WEEKLY CIRCULAR
ISSUE NO: 46
ISSUE DATE: 21 November 2016

2016
CONTENTS

1  LIST OF 355 MANAGEMENT COMMITTEE MEETINGS  Page 3

2  10 FRANKLAND STREET, MITTAGONG  Page 4

3  DEVELOPMENT APPLICATION FOR A THREE STOREY COMMERCIAL BUILDING  Page 5

4  DEVELOPMENT APPLICATION FOR A CHANGE OF USE FROM A POST OFFICE TO A FRUIT AND VEGETABLE SHOP  Page 11

5  DEVELOPMENT APPLICATION FOR THE DEMOLITION OF THE BONG BONG MOTEL, ARGYLE STREET, MOSS VALE  Page 15

6  APPLICATION FOR TRANSFER OF CROWN ROAD TO COUNCIL – PART FOUNTAIN STREET BERRIMA  Page 17

7  USE/REFURBISHMENT OF EXISTING BUILDING FOR A VEHICLE SALES PREMISES  Page 19
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 and Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 29 November 2016, 4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Tuesday 6 December 2016, 7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 19 December 2016, 12.00pm</td>
<td>Moss Vale Community Centre</td>
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<td>Mittagong Memorial Hall Management Committee</td>
<td>Thursday 5 January 2017, 7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Monday 13 February 2017, 3.30pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 14 February 2017, 10.30am</td>
<td>Jellore Room Civic Centre</td>
</tr>
<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee</td>
<td>Tuesday 14 February 2017, 1.00pm</td>
<td>Aboriginal Community &amp; Cultural Centre</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 February 2017, 1.00pm</td>
<td>Moss Vale Community Centre</td>
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<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 17 April 2017, 1.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 19 June 2017, 1.00pm</td>
<td>Moss Vale Community Centre</td>
</tr>
<tr>
<td><strong>Moss Vale Community Centre Management Committee AGM</strong></td>
<td>Monday 21 August 2017, 1.00pm</td>
<td>Moss Vale Community Centre</td>
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</tbody>
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COUNCIL WEEKLY CIRCULAR

ITEM NO: 2

SUBJECT: 10 FRANKLAND STREET MITTAGONG

CONTACT NAME: Sharon Hauptberger, Senior Property Officer

FILE NUMBER: PN556900

On Wednesday 22 June 2016 Council considered a further report regarding the property at 10 Frankland Street Mittagong. It was resolved by Council as follows:

MN 1/16

1. **THAT** in respect of the Council property at 10 Frankland Street, Mittagong, Council engages a real estate advisor who specialises in retail-commercial transactions to undertake a two-phase open market process, commencing with an Expression of Interest for freehold sale with options for alternate Project Development Agreement, subject to subdivision of the property as set out in resolution 2 below.

2. **THAT** Council as Property Owner lodge a Development Application for subdivision of the property, creating the requisite water/sewer easements over the site, excising the pump station on the western boundary of the Property and creating two (2) separate ‘super lots’ divided by the creek.

3. **THAT** Council reinforce its position that the funds raised from the sale of this site be used to pay down the debt for the Moss Vale War Memorial Aquatic Centre.

Following the resolutions of Council (above), Jones Lang Lasalle were appointed as Agent for Council.

Expressions of Interest are being sought by Jones Lang Lasalle for the sale of the above property.

Expressions of Interest close at 3pm on Wednesday 14 December 2016.

For enquiries, contact David Mathews, Director, Metropolitan Sales & Investments - NSW t: +61 2 9220 8730 | m: 0407 932 599 | f: +61 2 9220 8555.
COUNCIL WEEKLY CIRCULAR

ITEM NO: 3
SUBJECT: DEVELOPMENT APPLICATION FOR A THREE STOREY COMMERCIAL BUILDING
CONTACT NAME: Nicholas Wilton, Group Manager Planning, Development and Regulatory Services
FILE NUMBER: 16/1053

The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to construct a three storey commercial premises at 9 Bundaroo Street, Bowral.

Site Description

The site is known Lot 2 DP151648, being 9 Bundaroo Street, Bowral (Attachment 1). The site is a regular shaped configuration and is 1,018m² in size. The site is currently vacant and grassed. The site is located in a predominantly commercial area, with a professional office complex on the site to the east. Immediately to the west of the site is an access through to a public carpark. Further to the west is the Imperial Motel. Behind the site, to the south is the Bowral Fire Station. To the north, over the road, is a Salvation Army store, Op Shop and The Mill. Vehicle access and egress for the site is from Bundaroo Street. Separate pedestrian access to the site is also off Bundaroo Street, where a raised pedestrian pathway runs parallel to the adjoining laneway and a significant London Plane tree also resides.

Proposed Development

On 1 November 2016, DA16/1053 was lodged with Council seeking consent to construct a three storey commercial premises. The development would have an underground basement car park (23 spaces) and on-grade parking (15 spaces). The proposed new commercial development would have a gross floor area of 1539.1m²; and a gross leasable floor area of 1341.2 m². The development proposes the retention of the existing London Plane tree on the Bundaroo Street footpath.

Development perspectives of the proposal can be found at Attachment 2.

Permissibility

The site is zoned B2 Local Centre under the Wingecarribee Local Environmental Plan 2010 and in this zone, a commercial premises is permissible with development consent. The proposed development would be consistent with the objectives of the zone.

Clause 4.3 Height of buildings – The site is identified as having a maximum building height of 12.5m. The elevations provided show the building to be less than the 12.5m control.

Clause 4.4 Floor space ratio – the site is identified as having a maximum floor space ratio of 1.5:1. The gross floor area of the development is 1,539.1m² and as such the development has an FSR of 1.54:1. This departure shall be addressed with the applicant.
Clause 5.10 Heritage conservation - The site is not within the Bowral Heritage Conservation Area however it is on the northern side of Bundaroo Street. The site is not an item of environmental heritage however it is in close proximity to the Carter Terraces (I543) fronting Merrigang Street.

An assessment against the applicable controls in the Bowral DCP shall be undertaken at the time of assessment.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 30 November 2016. At the time of drafting, no submissions from the public had been received.

The application shall be deferred pending a more detailed Statement of Environmental Effects as no consideration of the applicable environmental planning instruments (SEPPs, WLEP, or the Bowral DCP) was addressed.

The application has been internally referred to Council’s Accredited Certifier, Development Engineer, Contributions Planner, Heritage Advisor and Tree Maintenance Officer. Comments from the Accredited Certifier have been received to date with no objection.

The application has been externally referred to Water NSW. The application has also been referred to NSW Fire and Rescue as the site is traversed by a stormwater easement on the western boundary. No response has 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 – PERSPECTIVES OF PROPOSED DEVELOPMENT

Street/Laneway Perspective
COUNCIL WEEKLY CIRCULAR

ITEM NO: 4

SUBJECT: DEVELOPMENT APPLICATION FOR A CHANGE OF USE FROM A POST OFFICE TO A FRUIT AND VEGETABLE SHOP

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

FILE NUMBER: 16/0981

The purpose of this Weekly Circular is to inform Councillors of a development application which is for a change of use from a post office to a fruit and vegetable shop at 101-103 Hoddle Street, Robertson.

Site Description

The site is known Lot 1 DP1066771, being 101-103 Hoddle Street, Robertson (Attachment 1). The site is a regular shaped configuration and is 1,885m² in size. There is an existing retail complex fronting the northern boundary of the site which houses a real estate agent, pharmacy, fruit shop and Australia Post. The building housing the Australia Post is detached from the other three tenancies and is on the corner of Main and Hoddle Streets.

Proposed Development

On 13 October 2016, DA16/0981 was lodged with Council seeking consent to establish and operate a fruit and vegetable shop at 101-103 Hoddle Street, Robertson. No signage detail, hours of operation, waste management, loading/unloading details or staff numbers were provided with the application.

Permissibility

The site is zoned B2 Local Centre under the Wingecarribee Local Environmental Plan 2010 and in this zone, retail premises (shop) is permissible with development consent. The proposed development would be consistent with the objectives of the zone.

An assessment against the applicable controls in the Robertson DCP shall be undertaken at the time of assessment. No issues with compliance are envisaged.

Assessment Timeline

The application has been notified to adjoining and adjacent landowners with the notification period concluding on 14 November 2016. At the time of drafting, no submissions from the public had been received.

The application has been internally referred to Council’s Accredited Certifier and Environmental Health Officer. To date, comments from the Accredited Certifier have been received with no objection.

The application does not require any government agency referrals.
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
The purpose of this Weekly Circular is to inform Councillors of a development application which seeks consent to demolish the Bong Bong Motel and associated structures at 238 Argyle Street, Moss Vale.

Site Description

The site is known Lot 12 DP551620, being 238 Argyle Street, Moss Vale (Attachment 1). The site is a regular shaped configuration and is 1,490m² in size. The site fronts Moss Vale Road to the north with a vehicular sales business to the east, residential land to the south and west and vacant land to the north. A current development application (DA16/0493) is proposed at 225 Argyle Street, Moss Vale for a service station.

Proposed Development

On 3 November 2016, DA16/1066 was lodged with Council seeking consent to demolish the existing Bong Bong Motel and other ancillary structures on the site. The aim of the demolition is to clear the site for future use as a car sales yard (subject to a future development application).

Permissibility

Clause 2.7 of the Wingecarribee Local Environmental Plan 2010 requires demolition to be undertaken only with development consent.

An assessment against the applicable controls in the Moss Vale DCP shall be undertaken at the time of assessment. No issues with compliance are envisaged.

Assessment Timeline

The application has been informed to adjoining and adjacent landowners. The application has been internally referred to Council’s Accredited Certifier with no comments received at the time of preparing this document. The application does not require any government agency referrals.

The 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 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
On Wednesday 13 July 2016, Council resolved to make an application for the Transfer of part Fountain Street, Berrima to Council:

**MN 337/16**

1. **THAT Council make application to the Crown Lands Office for the transfer of the unmade road adjacent to Lot 423 DP 751252, being part Fountain Street, Berrima from the Crown to the Council.**

2. **THAT if the Minister approves the Council application referred to in Resolution 1 above, it is noted that Council’s “Unmaintained Roads Policy” applies to the unmade Fountain Street Berrima upon transfer.**

3. **THAT it be noted that, in accordance with Council’s “Unmaintained Roads Policy”, the owner of Lot 423 DP 751252 Fountain Street, Berrima will be required to make application to Council to construct the unmade road and that the construction and / or upgrade will be carried out by the owner at the owner’s cost and expense and to Council standards.**

4. **THAT it be noted that the part of Fountain Street Berrima the subject of this report will not be included in Council’s road segment ledger AND THAT the costs of all future maintenance and upgrades of that part of Fountain Street Berrima constructed by the owner of Lot 423 DP751252 be completed to Council’s standards and paid for by the owner of the subject property.**

Following the above resolution of Council, an application for the Transfer of Part Fountain Street, Berrima has been approved by the Crown by way of NSW Government Gazette Notice dated 14 October 2016 (copy attached).
Grafton Office

Notification of Closing of a Road

In pursuance of the provisions of the Roads Act 1993, the road hereunder described is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, vests in the body specified in the Schedule hereunder.

The Hon Niall Blair, MLC
Minister for Lands and Water

Description
Parish – Warrell, County – Clarendon
Land District – Coonambra Central, LGA – Junee

Road Closed: Lot 2 DP 1218926
File No: 15/11251

Schedule
On closing, the land within Lot 2 DP 1218926 remains vested in the State of New South Wales as Crown land.

Notification of Closing of a Road

In pursuance of the provisions of the Roads Act 1993, the road hereunder described is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, vests in the body specified in the Schedule hereunder.

The Hon Niall Blair, MLC
Minister for Lands and Water

Description
Parish – Bamburgh, County – Arrawatha
Land District – Inverell, LGA – Inverell

Road Closed: Lot 2 DP 1260580
File No: 15/01876

Schedule
On closing, the land within Lot 2 DP 1260580 remains vested in the State of New South Wales as Crown land.

Notification of Closing of a Road

In pursuance of the provisions of the Roads Act 1993, the road hereunder described is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, vests in the body specified in the Schedule hereunder.

The Hon Niall Blair, MLC
Minister for Lands and Water

Description
Parish – Eurowalda, County – Ewanmar
Land District – Dubbo, LGA – Narramite

Road Closed: Lot 2 DP 1220870
File No: 16/02141
This weekly circular item is provided to inform Councillors of development application 16/0991 lodged on 13 October 2016.

Site Description

The proposed site is Lot 1 DP 448372, 2-4 Banyette Street Bowral and is situated on the eastern side of Station Street, Bowral and on the northern side of Banyette Street. The existing service station is located on the corner and the existing building that will be occupied is to the eastern end of the site. It has an area of 235.55m² and will not be extended. The site has an area of 2,000m² (see Attachments 1 and 2).

Proposed Development

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

“The existing building was part of the compound for the Illawarra Electricity for storage of equipment and vehicles. Part of the building was demolished to make way for the current service station on the site. The remaining building has been used by various tenants and is in need of refurbishment. It is proposed to remove existing amenities and some existing walls. Part of the external brick walls will be replaced with frameless windows. Existing parapets are to be reduced to a uniform height and clad. A new unsex accessible toilet is to be installed within the building.” (Attachment 3 includes the plans).

Permissibility

The land is zoned B2 Local Centre. ‘Vehicle sales or hire premises’ are permitted in the zone with Council’s consent.

Determination Process

The application has been internally referred to Council’s Development Engineer and Accredited Certifier. Neighbour inform letters of the proposal have been sent to adjoining owners.
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 Councillor.Request@wsc.nsw.gov.au