WEEKLY CIRCULAR
ISSUE NO: 47
ISSUE DATE: 28 November 2016

2016
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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</th>
<th>Time</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 29 November 2016</td>
<td>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</td>
<td>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</td>
<td>12.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Thursday 5 January 2017</td>
<td>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</td>
<td>3.30pm</td>
<td>Robertson Community Centre</td>
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<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 14 February 2017</td>
<td>10.30am</td>
<td>Jellore Room Civic Centre</td>
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<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee</td>
<td>Tuesday 14 February 2017</td>
<td>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</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 17 April 2017</td>
<td>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</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td><strong>Moss Vale Community Centre Management Committee AGM</strong></td>
<td>Monday 21 August 2017</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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This weekly circular item is provided to inform Councillors of development application 16/0982 lodged on 13 October 2016.

Site Description

The street address of the land is 611 Inverary Road Paddys River.

The Statement of Environmental Effects (SoEE) describes the land and existing development as follows:

The application relates to a total of eight (8) existing Lots individually identified as:

Lot 2 DP 110407 - 29.4 hectares;  
Lot 3 DP 110407 - 13.6 hectares  
Lot 5 DP 110407 - 13.7 hectares  
Lot 86 DP 751284 - 103.8 hectares  
Lot 1 DP 236041 - 86.3 hectares  
Lot 1 DP 712982 - 25.13 hectares  
Lot 1 DP 500122 - 18 hectares  
Lot 142 DP 751286 - 63.5 hectares

The Yacamunda property is situated between the ‘confines’ of Canyonleigh and Inverary Roads and the Paddy’s River. The property is of an irregular shape dictated along the western property boundary by the meander of Paddys River. Paddys River also delineates the Local Government Area boundary between Upper Lachlan Shire to the west and Wingecarribee Shire to the east of the river. Inverary Road runs the length of the eastern property boundary line, crossing the southern arm of Long Swamp Creek at the property midpoint prior to joining with Canyonleigh Road in the north.

Yacamunda homestead, situated within the north western quadrant of the property has vehicular access to Inverary Road, located on the opposite side of the property on the eastern boundary. Vehicular access is via a track of approximately 1 km in length running northwest to southeast and terminating at a timber rural gate that is the primary property access. At approximately 650m distant and southeast from the homestead are located a cluster of sheds, a cattle yard and a water tank mounted onto a tower. These buildings with the exception of the water tank and tower are largely screened by a surrounding stand of mature trees'.
Proposed Development

The SoEE describes the proposal as follows:

‘The proposed development calls for the consolidation of 8 land parcels within the subject site so as to facilitate a fresh subdivision that will result in 7 Lots in total, each with individual dwelling entitlement.

As shown on the Proposed Plan of Subdivision accompanying the development application, the applicant seeks Council consent for the creation of 7 reconfigured rural allotments with site areas as follows:

- Proposed Lot 1 - 46.0 hectares
- Proposed Lot 2 - 50.0 hectares
- Proposed Lot 3 - 47.0 hectares
- Proposed Lot 4 - 40.0 hectares
- Proposed Lot 5 - 40.0 hectares
- Proposed Lot 6 - 58.0 hectares
- Proposed Lot 7 - 72.0 hectares

Total Development Area: 353 hectares.’ (Attachment 2 includes the plans).

Permissibility

The land is zoned RU1 Primary Production. Minimum lot size permitted in the zone is 40 hectares. Subdivisions are permitted in the zone with Council's consent.

Determination Process

The application has been internally referred to Council's Development Engineer. Neighbour notification letters of the proposal will be sent to adjoining owners.

Referral to the Rural Fire Service and Water NSW is required.

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
ATTACHMENT 2 – PROPOSED SUBDIVISION PLAN
<table>
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<tr>
<th>ITEM NO:</th>
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<tbody>
<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR A RETAIL DEVELOPMENT CONSISTING OF A WOOLWORTHS SUPERMARKET AND SHOPS – CNR ARGYLE STREET AND LACKEY ROAD, MOSS VALE</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Nicholas Wilton, Group Manager Planning, Development and Regulatory Services</td>
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<td>FILE NUMBER:</td>
<td>16/0361</td>
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This weekly circular item is provided to inform Councillors on the decision of DA16/0361 lodged with Council on 29 April 2016 seeking consent for the construction and operation of a Woolworths Supermarket and shops at 439-445 Argyle Street, Moss Vale.

On Monday 21 November 2016, Council refused the application in accordance with the Environmental Planning and Assessment Act 1979 as a consequence of traffic and flooding concerns and the impacts the proposed development would have on the streetscape and character of the locality.

The NSW Roads and Maritime Service had informed Council they could not support the application and would not issue approval under the Roads Act 1993. This meant the application could not be approved in its current form.

The applicant for the proposed development was notified of the refusal on Monday 21 November 2016.

Should the proposal be amended to address the concerns raised Council can accept a new development application for the site. Alternatively, the applicant has the right to refer the matter to the New South Wales Land and Environment Court.

All submission makers will be notified in writing of Council’s decision. In addition, a media release outlining Council’s decision will be issued this week.

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