

**MINUTES OF THE WORKS & PLANNING COMMITTEE MEETING
HELD ON WEDNESDAY, 6 DECEMBER 2006**

File No. 107/23

Present:

Clr Nick Campbell-Jones (Chair)
 Clr Duncan Gair
 Clr Paul Tuddenham
 Clr Phil Yeo
 Mr Cliff Roberts (Community Representative)
 Mr Greg Searle (Community Representative)
 Mr Peter Gill (Community Representative)

In attendance:

Clr Jim Clark
 Clr Jim Mauger
 Scott Lee (Director Environment & Planning)
 Graeme Hewat (Acting Manager Development Control)
 Dominic Lucas (Design & Project Manager) – for Item WP-TS1 only

Apologies:

Clr Malcolm Murray
 Clr Larry Whipper

The meeting commenced at 9.00am.

Committee	Clr N Campbell-Jones (Chair)	Courier
	Clr M Murray	Courier
	Clr P Tuddenham	Courier
	Clr D Gair	Courier
	Clr P Yeo	Courier
	Clr L Whipper	Courier
Other Councillors	Mayor G Lewis	Courier
	Clr J Clark	Courier
	Clr P George	Courier
	Clr M King	Courier
	Clr J Mauger	Courier
	Clr S Murray	Courier
Community reps	Mr Cliff Roberts, 22 Caley Street, Bowral	Courier
	Mr Greg Searle, 56 Railway Terrace, Willow Vale	Courier
	Mr Peter Gill, 10 Myosotis Street, Bowral	Courier
Mittagong Chamber	Mr Charlie Johns, PO Box 433, Mittagong 2575	Mail
Staff	DCM, DEP, DCS, DTS	

INSPECTIONS HELD MONDAY, 4 DECEMBER 2006

Present:

Clr Nick Campbell-Jones

Clr Jim Clark

Mr Cliff Roberts (Community Representative)

The following sites were inspected:

	Item	File No
WP-EP1	Modification to existing 72 clusters, Erith Street	LUA04/1135
WP-EP2	Revised plans Lavender Farm, 15 Market Place	LUA05/0206
WP-EP3	Mittagong Central	LUA05/0832

TECHNICAL SERVICES DIVISION

WP-TS1 PROPOSED DRAINAGE WORKS BOOLWEY STREET, BOWRAL

REF: DPM

Reporting on proposed drainage works along Boolwey Street, Bowral - from Bendooley Street to St.Jude Street.

Council's Design & Projects Manager, Dominic Lucas, introduced this matter to the committee.

WP 97/06

RECOMMENDATION moved by Clr P J Yeo and seconded by Clr J Clark:

- 1. THAT a meeting be held on site with the residents of Boolwey Street (between Bendooley Street and St Jude Street) commencing at 9.00am on Monday, 29 January 2007 AND THAT 45 minutes be allowed for this meeting.**
- 2. THAT an information sheet be prepared and sent to Boolwey Street residents.**

PASSED

ENVIRONMENT & PLANNING DIVISION

**WP-EP1 S96(2) APPLICATION FOR MODIFICATION TO EXISTING 73
CLUSTER HOUSES, BUNDANOON**

REF: MC

LUA04/1135

Reporting on a S96(2) application for modification to an existing consent for 73 cluster houses. The amended proposal is for 72 cluster houses and now includes a recreation centre comprising day spa, indoor swimming pool, tennis court and clubhouse additions, 72 storage sheds and 40 long term car parking spaces. The current approved application was considered by Council's Works & Planning Committee meeting of 9 December 2004 and the approved site plan is included as **Attachment 1** to this report.

David Hawkins of ONBCS Pty Ltd addressed the committee on behalf of the applicant and Ralph Clark responded on behalf of the objectors.

WP 98/06

RECOMMENDATION moved by Clr P J Yeo and seconded by Clr T D Gair:

THAT Council refuses the proposed S 96(2) amendment for the reasons detailed within this report.

AMENDMENT moved by Clr N N Campbell-Jones and seconded by Clr P B Tuddenham:

THAT the applicant be asked to resubmit a new Section 96 proposal after meeting with the Bundanoon Community Development Association and bearing in mind the concerns of this committee regarding duplication of village facilities.

LOST

RECOMMENDATION PASSED

WP-EP2 REVISED PLANS - REDEVELOPMENT OF FORMER LAVENDER FARM, 15 MARKET PLACE, BERRIMA

REF: GJH

LUA05/0206

Reporting on further revised plans for the re-development of the former Lavender Farm at Lots 9-10 DP 758098 No 15 Market Place, Berrima.

Rob Power of Planning Workshop addressed the committee on behalf of the applicant and Eric Savage of the Berrima Residents Association responded on behalf of the objectors in this matter.

WP 99/06

RECOMMENDATION moved by Clr T D Gair and seconded by Peter Gill:

1. **THAT Council authorises the Director, Environment & Planning to issue the draft consent contained in Attachment 7 of this report.**
2. **THAT subject to 1, all persons who made a submission be advised of Council's determination in this matter.**
3. **THAT Council investigates the subject of strata titling in the Shire's villages with a view to incorporating appropriate controls within the relevant Development Control Plans.**

PASSED

WP-EP3 S96 APPLICATION – 'MITTAGONG CENTRAL', 2-6 STATION STREET, MITTAGONG

REF: GJH

LUA05/0832

Reporting on a Section 96 application for 'Mittagong Central' mixed development – Residential, Commercial, Retail at Part Lot 23 Sec 2 DP 1289 and Lot B DP 294677, 2-6 Station Street, Mittagong. Applicant Bayly & Associates Pty Ltd (Helmut Rohde).

Interest: Clr P Tuddenham declared a pecuniary interest in this matter as his business is situated next to the proposed development. He left the chamber, took no part in the debate and refrained from voting thereon.

The applicant, Helmut Rohde, addressed the committee on this matter.

WP 100/06

RECOMMENDATION moved by Clr P J Yeo and seconded by Clr T D Gair:

THAT the Section 96(2) application be approved in accordance with the draft conditions shown in Attachment 3 of the report.

PASSED

WP-EP4 ELING FOREST WINERY, ALTERATIONS & ADDITIONS

REF: MC

LUA06/0633

Reporting on a proposed addition to existing restaurant building at Eling Forest Winery, Lot 2 DP806934 Hume Highway, Sutton Forest.

WP 101/06

RECOMMENDATION moved by Clr T D Gair and seconded by Clr P B Tuddenham:

THAT this matter be deferred for consideration at a future meeting of the Works & Planning Committee.

PASSED

Clr Duncan Gair retired from the meeting at 11.00am

WP-EP5 NEW LIFTS, STAIRS, TOILET & BRIDGE FENCING AT BOWRAL RAILWAY STATION

REF: PPM

LUA06/1062

Reporting on development application which has been received, seeking approval for the construction of a new lift, stairs, disabled toilet and new bridge fencing at Bowral Railway Station, Station Street, Bowral.

WP 102/06

RECOMMENDATION moved by Clr J Clark and seconded by Clr P J Yeo:

THAT subject to receipt of NSW Heritage Council support, the application be determined under delegated authority with the addition of a request for black colouring of the anti-throw screen adjacent to the pedestrian path.

PASSED

**WP-EP6 PROPOSED 3 STOREY OFFICE/COMMERCIAL/RETAIL BUILDING
AT STATION STREET, BOWRAL**

REF: PPM

LUA06/0821

Reporting on proposed three storey office / commercial / retail building at Lot 3 DP 1097539 Station Street, Bowral.

WP 103/06

RECOMMENDATION moved by Clr J Clark and seconded by Clr P J Yeo:

THAT the developer be advised of Council's concerns regarding the issues of existing use rights, right of way over carpark, insufficient carparking spaces, stacked parking, inadequate loading area and access for delivery vehicles, the response from the RTA AND THAT the outcome of discussions between the applicant and the Director Environment & Planning on these issues be brought back to the Works & Planning Committee for further consideration.

PASSED

TECHNICAL SERVICES DIVISION

WP-TS2 MINUTES OF THE WATER CONSERVATION SUB-COMMITTEE

REF: DTS

7790/8

Submitting the minutes of the Water Conservation Sub-Committee meeting held on Wednesday, 15 November 2006.

WP 104/06

RECOMMENDATION moved by Clr P J Yeo and seconded by Clr P B Tuddenham:

THAT the minutes of the Water Conservation Sub-Committee meeting held on Wednesday, 15 November 2006 be noted.

PASSED

The meeting concluded at 12.15pm.