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All 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 28 June 2016 4.30pm</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Tuesday 5 July 2016 7.00pm</td>
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<tr>
<td>Bong Bong Common Management Committee AGM</td>
<td>Tuesday 12 July 2016 10.30am</td>
<td>Jellore Room, Civic Centre</td>
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<tr>
<td>East Bowral Community Centre Management Committee AGM</td>
<td>Monday 25 July 2016 4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Penrose Hall Management Committee AGM</td>
<td>Monday 1 August 2016 7.00pm</td>
<td>Penrose Hall</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 4 August 2016 7.00pm</td>
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<tr>
<td>Loseby Park Hall Management Committee AGM</td>
<td>Friday 5 August 2016 9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Exeter Park Management Committee AGM</td>
<td>Monday 8 August 2016 6.00pm</td>
<td>Sutton Forest Hall</td>
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<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee AGM</td>
<td>Tuesday 9 August 2016 2.00pm</td>
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<tr>
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<tr>
<td>Robertson Community Centre Management Committee AGM</td>
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<td>Mittagong Community Centre Management Committee AGM</td>
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<tr>
<td>Hill Top Community Centre Management Committee AGM</td>
<td>Thursday 18 August 2016</td>
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<tr>
<td>Wingello Mechanics Institute Management Committee AGM</td>
<td>Saturday 20 August 2016</td>
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<tr>
<td>Burrawang Park Management Committee AGM</td>
<td>Monday 22 August 2016</td>
<td>7.00pm</td>
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<tr>
<td>Tourist Road Oval Management Committee AGM</td>
<td>Wednesday 24 August 2016</td>
<td>7:00pm</td>
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<tr>
<td>Canyonleigh Hall Management Committee</td>
<td>Tuesday 27 September 2016</td>
<td>10.00am</td>
</tr>
<tr>
<td>Bundanoon Oval &amp; Ferndale Reserve Management Committee AGM</td>
<td>Tuesday 4 October 2016</td>
<td>7.00pm</td>
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</table>
Hoddle Street was re-sealed in April 2014. However, when the weather warmed up in the summer of 2015, the bitumen became soft and began to “bleed” and this resulted in Council receiving several complaints from the public.

Council approached the bitumen sealing contractor who undertook the work seeking rectification under the warranty period. Since that time the bitumen sealing contractor has trialled two different remedial treatments, but both attempts were unsuccessful. *i.e.*

**February 2016**
Application of a hot 7 mm aggregate on high stress torsion areas that were showing signs of flushing was undertaken.

**May 2016**
Application of Gilsabind and 5 mm aggregate on high stress torsion areas that were showing signs of flushing was undertaken.

The road will now be inspected again in the warmer months to determine what other treatment the bitumen sealing contractor will apply to deliver the best result.

Due to the cold conditions, the soft bitumen is not an issue and will only appear in the hot months of the year.
Development Application 16/0405 seeks development consent for the removal of rear toilets and construction of new toilets at the rear of the Robertson School of Arts, 59 – 61 Hoddle Street, Robertson. The proposed extension is approximately 60 square metres in floor area.

The Robertson School of Arts site at 59 – 61 Hoddle Street Robertson is a 2,000 square metre site located on the southern side of Hoddle Street (Illawarra Highway), Robertson. The site is zoned B2 Local Centre, and is listed as an item of heritage under Wingecarribee Local Environmental Plan 2010. The Wingecarribee Heritage Inventory states that “The original stone building was completed in 1886 with the western annexe as the library. The western wall in front of the annexe is also part of the original building. The hall was widened and lengthened by 1939.”
The proposed western elevation showing the proposed rear addition is shown below:

![Western elevation showing the proposed rear addition](image)

The proposed 60 square metre addition has been neighbour notified with no submissions received.

The application was also notified to Council’s Heritage Committee. The Heritage Committee has no comments on this proposal. Council’s Heritage Adviser considers that the extension is unobtrusive and at the rear, and that the external materials are generally in harmony with the heritage item.

The applicant is separately seeking heritage grant funding for the proposed addition. Due to deadlines associated with heritage grant funding, a timely determination of the application was requested by the applicant. The Development Application has been assessed in accordance with s.79C of the Environmental Planning and Assessment Act 1979, and has been determined by way of approval under delegated authority.
Development Consent 10/1227 granted approval for a dwelling at 5 Casuarina Street, Hill Top. The western portion of the site is traversed by a watercourse. S.96 modification application 10/1227.05 seeks consent to realign an existing watercourse within the site itself, shifting the watercourse between 1 to 4 metres in a westerly direction, while retaining the location of the watercourse’s entry point to the site, and exit point from the site.

5 Casuarina Street Hill Top is a 663.9 square metre site located on the southern side of Casuarina Street, to the west of Foreman Street, Hill Top. The site is zoned R2 Low Density Residential under Wingecarribee Local Environmental Plan 2010.

The below site plan shows the location of the centreline of the existing watercourse in yellow, and the proposed location of the centreline of the relocated watercourse in blue.

The proposed realignment requires approval from NSW Office of Water under the Water Management Act 2000. No approval has yet been received for the proposed realignment from NSW Office of Water.

The proposed realignment has been neighbour notified. No submissions have been received.

Should NSW Office of Water consider that the proposed realignment warrants approval in accordance with the Water Management Act 2000, it is intended that s.96 modification application 10/1227.05 be issued under delegated authority.
Site plan showing the location of the centreline of the existing watercourse in yellow, and the proposed location of the centreline of the relocated watercourse in blue.
COUNCIL WEEKLY CIRCULAR

ITEM NO: 5

SUBJECT: SECTION 96 APPLICATION TO MODIFY THE EXISTING CONSENT FOR AN 18 LOT SUBDIVISION, PROPOSING TO CREATE AN ADDITIONAL LOT FOR A SEWER PUMP STATION, LOT 1 DP 1071067, 96 ERITH STREET, BUNDANOON

CONTACT NAME: Kate Wooll, Town Planner

FILE NUMBER: LUA 11/0724.03

The s96 application proposed to modify the existing development consent for an 18 lot residential subdivision by creating an additional lot to contain the sewer pumping station. The additional lot will not enjoy a dwelling entitlement. The additional lot is being created (proposed lot 19) is via an amendment to the boundaries of Lots 12 and 18 (refer to Attachment 1).

The main area that is being taken for this lot is from Lot 12 which will be reduced to 2446m2.

Condition 46 d (i) requires the sewer pumping station and details of sewer infrastructure to be provided. Council’s Development and Water/Sewer Engineers are satisfied with the amended proposal and do not require any additional conditions. The lot being created is 810m2 and is intended to contain the sewer pumping station only (a condition of approval requires a restriction on the title to ensure that it cannot be used for a dwelling). The portion of the site affected does not contain any trees to be removed.

The s96(1A) application has been neighbour notified for 2 weeks with no submissions received.

The proposed modification was considered to be minor and relates to the creation of a lot for a sewer pumping station only. The sewer pumping station was a requirement as a part of the development as approved.

It was considered that the development as proposed was substantially the same as the development approved. The creation of the lot for the sewer pumping station is only formalising an arrangement that may have alternatively been handled by creating a restriction on the title and right of carriageway.

The s96 was approved under delegated authority on 16 June 2016.

Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services on 4868 0771.
The purpose of this Weekly Circular is to inform Councillors of a development application for a detached dual occupancy at 2-6 Ebony Place, Colo Vale.

On 4 May 2016, a development application for a detached dual occupancy at 2-6 Ebony Place, Colo Vale was lodged with Council. The site has an existing dwelling already constructed which fronts Ebony Place. The detached dual occupancy would be located approximately 40m north east of the existing dwelling (Attachment 1). It would have two bedrooms and have a floor area of 58.08sqm, with a 18.15sqm verandah on the northern façade (Attachment 2). The dwelling would be located 9.1m from the boundary with Lynwood Avenue and 52.85m from the northern boundary. A 700mm cut would be made into the site to locate the dwelling on a flat surface.

The application was notified to adjoining and adjacent landowners between 19 May 2016 and 8 June 2016. During this time no objections or contact from the community was received.

The application has been referred to Council’s Accredited Certifiers and pending their comments the application can 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 received a development application (DA) proposing the construction of an attached dual occupancy and the strata subdivision of the above property. The DA did not address the fact that there was an existing dwelling on the property which the applicant intended to retain. The following figure (Figure 1) provides a site plan with subdivision layout.
Artistic Perspective
The site is zoned R5 Large Lot residential which has a minimum allotment size of 4000m2 in this locality. Whilst attached dual occupancies are a permissible use within the zone, the provisions of Clause 4.1 of Wingecarribee Local Environmental Plan 2010 (WLEP 2010) still apply with regards to strata subdivision:

“4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:
(a) to identify minimum lot sizes,
(b) to ensure that the subdivision of land to create new lots is compatible with the character of the surrounding land and does not compromise existing development or amenity.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.”

The minimum allotment size in this zone is 4000m2 and so the strata subdivision as proposed did not comply with the minimum allotment size in the LEP as the proposed lots were both under 2000m2. Clause 4.1(4) only applies to individual lots in an existing strata scheme, and therefore is not applicable as a means of varying the 4000m2 minimum for this locality.

This clause cannot be varied under clause 4.6 of the WLEP 2010 as the variation clause does not apply to subdivision of land within the R5 zone that creates a lot which is less than 90% of the standard:

“4.6 (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

**Note. When this Plan was made it did not include Zone RU6 Transition.**

Accordingly, Council may consider the attached dual occupancy but not the subdivision. It is recommended to the applicant that the application be to be for an attached dual occupancy only with the removal of the subdivision component. It was also advised that Council would refuse any application for subdivision as proposed as it cannot legally consider the variation of the 4000m² minimum allotment size to the extent proposed in the application.

It is also noted that the application included the retention of the existing dwelling fronting Morts Lane. Dual occupancy means that only two dwellings can be on the site not three, the application should include (but didn’t) the demolition or decommissioning of the existing dwelling as the R5 zone does not permit multi-dwelling housing as defined below:

“**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.”

The application was held in abeyance for five weeks from however, a revised application for an attached dual occupancy only (with no subdivision) and the demolition/decommissioning of the existing dwelling fronting Morts Lane was not received.

The application was refused under delegated authority on 17 June 2016.

Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services 4868 0771.
ITEM NO: 8

SUBJECT: PROPOSED MULTI-PURPOSE COURTS FOR OXLEY COLLEGE, LOTS 3031 – 3032 DP 1027469, SULLIVAN ROAD, BURRADOO

CONTACT NAME: Kate Wooll, Town Planner

FILE NUMBER: DA 16/0436

Council is currently assessing a development application for four outdoor multi-purpose courts (tennis, netball, basketball and hockey practice) on two lots of land adjoining Oxley College (for use by Oxley College) refer to the attached location plan. The courts will be concrete slabs surrounded by black mesh fencing 3.6m high on metal posts. The courts have been divided into two areas to reduce cut and fill.

The lots are accessed via a right of carriageway located between No. 12 and No. 16 Sullivan Road. This access is proposed to be used during the construction phase. Council is seeking clarification from the applicant as to whether the access is proposed to be used for the courts once constructed.

The proposed hours of use for the courts is between 8am – 5pm Monday – Friday (with the majority being 3.30pm – 5pm on school days) and Saturdays – 8am – 3pm.

The application is Advertised Development accordingly a notice has been placed in local papers with a site notice and neighbour notification. The notification period closes on 15 July, 2016.

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

A noise report has been submitted supporting the proposal which is being assessed by Council’s Environment and Health Officer.

A tree assessment has also been submitted as twenty nine trees are proposed to be removed in the location of the courts. The trees are a mix of native species (mainly deliberately planted, some self-sown) and exotics (Radiata Pines, London Planes and Evergreen Alders). There are three Narrow Leaved Gums which are proposed for retention.

The application is to be determined under delegated authority unless otherwise advised. Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services on 4868 0771.
The application proposes the conversion of an existing dwelling for use as a dental surgery. The application proposes 9 car spaces including an accessible space. The design of the building will remain residential in character as shown in the plans below and the car parking is located at the rear of the site.
The site is located on the eastern side of Mona Road. Bowral Hospital occupies the length of the western side of Mona Road. The locality is a mix of residential or residential dwellings converted into medical centres/professional consulting rooms. Both 6B and 10 Mona Road adjoining the site are developed as medical centres/consulting rooms and the property to the rear is an aged care services facility.

The site contains an existing dwelling and remnants of an ordinary garden with exotic plantings. The site slopes to the rear and is accessed via Mona Road.

The application was neighbour notified for two weeks from 13/5/16 – 1/6/16 with no submissions received.

The application was approved as a deferred commencement consent under delegated authority on 9 June 2016 prior to the resolution being made in Council to have the matter determined by full Council.

Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services on 4868 0771.
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
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<th>ITEM NO:</th>
<th>10</th>
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<tbody>
<tr>
<td>SUBJECT:</td>
<td>PROPOSED TEN (10) LOT RESIDENTIAL SUBDIVISION, 33 WILLOW STREET (LOT 1 DP 624516), WILLOW VALE</td>
</tr>
<tr>
<td>CONTACT NAME:</td>
<td>Kate Wooll, Town Planner</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>DA 16/0372</td>
</tr>
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</table>

Council is currently assessing a development application for a ten (10) lot residential subdivision of the above site. The site is located on the corner of Cordeaux and Willow Streets and contains two dwellings and shedding.

The site is identified as bushfire prone land, accordingly the application has been referred to the NSW Rural Fire Service as integrated development. NSW RFS has issued its general terms of approval for the development.

The application is a Module 3 Development under State Environmental Planning Policy (SEPP) Sydney Drinking Water Catchments but potentially has water quality impacts and has been referred to Water NSW for concurrence. Water NSW has issued its concurrence. The application has been neighbour notified for two weeks finishing on 1 June, 2016 with no submissions received.

The site is zoned R2 Low Density Residential with a minimum allotment size in this locality of 1000m2; each of the proposed lots is 1000m2 or over (refer to Attachment 1 – Plan of Subdivision).

The application proposes to drain stormwater into an existing swale within the Mittagong Golf Course. Council’s Engineers are supportive of the proposed drainage arrangements as they are consistent with strategic planning for drainage in this catchment. Council’s Property Officer has been consulted regarding the drainage proposal and a response is pending.

The site is identified as containing Southern Highlands Shale Woodland Endangered Ecological Community. A Flora and Fauna Assessment has been submitted to support the application which concludes:

“...while the study site presents some constraints with regard to a subdivision development, a subdivision design sensitive to the need to retain the SHSW community can be achieved. In view of the current condition of the site it is considered that a proposed subdivision development with building envelopes and other infrastructure confined to the existing cleared areas would not have a significant effect on the endangered ecological community or habitat of SHSW. In the long term, the remnant vegetation of high conservation value on site can be better protected with recommended measures outlined in the report as condition of consent.”

The application is proposed to be determined under delegated authority.

Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services 4868 0771.
Council is currently assessing a development application for a five (5) lot residential strata subdivision of the above site. The site is already developed with five units and is multi-dwelling housing.

Council approved a previous strata subdivision of this site on in 2003 (LUA03/1098) which has lapsed, therefore necessitating a new application.

The site is zoned R3 Medium Density Residential with a minimum allotment size of 700m2 in this locality. Multi dwelling housing is a permissible use within this zone and typically if constructed in the last 5 years the provisions of State Environmental Planning Policy (SEPP) (Exempt and Complying) would allow for the strata subdivision as complying development, however, given the age of this development the SEPP provisions for subdivision do not apply. As each lot is below 700m2 a clause 4.6 variation under Wingecarribee Local Environmental Plan 2010 is required (to vary the minimum allotment size) and has yet to be submitted. It is considered that a clause 4.6 variation in this case is merely a technicality given the age and nature of the existing development.

The application has not been neighbour notified as there are no proposed building works associated with the proposal and no identifiable impacts on surrounding owners given the existing development.

The application has been referred to NSW RFS as the site is identified as bushfire prone land, accordingly it is an integrated development.

The application is proposed to be determined under delegated authority.

Should any further information be required on this matter please contact Nicholas Wilton, Group Manager, Development Services on 4868 0771.