WEEKLY CIRCULAR
ISSUE NO: 16
ISSUE DATE: 25 April 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>East Bowral Community Centre Management Committee</th>
<th>Tuesday 26 April 2016</th>
<th>4.30pm</th>
<th>East Bowral Community Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Berrima Community Centre Management Committee</td>
<td>Wednesday 4 May 2016</td>
<td>6.00pm</td>
<td>New Berrima Community Centre</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee</td>
<td>Thursday 5 May 2016</td>
<td>7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td>Loseby Park Hall Management Committee</td>
<td>Friday 6 May 2016</td>
<td>9.30am</td>
<td>Loseby Park Hall</td>
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<tr>
<td>Yerrinbool Hall Management Committee</td>
<td>Monday 9 May 2016</td>
<td>7.30pm</td>
<td>Yerrinbool Hall</td>
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<tr>
<td>Robertson Community Centre Management Committee</td>
<td>Wednesday 11 May 2016</td>
<td>1.30pm</td>
<td>Robertson Community Centre</td>
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<tr>
<td>Bong Bong Common Management Committee</td>
<td>Tuesday 17 May 2016</td>
<td>3.00pm</td>
<td>Jellore Room, Civic Centre</td>
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<td>Hampden Park Management Committee Meeting</td>
<td>Tuesday 17 May 2016</td>
<td>5.00pm</td>
<td>Robertson Bowling Club</td>
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<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 6 June 2016</td>
<td>6.30pm</td>
<td>Sutton Forest Hall</td>
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<tr>
<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 June 2016</td>
<td>1.00pm</td>
<td>Moss Vale Community Centre</td>
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<td>East Bowral Community Centre Management Committee AGM</td>
<td>Monday 25 July 2016</td>
<td>4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 4 August 2016</td>
<td>7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<tr>
<td>Exeter Park Management Committee AGM</td>
<td>Monday 8 August 2016</td>
<td>6.00pm</td>
<td>Sutton Forest Hall</td>
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<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>
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<td>ITEM NO:</td>
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<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR PROPOSED DEMOLITION OF REDUNDANT STRUCTURES WITHIN THE AUSTRAL BRICKWORKS SITE, OXLEY HILL ROAD BOWRAL</td>
<td></td>
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<tr>
<td>CONTACT NAME:</td>
<td>Nick Wilton – Group Manager Planning, Development and Regulatory Services</td>
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<tr>
<td>FILE NUMBER:</td>
<td>DA16/0201</td>
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A Development Application has been lodged with Council for the demolition of redundant structures within the Austral Brickworks site. The structures proposed for removal are the Loft building and Karl Walter Driers.

The proposal documentation states that Austral Bricks requires more storage space and therefore has decided to demolish the redundant structures. Removal will also provide a safer workplace as maintenance access to the existing building will become easier to achieve.

The Loft building is proposed for demolition as it is in a state of disrepair and is no longer used.

The Karl Walter Driers were originally used to dry extruded bricks, however Austral Bricks has not extruded bricks from this plant since 2002.

The application has been referred to Councils’ Development Planner and Heritage Planner. No issues have been raised regarding the proposed works.

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 April 2016.
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>3</th>
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<tbody>
<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION 16/0195 SEEKS DEVELOPMENT CONSENT FOR THE TEMPORARY USE OF LAND FOR PROMOTIONAL EVENTS AT CELLAR DOOR – ARTEMIS WINES 22 SIR CHARLES MOSES LANE, WOODLANDS</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Peter Malloy, Senior Town Planner</td>
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<tr>
<td>FILE NUMBER</td>
<td>16/0195</td>
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Development Application 16/00195 seeks development consent for the temporary use of land for Promotional Events at Cellar Door – Artemis Wines, 22 Sir Charles Moses Lane, Woodlands. Artemis Wines, 22 Sir Charles Moses Lane, Woodlands is located on the western side of Sir Charles Moses Lane, to the north of the Hume Highway. The site is approximately 10 hectares in area, and is zoned SP3 Tourist under Wingecarribee Local Environmental Plan 2010. The site currently contains a vineyard and cellar door premises.

The proposed application seeks approval for up to 60 promotional events to promote the produce of wine, cider and mead within a year, comprising:

- Pork and Cider events (pork cooked on spit accompanied by bread rolls and salad)
- Wine and chocolate matching
- Wine Barrel Tastings
- Film nights
- Live music
- Team building events / private tasting events for groups / small corporations catering up to 30 people
- Bigger events containing no more than 50 -100 guests at any one time

The proposed temporary use of land for up to 60 promotional events has been referred Rural Fire Service, Roads and Maritime Services, and Water NSW (Sydney Catchment Authority).

The Development Application was neighbour notified to surrounding properties. No submissions have been received.

It is intended that the application be determined under delegated authority unless a Councillor requests that the application be presented to full Council for determination.
Development Application 16/0168 seeks development consent to subdivide Lot 904 DP 1210273 Bold Street Renwick into 6 residential lots, with lot sizes ranging between 715 square metres and 5401 square metres.

Lot 904 DP 1210273 Mary Street Renwick is a 9,668 square metre site on the western side of Bold Street Renwick. The site is zoned R2 Low Density Residential under Wingecarribee Local Environmental Plan 2010, and is subject to a minimum lot size of 450 square metres.

The proposed subdivision layout is shown below:

The subject site is bushfire affected land therefore the Development Application has been referred to Rural Fire Service. The Development Application has also been referred to Water NSW (Sydney Catchment Authority) for assessment to determine if the proposal satisfies the requirements of SEPP (Sydney Drinking Water Catchment) 2011.

The proposed six (6) lot subdivision has been neighbour notified to surrounding properties. No submissions have been received. Engineering assessment is being undertaken by Council’s Development Engineer. It is intended that the above application be determined under delegated authority, unless it is requested by a Councillor that the development application be determined by full Council.
Development Application 16/0193 seeks development consent to subdivide Lot 903 DP 1210273 Mary Street Renwick into 20 residential lots, with lot sizes ranging between 595 square metres and 1115 square metres. The proposed 20 lot subdivision seeks approval for access from Mary Street, as access to the site is restricted by a drainage channel to the east of the property. The Master Plan for Renwick, contained within the Mittagong Town Plan Development Control Plan shows only pedestrian / cycle access to Mary Street. The proposed subdivision is therefore seeking a variation to the Mittagong Town Plan Development Control Plan in this regard.

Lot 903 DP 1210273 Mary Street Renwick is a large 21,780 square metre site on the eastern side of Mary Street, containing Southern Highland Shale Woodland Endangered Ecological Community. The site is zoned R2 Low Density Residential under Wingecarribee Local Environmental Plan 2010, and is subject to a minimum lot size of 450 square metres.

The proposed subdivision layout is shown below:
Catchment Authority) for assessment to determine if the proposal satisfies the requirements of SEPP (Sydney Drinking Water Catchment) 2011.

The proposed 20 lot subdivision is currently being neighbour notified to surrounding properties.

Engineering assessment is being undertaken by Council’s Development Engineer.

Two key issues in the assessment of the application will be the proposed access to Mary Street, and the presence of Southern Highlands Shale Woodland Endangered Ecological Community within bushfire prone R2 Low Density Residential zoned land.

It is intended that the above application be determined under delegated authority, unless it is requested by a Councillor that the development application be determined by full Council.
COUNCIL WEEKLY CIRCULAR

ITEM NO: 6
SUBJECT: DEVELOPMENT APPLICATION FOR A RESTAURANT AND SMALL BAR
CONTACT NAME: Ellie Varga, Acting Team Leader Town Planners
FILE NUMBER 16/0167

This weekly circular is prepared for the information of Councillors.

DA16/0167 was lodged with Council on 29 February 2016 seeking consent to operate a restaurant and small bar from Shop 7 in the Grand Arcade, Bowral. The shop would be best known for its previous use as the Grand Hotel, however internal alterations have resulted in the area proposed to be used by the restaurant being significantly smaller.

The application has been neighbour notified for 14 days between 22 March 2016 and 8 April 2016. No letters of objection or support were received during this time. The reason the application commenced notification three weeks after it was lodged was because the application required clarification before notification commenced. Clarification was required as the applicant sought to continue using the hotelier’s license afforded to the property (used by the previous Grand Hotel), but use the premises as a restaurant with the opportunity for guests to just enjoy a drink without service of a meal. To satisfy Council’s Notification Policy, Council needed to be satisfied that the application was for a restaurant and not a hotel/pub. Use as a hotel/pub would require advertising of the application, not just neighbour notification.

The application has been referred internally to Council’s Senior Property Officer and Environmental Health Officer. No objection was raised with the use of both outdoor dining spaces, although only one of the two purpose built areas fronts the tenancy.

The application has been externally referred to the NSW Police Force to consider the application on social grounds. NSW Police anticipate a response by 22 April 2016.

The Statement of Environmental Effects and plans can be found on Council’s DA Tracker for perusal. 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 Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
Below is a copy of the Society’s letter of appreciation in regards to Council’s generous approval for both their Rate and Water and Sewerage charges for the 2015/2016 financial year.

8 April 2016

Mr R Mooney
Chief Financial Officer
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Dear Mr Mooney

We are delighted to hear that the council has approved our application for a Rate, Water and Sewerage Access Subsidy for the 2015/16 financial year.

This generous subsidy for both our Rate and the Water and Sewerage is very much appreciated by the Committee and members of the BDAS.

Kind regards,

Fiona Fudge
Office Coordinator
COUNCIL WEEKLY CIRCULAR

ITEM NO: 8

SUBJECT: INTERNAL FITOUT AND SIGNAGE: OLD COMMONWEALTH BANK BUILDING, LOT 10 DP 1180620 294 BONG BONG STREET BOWRAL

CONTACT NAME: Michael Carpenter, Town and Environmental Planner

FILE NUMBER 16/0150

The plans and architectural montage accompanying the Development Application at the time of lodgement indicated internal fitout, new business identification signage including contact film to inside of full length window to and a new solid front door coloured pink, the signature colour of the lease holder Peter Alexander Pty Ltd to be fitted to the old Commonwealth Bank building, Bowral. The Statement of Environmental Effects accompanying the application states that the existing entry doors would be placed in storage and kept in good condition.

The subject site is zoned B2 Local Centre under the WLEP 2010 and the subject building is identified by Council as an Item of Heritage (IOH-Local) under Schedule 5 of the Wingecarribee Local Environmental Plan 2010.

As the subject building is identified as an IOH the plans and information accompanying the development application were notified to Council’s Heritage Committee and referred to Council’s Strategic Planner – Heritage for comment. Subsequent heritage advice received recommended a reduction in the amount of proposed advertising signage to one sign per building façade, the deletion of illumination to 4 proposed new window advertising signs and raised major concerns regarding the proposal for the existing entry doors to be replaced with solid doors in the colour pink.

The applicant Check Point Building Surveyors was advised of Council’s heritage concerns and amended sketch plans were provided on 30.3.16 to Council’s Strategic Planner – Heritage who recommended a review of the sketch plans be undertaken by Council’s consultant Heritage Adviser. Heritage comment received 7.4.16 recommended that the amended sketch plan was now generally acceptable with the exception of the pink entrance doors. Shortly following this advice Council was contacted by the property owner who clarified that the tenant Peter Alexander Pty Ltd had agreed on 29.2.16 that the pink entry doors were to be deleted from the proposal and the existing glass front entry doors to be retained.

Amended Plans were subsequently requested and received from the applicant consistent with the heritage recommendations provided to Council (Attachment 1) to indicate the following changes:

Removal of (2) illuminated signs inside windows;
Retention of (2) illuminated blade signs – one each to Bong Bong and Wingecarribee Streets;
Retention of sign above door, but with removal of illumination;
Retention of full height graphic (pink) to full length window in Wingecarribee Street;
Deletion of proposed solid entry doors in pink and retention of existing glass doors as installed by landlord.

The application is now considered to be acceptable from a heritage perspective.
The Statement of Environmental Effects and all plans can be found on Council’s DA Tracker for perusal. It is intended that the 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 Michael Carpenter, Town and Environmental Planner on 4868 0795.