<table>
<thead>
<tr>
<th></th>
<th>CONTENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LIST OF 355 MANAGEMENT COMMITTEE MEETINGS</td>
</tr>
<tr>
<td></td>
<td>Page 3</td>
</tr>
<tr>
<td>2</td>
<td>LEASE OF MITTAGONG CARAVAN PARK PREMISES</td>
</tr>
<tr>
<td></td>
<td>Page 5</td>
</tr>
<tr>
<td>3</td>
<td>TEMPORARY EVENTS - OUTDOOR CONCERTS</td>
</tr>
<tr>
<td></td>
<td>Page 6</td>
</tr>
<tr>
<td>4</td>
<td>DA16/0357 - CONTINUED USE OF TRUFFLE FARM AND OCCASIONAL TRUFFLE HUNTS</td>
</tr>
<tr>
<td></td>
<td>Page 11</td>
</tr>
<tr>
<td>5</td>
<td>DA16/0379 - 21 LOT RESIDENTIAL SUBDIVISION</td>
</tr>
<tr>
<td></td>
<td>Page 14</td>
</tr>
<tr>
<td>6</td>
<td>FOUR (4) LOT RESIDENTIAL SUBDIVISION</td>
</tr>
<tr>
<td></td>
<td>Page 17</td>
</tr>
</tbody>
</table>

******
All Councillors are invited to attend the Annual General Meetings of the Management Committees – highlighted in **Bold**

<table>
<thead>
<tr>
<th>Management Committee AGM</th>
<th>Date:</th>
<th>Time:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Penrose Hall Management Committee AGM</td>
<td>Monday 1 August 2016</td>
<td>7.00pm</td>
<td>Penrose Hall</td>
</tr>
<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 4 August 2016</td>
<td>7.00pm</td>
<td>Mittagong Memorial Hall</td>
</tr>
<tr>
<td>Loseby Park Hall Management Committee AGM</td>
<td>Friday 5 August 2016</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
</tr>
<tr>
<td>Exeter Park Management Committee AGM</td>
<td>Monday 8 August 2016</td>
<td>6.00pm</td>
<td>Sutton Forest Hall</td>
</tr>
<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee AGM</td>
<td>Tuesday 9 August 2016</td>
<td>2.00pm</td>
<td>Aboriginal Community &amp; Cultural Centre</td>
</tr>
<tr>
<td>Jurd Park Management Committee AGM</td>
<td>Tuesday 9 August 2016</td>
<td>6.30pm</td>
<td>Jurd Park</td>
</tr>
<tr>
<td>Robertson Community Centre Management Committee AGM</td>
<td>Wednesday 10 August 2016</td>
<td>1.30pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Moss Vale Community Centre Management Committee AGM</td>
<td>Monday 15 August 2016</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
</tr>
<tr>
<td>Yerrinbool Hall Management Committee AGM</td>
<td>Monday 15 August 2016</td>
<td>7.30pm</td>
<td>Yerrinbool Hall</td>
</tr>
<tr>
<td>Hampden Park Management Committee</td>
<td>Tuesday 16 August 2016</td>
<td>5.00pm</td>
<td>Robertson Bowling Club</td>
</tr>
<tr>
<td>New Berrima Community Centre AGM</td>
<td>Wednesday 17 August 2016</td>
<td>6.30pm</td>
<td>New Berrima Hall</td>
</tr>
<tr>
<td>Mittagong Community Centre Management Committee AGM</td>
<td>Thursday 18 August 2016</td>
<td>4.00pm</td>
<td>Mittagong Community Centre</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee AGM</td>
<td>Thursday 18 August 2016</td>
<td>7.00pm</td>
<td>Hill Top Community Centre</td>
</tr>
<tr>
<td>Wingello Mechanics Institute Management Committee AGM</td>
<td>Saturday 20 August 2016</td>
<td>2.30pm</td>
<td>Wingello Mechanics Institute</td>
</tr>
<tr>
<td>Burrawang Park Management Committee AGM</td>
<td>Monday 22 August 2016</td>
<td>7.00pm</td>
<td>Burrawang Hotel</td>
</tr>
<tr>
<td>Tourist Road Oval Management Committee AGM</td>
<td>Wednesday 24 August 2016</td>
<td>7.00pm</td>
<td>Tourist Rd Oval</td>
</tr>
<tr>
<td>Event</td>
<td>Date</td>
<td>Time</td>
<td>Location</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-----------------------------</td>
<td>-------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Canyonleigh Hall Management Committee</td>
<td>Tuesday 27 September 2016</td>
<td>10.00am</td>
<td>Canyonleigh Hall</td>
</tr>
<tr>
<td>Bundanoon Oval &amp; Ferndale Reserve Management Committee AGM</td>
<td>Tuesday 4 October 2016</td>
<td>7.00pm</td>
<td>Bundanoon Hotel</td>
</tr>
</tbody>
</table>
ITEM NO:  2
SUBJECT: LEASE OF MITTAGONG CARAVAN PARK PREMISES
CONTACT NAME: Sharon Hauptberger, Senior Property Officer
FILE NUMBER: PN676300

On Wednesday 13 July 2016 a report was considered by Council in relation to negotiations for the lease of the Mittagong Caravan Park. It was resolved by Council as follows:

MN 356/16

1. THAT pursuant to Section 47(1) and (2) of the Local Government Act 1993, Council publicly exhibit the draft proposed lease to Beragel Pty Ltd of the Mittagong Caravan Park, 1 Old Hume Highway, Mittagong for a minimum twenty eight (28) day period AND THAT if no objections are received, the General Manager and Mayor be delegated authority to execute the Lease under the Common Seal of the Council.

2. THAT if there is any written objection/s to the proposed lease, Council will refer the Lease to the Minister for Local Government for consent as required pursuant to Section 47(5)(a) of the Local Government Act 1993 AND THAT if the Minister does not grant consent to the lease a further report will be forwarded to a future Ordinary Meeting of Council for consideration.

The directors of current lessee (Beragel Pty Ltd) have formed a new company to which all of its assets are being transferred. The new company is Mittagong Caravan Park Pty Ltd (A.C.N. 610084583). The directors remain the same.
This weekly circular item is provided to inform Councillors of development application 16/0491 lodged on 15 June 2016.

Site Description

The proposed site is Lot 1 DP435373, Lot 5A DP161192 and Lot 1 DP126196, being 254 Centennial Road Bowral (see Attachment 1 for a location plan, Attachment 2 for an aerial photograph and Attachment 3 for a site plan).

Proposed Development

The Statement of Environmental Effects accompanying the application describes the proposed temporary use development application as follows:

“The proposed development is best described as the use of the site for occasional outdoor concerts. In this respect it is identical to that previously approved by Wingecarribee Shire Council initially under LUA08/1186 and more recently under LUA 15/0180.

The following paragraphs give a more detailed description of the proposal.

Number of concerts
The Development Application is requesting approval for a total of five (5) concerts within any one 12 month period. This is considered to be the most viable number given the investment required to attract acts/performers and to provide the necessary temporary infrastructure for the concerts to run smoothly and safely. It is also considered to be a reasonable number having regard to the minor disruption to residential amenity that may be caused on concert days. It would be reasonable for the Council to impose some limitation so as to provide a level of certainty for local residents in particular and on that basis, the applicant seeks approval for a maximum number of events in anyone calendar year of 5 concerts.

Concert days
The most likely day for concerts will be Saturdays, although Sundays may also be popular.

It is very unlikely that mid week days would be utilised. The previous consents were not restricted to any particular day of the week and on that basis, the applicant seeks an approval that would allow concerts on any day of the week.
Concert times
The most likely time of the day for the concerts would be from early afternoon through the evening and into the night, as was the practice when concerts were held previously. On that basis, the applicant seeks approval to hold concerts from 2pm - 11 pm. These times represent the spread of potential performance or stage time. The time between gates being open to the site being cleared of visitors, would range from approximately 12 noon until midnight. Stage set up and pull down would be outside these hours as required.

Maximum crowd numbers
The number of patrons attending anyone concert will vary because an outdoor venue is not limited by a set number of seats. However, there is a natural crowd limit imposed by the size of the site itself. The optimum number is also informed by the applicants understanding of the site and the need to ensure a pleasant concert experience for patrons. It is also possible to limit the number of tickets that can be sold for anyone concert and on that basis, the applicant seeks approval to hold concerts with a potential crowd of up to 8,000 people. This figure is the figure that has been in attendance at previous concerts and therefore it is known that the site is capable of accommodating this number of ticket holders.

Stage set up and viewing area
The proposed stage and viewing area is consistent with the previous approvals and the conduct of concerts and is clearly the most appropriate and functional location on the site. It is identified on the site map submitted with the Development Application. The applicant does not consider there to be any viable alternative location upon the site that provides the attributes needed. Much of the rest of the site is occupied by vineyards, the sites primary purpose, has unfavourable topographical features or is not as well drained and therefore more susceptible to drainage issues.

Car parking
Two large car parking areas on site have been identified to cater for approximately 1200 to 1400 cars. These areas are the same as previously used and they have proven to be suitable in terms of their accessibility off Centennial Road, their location in relation to the stage area and their adequacy in terms of numbers. There is a strong car sharing behaviour amongst concert crowds, so that an average of 4 persons per car is a reasonable estimate. This equates to the car park being able to cater for approximately 4,800 to 5,600 of the maximum 8000 crowd.

Bus drop off/pick up and parking
A significant number of people will arrive by bus, either as part of larger organised tours/ groups from other regions, or by utilising the shuttle bus service that will be available from the main centres of Bowral, Mittagong and Moss Vale. A designated bus drop off/pick up location will be provided and this is indicated on the site plan. This service has proven to be popular and well suited to transporting larger numbers of patrons. Given the capacity of the car park as identified, the remaining patrons can be catered for by approximately 50 - 60 bus movements based on 60 passengers per bus.
Toilets
Appropriate numbers of portable toilets and wash basins will be provided in suitable locations around the venue. There will be no reliance upon the existing toilets within the winery complex. This approach is standard across all outdoor venues and has been utilised successfully at Centennial previously. It is an acceptable approach to Water NSW as evidenced by their willingness to support both previous approvals. The same water management information submitted with the previous application has been lodged with this application and the condition of consent recommended by Water NSW is also expected to be imposed again on this application.

Food
Some food stalls will be provided although there is a large reliance by patrons on their own intake of picnic hampers and the like.

Drink
Water, soft drink, beer and wine will be available for purchase on site.

Security
The venue management will provide security commensurate with the scale of the crowd attending the event. As part of the plan of management for anyone event, local Police are integral and will be involved in security management for each event.

It should be noted that the previous application, approved by Council, was the subject of a court appeal on the basis of insufficient information relating to the issue of potential noise impact. As a result of discussions and negotiations between the applicant, the adjoining property owner and the Council in a Section 34 Conference, the applicant agreed to surrender the consent to Council.

Determination Process

The application has been internally referred to Council’s Development Engineer and Environmental Health Officer and externally to Water NSW, Roads and Maritime Services and NSW Police.

Neighbour notification period for the application was from 21 June 2016 to 7 July 2016. 43 submissions have been received. A total of 25 submissions were in support and 18 expressed objections.

It is intended that the above application be determined by full Council as the land is zoned E3 Environmental Management. It is advised that more information regarding this application is available on Council’s DA Tracker at www.wsc.nsw.gov.au/da-tracker.

Should you require any further information, please contact Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
ATTACHMENT 1 & 2 – LOCATION & ZONING PLAN

ATTACHMENT 3 – PLANS
COUNCIL WEEKLY CIRCULAR

ITEM NO: 4

SUBJECT: DA16/0357 - CONTINUED USE OF TRUFFLE FARM AND OCCASIONAL TRUFFLE HUNTS

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

FILE NUMBER: 16/0357

This weekly circular item is provided to inform Councillors of development application 16/0357 lodged on 29 April 2016.

Site Description

The proposed site is Lot 3 DP860218, being 151 McEvilly Road, Robertson (Attachment 1).

Proposed Development

The proposed development is best described as a truffle farm, or ‘truffiere’.

The Statement of Environmental Effects accompanying the proposal describes the proposal as follows:

‘Approximately 320 oak trees were planted on the property in 2007 as part of a ‘hobby farm’ concept. These trees are now producing truffles under the banner of Yelverton Truffles. The plantation area occupies approximately 8000 square metres of the site. This equates to approximately 2.5% of the total site area. Truffle spores are extremely sensitive and when the trees were planted, there was no guarantee that any truffles would be produced. The ‘truffiere’ is quarantined by fencing to exclude cattle, rabbits, wombats and other rodents.

The production of truffles is a completely organic process with no fertilisers, pesticides or other contaminants involved. Rainfall is sufficient in Robertson for the healthy growth of the oak trees, although there is a sprinkler irrigation system in place, that is fed by a rain water tank that collects roof water off the farm shed. This supplements the natural rainfall if required. There is no excess off site runoff.

As stated, the production process is completely organic. The harvesting of the truffles is undertaken by hand over the very short harvest season that runs from late May until early August. They are ‘sniffed out’ by a trained dog, and then hand picked out of the ground. There is no machinery involved. Truffles are not a bulk item and the total volume is low and variable between seasons.

Selected truffles are simply washed and sorted within the existing farm shed, boxed for delivery and transported by the property owner to individual purchasers or distributors.'
There are no delivery vehicles required and there are no additional staff employed. There is strong local demand.

Public awareness and interest in truffles has been growing and due to the unique nature of the process and the harvesting technique, it lends itself to visitation from interested parties.

Therefore, as an ancillary aspect to the production of the truffles, approval is being sought for the continuation of a small number of 'truffle hunts' on site. These hunts involve visitors to the site being provided with an insight into truffle production, a chance to assist in collection of truffles from the truffiere, plus tasting and purchase of some truffle products.

These hunts cater for groups of 20-25 people and have a duration of approximately 2.5 hours. They occur only during the harvesting season, which runs only between late May until early August. Over this period it is intended to conduct ten (10) hunts only, equating to a single hunt per week of the harvest season. The hunts are held on Saturday mornings.'

Determination Process

The application has been internally referred to Council’s Accredited Certifier and externally to Water NSW.

Neighbour notification of the proposal has been completed with the exhibition period being from 6 May 2016 to 26 May 2016. No submissions had been received at the time of preparing the Circular and no response from Water NSW has been received to date.

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. It is advised that more information regarding this application is available on Council’s DA Tracker at [www.wsc.nsw.gov.au/da-tracker](http://www.wsc.nsw.gov.au/da-tracker).

Should you require any further information, please contact Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
### COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>DA16/0379 - 21 LOT RESIDENTIAL SUBDIVISION</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>16/0379</td>
</tr>
</tbody>
</table>

This weekly circular item is provided to inform Councillors of development application 16/0379 lodged on 5 May 2016.

**Site Description**

The proposed site is Lot 6 DP749390, being 39-45 Beaconsfield Road, Moss Vale (Attachment 1).

**Proposed Development**

The proposed development is described as a twenty one (21) lot residential subdivision.

It involves the demolition of the existing dwelling house and machinery shed situated on the land as well as the construction and dedication to Council of a new local road (cui de sac) directly off Beaconsfield Road. This new road would provide access to the proposed lots. (see Attachment 2 for aerial photograph and Attachment 3 for a plan of the subdivision)

**Determination Process**

The application has been internally referred to Council’s Development Engineer and externally to Water NSW.

Neighbour notification period for the application was from 13 May 2016 to 1 June 2016. Four submissions have been received.

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. It is advised that more information regarding this application is available on Council’s DA Tracker at [www.wsc.nsw.gov.au/da-tracker](http://www.wsc.nsw.gov.au/da-tracker).

Should you require any further information, please contact Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
### COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>FOUR (4) LOT RESIDENTIAL SUBDIVISION</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>16/0466</td>
</tr>
</tbody>
</table>

This weekly circular item is provided to inform Councillors of a development application, being DA16/0466, which was lodged on 6 June 2016.

**Site Description**

The proposed site is Lot 2 DP1176852, being 29A Willow Street, Willow Vale (see [Attachment 1](#) for a location plan and [Attachment 2](#) for an aerial photograph).

**Proposed Development**

The proposed development is described as a four lot residential subdivision.

The Statement of Environmental Effects submitted with the application describes the subdivision as follows;

‘Lot 2 - 1185sqm site area, street frontage lot with separate driveway access point onto Willow Street. To be burdened by proposed right of carriageway as well as the easement for services and to drain water. It will benefit from the easement to drain water over the proposed lots to the rear.

Lot 3 - 1160sqm site area, internal lot that will gain access via the proposed right of carriageway and will be both benefited and burdened by the easement for services and to drain water.

Lot 4 – 1010sqm site area, internal lot with a rear boundary onto the adjoining golf course, that will gain access via the proposed right of carriageway and will be both benefited and burdened by the easement for services and to drain water.

Lot 5 - 1000sqm site area, internal lot immediately behind (south) of the existing dwelling house and with a rear boundary onto the adjoining golf course, that will gain access via the proposed right of carriageway and will be both benefited and burdened by the easement for services and to drain water’ (see [Attachment 3](#) for a plan of the subdivision).

**History**

The applicant’s planning consultant has provided the following history:

‘There is a considerable history to this site that is relevant for the consideration of this subdivision proposal.'
LUA10/0711 was granted approval by Wingecarribee Shire Council on 14 July 2011 for the following:

Five (5) Lot Residential Subdivision

An appeal by the applicant to the Land and Environment Court against the imposition of certain conditions, resulted in an approval issued by Commissioner JS Murrell. A signed copy of the Court approved conditions of consent and the Court approved stamped plans are attached.

One significant decision of the Court was to delete the deferred commencement condition that was originally imposed by Council. This condition required a comprehensive stormwater drainage study to be undertaken at the applicant’s expense before the consent could be activated.

It is noted that since the issue of the Court consent, Council has undertaken extensive stormwater management investigations and works within this catchment. Note particularly the report to Council of 26 February 2014 - Willow Street Drainage Upgrade. Stormwater management in this locality was a significant issue and importantly, an issue where Council was, as a result of the Court deliberations, required to take major responsibility. The resultant adoption by Council of the Willow Street Drainage Upgrade and the subsequent works undertaken by Council, has significantly improved the stormwater management situation in this locality and simplified greatly the appropriate way that the subdivision of the land, consistent with that approved under LUA10/0711, can proceed.

Subsequent to the Court decision, one street frontage lot from that approval (the lot on which the Zawal home had stood) was subdivided off and sold by way of a Council approved boundary adjustment. That process created Lots 1 and 2 DP1176852 that now exist with Lot 2 being the subject of this Development Application. That early sale was essential to address the severe financial hardship caused by delays in the approval process for the original subdivision, and the Court appeal.

The development proposal now lodged, will result in the same development as previously approved.

It occupies the same land, does not contemplate any change to the approved land use and does not propose any change to the intensity of the land use. It has comparable impacts, which is to say, very few.'

Determination Process

The application has been internally referred to Council’s Development Engineer and externally to Water NSW and the Rural Fire Service.

Neighbour notification period for the application was from 16 June 2016 to 4 July 2016. No submissions have been received.
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. It is advised that more information regarding this application is available on Council’s DA Tracker at www.wsc.nsw.gov.au/da-tracker.

Should you require any further information, please contact Ellie Varga – Acting Team Leader Town Planners on 4868 0780.