

MINUTES

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

Wednesday 22 May 2024

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

**MINUTES OF THE LOCAL PLANNING PANEL
WEDNESDAY 22 MAY 2024**

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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 MAY 2024 COMMENCING AT 2:00 PM**

Present:	Chairperson	Stephen Leathley
	Expert	Linda Kelly
	Community Representative	Dennis McManus
	ICT Operations	Jon Campbell
	Executive Assistant Director Communities and Place	Leesa Stratford

1 OPENING OF THE MEETING

The Chairperson opened the meeting.

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 APOLOGIES

There were no apologies for the meeting.

4 DECLARATIONS OF INTEREST

Stephen Leathley and Dennis McManus advised that they had no Declarations of Interest to declare for the meeting.

Linda Kelly declared an Interest in item 6.1 as she was on the panel that determined the application and Local Planning Panel procedures prevent her from sitting on a panel that considers a review of determination application.

5 STRATEGIC PLANNING REPORTS

5.1 Draft Medium Density Study

Report Author: Strategic Land Use Planner

Authoriser: Executive Manager Strategic Outcomes, Deniz Kilic

OFFICER'S RECOMMENDATION

THAT:

1. The revised Draft Medium Density Study be adopted.
2. The Post-Exhibition Report be endorsed.
3. Council write to all persons who made a submission through the public exhibition period and advise them of the resolution.

PANEL'S ADVICE

The Panel supports the adoption of the Draft Medium Density Study and that the Post Exhibition Report be endorsed. The Panel also noted that the Draft Community Heritage Study 2021-23 had not been considered as part of this study process as it has not yet been adopted and implemented.

5.2 Southern Highlands Innovation Park - Progress Update

Report Author: Senior Strategic Planner

Authoriser: Executive Manager Strategic Outcomes, Deniz Kilic

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel note the progress of the Southern Highlands Innovation Park Master Plan, Governance Strategy and the Strategic Positioning Paper.

PANEL ADVICE

The Local Planning Panel noted the progress of the Southern Highlands Innovation Park Master Plan, Governance Strategy and the Strategic Positioning Paper and provided the following advice:

1. The planning process for the SHIP at all stages and levels must keep sight of the vision of it being a high technology innovation park.
2. The goal of the planning framework must be to ensure that future development is compatible with the character of the area and result in a high quality built environment. It should therefore include development controls in respect to building design and estate landscaping reflective of this aspirational goal.
3. The Masterplan should ensure that the major road servicing the SHIP is designed as an industrial boulevard with a separated road corridor incorporating a high quality landscape design. All other streetscapes should also be designed so as to reflect high quality landscape outcomes consistent with the vision of the estate and character of the area.
4. Controls should be incorporated into the planning framework to ensure that the prominent ridgelines are protected from unsympathetic development.
5. That priority is given to ensuring that enabling infrastructure design is advanced so Council is in a position to take advantage of grant funding as it becomes available, and so that appropriate development contributions can be calculated and applied to future development in order to fund the required infrastructure.
6. That the Masterplan ensures that land uses are separated as required so as not create land use conflict.
7. That Council financial planning ensure ongoing maintenance of landscaped public areas to meet a high standard consistent with the vision for the SHIP.

The Panel was also briefed on the proposed plastics recycling facility at 74-76 Beaconsfield Road, Moss Vale. It was noted that the proposed facility was to be located adjacent to a sensitive medical research facility. The Panel was concerned that this has potential to lead to significant land use conflict and was an example of needing to ensure land uses were appropriately located within the SHIP. For this reason, the panel considers that Council should carefully assess the proposal and make representations to the IPC.

5.3 Bowral South New Living Area - Project Update

Report Author: Senior Strategic Planner
Authoriser: Executive Manager Strategic Outcomes, Deniz Kilic

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel note the progress of Bowral South New Living Area Master Plan and Servicing Strategy project.

PANEL ADVICE

The Panel noted the progress of the Bowral South New Living Area Master Plan and Servicing Strategy project and commended the use of Tradition Neighbourhood Design principles in the Masterplan. The Panel provided the following advice:

1. Council should liaise early with the Department of Planning, Housing and Infrastructure regarding their policy requirements for development proposed to be located between the Flood Planning Level and the PMF.
2. That Council adopt a Design with Country philosophy in the Masterplanning process to ensure that Aboriginal culture is respected and celebrated as part of the future South Bowral community.

5.4 Wingecarribee Integrated Transport Strategy Draft for Public Exhibition

Report Author: Coordinator Strategic Policy

Authoriser: Executive Manager Strategic Outcomes, Deniz Kilic

OFFICER'S RECOMMENDATION

THAT the draft Wingecarribee Integrated Transport Strategy and the draft Wingecarribee Car Parking Occupancy Study be endorsed for public exhibition for a period of 28 days and that it be reported back to Council at the completion of the exhibition period.

PANEL ADVICE

The Panel noted the draft Wingecarribee Integrated Transport Strategy and the draft Wingecarribee Car Parking Occupancy Study report.

The Community Representative on the Panel also noted that the Report should have addressed the following matters:

- a. the three main town configuration of the Shire compared to one town shires of a similar population (50,000+) is the major reason for the high volume of local traffic.
- b. recognition that the Hume Motorway by-pass to the towns is a plus in keeping inter city traffic out of the 3 main towns.
- c. the importance of the recently upgraded Old South Road to keeping traffic out of Mittagong and Bowral and the desirability in the longer term for a shorter northern access point to the Old South Road from the Motorway.
- d. the building of the proposed limited access stage 2 section of the Bowral inner bypass road from Bowral Street to near Links Road all on Council land would make the current by pass more effective by removing the current Funston Street dog leg sections; this would discourage use of Bowral's main street - a main issue for the Study for which it has no suggestions.
- e. recognition that railway transport is important to travel to both Sydney and locally but is dependent on a better timetable which needs to be elaborated.
- f. Study makes no mention of upgrades of the three main railway stations including expensive lift access installed at Mittagong and Bowral Stations and now proposed for Moss Vale.
- g. Study covers bikes and shared walk paths but does not mention need to cater for new forms of electric personal transport e.g. 3 and 4 wheel scooters.

6 DEVELOPMENT APPLICATIONS

6.1 24/0144 - S8.2 Review of DA21/1043 for Community Title Residential Subdivision - 1 & 7 Reg Grundy Drive, Bundanoon

Report Author: Acting Coordinator Development Assessment Planner,
Andre Vernez

Authoriser: Manager Development Assessment, Jon Shillito

Due to want of a quorum, this matter is deferred to a date to be determined.

OFFICER'S RECOMMENDATION

1. THAT the Local Planning Panel refuse Section 8.2 Review Application No. 24/0144 for a review of determination of Development Application No. 21/1043 for the Community Title subdivision comprising 22 residential lots and one community lot and carrying out of works for the purpose of roads, at 1 and 7 Reg Grundy Drive, Bundanoon, subject to the reasons for refusal detailed in Attachment 1 of this report.
2. THAT Council advise those who made written submissions of the Panel's decision.

6.2 DA24/0869 Alterations and Additions to Existing Dwelling, Lot 229 DP 258240, 4 Roe Street, Moss Vale

Report Author: Consultant Planner, Hugh Halliwell
Authoriser: Manager Development Assessment & Regulation,
Jon Shillito

OFFICER'S RECOMMENDATION

THAT the Local Planning Panel determines development application 24/0869 for alterations and additions to an existing dwelling at 4 Roe Street, Moss Vale by APPROVAL, subject to the conditions outlined in Attachment 1 to this report.

PANEL'S ADVICE

The Local Planning Panel determined development application 24/0869 for alterations and additions to an existing dwelling at 4 Roe Street, Moss Vale by GRANTING DEVELOPMENT CONSENT, subject to the conditions outlined in Attachment 1 to the officer's report with the exception that condition 11 be deleted.

REASONS:

1. The proposal complies with relevant State and local planning provisions.
 2. The proposal compliments the streetscape.
 3. The proposal is in the public interest in that it will improve amenity for the resident while having no significant adverse impacts.
 4. Condition 11, requiring the preparation of a Waste Management Plan, has been deleted as it contradicts the assessment which states that there is no need for a waste management plan (ref. Pg 52).
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7 MEETING CLOSURE

Being no further business, the meeting closed at 2.08pm