

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 2 August 2022, 2:00pm – 3:00pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSTH-161 – Wingecarribee – DA22/1835 - 1 Bowman Road, Moss Vale

Proposed construction of Wingecarribee Animal Shelter & State Emergency Service (SES) buildings including car parking and ancillary works.

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, Julie Walsh Stephen Leathley
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	None
CONSULTANT	Jeremy Swan – The Planning Hub, Lachlan Rodgers – The Planning Hub
DPE	Amanda Moylan

KEY ISSUES DISCUSSED

- Public Exhibition (noting no submissions were received).
- Site context, nature of the adjoining uses, adjacent IN2 zoned land and site suitability.
- Proposed land use being the development and use of building as an animal shelter and use of building for the SES.
- Characterisation and permissibility of animal shelter use, specifically around consideration as to whether the proposal included commercial use/s.
- The Panel raised concerns around the categorisation of the land use and requested Council seek clarification by way of independent legal advice regarding permissibility to ensure the panel has the authority to enable determination of the application.
- Car Parking and traffic, noting a car parking study is required to determine suitable car parking for the site.
- Council confirmed that Berrima Road is not a classified road
- Concurrence and Referrals
 - awaiting return of minor internal referral comments
 - Integrated development under the WMA (NRAR)

Planning Panels Secretariat

- Water NSW (NRAR) comments and APAR (Responsible authority for the pipeline) are outstanding
 - Location and clarification of identified water course on plan, noting NRAR is to confirm that this relates to a drainage line
 - Remainder of referrals are currently being considered.
- The Panel requested Council seek evidence from the applicant of compliance with standards in relation to the keeping of animals.
 - Location of sensitive receptors, noting the acoustic/noise report did not address barking dogs. The Panel requested the acoustic report address the impact of barking dogs on sensitive receivers.
 - Onsite detention.
 - Landscaping.

NEXT STEPS

- Subject to resolution of matters raised in the briefing around land use categorisation and permissibility, the Panel requested the assessment planners work towards a determination date in late September 2022.
- Should the advice relating to the categorisation of the land use indicate that the use falls within the definition of an animal boarding establishment, the Panel requested the assessment planner go back to Council to seek advice as to how to move forward given the use will not be permissible.

TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2022