Monday – Saturday.

The application has been referred to Council’s Trade Waste Officer, Environment and Health Officer and Accredited Certifiers and is still under assessment.

The site is zoned B2 under WLEP 2010, which permits food and drink premises.

It is intended to determine this application under Delegated Authority.

Should you require any further information, please contact Nick Wilton, Group Manager Development Services on 4868 0779.