WEEKLY CIRCULAR
ISSUE NO: 7
ISSUE DATE: 22 February 2016

2016
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<td>SUBJECT:</td>
<td>LIST OF 355 MANAGEMENT COMMITTEE MEETINGS</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Lynne Morrison, 355 Committee Coordinator</td>
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<tr>
<td>FILE NUMBER:</td>
<td>Various</td>
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All Councillors are invited to attend the Annual General Meetings of the Management Committees – Highlighted in **Bold**

**LIST OF 355 MANAGEMENT COMMITTEE MEETINGS**

<table>
<thead>
<tr>
<th>Committee Name</th>
<th>Date</th>
<th>Time</th>
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</thead>
<tbody>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 23 February 2016</td>
<td>4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 7 March 2016</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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<tr>
<td>Aboriginal Community &amp; Cultural Centre Management Committee</td>
<td>Tuesday 8 March 2016</td>
<td>2.00pm</td>
<td>Aboriginal Community &amp; Cultural Centre</td>
</tr>
<tr>
<td>Robertson Community &amp; Cultural Centre Management Committee</td>
<td>Wednesday 9 March 2016</td>
<td>1.30pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 15 March 2016</td>
<td>3.00pm</td>
<td>Aero Club Bong Bong Common</td>
</tr>
<tr>
<td>Hampden Park Management Committee</td>
<td>Tuesday 15 March 2016</td>
<td>5.30pm</td>
<td>Robertson Bowling Club</td>
</tr>
<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 4 April 2016</td>
<td>6.30pm</td>
<td>Exeter Hall</td>
</tr>
<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 6 May 2016</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
</tr>
<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Monday 9 May 2016</td>
<td>7.30pm</td>
<td>Yerrinbool Hall</td>
</tr>
<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 6 June 2016</td>
<td>6.30pm</td>
<td>Exeter Hall</td>
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</table>
A Development Application has been lodged with Council for the construction of a double garage at Lot 5 DP 1094419 No. 3 Hanrahan Place, Robertson.

The garage has dimensions of 6m x 6m and is to be located in the rear yard of the property.

In accordance with Council’s standard protocol the application is being notified to Councillors as one owner of the property is an employee of Council.

If the application is not called up by Councillors to be determined by full Council, the application will be determined by staff under delegated authority after the 29 February 2016.
COUNCIL WEEKLY CIRCULAR

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<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR A FUNCTION CENTRE AT “ZEN OASIS, 230 MEDWAY ROAD, MEDWAY</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Michael Carpenter, Town and Environmental Planner</td>
</tr>
<tr>
<td>FILE NUMBER</td>
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Proposed Development
Council is in receipt of an application seeking approval for the construction of a purpose built function centre inclusive of site landscaping works at the ‘Zen Oasis’ 230 Medway Road, Medway. The property is currently trading on a commercial basis as a 200 seat restaurant. The land use is a permissible activity under the current zoning however the use is also historical and predates current planning controls that would require formal consent to be in place. In order to construct a new building and expand or diversify upon the present commercial use of the site formal development approval is required to be in place. Council approval for a function centre would secure use of the property for the purposes of the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres (WLEP 2010 definition of a ‘function centre’); uses that are consistent with the current zoning of the subject site.

As an outcome of WLEP 2010 Amendment 19 made 27 June 2014 the property is zoned SP3 Tourist under the Wingecarribee Local Environmental Plan 2010. A Function Centre is a permissible form of development that is encouraged by the zoning subject to Council consent being firstly in place. Prior to the making of Amendment 19 the property was zoned RU2 Rural Landscape wherein a Function Centre was not identified as a permissible land use and the restaurant was at that time operating under Existing Use Rights.

Site Description
The property is located on the northern side of Medway Road, Medway and is comprised of two allotments, Lot 1 DP 1074659 and Lot 2 DP 793839 have a total site area of 48.26 hectares (120.65 acres). The Medway Road frontage is 696m in length and forms the southern property boundary and vehicular access point. The internal access road is an unsealed all weather tree-lined drive 550m in length. Other internal access roads and tracks are likewise unsealed.

The use of current structures within the site are described as a dwelling (with 2 ancillary sheds) enjoying existing use rights, a 200 seat restaurant building, an administration building, associated car parking areas and a water storage tank.

Site features of note include a substantial ornamental pond which dominates the property and is located north east of the centre of the property. A second smaller pond (approximately 10 – 15% of the surface area of the larger) is located due east and in proximity to the eastern property boundary. A third pond of similar surface area to that of the second pond lies SE of the proposed Function Centre building. The two smaller ponds are proposed to be enlarged for the purposes of stormwater detention. All three ponds lie within, or at the headwaters of existing watercourses and NSW Office of Water General Terms of Approval (GTA's) will therefore be required for works (enlargement of the capacity of the
ponds) proposed within 40m of a designated watercourse. The site is also bisected approximately north south by an unmade Council road reserve (paper road) that is not affected by the proposed development.

Much of the site is devoid of vegetation having been historically cleared to create pastureland. Two remnant isolated stands of Southern Highlands Shale Woodland (EEC) lie outside of the development area and are not proposed to be interfered with as part of the development. Protection and enhancement of the EEC will be conditional to any consent if granted. A pre-existing windbreak of mature Pinus radiata trees crossing the southern portion of the site west to east is proposed to be removed to facilitate the development.

Proposed Development

Function Centre Building: The development proposes the construction of a purpose built restaurant/kitchen/conference building defined under the Wingecarribee Local Environmental Plan 2010 as a function centre. The building, comprising a function area, staff kitchen, kitchen, amenities rooms, restaurant and conference and workshop rooms has a total floor area of 4495m2.

Site Landscaping: Substantial landscaping enhancement of the site overall is proposed as per Landscape Masterplan (Attachment 1) provided by the applicant. New landscaping features include walkways, low stone walls, a small pavilion building, decking, walking paths, sculpture, meditation/yoga areas and an ornamental Lilly Pond (to double as on-site stormwater detention). A pre-existing windbreak of mature Pinus radiata and Leighton Green cypress trees crossing the southern portion of the site west to east is proposed to be removed to facilitate the construction of the proposed new function centre building and to allow the instatement of landscaping works comprising a mixture of exotic deciduous and evergreen tree species.

Referrals

WaterNSW: The proposed development is identified under the Sydney Drinking Water Catchment State Environmental Planning Policy (SEPP) 2011 as a Module 5 Development thus triggering the need for WaterNSW concurrence. WaterNSW has requested additional information to be submitted by the applicant prior to the granting of concurrence.

Rural Fire Service: The subject property is mapped as Bushfire Prone Land and a Bushfire Risk Assessment Report accompanying the application has been referred to the Rural Fire Service and Council currently awaits a response.

NSW Office of Water: NSW Office of Water General Terms of Agreement will be required as works are proposed within 40m of a designated watercourse.

Neighbour Notification
The development application requires 14 day notification to adjoining and adjacent properties. The notification period expires on the 24 February 2016 and any submissions received will be considered within Council’s assessment.

It is intended for the application to be determined under delegated authority, unless otherwise advised.
ATTACHMENT 1 – Landscape Plan