

MINUTES OF THE DEVELOPMENT COMMITTEE

Meeting Date: Tuesday, 10 October 2017
Location: Council Chambers, City Administrative Building, Bridge Road, Nowra
Time: 5.03pm

The following members were present:

Clr Joanna Gash - Chairperson
Clr Patricia White
Clr John Wells – left the meeting, the time being 6.41pm.
Clr Amanda Findley
Clr Kaye Gartner – arrived, the time being 5.08pm.
Clr Nina Cheyne
Clr Annette Alldrick
Clr John Levett
Clr Mitchell Pakes
Clr Greg Watson
Clr Mark Kitchener – arrived, the time being 5.21pm.
Clr Bob Proudfoot
Mr Russ Pigg - General Manager

Apologies / Leave of Absence

An apology was received from Clr Guile.

Confirmation of the Minutes

RESOLVED (Clr White / Clr Cheyne) MIN17.892

That the Minutes of the Development Committee held on Tuesday 12 September 2017 be confirmed.

CARRIED

Declarations of Interest

Nil

DEPUTATIONS AND PRESENTATIONS

Mr Andrew Dawes, JACA Property Group, addressed the Committee in relation to item DE17.74 DA16/2070 – 7 Beach Street, Huskisson – Lot B DP 359526 – Proposed Residential Flat Building

Note: Clr Gartner arrived, the time being 5.08pm.

Ms Joy Lever, addressed the Committee in relation to item DE17.74 DA16/2070 – 7 Beach Street, Huskisson – Lot B DP 359526 – Proposed Residential Flat Building

Note: Clr Kitchener arrived, the time being 5.21pm

REPORTS

Procedural Motion - Bring Item Forward

RESOLVED (Clr Pakes / Clr Levett) MIN17.893

That the matter of item DE17.74 DA16/2070 – 7 Beach Street, Huskisson – Lot B DP 359526 – Proposed Residential Flat Building be brought forward for consideration.

CARRIED

DE17.74	DA16/2070 – 7 Beach Street, Huskisson – Lot B DP 359526 – Proposed Residential Flat Building	HPERM Ref: D17/253749
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Recommendation (Item to be determined under delegated authority)

That Development Application DA16/2070 to demolish the existing dwelling and ancillary outbuilding and construct a residential flat building at Lot B DP 359526, 7 Beach Street, Huskisson be approved subject to the recommended conditions of consent contained in Attachment 6 of this report.

RESOLVED (Clr White / Clr Gartner) MIN17.894

That Development Application DA16/2070 to demolish the existing dwelling and ancillary outbuilding and construct a residential flat building at Lot B DP 359526, 7 Beach Street, Huskisson be approved subject to the recommended conditions of consent contained in Attachment 6 of this report.

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

AGAINST: Nil

CARRIED

DE17.67	Possible Affordable Housing Opportunity - Coomea Street, Bomaderry - Initial NSW Government Response	HPERM Ref: D17/285258
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Recommendation (Item to be determined under delegated authority)

That Council

1. Acknowledge the advice received from the NSW Government in this regard;

2. Continue to work on the possible demonstration affordable housing project at Coomea Street, Bomaderry;
3. Approach the five first phase service providers under the Social and Affordable Housing Fund (SAHF) to see if they are interested in being part of the project; and
4. Request the NSW Minister for Social Housing to consider making a budget bid for additional social and affordable housing in Shoalhaven and ensure that the NSW Government work with Council on redeveloping some of their land to a higher and better use to assist in this regard.

RESOLVED (Clr Findley / Clr Cheyne)

MIN17.895

That Council

1. Acknowledge the advice received from the NSW Government in this regard;
2. Continue to work on the possible demonstration affordable housing project at Coomea Street, Bomaderry;
3. Approach the five first phase service providers under the Social and Affordable Housing Fund (SAHF) and other providers to see if they are interested in being part of the project; and
4. Request the NSW Minister for Social Housing to consider making a budget bid for additional social and affordable housing in Shoalhaven and ensure that the NSW Government work with Council on redeveloping some of their land to a higher and better use to assist in this regard.
5. Endorse the Mayor continuing to advocate in respect to affordable housing to State and Federal Ministers.

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

AGAINST: Nil

CARRIED

Note: The Committee thanked Gordon Clark for his work on this project.

**DE17.68 Proposed Submission - Options Paper: Short Term
Holiday Letting in NSW**

**HPERM Ref:
D17/306769**

Recommendation (Item to be determined under delegated authority)

That Council make a submission to the NSW Government on the Options Paper: Short Term Holiday Letting in NSW consistent with the content of the report and continue to be involved as required in any outcomes that eventuates.

RESOLVED (Clr Wells / Clr Findley)

MIN17.896

That Council make a submission to the NSW Government on the Options Paper: Short Term Holiday Letting in NSW consistent with the content of the report and continue to be involved as required in any outcomes that eventuates.

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

AGAINST: Nil

CARRIED

**DE17.69 Berry Landcare Grant - Berry Wildlife Corridor -
Inclusion on Terrestrial Biodiversity Map - Shoalhaven
LEP 2014**

**HPERM Ref:
D17/268800**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Support making ongoing amendments to the Terrestrial Biodiversity Map as part of a Shoalhaven Local Environmental Plan 2014 housekeeping amendment process, where landholders in Berry and surrounds have accepted public money for revegetation and agreed to enter into a conservation agreement over that land.
2. Write to the Berry Landcare group to congratulate them on gaining a substantial grant to improve the biodiversity linkages in the area, and advise them that this will be reflected in the Shoalhaven Local Environmental Plan 2014 through future amendments.

RESOLVED (Clr Wells / Clr White)

MIN17.897

That Council:

1. Support making ongoing amendments to the Terrestrial Biodiversity Map as part of a Shoalhaven Local Environmental Plan 2014 housekeeping amendment process, where landholders in Berry and surrounds have accepted public money for revegetation and agreed to enter into a conservation agreement over that land.
2. Write to the Berry Landcare group to congratulate them on gaining a substantial grant to improve the biodiversity linkages in the area, and advise them that this will be reflected in the Shoalhaven Local Environmental Plan 2014 through future amendments.

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

AGAINST: Nil

CARRIED

**DE17.70 Shoalhaven Development Control Plan 2014, Chapter
N19 Huskisson Mixed Use Zones - Draft Amendment
Preparation and Proposed Public Exhibition**

**HPERM Ref:
D17/216331**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Prepare and publicly exhibit Draft Chapter N19 Huskisson Mixed Use Zones of Shoalhaven Development Control Plan 2014 for a minimum period of 28 days in accordance with the *Environmental Planning & Assessment Act 1979*.
2. Advise the relevant Community Consultative Body (Huskisson Woollamia Community Voice) of the public exhibition.
3. Report the outcomes of the public exhibition period to Council when appropriate.

RESOLVED (Clr Gartner / Clr Cheyne)

MIN17.898

That Council:

1. Prepare and publicly exhibit the proposed amendments to Draft Chapter N19 Huskisson Mixed Use Zones of Shoalhaven Development Control Plan 2014 for a minimum period of 28 days in

accordance with the *Environmental Planning & Assessment Act 1979*.

2. Advise the relevant Community Consultative Body (Huskisson Woollamia Community Voice) of the public exhibition.
3. Report the outcomes of the public exhibition period to Council when appropriate.

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

AGAINST: Nil

CARRIED

DE17.71 Update - Nowra Riverfront Precinct - Strategic Direction and Next Steps

HPERM Ref: D17/286874

Recommendation (Item to be determined under delegated authority)

That Council:

1. Receive this update on the progress of the Nowra Riverfront Precinct planning work for information; and.
2. Receive a further report once the draft detailed urban design controls have been prepared in accordance with the recommended strategic directions, that considers how to proceed with a potential Planning Proposal for new zones/building heights and supporting planning controls

RESOLVED (Clr Gartner / Clr Watson)

MIN17.899

That Council:

1. Receive this update on the progress of the Nowra Riverfront Precinct planning work for information; and.
2. Receive a further report once the draft detailed urban design controls have been prepared in accordance with the recommended strategic directions, that considers how to proceed with a potential Planning Proposal for new zones/building heights and supporting planning controls
3. In preparing the draft urban design controls, consider retaining the height controls within the citywide DCP chapter N7 and give further consideration to a more flexible height within the precinct east of the Osborne Street corridor.

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

AGAINST: Nil

CARRIED

DE17.72 Shoalhaven DCP 2014 - Required Amendment - Chapter G4: Tree & Vegetation Management - NSW Government Land Management & Biodiversity Conservation Reforms

HPERM Ref: D17/308277

Recommendation (Item to be determined under delegated authority)

That Council:

1. Adopt the draft Amendment 21 to Shoalhaven Development Control Plan 2014 which includes amendments to Chapter G4 Tree and Vegetation Management and to the Dictionary (detailed in Attachment 1) and which is consistent with Option 1 in the report; and

2. Exhibit the draft Amendment for a minimum period of 28 days in accordance with legislation; and
3. Consider a further report after public exhibition to consider any submissions received and to adopt the amendment for finalisation.

Note: Clr Wells left the meeting, the time being 6.41pm.

Note: Clr Gartner left the meeting, the time being 6.43pm.

RESOLVED (Clr Findley / Clr Levett)

MIN17.900

That Council:

1. Adopt the draft Amendment 21 to Shoalhaven Development Control Plan 2014 which includes amendments to Chapter G4 Tree and Vegetation Management and to the Dictionary (detailed in Attachment 1) and which is consistent with Option 1 in the report; and
2. Exhibit the draft Amendment for a minimum period of 28 days in accordance with legislation; and
3. Consider a further report after public exhibition to consider any submissions received and to adopt the amendment for finalisation.

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

AGAINST: Nil

CARRIED

DE17.73 Development Application – proposed 2 lot subdivision at Lot 4 DP1027849 (no.22) James Farmer Grove, Woollamia

**HPERM Ref:
D17/99695**

Recommendation (Item to be determined under delegated authority)

That the request to permit the provision of effluent pump out services to proposed lot 1 and subdivide the flood affected land:

1. Be supported.
2. Refer the application back to staff for determination.

RESOLVED (Clr Watson / Clr Pakes)

MIN17.901

That the request to permit the provision of effluent pump out services to proposed lot 1 and subdivide the flood affected land:

1. Be supported.
2. Refer the application back to staff for determination.

Note: Clr Gartner returned to the meeting, the time being 6.43pm.

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

**DE17.74 DA16/2070 – 7 Beach Street, Huskisson – Lot B DP
359526 – Proposed Residential Flat Building**

**HPERM REF:
D17/253749**

Item dealt with earlier/later in the meeting see MIN17.894.

DE17.75 Yalwal Camping Area (Danjera Dam)

**HPERM Ref:
D17/320884**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Close the Yalwal camping area and temporarily close the area to public access after advertisements and notifications to legitimate known user groups
2. Prepare a plan for upgrading of the area for day use in consultation with key user groups.
3. Explore the opportunity for biobanking the credits associated with the EEC, excluding the proposed day-use area
4. Explore opportunities with adjoining landowner for eco tourism potential.

MOTION (Clr Gash / Clr White)

That Council:

1. Close the Yalwal camping area and temporarily close the area to public access after advertisements and notifications to legitimate known user groups
2. Prepare a plan for upgrading of the area for day use in consultation with key user groups.
3. Explore the opportunity for biobanking the credits associated with the EEC, excluding the proposed day-use area
4. Explore opportunities with adjoining landowner for eco tourism potential.

AMENDMENT (Clr Watson / Clr Pakes)

That this item be deferred to the next Development Committee Meeting, Tuesday 14 November 2017, pending a site inspection with Councillors and Council Staff.

Note: Clr Alldrick left the meeting, the time being 7.06pm.

FOR: Clr Pakes and Clr Watson

AGAINST: Clr White, Clr Gash, Clr Findley, Clr Levett, Clr Cheyne, Clr Gartner, Clr Kitchener,
Clr Proudfoot and Russ Pigg

LOST

RESOLVED (Clr Gash / Clr White)

MIN17.902

That Council:

1. Close the Yalwal camping area and temporarily close the area to public access after advertisements and notifications to legitimate known user groups
2. Prepare a plan for upgrading of the area for day use in consultation with key user groups.
3. Explore the opportunity for biobanking the credits associated with the EEC, excluding the proposed day-use area

4. Explore opportunities with adjoining landowner for eco tourism potential.
5. A Councillor inspection of the site be arranged.

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

AGAINST: Clr Watson

CARRIED

There being no further business, the meeting concluded, the time being 7.17pm.

Clr Gash
CHAIRPERSON