WEEKLY CIRCULAR
ISSUE NO: 18
ISSUE DATE: 9 May 2016

2016
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*****
COUNCIL WEEKLY CIRCULAR

| ITEM NO:  | 1 |
| SUBJECT: | LIST OF 355 MANAGEMENT COMMITTEE MEETINGS |
| CONTACT NAME: | Lynne Morrison, 355 Committee Coordinator |
| FILE NUMBER: | Various |

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>Yerrinbool Hall Management Committee</td>
<td>Monday 9 May 2016, 7.30pm</td>
<td>Yerrinbool Hall</td>
</tr>
<tr>
<td>Bong Bong Common Management Committee Meeting</td>
<td>Tuesday 17 May 2016, 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, 5.00pm</td>
<td>Robertson Bowling Club</td>
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<td>Robertson Community Centre Management Committee</td>
<td>Wednesday 18 May 2016, 1.30pm</td>
<td>Robertson Community Centre</td>
</tr>
<tr>
<td>Hill Top Community Centre Management Committee</td>
<td>Thursday 19 May 2016, 7.00pm</td>
<td>Hill Top Community Centre</td>
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<tr>
<td>East Bowral Community Centre Management Committee</td>
<td>Tuesday 24 May 2016, 4.30pm</td>
<td>East Bowral Community Centre</td>
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<tr>
<td>Exeter Park Management Committee</td>
<td>Monday 6 June 2016, 6.30pm</td>
<td>Sutton Forest Hall</td>
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<tr>
<td>Mittagong Community Centre Management Committee</td>
<td>Thursday 16 June 2016, 4.00pm</td>
<td>Mittagong Community Centre</td>
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<td>Moss Vale Community Centre Management Committee</td>
<td>Monday 20 June 2016, 1.00pm</td>
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<td>East Bowral Community Centre Management Committee AGM</td>
<td>Monday 25 July 2016, 4.30pm</td>
<td>East Bowral Community Centre</td>
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<td>Mittagong Memorial Hall Management Committee AGM</td>
<td>Thursday 4 August 2016, 7.00pm</td>
<td>Mittagong Memorial Hall</td>
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<td>Exeter Park Management Committee AGM</td>
<td>Monday 8 August 2016, 6.00pm</td>
<td>Sutton Forest Hall</td>
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<td>Moss Vale Community Centre Management Committee AGM</td>
<td>Monday 15 August 2016, 1.00pm</td>
<td>Moss Vale Community Centre</td>
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<td>Hill Top Community Centre Management Committee</td>
<td>Thursday 18 August 2016, 7.00pm</td>
<td>Hill Top Community Centre</td>
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<tr>
<td>ITEM NO:</td>
<td>2</td>
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<tr>
<td>SUBJECT:</td>
<td>SUMMARY OF FEDERAL BUDGET 2016-17 FROM LOCAL GOVERNMENT NSW</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Ann Prendergast, General Manager</td>
<td></td>
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<td>FILE NUMBER</td>
<td>1410/6  203/6</td>
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</tbody>
</table>

Following is the Local Government NSW Summary of the Federal Budget 2016-17 for your information.
Federal Budget 2016-17

General Overview

The Federal Budget has been affected by a combination of sluggish economic domestic activity across key sectors, as well as an overall weakening of demand for Australian exports. In spite of the difficult financial situation, Australia is showing strong comparative economic growth.

The Budget shows 2016-17 with a deficit ($39.9 billion cash), with a $37.1 billion deficit in 2017-18. There is no projected surplus within the forward estimates.

The Australian economy is forecast to grow at a steady rate of 2.5 per cent in 2015-17, increasing to 3 per cent in 2017-18. Unemployment is projected to remain steady at 5.5 per cent for the remainder of the estimates period.

The complete Budget papers can be found here.

Budget Priorities:

Budget Paper No.1 outlines the Turnbull Government’s priorities as:
- jobs and growth;
- increased sustainability of the Australian tax system;
- debt burden reduction

Headline announcements:
- Increasing threshold for 32.5% tax bracket ($97,000 from $80,000);
- Reduced overall Corporate Tax Rate (25%);
- Increased small business threshold (from $2 million annual turnover to $10 million);
- Additional $2.9b in hospital funding to states and territories;
- Superannuation reform, including 30% tax rate for those with incomes over $250,000, and $1.6m cap on tax-free transfers;
- Conditional increase of $1.2 billion schools funding to the states (commences 2018);
- Big rise to tobacco product excise;
- Diverted Profits Tax (40%) for companies seeking to send profits offshore;
- Four-year $840m Youth Employment Package;
- $1.7b shifted from existing funding streams to Child and Adult Public Health dental Scheme.

The Local Government Perspective

The key Budget components of interest to the local government sector are the Roads to Recovery Program (R2R), and the scheduled end to the indexing freeze on Financial Assistance Grants. The Budget also commits up to $594 million in land acquisition funding for Brisbane-Melbourne Inland Rail which is expected to pass through NSW.

All analysis undertaken by LGNSW and AI/GA.

Full budget papers can be found at http://www.budget.gov.au/2016-17/
Federal Budget 2016-17

Roads

R2R funding will be increased by $50 million nationally per year from 2019-20 and also confirms the continuation of the program beyond 2018-19.

Previously announced increases to programs, including a $350 million doubling of Roads to Recovery and a $100 million increase in Black Spots in the forthcoming 2016/17 financial year, are also confirmed in this Budget.

Other key transport related budget announcements include:

- Identified Local Road Grants of $703.4 million nationally;
- Bridge Renewal Program of $80 million nationally;
- $594 million for land acquisition and other preliminary work to progress the Melbourne – Brisbane Inland Rail Project;
- $204 million for preparation work for the new Western Sydney Airport; and
- A range of other federally funded projects on state roads, including $167.3 million funding for projects on the New England Highway, Princes Highway, Mitchell Highway and Newell Highway.

Total road funding allocation for local roads programs in 2016-17 is set out below:

<table>
<thead>
<tr>
<th>State</th>
<th>Roads to Recovery $m</th>
<th>Identified local roads grants $m</th>
<th>Bridges Renewal $m</th>
<th>Black Spots $m</th>
<th>Total $m</th>
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</thead>
<tbody>
<tr>
<td>New South Wales</td>
<td>234.7</td>
<td>264.1</td>
<td>16.1</td>
<td>31.1</td>
<td>466.0</td>
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<tr>
<td>Victoria</td>
<td>163.8</td>
<td>145.0</td>
<td>16.9</td>
<td>20.0</td>
<td>352.7</td>
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<tr>
<td>Queensland</td>
<td>153.7</td>
<td>131.8</td>
<td>27.8</td>
<td>23.1</td>
<td>344.6</td>
</tr>
<tr>
<td>Western Australia</td>
<td>117.8</td>
<td>107.6</td>
<td>5.8</td>
<td>6.6</td>
<td>237.8</td>
</tr>
<tr>
<td>South Australia</td>
<td>72.4</td>
<td>38.7</td>
<td>3.1</td>
<td>5.5</td>
<td>119.7</td>
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<tr>
<td>Tasmania</td>
<td>26.2</td>
<td>37.3</td>
<td>1.9</td>
<td>2.0</td>
<td>88.3</td>
</tr>
<tr>
<td>Australian Capital Territory</td>
<td>12.9</td>
<td>22.6</td>
<td>0.7</td>
<td>1.6</td>
<td>37.8</td>
</tr>
<tr>
<td>Northern Territory</td>
<td>23.5</td>
<td>18.5</td>
<td>0.7</td>
<td>2.3</td>
<td>50.0</td>
</tr>
<tr>
<td>Total</td>
<td>815.1</td>
<td>703.4</td>
<td>89.0</td>
<td>108.0</td>
<td>1,688.5</td>
</tr>
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</table>

Note: sum of the components may not add to the total due to rounding

All analysis undertaken by LGNSW and ALGA.

Federal Budget 2016-17

Financial Assistance Grants (FAGs)

In the 2016/17 year, the Turnbull Government will allocate $2.29 billion in FAGs for local government services to the community. After extensive lobbying, indexation on FAGs will resume in 2017/18. The freeze on indexation, will have cost councils $925 million.

FAGs are increased annually, based on an escalation factor determined by the Treasurer with reference to population growth and the consumer price index.

<table>
<thead>
<tr>
<th>Financial assistance grants</th>
<th>NSW $m</th>
<th>VIC $m</th>
<th>QLD $m</th>
<th>WA $m</th>
<th>SA $m</th>
<th>TAS $m</th>
<th>ACT $m</th>
<th>NT $m</th>
<th>TOTAL $m</th>
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<tr>
<td>General Purpose Assistance</td>
<td>508.1</td>
<td>396.8</td>
<td>318.3</td>
<td>172.7</td>
<td>112.6</td>
<td>34.3</td>
<td>28.1</td>
<td>16.2</td>
<td>1,585.3</td>
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<tr>
<td>United Local Road Funding</td>
<td>204.1</td>
<td>145.0</td>
<td>131.8</td>
<td>107.6</td>
<td>36.7</td>
<td>37.3</td>
<td>22.6</td>
<td>16.5</td>
<td>703.4</td>
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<tr>
<td>TOTAL</td>
<td>712.2</td>
<td>541.8</td>
<td>450.1</td>
<td>290.2</td>
<td>149.3</td>
<td>71.6</td>
<td>48.6</td>
<td>32.7</td>
<td>2,288.7</td>
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National Water Infrastructure Loan Facility

The Federal Budget establishes the $2 billion National Water Infrastructure Loan Facility (concessional loan funding for a 10 year period from 1 July 2016).

This has no direct relevance to local government. Loans will be provided to the states and territories (potentially in partnership with the private sector) to support major water infrastructure projects that are part of the National Water Infrastructure Development Fund or the Northern Australia Infrastructure Facility.

Funding is likely to have positive impacts on regional economic development where new infrastructure is provided, particularly for the agricultural sector and associated sectors. There are likely to be positive economic flows on effects for local government.

Youth Wage Subsidy

From 1 January 2017 a Youth Wage Subsidy of up to $10k will be available to businesses who take on an eligible youth job seeker. Councils may wish to consider this opportunity in making employment decisions.

All analysis undertaken by LGNSW and ALGA.
Development Application 16/0114 seeks development consent for a “Small Scale Hand Crafted Artisan Beer Brewery” at Unit 1, 19 Cavendish Street, Mittagong. Unit 1, 19 Cavendish Street, Mittagong is located on the north eastern corner of the Cavendish St / Old Bowral Rd intersection. The site is zoned IN2 Light Industrial under Wingecarribee Local Environmental Plan 2010.

Details of the proposed “Small Scale Hand Crafted Artisan Beer Brewery” include:

- Anticipated annual production of 57,200 litres of beer per year
- Delivery to the premises: One delivery of raw materials per week, delivered by a Toyota Hilux utility vehicle or similar sized vehicle
- Delivery from the premises: Two deliveries of kegs per week to customers, delivered by a Toyota Hilux utility vehicle or similar sized vehicle
- Proposed hours of operation for the factory component for the production of the beer will be between 9am-11am Wednesday-Sunday, and 9am-5pm Mondays and Tuesdays.
- Proposed hours of operation for the tasting / sales component will be 11am - 8pm Wednesday - Sunday.
- The sale of one hundred 300ml glasses of beer tasters for customer consumption on the premises per week

Weekly production of 1,100 litres of beer per week, being -
15 x 50 litre Kegs = 750 litres
160 x 2 litre Growlers = 320 litres
100 x 300ml Beer taster glasses sold to customers per week = 30 litres

The applicant’s Town Planning Consultant advises that “it is not expected to ever have more than 50 patrons in the tasting area. This is the extreme maximum number, which could only happen if a few local tour buses show up at the same time during the busiest hour. However, a figure must be included for licensing purposes. Realistically, 10 people would be unusually busy.

With reference to the submitted plans, the front of house sales/tasting area is approximately 20 square metres in area. It is therefore anticipated that the maximum number of people present at any time would be commensurate with this space. However, as already stated, this number is unlikely to occur with the majority of customers being in small groups on an infrequent basis. The tasting of the beer on site, while an important service to offer potential customers, is only an ancillary component of the business. It will and must always remain subservient to the actual production of the beer for distribution to customers off site.”

The Development Application has been referred externally to NSW Police.

The Development Application will be assessed in accordance with s.79C of the Environmental Planning and Assessment 1979.

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.
Council was successful in gaining grant funds for data collection to enable future updates to Council’s traffic models. Once the parking data is collected, Council will have collected all data necessary to update the Wingecarribee Shire Wide TRACKS Model to be validated against the 2011 Census. Funding for the actual model update has yet to be identified, however, Council has submitted an expression of interest with the RMS for funding in the 2016/17 Financial Year. Normally Council would be required to contribute towards the model update.

Council invited fee submissions from several survey companies to undertake the parking survey. The project has been awarded to Matrix Traffic and Transport Data Pty Ltd.

Maps showing the extent of surveys to be undertaken in each of the towns are attached.

The proposed survey work is in 3 components:

- **Inventory survey** (identification of all on-street and public car park off-street spaces, most private off-street which are accessible to the general public and commuter parking). Spaces will be identified as being unrestricted, time limited (e.g. noting 15min, 30 min 1 hour, etc.), accessible, loading zone, permit holder, bus zone, etc.). Each on-street space will be GIS coded and be available for inclusion in the mapping system.
- **Parking occupancy surveys.** Surveys will extend between 8am and 6pm and occupancy will be recorded each 2 hours. Parking on grass verges (for example) will be surveyed.
- **Parking duration of stay surveys.** Select on-street and off-street spaces will be surveyed to determine duration of stay. These sites require continuous survey between 8am and 6pm and a combination of manual and automated survey techniques will be used.

**Survey dates:**

- The parking inventory of all towns will be undertaken on **Friday 6 May 2016** (weather permitting). This will ground proof information collected using aerial photography.
- **Moss Vale and Bundanoon** town centres will be surveyed on **Thursday 19 May 2016** (back up day case of bad weather is Friday 20 May).
- **Mittagong and Bowral** town centres will be surveyed on **Thursday 26 May 2016** (back up day in case of bad weather is Friday 27 May).

It is advised that the scope of this project has been developed in consultation with Council’s Rangers.
The data, whilst primarily targeted to provide model data will also provide Council with information that will enable future interrogation to compare parking requirements for a range of land uses. The data will also identify where management requires adjustment or additional supply should be provided and where patrols should be targeted. The data will be available in both spreadsheet and heat map format (showing parking occupancy for each 2 hour period in each town centre between 8am and 6pm).
Council was successful in gaining RMS grant funds for data collection in Moss Vale to enable future updates to Council’s traffic models.

This grant is specifically to undertake new AM and PM peak turning movement counts at several key intersections on Argyle Street between Yarrawa Street and the roundabout at Robertson Road and Suttor Road, and 2 intersections on Elizabeth Street. The data will be primarily used to update the future update of the Wingecarribee Shire Wide TRACKS Model and to update the Moss Vale Town Centre Micro-simulation (Paramics) model (funding for this work is yet to be confirmed).

The need for the survey work was identified to primarily review traffic flow post the recent modifications to the Argyle Street/Robertson Road/Suttor Road roundabout and traffic flow in Kirkham Street due to the opening of the Moss Vale War Memorial Swimming Centre.

The surveys will be undertaken on Thursday 19 May 2016 by Matrix Traffic & Transport Data Pty Ltd in conjunction with parking surveys advised of separately in the Weekly Circular.

The surveys will provide all traffic movement counts (each turn and through movement are reported separately), identify light and heavy vehicles and count all pedestrian movements crossing on each leg of each intersection. Volumes are reported each 15 minutes. AM counts will be taken between 7:30AM and 9:30AM (the peak normally occurs between 8:00 and 9:00 AM). PM counts will be taken between 2:30PM and 5:30PM (the peak normally occurs between 3:00 and 4:00PM).

In addition to the turning movement counts (which are determined from video surveys of each intersection), surveyors will record the maximum queues on each approach to an intersection which occurs in each 5 minute period. As queuing on Argyle Street often exceeds the viewpoint of a surveyor, intermediate cameras will be set up along Argyle Street to ensure that the queue is accurately determined and recorded.

Council has applied for the Argyle Street/Kirkham Street traffic signal SCATS data for the week preceding and following the survey date (i.e. 2 weeks of data).

The queue length surveys are used to calibrate analysis models such as SIDRA and are required to validate the Paramics micro-simulation model.

The intersections that will be counted and queue surveyed are:

1. Argyle Street /Robertson Road/Suttor Road (roundabout)
2. Argyle Street/Valetta Street (priority control)
3. Argyle Street/Kirkham Street signals (plus SCATS data)
4. Argyle Street/Lackey Road/Railway Street (staggered priority control intersection)
5. Argyle Street/Waite Street (priority control)
6. Argyle Street/Yarrawa Street (4 way priority control)
7. Kirkham Street/Elizabeth Street (roundabout)
8. Robertson Road/Elizabeth Street (priority control)
9. Argyle Street/Arthur Street (priority control)
ITEM NO: 6

SUBJECT: DEVELOPMENT APPLICATION FOR A SECONDARY DWELLING

CONTACT NAME: Ellie Varga, Acting Team Leader Town Planners

FILE NUMBER: 16/0305

This weekly circular is to inform Councillors of a development application for a detached secondary dwelling at 22 Fairway Drive, Bowral.

The site is known as Lot 24 DP573940, 22 Fairway Drive, Bowral. The site is rectangular in shape with frontages to both Fairway Drive and Merilbah Road. Vehicular access is from Merilbah Road. The site is 3162m² in size and falls from Merilbah Road to the east. The site has established mature vegetation around the north western corner and to the east of the existing dwelling on the property. An aerial image of the site is provided at Attachment 1. The dwelling has recently had alterations and additions approved by Council under DA14/0446.

The subject application, DA16/0305, was lodged with Council on 15 April 2016 seeking development consent for a 60m² secondary dwelling with an attached 15m² verandah. Site plan and Elevations are provided at Attachment 2.

The secondary dwelling is permissible with development consent under State Environmental Planning Policy (Affordable Rental Housing) 2009 (the ARH SEPP). Consequently, the Wingecarribee Local Environmental Plan 2010 is not applicable to the development, and the Bowral Development Control Plan is used as a guideline in the assessment of the application and is not required to be strictly adhered to. Under the ARH SEPP, the maximum floor area permitted is 60m² and that floor area calculation does not include any garage areas or verandahs.

The application proposes a setback to Merilbah Road of 3m and a setback to Fairway Drive of 7.67m. The development proposes the removal of five trees to locate the secondary dwelling in the proposed location.

The application was neighbour notified between 18 April 2016 and 5 May 2016. At the date of drafting this Weekly Circular, five submissions had been received towards the application. The issues raised in these submissions include permissibility, overdevelopment, property values, streetscape, vegetation loss, concerns a business would operate from the building and loss of amenity.

The application has been referred to Council’s Accredited Certifiers for comment.

The Statement of Environmental Effects and all plans can be found on Council’s DA Tracker for perusal. A section 79C merits based assessment of the application shall be undertaken by the assessing officer. 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 2 – SITE PLAN AND ELEVATIONS

SITE & ROOF PLAN

NORTH ELEVATION
Location and Background
The proposed development site, 1C Hoddle Street, Burrawang is located within private property zoned E3 Environmental Management under the Wingecarribee Local Environmental Plan 2010. The property is 43.19 hectares in area and lies on the outskirts and to the west of Burrawang Village. A hill located within the property meets operational requirements for a fixed wireless broadband facility necessary to service the National Broadband Network (NBN) rollout. The proposed facility would meet the communications needs of 470 plus dwellings located within Burrawang Village and surrounds. Site Location and Site Set out plans are at Attachment 1.

Proposed Works
The proposal calls for Council’s consideration for a 45 meter high monopole National Broadband Network (NBN) tower and ancillary units, including three ground based outdoor units (equipment cabinets with dimensions 1.5m h x 0.65 w x 0.65 d) to be enclosed within a fenced compound encompassing a site area of 80m². Units to be located above ground are two 1200mm parabolic dish antenna at elevations 42m and 38m above ground level respectively. Four panel antennas (dimensions 750mm h x 300mm w x 115mm d) attached to a headframe at elevation 45m above ground level. A monopole elevation plan is included at Attachment 2.

Public Notification
The application triggers Public Advertising in accordance with Council’s Notification Policy. Prior to making arrangements for this to occur Council was in receipt of amended plans submitted by the applicant increasing the number of ground based equipment cabinets from two to three. Arrangements for a 28 day Public Notification period are currently underway within Council.

Proposed Assessment Path
Following closure of the Public Notification period and consideration of any submissions received it is proposed that the application be determined under Delegated Authority unless otherwise advised by Council.

For any further enquiries, please contact Michael Carpenter, Town and Environmental Planner on 4868 0795.
ATTACHMENT 1 – SITE LOCATION AND SITE SET OUT
COUNCIL WEEKLY CIRCULAR

<table>
<thead>
<tr>
<th>ITEM NO:</th>
<th>8</th>
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<tbody>
<tr>
<td>SUBJECT:</td>
<td>DEVELOPMENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO SOLAR SPRINGS, BUNDANOOON</td>
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<tr>
<td>CONTACT NAME:</td>
<td>Ellie Varga, Acting Team Leader Town Planners</td>
</tr>
<tr>
<td>FILE NUMBER:</td>
<td>16/0260</td>
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This weekly circular is to inform Councillors of a development application for alterations and additions to Solar Springs, Osborn Avenue, Bundanoon.

The site is known as Lot 4 DP577219 and Lot 10 DP600030, Osborn Avenue, Bundanoon. The site is irregular in shape with frontages to both Osborn Street and Osborn Avenue in the north west. Vehicular access to the site is from both street frontages, with the main entrance off Osborn Avenue. The site is approximately 3.4ha with the Solar Springs retreat located within the central area of the site. Solar Springs is an existing two and three storey, detached health retreat and guest house with a metal and tile roof. The site falls from the east towards the north-west. The site has an established maintained landscape surrounding the buildings and car park. An aerial image of the site is provided at Attachment 1.

The subject application, DA16/0260, was lodged with Council on 1 April 2016 seeking development consent for alterations and additions to the existing Solar Springs retreat. Site plan and Elevations are provided at Attachment 2. The development consists of alterations to the existing ground floor, lower ground floor and first floor as follows:

- Existing stairs connecting the ground floor with the first floor (adjoining the dining area) to be removed;
- Existing dining area at the ground floor level to be extended over the existing gym area at the lower ground floor level;
- Existing deck area at the ground floor level to be extended;
- A new staircase connecting the lower ground floor area and first floor area with access from new decking area;
- A new toilet area with disabled toilet on ground floor;
- Existing toilet area at the lower ground floor to be demolished and replaced with a new one.

It appears the purpose of the application is to provide a greater dining space for guests of the retreat. The development would result in an increase in the dining area of 116.3m². The existing dining area is 105m². The overall dining area at the completion of the development would total 221.15m². The Statement of Environmental Effects (SEE) submitted with the application addresses the building additions. As a consequence of this, the application has been deferred on 11 April 2016 pending the following matters:

1. The forms, plans, SEE and specialist reports all refer to part of the property (the lot containing the car park) and not both parcels of land. As such the applicant has been asked to provide updated documents.
2. The SEE needs to nominate the proposed use to demonstrate compliance with the Wingecarribee Local Environmental Plan 2010 (the LEP).
3. Consideration of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 is to be included in the SEE.
4. A more detailed assessment of clause 5.10 of the LEP needs to be included in the SEE as the site is within the Bundanoon Heritage Conservation Area.
5. The alterations and additions appear to be in direct relation to upgrading the function space and this raises question with regard to the impacts that would be associated with the changes, particularly considering the alterations would address the west (residential land). The applicant has been asked to amend the SEE to consider the intensified use of the function space, as it is a consequence of the physical alterations to the building.

Until such time as the above information is provided, Council shall not be commencing internal/external referrals or neighbour notification.

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
ITEM NO: 9

SUBJECT: DEVELOPMENT APPLICATION FOR THE TEMPORARY USE OF BONG BONG RACECOURSE FOR THE HOME AND GARDEN SHOW

CONTACT NAME: Ellie Varga, Acting Team Leader Town Planners

FILE NUMBER: 16/0268

This weekly circular is to inform Councillors of a development application for the temporary use of land for the Home and Garden Show at Bong Bong Racecourse, 460 Kangaloon Road, Bowral. Reports for the temporary use of land within the E3 Environmental Management zone are being presented to full Council for determination at this time. Staff are aiming for the application to be considered by Council at the 25 May 2016 Ordinary Meeting.

The site is known as the Bong Bong Racecourse, 460 Kangaloon Road Bowral (Lot 22 DP 723646) and is located approximately 5.2 km south east of the Bowral CBD. The site is irregular in shape and 34.7ha. Access to the site is from Kangaloon Road, near the intersection with Horderns Road. The site is predominantly flat, with the land falling away from Kangaloon Road. There is a visible knoll which sits in the middle of the racecourse in the western portion of the site. Predominantly used as a racecourse, the site also has amenity buildings, stables, car parking areas and a pavilion. Site location plans are provided at Attachment 1.

Development Application 16/0268 was lodged with Council on 8 April 2016 seeking consent for the temporary use of land for the Home and Garden Show at Bong Bong Racecourse, 460 Kangaloon Road, Bowral. A site plan of the event can be found at Attachment 2. The application proposes the Home and Garden Show to be held at Bong Bong Racecourse on Saturday 10 and Sunday 11 September 2016 between 10.00am and 4.00pm. Details of the event are as follows:

- Bump in (set up) on 8 September 2016 and bump out (clean up and leave site) by 12 September 2016;
- Attendance by approximately 3000 people over the two event days;
- Traffic for the event is estimated to be 500 cars per day with a traffic management plan to be implemented, parking to be onsite;
- A total of 150 exhibitors (in temporary stall type structures) ranging from local businesses catering to the home and garden market and food stalls;
- Alcohol free event, aside from alcohol tasting associated with a local cellar door stall;
- Use of existing amenities and the use of hired amenities such as an accessible toilet block during the event.

Previous approvals have been granted for this particular event, being 15/0531 and 14/0432. The application has been lodged pursuant to clause 2.8 of the Wingecarribee Local Environmental Plan 2010 as a function centre is a prohibited use in the E3 Environmental Management zone.

Council is consistently approving a variety of events and special functions for Bong Bong Racecourse on an individual basis. This situation is leading to a duplication of effort from the applicants, the landowner and Council. It is considered that a more efficient way to deal with the long term use of the site, for the benefit of both Council and the landowner, is to prepare a Planning Proposal to rezone the site to a more suitable zone (SP1 Special Uses or RE1 Public
Recreation, for example) where the use of the racecourse can be more flexible for the landowner. It is noted that this discussion has been had with the applicant acting on behalf of the landowner.

The development application was notified between 12 April 2016 and 29 April 2016. During the notification period, no community submissions were received.

The application has been externally referred to NSW Roads and Maritime Service as the site fronts Kangaloon Road (a classified road). Their comments have been received and shall be considered by Council’s Traffic Committee. The application has also been referred to Water NSW who raised concern with whether the onsite effluent management system (OSSM) approved under 15/0649 had been completed to enable the site to be used for larger scale functions and events. At the time of preparing this weekly circular, Council had not yet inspected the site to determine whether the OSSM had been constructed to the approved standard. Consequently, no concurrence has been granted by Water NSW at this time.

Should you require any further information, please contact Ellie Varga, Acting Team Leader Town Planners on 4868 0780.
ATTACHMENT 1 – SITE LOCATION

Figure 1: Location of Site

Figure 2: Aerial Image of Site
ITEM NO: 10

SUBJECT: CHANGE OF USE – INTERNAL ALTERATIONS AND USE AS A CHIROPRACTIC PRACTICE INCLUDING MASSAGE AND ACUPUNCTURE SERVICES

CONTACT NAME: Ellie Varga, Acting Team Leader Town Planners

FILE NUMBER: 16/0274

This weekly circular item is provided to inform Councillors of development application 16/0274 lodged on 5 April 2016.

Site Description
The proposed site is Lot 46 SP88855, being Shop 2, 184 Bong Bong Street, Bowral (see Attachment 1 for a location plan and aerial photograph).

Proposed Development
The proposed development is described as a chiropractic practice incorporating massage and acupuncture services. It is proposed to undertake some internal alterations to the existing building so as to provide for a small practice. Capacity is limited to two consultation rooms, massage room, reception area, storage space, kitchen and toilets. One employee and two contract workers would be engaged with the business. It is intended that the hours of operation would be a regular 9.00am - 6.30pm, Monday to Friday and Saturday’s from 9.00am - 12.00 noon. Four underground parking spaces are allocated to Shop 2.

The external presentation of the existing building would be maintained.

Determination Process
The application has been internally referred to Council’s Development Engineer, Environmental Health Officer and Building Surveyor/Accredited Certifier. Notification of the application is not required under Council’s Notification Policy.

The Statement of Environmental Effects and applicable plans can be found on Council’s DA Tracker for perusal. A section 79C merits based assessment of the application shall be undertaken by the assessing officer. 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 – LOCATION, ZONING PLAN & AERIAL IMAGE
This weekly circular item is provided to inform Councillors of development application 16/0257 lodged on 31 March 2016.

Site Description
The proposed site is Lot 30 DP 9299 No.13 Brewster Street Mittagong (see Attachment 1 for location plan and aerial photograph).

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

“The application proposes the demolition of all existing structures, subdivision of Lot 30 DP 9299 into two (2) Torrens title lots, construction of a separate multi-dwelling housing development and at-grade car parking on each lot. Strata subdivision of each development.

In detail the proposed development involves:

- Demolition of the existing dwellings and site structures;
- Disconnection of the existing sewer main and construction of a new sewer main (subject to approval) in accordance with the plan prepared by Adams & Associates Moss Vale;
- Subdivision of the existing allotment into two (2) Torrens title lots (Lot 301 and Lot 302) with a site area of 2100sqm for each newly created lot;

Lot 301:
- Construction of five townhouses, comprising 1 x 3 bedroom plus study townhouses and 1 x 3 bedroom villa at the rear of the site,
- Twelve (12) at-grade car parking spaces, including two (2) visitor spaces. Resident parking will be in the form of single and double garaging for each dwelling;
- Townhouse 1 will comprise living areas and study on the ground floor and three (3) bedrooms and a front balcony on the first floor and private open space;
- Townhouses 2 - 4 will comprise living areas and study on the ground floor and two (2) bedrooms and a terrace on the first floor and private open space;
- Villa 5 will comprise living areas and three (3) bedrooms and private open space;
- Vehicular access is gained via a single driveway crossing along the southern side of the site from the Brewster Street frontage;
- Strata subdivision of the development into separate strata lots; and
- Landscaping works as shown on the Landscape Plan, the subject of the removal of trees.
Lot 302:

- Construction of five townhouses comprising 1 x 3 bedroom plus study townhouse, 3 x 2 bedroom plus study townhouses and 1 x 3 bedroom villa at the rear of the site,
- Twelve (12) at-grade car parking spaces, including two (2) visitor spaces. Resident parking will be in the form of single and double garaging for each dwelling;
- Townhouse 1 will comprise living areas and study on the ground floor and three (3) bedrooms and a front balcony on the first floor and private open space;
- Townhouses 2 - 4 will comprise living areas and study on the ground floor and two (2) bedrooms on the first floor and private open space;
- Villa 5 will comprise living areas and three (3) bedrooms and private open space;
- Vehicular access is gained via a single driveway crossing along the southern side of the site from the Brewster Street frontage;
- Strata subdivision of the development into separate strata lots; and
- Landscaping works as shown on the Landscape Plan.’ (see Attachment 3)

Determination Process

The application has been internally referred to Council’s Development Engineer and Building Surveyor/Accredited Certifier.

The proposal will also be referred to Water NSW.

Advertising and neighbour notification of the proposal has occurred with the exhibition period being from 18/4/2016 to 18/5/2016. At the preparation of this weekly circular, no submissions had been received.

The Statement of Environmental Effects and applicable plans can be found on Council’s DA Tracker for perusal. A section 79C merits based assessment of the application shall be undertaken by the assessing officer. 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 2 – PLANS & ELEVATIONS