

MINUTES

of the

Local Planning Panel

held in

Council Chambers,

Wingecarribee Shire Council Civic Centre,

68 Elizabeth Street, Moss Vale

on

Thursday 19 December 2024

The meeting commenced at **2:00 pm**

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MINUTES OF THE LOCAL PLANNING PANEL EXTRAORDINARY MEETING OF WINGECARRIBEE SHIRE COUNCIL HELD IN THE COUNCIL CHAMBERS, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE ON THURSDAY 19 DECEMBER 2024 COMMENCING AT 2:00 PM

Present:	Chairperson	Ian Reynolds
	Expert Panel Member	Graham Brown
	Expert Panel Member	Linda Kelly
	Community Representative	Julian Siu
In Attendance:	Director Communities and Place	Michael McCabe
	Coordinator Planning Assessment	Bryce Koop
	Executive Assistant Director Communities and Place	Leesa Stratford

1 OPENING OF THE MEETING

The Chairperson opened the meeting and welcomed members of the public and the press.

2 ACKNOWLEDGEMENT OF COUNTRY

The Chairperson acknowledged country:

“Wingecarribee Shire Council acknowledge the Gundungurra and Tharawal people as the traditional custodians of this land we now call the Wingecarribee Shire. I pay my respect to Elders both past, present and emerging. I would also like to extend that respect to all Aboriginal and Torres Strait Islanders present here or watching today.”

3 APOLOGIES

There were no apologies

4 DECLARATIONS OF INTEREST

Julian Siu declared a non-pecuniary and less than significant interest in item 6.2, Section 8.2 Review Application No. 25/0329 for a review of determination of Development Application No. 22/1747 for Construction of Retail / Commercial Building at 51 Renwick Drive, Renwick (Lot 21 DP 1241460) as he lives within the Renwick area. The Chair determined that he may remain in the chamber and take part in the discussions and determination of the matter

5 PLANNING PROPOSALS

There were no Planning Proposals listed

6 DEVELOPMENT APPLICATIONS

- 6.1 24/0923 for Demolition of Existing Dwelling Houses and Ancillary Structures, Construction of a Multi Dwelling House and Tree Removal, at 6 – 8 Kangaloon Road, Bowral (Lot 1 – DP522477 and Lot 211 DP 631550)

Report Author: Senior Development Assessment Planner
Authoriser: Manager Development Assessment and Regulation

Addressing the Panel, against the proposal – Keith Walker-Smith (Neighbour)

OFFICER'S RECOMMENDATION

1. THAT the Local Planning Panel approve Development Application No. 24/0923 for Demolition of two (2) existing dwelling houses and ancillary buildings, Construction of Multi Dwelling Housing Comprising Eight (8) Two Storey Dwellings and Tree Removal, at 6 – 8 Kangaloon Road, Bowral (Lot 1 – DP522477 and Lot 211 DP 631550), subject to the conditions detailed in Attachment 1 of this report.

PANEL'S DETERMINATION

The Local Planning Panel determine Development Application No. 24/0923 for Demolition of two (2) existing dwelling houses and ancillary buildings, Construction of Multi Dwelling Housing Comprising Eight (8) Two Storey Dwellings and Tree removal, at 6 – 8 Kangaloon Road, Bowral (Lot 1 – DP522477 and Lot 211 DP 631550), as APPROVED subject to the amended conditions 18 and 77 (as below) and the conditions detailed in Attachment 1 of the Officer's report .

Amendment to condition 18 as follows:

1. Landscape plan

Prior to the issue of construction certificate an amended landscape plan must be submitted for approval with the following amendments:

- a) the plan must include three (3) canopy trees positioned in front of dwelling Unit1 and two (2) canopy trees in front of dwelling unit 2.
- b) the canopy trees must consist of tree species with mature heights greater than 6 metres and must be sourced in minimum 55 litre containers.
- c) *a 1.8m timber shiplap fence with an additional 300mm lattice extension on top (total height 2.1m), along all boundaries of the property to the front building line.***

Amendment to condition 77 as follows;

The developer shall maintain at their expense, the 1.8m timber shiplap fence with the additional

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300mm lattice extension on top (total height 2.1m), along all boundaries of the property to the front building line.

REASONS:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel is generally in agreement with the Planning officer's report.

The applicant has satisfactorily responded to the Council officer's requests for design amendments.

The proposed design responds appropriately to the surrounding context and is consistent with the evolving character of the development in the vicinity.

The proposal will provide additional housing opportunities, and an appropriate mix of housing, to contribute to addressing local market need.

The development potential of the property adjoining to the south remains unaffected by the subject proposal.

VOTING:

Unanimous

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- 6.2 25/0329 - S8.2 Review of the Refusal of DA 22/1747 for Construction of Retail / Commercial Building - 51 Renwick Drive, Renwick

Report Author: Senior Development Assessment Planner
Authoriser: Manager Development Assessment and Regulation

Addressing the Panel, on behalf of the owner / applicant – John Perry, Hely Horne Perry Architects

OFFICER'S RECOMMENDATION

1. THAT the Local Planning Panel approve Section 8.2 Review Application No. 25/0329 for a review of determination of Development Application No. 22/1747 for Construction of Retail / Commercial Building at 51 Renwick Drive, Renwick (Lot 21 DP 1241460), subject to the conditions detailed in Attachment 1 of this report.

PANEL'S DETERMINATION

The Local Planning Panel determine Section 8.2 Review Application No. 25/0329 for a review of determination of Development Application No. 22/1747 for Construction of Retail / Commercial Building at 51 Renwick Drive, Renwick (Lot 21 DP 1241460), by way of REFUSAL for the reasons listed below:

- 1. The proposed development is unacceptable as the bulk, scale and design do not adequately address its context and the character of nearby and surrounding development.***
- 2. The proposed development is unacceptable because it does not provide an appropriate transition to the adjoining residential development.***
- 3. The proposed development is unacceptable given the inadequate street setback and nil setback to the north residential development.***
- 4. The proposed development is unacceptable given the inadequate landscaping provided and the lack of integration with the adjoining open space area and Community Centre.***

REASONS:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers.

The Panel does not accept that the Applicant has adequately addressed the reasons for refusal from the previous Panel and as such the application is REFUSED.

The design is incompatible with the existing character of the area. The blank two storey wall on the northern boundary and the inadequate street setback are unacceptable.

Any future design should have regard to the existing context, particularly the design and placement of the adjoining community centre, the form and design of the nearby residential development, and the adjoining open space.

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In response to the previous reasons for refusal, that Panel advises that;

- a. The amended plans do not satisfactorily address the previous concerns of bulk and scale, particularly in relation to the inadequate street setback and nil setback on the north boundary.
- b. The maintenance issue associated with the northern wall can be addressed in a redesign.
- c. The suggested breach of the Crime Prevention through Environmental Design can be addressed in a redesign.
- d. Internal access to waste storage facilities will need to be addressed through an amended design.
- e. The additional proposed landscaping is inadequate given its context.

VOTING:

Unanimous

6.3 Development Applications Greater Than 180 Days to be reported to the WLPP

Report Author: Manager Development Assessment and Regulation
Authoriser: Director Communities and Place

PURPOSE

The purpose of this report is to provide the Wingecarribee Local Planning Panel with detail regarding the current Development Applications that exceed 180 days.

OFFICER'S RECOMMENDATION

THAT the Wingecarribee Local Planning Panel note the Development Applications that are currently being assessed which have exceeded 180 days since lodgement.

PANEL'S DETERMINATION

The Wingecarribee Local Planning Panel notes the Development Applications that are currently being assessed which have exceeded 180 days since lodgement.

VOTING:

Unanimous

7 MEETING CLOSURE

Public Address completed at 2.15pm, the meeting moved into closed session to discuss the information provided and deliberate.

The meeting resumed at 2.44pm and a summary of the Panel's decisions was announced by the Chair.

*There being no further business the Wingecarribee Local Planning Panel meeting **closed at 2.53pm.***
