## CONTENTS

1. LIST OF 355 MANAGEMENT COMMITTEE MEETINGS  
   Page 3
2. PROJECT UPDATE: STATION STREET UPGRADE  
   Page 4
3. DEVELOPMENT APPLICATION FOR A WOOLWORTHS SUPERMARKET IN MOSS VALE  
   Page 7

*****
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>
</tr>
</thead>
<tbody>
<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 17 May 2016</td>
<td>Jellore Room, Civic Centre</td>
</tr>
<tr>
<td>Hampden Park Management Committee Meeting</td>
<td>Tuesday 17 May 2016</td>
<td>Robertson Bowling Club</td>
</tr>
<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Wednesday 18 May 2016</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee</td>
<td>Thursday 19 May 2016</td>
<td>Hill Top Community Centre</td>
</tr>
<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 24 May 2016</td>
<td>East Bowral Community Centre</td>
</tr>
<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 6 June 2016</td>
<td>Sutton Forest Hall</td>
</tr>
<tr>
<td>Mittagong Community Centre Management Committee</td>
<td>Thursday 16 June 2016</td>
<td>Mittagong Community Centre</td>
</tr>
<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 June 2016</td>
<td>Moss Vale Community Centre</td>
</tr>
<tr>
<td><strong>East Bowral Community Centre Management Committee AGM</strong></td>
<td>Monday 25 July 2016</td>
<td>East Bowral Community Centre</td>
</tr>
<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 4 August 2016</td>
<td>Mittagong Memorial Hall</td>
</tr>
<tr>
<td>Exeter Park Management Committee AGM</td>
<td>Monday 8 August 2016</td>
<td>Sutton Forest Hall</td>
</tr>
<tr>
<td>Moss Vale Community Centre Management Committee AGM</td>
<td>Monday 15 August 2016</td>
<td>Moss Vale Community Centre</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee</td>
<td>Thursday 18 August 2016</td>
<td>Hill Top Community Centre</td>
</tr>
</tbody>
</table>
COUNCIL WEEKLY CIRCULAR

ITEM NO: 2
SUBJECT: PROJECT UPDATE: STATION STREET UPGRADE
CONTACT NAME: Charmaine Cooper, Community Engagement Coordinator
FILE NUMBER: 7547/4.1

DESIGN OF STATION ST UPGRADE AND RAILWAY PARADE EXTENSION

Preliminary work has started on the $9.5 million Station Street upgrade, designed to improve traffic flow by distributing vehicles through and around the Bowral town centre.

Following extensive community consultation, in 2012 Council adopted the Bowral Parking, Traffic and Transport Strategy which outlined a major upgrade of Station Street to address the long term issue of traffic congestion within the town centre.

Council is embarking on the upgrade of Station Street to include:
- two lanes in each direction (between Bundaroo Street and Bowral Street)
- new roundabouts at Bong Bong Street and Bowral Street
- improved parking facilities and access to town centre businesses

Council is also planning to develop parking and pedestrian facilities in Kirkham Road in order to provide replacement parking during construction, as well as new parking areas for the town centre and near the train station after work is completed.

The design of a future link between Bowral Street and Links Road via Railway Parade will also be considered as part of the initial project design but at this stage a date for construction of this component has not been determined.

Detailed design work will be completed during 2016 and it is anticipated that Station Street construction works will commence in 2017.

Essential geotechnical investigations to inform the detailed design will be carried out on Station Street, Kirkham Road and Railway Parade, including the vacant land which links to Moss Vale Road, from 23 May 2016.

The work will take place between 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays, and will take 2 weeks to complete, weather permitting. There will be no work on Sundays or public holidays.

Geotechnical investigations involve drilling small diameter holes to confirm underground rock types and ground conditions. The information collected will be used to produce a geological profile of the area. We will also carry out a contamination assessment as part of the geotechnical investigations. If contaminated material is found, we will identify the material and remove it in accordance with strict environmental controls.

Measures will be undertaken to mitigate impacts on local businesses and residents. Property owners will be contacted if drilling is required on their land.
A temporary worksite with safety barriers will be set up to securely contain the drilling equipment. At the completion of work, the site will be restored to its original condition.

Consultants will also be commencing work on assessments to help determine operational and construction noise effects of the project. This will involve the establishment of monitoring equipment to collect data which will then be assessed against Roads & Maritime Services and Environmental Protection Authority guidelines.

COMMUNITY ENGAGEMENT

Council will undertake extensive community engagement with property owners and the broader community as part of the project design phase in coming months.

The upgrade of Station Street and extension of Railway Parade in Bowral is the subject of a printed Community Update and letter being issued to residents, tenants and property owners in Bowral’s town centre from today.

A project page has been set up at www.yoursaywingecarribee.com.au/ssu which will host all project updates and promote opportunities to be involved in future consultations regarding design of the final route.
Subscription to the project e-newsletter is encouraged to allow for notifications and invitations to be issued more quickly than via Australia Post.
This weekly circular is to inform Councillors of a development application for a Woolworths Supermarket at 439-445 Argyle Street, Moss Vale.

Site Description
The site is known as 439-445 Argyle Street, Moss Vale (being Lot 5 DP790895, Lots 6 & 7 Section 3 DP38 & Lot 1 DP1082003) Attachment 1 provides a location map and aerial image of the site. The site is currently occupied by a single storey retail fronting Argyle Street and a two storey building known as the Central Hotel located in the south eastern corner of the site which has ceased trading and is no longer occupied. The site has a total site area of 6,594m².

The site is irregular in shape with a frontage to Argyle Street (southern boundary) and to Lackey Road (eastern boundary). St Pauls International College neighbours the site on the western boundary. The eastern boundary of the site forms part of the western bank of Whites Creek which runs in a north-south direction and passes under Lackey Road and continues in an eastern direction.

The majority of the site has a gentle fall from the north western end to the east and south east to Whites Creek. The north westernmost portion of the site includes a steep incline of approximately 5m. The rear of the hotel building includes a large sealed area used as a car park and delivery vehicle manoeuvring area associated with the former hotel use. Vehicle access to the site is from the eastern boundary to Lackey Road.

Proposed Development
The subject application, DA16/0361, was lodged with Council on 29 April 2016 seeking development consent for Woolworths Supermarket at 439-445 Argyle Street, Moss Vale. Attachment 2 shows elevations of the site. The application includes demolition of existing buildings, removal of all vegetation and the construction of a two storey retail development comprising a 3000m² supermarket, 200m² liquor store and three specialty retail tenancies with associated advertising signage, 166 car parking spaces, site landscaping and earthworks.

The main elements of the development proposal are:
- Demolition of all existing structures located on the site;
- Removal of all existing trees on the site;
- Site earthworks including cut and fill to prepare the site for the proposed development. Earthworks include the creation of an open channel connecting to Whites Creek along the eastern side of the site for flood storage purposes;
- Construction of a new two storey building including two ground floor specialty retail tenancies, a liquor store use at Level 1, use of the main retail tenancy at Level 1 for a new supermarket (3,000m² Gross Floor Area (GFA)) including staff room, staff locker room and toilets and back of house and stock storage area;
• Roof mounted mechanical plant room (condenser deck) at the rear of the proposed building;
• Construction of an at-grade undercroft car park for 166 car parking spaces including four accessible car parking spaces. Part of the at-grade car park would be suspended over an open channel connected to Whites Creek (flood storage area);
• Removal of the existing vehicle access point on Lackey Road and construction of a new wider vehicle access point;
• Landscaping along the western side boundary and rear boundary, along Lackey Road and within Whites Creek and along Argyle Street;
• Installation of business identification signs (15 in total) for the proposed retail uses located on the proposed western, southern and eastern building elevations;
• Installation of four directional/information signs and one building identification sign;
• Construction of new retaining walls along northern and western side boundaries;
• New hydrant booster within landscaped area along Lackey Road and new electrical substation with associated easement along the rear boundary at Level 1 truck turning area;
• New underground OSD tank located at the north western end of the site beneath the undercroft car park (95m³ capacity) and 5,000L capacity rainwater tank along the western side boundary;
• Provision of new stormwater drainage pipes and stormwater infrastructure;
• Loading dock at northern side of the building to accommodate up to 19m delivery vehicles; and
• Consolidation of the site to create one new lot and creation of an electricity substation easement on the northern side of the site.

The key development statistics include:

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total site area</td>
<td>6,594m²</td>
</tr>
<tr>
<td>Proposed Supermarket GFA</td>
<td>3,000m²</td>
</tr>
<tr>
<td>Proposed Liquor Store GFA</td>
<td>200m²</td>
</tr>
<tr>
<td>Proposed Specialty Retail GFA</td>
<td>230m²</td>
</tr>
<tr>
<td>Floor Space Ratio</td>
<td>0.56:1</td>
</tr>
<tr>
<td>Landscaped Area</td>
<td>1,316m²</td>
</tr>
<tr>
<td>Total on-site car parking spaces</td>
<td>166</td>
</tr>
<tr>
<td>Accessible on-site car parking spaces</td>
<td>4</td>
</tr>
<tr>
<td>Bicycle parking</td>
<td>5</td>
</tr>
<tr>
<td>Jobs</td>
<td>158 (on a full and part-time basis)</td>
</tr>
</tbody>
</table>

The proposed trading hours of all retail uses on the site are as follows:

Monday to Saturday: 7.00am – 10.00pm
Sundays and Public Holidays: 8.00am – 9.00pm

The loading dock proposes to operate between 7am and 10pm, Monday to Saturday and 10am to 6pm on Sundays and Public Holidays. Staff and contractors would be present on the site outside of the proposed trading hours for stacking shelves, cleaning and other essential administrative tasks relating to the efficient operation of the site.

Permissibility
The site is zoned B2 Local Centre under the Wingecarribee Local Environmental Plan 2010 and in this zone ‘shops’ are permitted with development consent.

The site is subject to a maximum building height of 7.5m. At its highest point, the building would have a maximum building height of 11.1m above ground level and therefore compliance with
clause 4.3 of the LEP is not achieved. The application has been accompanied by a request to vary this development standard pursuant to clause 4.6 of the LEP.

The site is subject to a maximum floor space ratio of 0.7:1. The development proposes a maximum FSR of 0.56:1 and therefore compliance with clause 4.4 of the LEP is satisfied.

The application also seeks approval for tree removal pursuant to clause 5.9 of the LEP for the removal of predominantly exotic species. An Arborist Report has been submitted with the application for consideration of the tree removal request.

The site is located within the Moss Vale Heritage Conservation Area but is not identified as an item of environmental heritage. The site is however in proximity to a number of heritage items as follows:

- St Pauls International College (former Dominican Convent) 463 Argyle Street (Local Heritage Item I042);
- Moss Vale Rail Underbridge, Argyle Street (State Heritage Item I178);
- Moss Vale Railway Station, Argyle Street (State Heritage Item I244); and
- Hereford House, 465-469 Argyle Street (Local Heritage Item I418).

The site is also identified as a being within a flood planning area.

The application shall be advertised for a period not less than 30 days. The intended exhibition period for this application is to be from 25 May 2016 to 24 June 2016. During this time, documentation shall be made available for viewing at Council’s Customer Service Centre at Moss Vale and also on Council’s DA Tracker at www.wsc.nsw.gov.au.

The application shall be internally referred to:
- Development Engineer
- Environmental Health Officer
- Traffic and Transport Engineer
- Stormwater and Flooding Engineer
- Vegetation Management Officer
- Contributions Planner
- Heritage Advisor

The application shall be externally referred to:
- Water NSW for concurrence under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- Roads and Maritime Services for referral pursuant to clause 104 of State Environmental Planning Policy (Infrastructure) 2007 as the development is considered to be a ‘traffic generating development’;
- NSW Office of Water for their General Terms of Approval under section 91 of the Water Management Act 2000 as the site is within 40m of a watercourse, being Whites Creek;
- Australian Rail and Track Corporation pursuant to clause 87 of State Environmental Planning Policy (Infrastructure) 2007 as the site is on land adjacent to a rail corridor where vibration may occur.

It is intended for the application to 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.
ATTACHMENT 1 – SITE LOCATION & AERIAL IMAGE