

MINUTES

of the
Local Planning Panel
held in
Council Chambers,
Wingecarribee Shire Council Civic Centre,
68 Elizabeth Street, Moss Vale
on
Wednesday 22 January 2025

The meeting commenced at **2:03 pm**

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MINUTES OF THE LOCAL PLANNING PANEL MEETING OF WINGECARRIBEE SHIRE COUNCIL HELD IN COUNCIL CHAMBERS, CIVIC CENTRE, ELIZABETH STREET, MOSS VALE ON WEDNESDAY 22 JANUARY 2025 COMMENCING AT 2:03 PM

Present:

Chairperson	Ian Reynolds
Expert	Sue Francis
Expert	Stephen Davies
Community Representative	Robert Staas

In Attendance:

Director Communities and Place	Michael McCabe
Coordinator Development 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 online today.”

3 APOLOGIES

Nil

4 DECLARATIONS OF INTEREST

There were no declarations of interest declared at the meeting

5 PLANNING PROPOSALS

There were no Planning Proposals listed for the meeting

6 DEVELOPMENT APPLICATIONS

6.1 Development Application – DA24/1490 – Construction of Dwelling House at Lot 425 DP1096435, 5 Park Street, Wingello NSW 2579

Report Author: Sam Lettice (Consultant Development Assessment Planner)
Authoriser: Michael McCabe

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines development application DA24/1490 for construction of a dwelling house including associated section 68 works on land at 5 Park Street (Lot 425 DP1096435), Wingello by APPROVAL, subject to conditions specified in Attachment 1 to this report.

PANEL'S DETERMINATION

The Panel determines development application DA24/1490 for construction of a dwelling house including associated section 68 works on land at 5 Park Street (Lot 425 DP1096435), Wingello by APPROVAL, subject to conditions specified in Attachment 1 in the Officer's report and as amended below:

Condition 2(a)

- i The external palette identified in condition 2 be amended to remove the 'monument' Colorbond from the roof and replace with a 'mid-grey' or similar colour.*
- ii The landscape plan identified in condition 2 be amended to include at least one canopy tree with a height at maturity of at least 10 metres at the south east of the property, outside of the bushfire affected area.*

REASON: *To ensure the development provides an improved level of amenity to the occupants and to better blend with adjoining development.*

Add condition 19(h) as follows:

- h. Appropriate dust suppression measures be employed during construction**

REASON: *to minimise offsite dust impacts*

REASONS FOR DETERMINATION

- The proposal generally satisfies the objectives and controls within the relevant planning instruments and development control plans.
- The proposal would not have any detrimental environmental impact.
- The conditions of consent will mitigate any adverse impact. In this respect the Panel have amended conditions to 2(a) + 19(h). Condition 2(a) has been amended to change the colour of the roof to be more consistent with characteristics of the area and to minimise heat exposure
- The amended condition also requires the planting of a canopy tree in southeast corner of the property outside of the bushfire area.
- Amended condition 19(h) has been added to minimise adverse offsite dust impacts.

VOTING: 4:0

6.2 Modification Application – DA25/0890 – Temporary Use of Land (Annual Market Event) at Lot 1 and Lot 2 DP 1152987, 2-4 Market Place, Berrima NSW 2577

Report Author: Consultant Planner (Hugh Halliwell)
Authoriser: Michael McCabe – Director Communities and Place

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines modification application 25/0890 for the temporary use of land for the purposes of an annual market event at 2-4 Market Place, Lot 1 and 2 in DP 1152987, Berrima by APPROVAL.

PANEL'S DETERMINATION

The Panel notes that public notification of the proposed amendment closes on 23 January 2025. The Panel defers its decision on the proposed amendment until after closure of the consultation period and will meet electronically to determine the application.

PANEL'S ELECTRONIC DETERMINATION AS @ 24 JANUARY 2025

There being no submissions received at the completion of the public notification period, 23 January 2025, The Panel determines via electronic circulation of papers pursuant to Clause 26, Schedule 2 of the Environmental Planning and Assessment Act, 1979, the modification application 25/0890 for the temporary use of land for the purposes of an annual market event at 2-4 Market Place, Lot 1 and 2 in DP 1152987, Berrima by APPROVAL with the following amendments to draft condition 5 as stated below.

5. Approved Dates, Hours and Duration of Market Event

The approved period of the annual Market Event is for a maximum five (5) days including 26 January.

*The initial day of the event must be no earlier than the first business day prior to 26 January.
The final day of the event must be no later than the first business day immediately following 26 January.*

Functions of the approved maximum five (5) day period are as follows:

- *The days prior to 26 January: Event set up and bump-in – marquees and the like*
- *26 January o Australia Day Market Event*
- *The days following 26 January - Bump out of the Market Event*

The approved hours of operation, and duration, of any market event are as follows:

Entry/exit – gates open: 8:00am

• *Amplified music: to be switched off and to finish not later than 4:00pm*

Entry/exit – gates closed: 4:00pm

Reason: To identify the approved hours of operation of the market event; and to ensure that the amenity of the surrounding area is not compromised as a result of the operation of the development.

6. Approved Hours of Market Event Set Up/Set Down

In addition to the approved hours and duration of the market event (as per condition above), the establishment and demobilisation activities of any market event structure, equipment or the like shall be limited to the following hours:

<u>DAY</u>	<u>HOURS</u>
Monday to Saturday	7:00am to 5:00pm
Sundays / Public Holidays	7:00am to 5:00pm

Reason: *To ensure that the amenity of the surrounding area is not compromised as a result of the construction of the proposal.*

PANEL'S REASONS FOR DETERMINATION: To clarify the dates upon which the "Bump In/Event/Bump Out" can be carried out annually in the most efficient manner for the operator whilst ensuring that the amenity of the surrounding area is not unreasonably compromised as a result of the operation of the development.

VOTING: 4:0

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

Report Author: Coordinator Planning Assessment
Authoriser: Michael McCabe

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 note the Development Applications that are currently being assessed which have exceeded 180 days since lodgement.

VOTING: 4:0

7 MEETING CLOSURE

There being no further business the meeting closed at 2.11pm
