

MINUTES OF THE DEVELOPMENT COMMITTEE

Meeting Date: Tuesday, 3 July 2018
Location: Council Chambers, City Administrative Building, Bridge Road, Nowra
Time: 5.02pm

The following members were present:

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

Apologies / Leave of Absence

Apologies were received from Clr Alldrick, Clr Pakes and Clr Levett.

Confirmation of the Minutes

RESOLVED (Clr Findley / Clr Gartner) MIN18.522

That the Minutes of the Development Committee held on Tuesday 05 June 2018 be confirmed.

CARRIED

Declarations of Interest

Clr Watson — DE18.49 Planning Proposal: Semi-Detached Dwelling Housekeeping Amendment - Post Exhibition Consideration and Finalisation - pecuniary interest declaration – a property owned by Clr Watson and his wife would be affected by potential zoning changes. Clr Watson left the room and did not take part in discussion or vote.

DEPUTATIONS AND PRESENTATIONS

DE18.46 – Public Exhibition Outcomes and Next Steps – Nowra CBD Fringe Medium Density Study Recommendations Report

Jennifer Parkyn, representing Old Houses Are Heritage, spoke for the recommendation.

REPORTS

**DE18.46 Public Exhibition Outcomes and Next Steps - Nowra
CBD Fringe Medium Density Study Recommendations
Report**

**HPERM Ref:
D18/174784**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Receive the submissions provided on the Nowra CBD Fringe Medium Density Study for information.
2. Adopt the Nowra CBD Fringe Medium Density Study – Background Report and Recommendations Report as exhibited, with the following minor changes to the Recommendations Report:
 - a. Page 10: Amend Figure 4 to change the key for buildings on Jarvis Street that are early 20th century buildings.
 - b. Page 20: Replace Jarvis with Jervis and replace west with east.
 - c. Page 36: Remove references to FSR (not included in recommendations).
3. Prepare a Planning Proposal to establish a Heritage Conservation Area and amend land use zonings and building heights, as recommended in the Nowra CBD Fringe Medium Density Study Recommendations Report and submit to the NSW Department of Planning and Environment for initial Gateway determination.
4. Prepare an area specific Development Control Plan Chapter based on the consultant's Recommendations Report (as exhibited) with the following additions:
 - a. Controls relating to lots located adjacent to the Princes Highway to require access via the local road network or alternatively the aggregation or reduction of existing access points.
5. Advise the NSW Department of Planning and Environment and those who made submissions on the Nowra CBD Fringe Medium Density Study of Council's resolution in this regard.
6. Receive a further report following the public exhibition of the resulting Planning Proposal and Shoalhaven Development Control Plan 2014 Chapter.

RESOLVED (Clr Wells / Clr White)

MIN18.523

That Council:

1. Receive the submissions provided on the Nowra CBD Fringe Medium Density Study for information.
2. Adopt the Nowra CBD Fringe Medium Density Study – Background Report and Recommendations Report as exhibited, with the following minor changes to the Recommendations Report:
 - a. Page 10: Amend Figure 4 to change the key for buildings on Jarvis Street that are early 20th century buildings.
 - b. Page 20: Replace Jarvis with Jervis and replace west with east.
 - c. Page 36: Remove references to FSR (not included in recommendations).
3. Prepare a Planning Proposal to establish a Heritage Conservation Area and amend land use zonings and building heights, as recommended in the Nowra CBD Fringe Medium Density Study Recommendations Report and submit to the NSW Department of Planning and Environment for initial Gateway determination.
4. Prepare an area specific Development Control Plan Chapter based on the consultant's

Recommendations Report (as exhibited) with the following additions:

- a. Controls relating to lots located adjacent to the Princes Highway to require access via the local road network or alternatively the aggregation or reduction of existing access points.
5. Advise the NSW Department of Planning and Environment and those who made submissions on the Nowra CBD Fringe Medium Density Study of Council's resolution in this regard.
6. Receive a further report following the public exhibition of the resulting Planning Proposal and Shoalhaven Development Control Plan 2014 Chapter.

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

AGAINST: Nil

CARRIED

DE18.47 Proposed Submission - Draft Design Guide for Heritage

**HPERM Ref:
D18/183018**

Recommendation (Item to be determined under delegated authority)

That Council make a submission to the NSW Office of Environment and Heritage on the draft Design Guide for Heritage, based on **Attachment 2**, prior to the deadline of 17 August 2018.

RESOLVED (Clr Wells / Clr Gartner)

MIN18.524

That Council make a submission to the NSW Office of Environment and Heritage on the draft Design Guide for Heritage, based on **Attachment 2**, prior to the deadline of 17 August 2018.

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

AGAINST: Nil

CARRIED

**DE18.48 Revision of Certain Community Projects - Shoalhaven
Contribution Plan 2010 Review**

**HPERM Ref:
D18/188119**

Recommendation (Item to be determined under delegated authority)

That:

1. The following amendments also be included in the exhibition of the Shoalhaven Contributions Plan 2010 Amendment No. 10:
 - a. Delete project 03CFAC3001 and replace it with two separate projects:
 - i. Bay and Basin Community Hub (03CFAC4001)
 - ii. Bay and Basin Library (03CFAC0006)
 - b. Delete projects 03OREC0011 and 04CFAC2002 as they are no longer required.
2. Council allocate the existing funds collected for project 03CFAC3001 as follows:
 - a. 55% towards the library (03CFAC0006); and
 - b. 45% towards the community Hub (03CFAC4001).

RESOLVED (Clr White / Clr Proudfoot)

MIN18.525

That:

1. The following amendments also be included in the exhibition of the Shoalhaven Contributions Plan 2010 Amendment No. 10:
 - a. Delete project 03CFAC3001 and replace it with two separate projects:
 - i. Bay and Basin Community Hub (03CFAC4001)
 - ii. Bay and Basin Library (03CFAC0006)
 - b. Delete projects 03OREC0011 and 04CFAC2002 as they are no longer required.
2. Council allocate the existing funds collected for project 03CFAC3001 as follows:
 - a. 55% towards the library (03CFAC0006); and
 - b. 45% towards the community Hub (03CFAC4001).

FOR: Clr Gash, Clr Findley, Clr White, Clr Wells, Clr Cheyne, Clr Gartner, Clr Watson, Clr Proudfoot and Russ Pigg

AGAINST: Clr Kitchener

CARRIED

DE18.49 Planning Proposal: Semi-Detached Dwelling Housekeeping Amendment - Post Exhibition Consideration and Finalisation

**HPERM Ref:
D18/195705**

Note: Clr Watson — DE18.49 Planning Proposal: Semi-Detached Dwelling Housekeeping Amendment - Post Exhibition Consideration and Finalisation - pecuniary interest declaration – a property owned by Clr Watson and his wife would be affected by potential zoning changes. Clr Watson left the room and did not take part in discussion or vote.

Clr Watson left the room, the time being 5.28pm.

Recommendation (Item to be determined under delegated authority)

That Council:

1. Adopt the Planning Proposal as exhibited (Attachment 1 to the report).
2. As per Council's delegated functions as Relevant Planning Authority, forward the Planning Proposal to NSW Parliamentary Counsel to draft the amendment to the Shoalhaven Local Environmental Plan 2014 and enable it to proceed to finalisation.
3. Notify relevant community groups of this decision, and again when the Planning Proposal is notified and comes into effect.

RESOLVED (Clr Wells / Clr Gartner)

MIN18.526

That Council:

1. Adopt the Planning Proposal as exhibited (Attachment 1 to the report).
2. As per Council's delegated functions as Relevant Planning Authority, forward the Planning Proposal to NSW Parliamentary Counsel to draft the amendment to the Shoalhaven Local Environmental Plan 2014 and enable it to proceed to finalisation.
3. Notify relevant community groups of this decision, and again when the Planning Proposal is notified and comes into effect.

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

AGAINST: Nil

CARRIED

Clr Watson returned to the meeting, the time being 5.31pm.

There being no further business, the meeting concluded, the time being 5.31pm.

Clr Gash
CHAIRPERSON