



MINUTES

of the Local Planning Panel

held

via ZOOM webcasting

on

Wednesday 15 December 2021

The meeting commenced at 3.30pm



1.	OPENING OF THE MEETING	
2.	ACKNOWLEDGEMENT OF COUNTRY	
3.	APOLOGIES	
	Nil	
4.	DECLARATIONS OF INTEREST	2
5.	DEVELOPMENT APPLICATIONS	3
5.1	8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Lousia Street, Mittagong	Error! Bookmark not defined.
5.2	Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo	Error! Bookmark not defined.
6.	MEETING CLOSURE	6

**MINUTES OF THE LOCAL PLANNING PANEL OF WINGECARRIBEE SHIRE COUNCIL
HELD VIA ZOOM WEBCASTING ON WEDNESDAY 15 DECEMBER 2021 COMMENCING
AT 3.30PM**

Present:	Chairperson	Stephen Leathley
	Expert	Linda Kelly
	Expert	Heather Warton
	Community Representative	Roberts Staas
In Attendance:	Director Communities and Place	Geoff King
	Development Assessment Planner	Ross Jauncey
	Development Assessment Planner	Jeremy Swan
	Coordinator ICT Operations	Ian Vong
	EA Director Communities and Place	Leesa Stratford

1. OPENING OF THE MEETING

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

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 today.”

3. APOLOGY

There were no apologies at this Meeting.

4. DECLARATIONS OF INTEREST

That where necessary any interest now be disclosed and the reason for declaring such interest in the matters under consideration by the Panel at this Meeting and to complete the appropriate form to be handed up at the Meeting.

There were no Declarations of Interest declared at this meeting

5. DEVELOPMENT APPLICATIONS

5.1 8.2 Review of Determination DA 21/0208.01 - Demolition of Dwelling and Construction of Boarding House at Lot 1 DP 1251538, 14 Louisa Street, Mittagong

Reference: DA21.0208.01
Report Author: Consultant Town Planner
Authoriser: Manager Development Assessment

Denice Welch addressed the Planning Panel as an objector to the proposal and for the staff recommendation.

Jim Allman addressed the Planning Panel as the applicant and against the staff recommendation.

OFFICER RECOMMENDATION

THAT the Local Planning Panel determines Review of Determination DA 21/0208.01 – Proposed demolition of an existing dwelling and the construction of a Boarding House containing nine (9) single rooms, detached room, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works at Lot 1 DP 1251538 being 14 Louisa Street, Mittagong by REFUSAL, subject to the recommended reasons for refusal as specified below.

PANEL DETERMINATION

THAT the application for a Review of Determination in respect of DA 21/0208.01 for the Proposed demolition of an existing dwelling and the construction of a Boarding House containing nine (9) single rooms, detached room, five (5) off-street car parking spaces, 2 motorcycle spaces and associated works at Lot 1 DP 1251538 being 14 Louisa Street, Mittagong is refused, for the following reasons:

REASONS:

1. The development site is not considered suitable for the proposed boarding house as it is not within a safe and practical walking distance to public transport, shops and relevant services.
2. The proposed development will have an adverse impact on the heritage significance of the heritage conservation area and adjacent heritage item (Clause 5.10 Wingecarribee LEP 2010) due to its visual bulk on a prominent corner site and the prominence of open parking areas which are uncharacteristic of a conservation area.
3. The proposed development is inconsistent with C 14 of the Central Heritage Precinct in the Mittagong Township DCP due to the extensive paved concrete driveway and hardstand that is highly visible in the streetscape.
4. Given the bulk, scale and height of the building, and in particular the roof form, and the resultant presentation to Leopold Lane, the development is not compatible with the character of the area.
5. The proposal represents an over development of the site given it does not meet Mittagong Township DCP requirements in relation to landscape area (Clause 2.4 – 43% proposed, DCP requires 50%), height (Clause 1.5 – 7.69m proposed, DCP requires max height 6m), and front setbacks (Clause 2.6 – location of carparking within front setback).
6. The proposal does not comply with Clause 2.4 Development Density and Scale of the Mittagong Township DCP as the maximum area of development footprint significantly exceeds the maximum 50% of site area in respect to the development footprint.
7. The landscaping proposed would not be sufficient to ameliorate the identified adverse impacts of the development as outlined in the other reasons for refusal noted above.
8. No Plan of Management has been provided and therefore it is not possible to assess the social impacts and management of the facility.

VOTING: UNANIMOUS

5.2 Development Application 22/0222 - Stage 1A Upgrade to Eastern Precinct Arrival of the Bong Bong Common at Lot 22 DP 1225783, Moss Vale Road Burradoo

Reference: 22/0222
Report Author: Consultant Planner
Authoriser: Manager Development Assessment

OFFICER RECOMMENDATION

THAT the Wingecarribee local Planning Panel determines development application 22/0222 for Lot 22 DP 1225783, Moss Vale Road Burradoo for the construction of approx. 50m of concrete pathway, relocation of Obelisk, signage, seating, removal of twenty-one (21) trees and landscaping by way of APPROVAL subject to conditions specified in being the updated draft conditions referred to the Panel on 15 December 2021.

PANEL DETERMINATION RECOMMENDATION

THAT the Wingecarribee local Planning Panel determines development application 22/0222 for Lot 22 DP 1225783, Moss Vale Road Burradoo for the construction of approx. 50m of concrete pathway, relocation of Obelisk, signage, seating, removal of twenty-one (21) trees and landscaping by way of APPROVAL subject to conditions specified in the revised conditions set of 15 December 2021.

REASONS:

1. The proposed development complies with the relevant State and Local planning instruments and policies.
2. Adjoining property owners were notified of the proposed development in accordance with Council's policy and no significant objections were received.
3. The development is in the public interest as it is part of a publicly funded project that will upgrade the Eastern Precinct of the Bong Bong Common providing visitors with an opportunity for an arrival place to experience the eastern archaeological site at the former Bong Bong settlement.
4. The 21 trees to be removed, including 17 mature Radiata Pine trees, has been supported by an Arborist report and the replacement trees are considered a more suitable and sustainable species at this location.
5. The relocation of the Obelisk will ensure the integrity of the heritage significance of this feature and the Bong Bong Common as a whole.

VOTING: UNANIMOUS

6. MEETING CLOSURE

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 4.56 PM