

MINUTES OF THE DEVELOPMENT COMMITTEE

Meeting Date: Tuesday, 12 September 2017
Location: Council Chambers, City Administrative Building, Bridge Road, Nowra
Time: 5.00 pm

The following members were present:

Clr Patricia White - Chairperson
Clr Joanna Gash
Clr Amanda Findley
Clr John Levett
Clr Nina Cheyne
Clr Annette Alldrick
Clr Kaye Gartner
Clr Mitchell Pakes
Clr Greg Watson
Clr Mark Kitchener
Clr Bob Proudfoot
Mr Russ Pigg - General Manager

Apologies / Leave of Absence

RESOLVED (Clr Gash / Clr Cheyne) MIN17.773

1. An apology be received from Clr Guile.
2. That a leave of absence be granted to Clr Wells for the period of Tuesday 12 September 2017 to Wednesday 20 September 2017 inclusive.

CARRIED

Confirmation of the Minutes

RESOLVED (Clr Gash / Clr Cheyne) MIN17.774

That the Minutes of the Development Committee held on Tuesday 08 August 2017 be confirmed.

CARRIED

Declarations of Interest

Nil

DEPUTATIONS AND PRESENTATIONS

Ms Di Milne addressed the Committee in relation to DE17.61 Planning Proposal (Rezoning) - Albatross Road & Kinghorne Street, Nowra - Post Exhibition Consideration and Finalisation.

Mr Lee Carmichael, Lee Carmichael Town Planning, addressed the Committee in relation to DE17.61 Planning Proposal (Rezoning) - Albatross Road & Kinghorne Street, Nowra - Post Exhibition Consideration and Finalisation.

Mr Howard Jones addressed the Committee in relation to DE17.64 Petition - Crown Land - Shoalhaven Heads - Rezoning Request.

Procedural Motion - Bring Item Forward

RESOLVED (Clr Pakes / Clr Gash) MIN17.775

That item DE17.64 Petition - Crown Land - Shoalhaven Heads - Rezoning Request be brought forward for consideration after DE17.61.

CARRIED

REPORTS

| | | |
|----------------|---|------------------------------|
| DE17.61 | Planning Proposal (Rezoning) - Albatross Road & Kinghorne Street, Nowra - Post Exhibition Consideration and Finalisation | HPERM Ref: D17/254334 |
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Recommendation (Item to be determined under delegated authority)

That Council:

1. Adopt the Planning Proposal as exhibited with the following addition:
 - a. To avoid uncertainty, the width of the part of the site with an 8.5m maximum building height is 9m, as measured from the southern boundaries of Lot 1 and Lot 30 DP 25114, and south-eastern and south-western boundaries of Lot 29 DP 25114.
2. Under Council's delegation as Relevant Planning Authority, forward the Planning Proposal to NSW Parliamentary Counsel to draft the amendment to Shoalhaven Local Environmental Plan 2014 under Section 59(1) of the *Environmental Planning and Assessment Act 1979*.
3. Advise those who made a submission, the Rural Fire Service, proponent and surrounding landowners of this resolution and again when the LEP Amendment is notified.

RESOLVED (Clr Gash / Clr Gartner) MIN17.776

That Council:

1. Adopt the Planning Proposal as exhibited with the following addition:
 - a. To avoid uncertainty, the width of the part of the site with an 8.5m maximum building height is 9m, as measured from the southern boundaries of Lot 1 and Lot 30 DP 25114, and south-eastern and south-western boundaries of Lot 29 DP 25114.

2. Under Council's delegation as Relevant Planning Authority, forward the Planning Proposal to NSW Parliamentary Counsel to draft the amendment to Shoalhaven Local Environmental Plan 2014 under Section 59(1) of the *Environmental Planning and Assessment Act 1979*.
3. Advise those who made a submission, the Rural Fire Service, proponent and surrounding landowners of this resolution and again when the LEP Amendment is notified.

FOR: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot, Russ Pigg

AGAINST: Nil

CARRIED

DE17.64 Petition - Crown Land - Shoalhaven Heads - Rezoning Request

**HPERM Ref:
D17/265867**

Recommendation (Item to be determined under delegated authority)

That Council contact the Member for Kiama, Mr Gareth Ward MP, to obtain his views in regard to the petition that requests the rezoning of the Crown Land at Shoalhaven Heads to an appropriate environment protection zone, prior to considering the request further.

RESOLVED (Clr Findley / Clr Proudfoot)

MIN17.777

That Council:

1. Write to the Member for Kiama, Mr Gareth Ward MP providing the petition and advising that Council supports the intent of the petition.
2. Requests that the NSW Government undertake the rezoning of the land to protect the area as an Environmental Protection Zone.
3. Rezone the land should the NSW Government not undertake the rezoning.

FOR: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Watson, Clr Proudfoot, Russ Pigg

AGAINST: Clr Pakes and Clr Kitchener

CARRIED

DE17.62 Planning Proposal (Rezoning) - Halloran Trust Lands - Progression in Parts

**HPERM Ref:
D17/254610**

Recommendation (Item to be determined under delegated authority)

That Council

1. Receive the initial groundwater investigation report prepared by HGEO consultants for information (**Attachment 1** – under separate cover).
2. Support splitting the Planning Proposal into two parts to allow the land at Callala Bay and Kinghorne Point to be progressed ahead of the land at Culburra Beach, with the mechanism to achieve this to be determined in consultation with NSW Department of Environment & Planning.
3. Support any necessary additional Planning Proposals that need to be prepared to achieve item 2 above.
4. Advise the proponent, relevant CCB's, interest groups and those who previously made submissions of this resolution.

RESOLVED (Clr Pakes / Clr Gash)

MIN17.778

That Council

1. Receive the initial groundwater investigation report prepared by HGEO consultants for information (**Attachment 1** – under separate cover).
2. Support splitting the Planning Proposal into two parts to allow the land at Callala Bay and Kinghorne Point to be progressed ahead of the land at Culburra Beach, with the mechanism to achieve this to be determined in consultation with NSW Department of Environment & Planning.
3. Support any necessary additional Planning Proposals that need to be prepared to achieve item 2 above.
4. Advise the proponent, relevant CCB's, interest groups and those who previously made submissions of this resolution.

FOR: Clr White, Clr Gash, Clr Findley, Clr Cheyne, Clr Aldrick, Clr Gartner, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot, Russ Pigg

AGAINST: Clr Levett

CARRIED

DE17.63 Nowra CBD Contributions Discount Subsidy Policy - Review

HPERM Ref: D17/260722

Recommendation (Item to be determined under delegated authority)

That Council

1. Rescind the Nowra CBD Contributions Discount Subsidy Policy; and
2. Advise the Nowra CBD Revitalisation Committee members, Nowra CBD Business Chamber, and the Shoalhaven Business Chamber of the Development Committee resolution.

RESOLVED (Clr Gash / Clr Watson)

MIN17.779

That Council defer consideration of this report and seek feedback from the Nowra CBD Revitalisation Strategy Committee members, Nowra CBD Business Chamber, and the Shoalhaven Business Chamber on this matter before making a decision.

FOR: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Aldrick, Clr Pakes, Clr Gartner, Clr Watson, Clr Proudfoot, Russ Pigg

AGAINST: Clr Kitchener

CARRIED

DE17.64 PETITION - CROWN LAND - SHOALHAVEN HEADS - REZONING REQUEST

HPERM REF: D17/265867

Item dealt with earlier/later in the meeting see MIN.777

DE17.65 Nowra-Bomaderry Retail Hierarchy Review - Consultants Report - Consideration

**HPERM Ref:
D17/279940**

Recommendation (Item to be determined under delegated authority)

That Council

1. Release the *Nowra-Bomaderry Centres – Retail & Centres Planning Assessment* report prepared by David Broyd Consulting Services & Urbacity for community comment.
2. Consider a further report on this matter following the community consultation.

RESOLVED (Clr Proudfoot / Clr Pakes)

MIN17.780

That the *Nowra-Bomaderry Centres – Retail & Centres Planning Assessment* report prepared by David Broyd Consulting Services & Urbacity not go on public exhibition at this stage until staff have been given the opportunity to report to Council on its content and implications and that Councillors are briefed on that report

FOR: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

DE17.66 Additional Item - Development Application - Ecotourist Facility - 77C Nerringillah Road, Bendalong

RESOLVED (Clr White / Clr Findley)

MIN17.781

That DA17/1264 – Ecotourist Facility – 77C Nerringillah Road, Bendalong be called in by Council for determination due to significant public interest.

FOR: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

There being no further business, the meeting concluded, the time being 6.34 pm.

Clr White
CHAIRPERSON