



MINUTES

of the

Wingecarribee

Local Planning Panel

**Determination via electronic circulation of papers
pursuant to Section 26, Schedule 2 of the
Environmental Planning and Assessment Act, 1979.**

on

WEDNESDAY 9 May 2023

MINUTES OF THE WINGECARRIBEE LOCAL PLANNING PANEL DETERMINATION MADE ELECTRONICALLY - WEDNESDAY 9 MAY 2023

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Present:	Chairperson	Julie Walsh
	Expert	Heather Warton
	Expert	Scott Barwick
	Community Representative	Richard Colley

1 DECLARATIONS OF INTEREST

There were no declarations of interest.

2.

2.1 Development Application 21/1043 – Subdivision of Land and Carry Out of Works to Create 23 Residential Lots at Lot 18 DP 1219744 and Lot 11 DP 1219744, 1-7 Reg Grundy Drive, Bundanoon

BACKGROUND

At the 7 December 2022 meeting of the Wingecarribee Local Planning Panel the panel unanimously resolved:

“The Local Planning Panel further defers development application 21/1043 for subdivision of land and carrying out of works to create 22 community title residential lots, 1 community title lot and carrying out of works for the purpose of roads to obtain the following:

- 1. An amended consolidated set of conditions, including
 - a) The additional conditions for the WaterNSW concurrence in respect of the amended plans date 14 June 2022.*
 - b) Amended conditions of consent and in the Community Management Statement to ensure that the Vegetation Management Plan (Version 3) is implemented. and to ensure that the provisions of the Community Management Statement and the Vegetation Management Plan are consistent.*
 - c) Additional conditions containing specific reference to the recommendations of the Koala Assessment Report.**
- 2. To clarify that the NSW Rural Fire Service had regard to the proposed Vegetation Management Plan (Version 3) in issuing general terms of approval.*
- 3. To clarify that the NSW Natural Resources Access Regulator advice remains that the proposed development as amended does not require controlled activity approval under Section 91 of the Water Management Act 2000.*
- 4. Request the applicant to clarify that the findings of the Koala Assessment Report remain valid, notwithstanding the change in classification from Threatened to Endangered for the Koala.*
Upon receipt of the above that matter may be determined electronically by the Panel constituted by the same members, if possible, subject to the discretion of the chair.

Reasons:

The Panel is not satisfied that it has sufficient information to finally determine the application. and imposed appropriate conditions.

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Further information has now been provided in respect of these matters and the Panel is of the view that it would be appropriate to deal with the application in a public meeting rather than electronically having regard to:

- a. The complexity of the application
- b. The desirability of hearing in person from any objectors who wish to make further representations to the panel and the applicant and its experts.

Three of the panel members who considered the application on 7 December 2022 are available to sit on the meeting of 28 June 2023 to determine the matter.

PANEL DECISION

1. Development Application DA/21/1043 – Subdivision of land and carry out works to create 23 residential lots at lot 18 DP 1219744 and lot 11 DP 1219744, 1-7 Reg Grundy Drive, Bundanoon be listed for consideration at a public meeting of the Wingecarribee Local Planning Panel, if possible, on 28 June 2023.
2. The applicant and objectors be advised.

VOTING: UNANIMOUS

3 END OF MINUTES
