

## Ordinary Meeting

**Meeting Date:** Monday, 23 May, 2022

**Location:** Council Chambers, City Administrative Building, Bridge Road, Nowra

## Attachments (Under Separate Cover)

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# Monthly Report

## Shoalhaven City Council

CL22.224 - Attachment 1

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April 2022





## Markets

### Global Leaders

Stocks plunged as war shortages hit both inflation and growth and pushed central banks to accelerate their guidance. The US Dow Jones, S&P500 and NASDAQ fell -4.8%, -8.7% and -13.2% (a post-GFC record) respectively. MSCI World ex-AUS dived -7% in local terms. Emerging Markets slumped -5.6% in \$US, with wide divergence on war consequences: Saudi Arabia +5.9% but Poland -19%. US 10-year bonds crashed to 2.94% (+59bp). High yield slumped to 397bp spread (+54bp).

COVID19 deaths passed 6¼m (halving to +85k) from 513m cases (+23m), a substantial decline as northern weather warmed. The world reached 59% 2<sup>nd</sup> vaccination (+1%), continuing to slow.

US unemployment fell to 3.6% (-0.2%) in March. Non-farm Payrolls grew +431k. Participation was 62.4% (+0.1%). Youth unemployment was 8.2% (-0.1%). Q1 GDP declined -0.3% actual (-1.4% p.a.). Inflation rose to +8.5% YoY (+0.6%) after a +1.2% month; core inflation hit +6.5%, both 40+ year highs. Retail sales rose +0.7%.

Eurozone prices rose +0.6% in April and are a record +7.5% YoY. Core CPI jumped to +3.5%, also a record. Retail sales rose +0.3%. Q1 GDP eased to +0.2%, still +5% YoY but with several countries in contraction. Sanctions on Russia have not produced the desired fall in the rouble, and are impacting Western Europe. Eastern Europe faces the threat of Russian retaliation for Ukraine assistance.

China (+1.5%) and Japan (+1.2%) have not experienced an inflation outbreak yet. China's jobless rate rose to 5.8% (+0.3%) as cities including Shanghai entered COVID lockdown. Q1 GDP of +1.3% lifted growth to +4.8% YoY and the trade balance lifted to +\$47bn (+55%) in March.

### Domestic News

The RBA's April meeting conceded some inflation data, but pretended pre-election that there was nothing compelling. +5.1% was a 20-year high headline CPI, but core inflation (+3.7%) is moderate by global standards and below 2007-08. Producer prices, a lead indicator, showed a massive +46.7% export / +19.3% import YoY (+18% / +5% QoQ).

Australia passed 20m people with at least one dose; around 2/3 of these had boosters. Inbound quarantine ended in NSW for unvaccinated travellers. New COVID19 cases dipped under 50k / day but death rose against the northern hemisphere trend.

2-year yields soared to 2.56%, from 1.79%. 10-year bonds closed 3.24% (+47bp). The ASX200 lost just -0.9% (and remains positive YTD) with the Small Ordinaries -1.5%. CoreLogic reported +0.3% property gains in April (with Sydney and Hobart lower), +15% YoY.

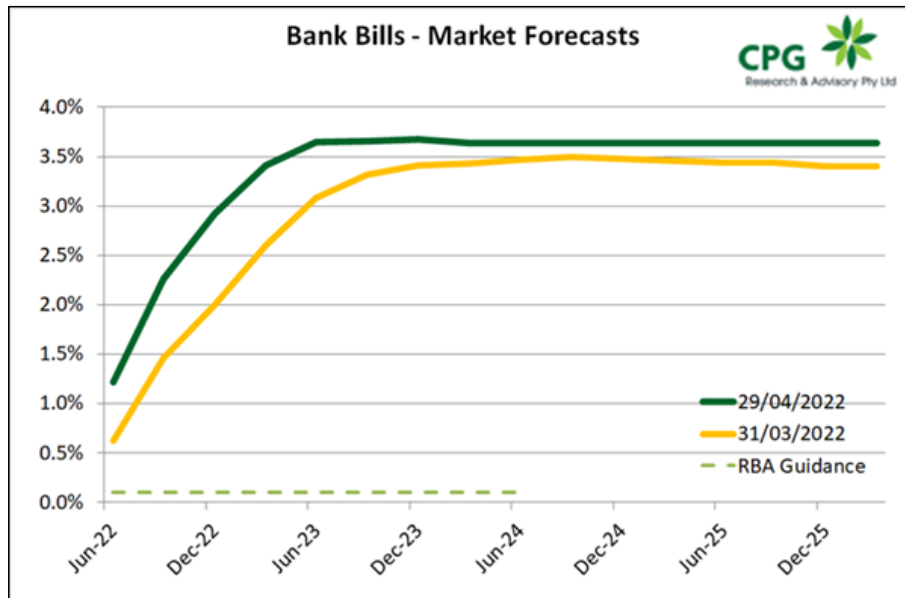
Government debt reached 38.1% of GDP after a -\$146bn net operating balance. Dwelling approvals jumped +44% to recover January's fall. Unemployment remained 4.0% matching 48-year lows, with 66.4% participation steady. Employment rose +18k mostly in mining states (fulltime +21k) to 13.39m, +394k YoY. Underemployment fell -0.2% to 6.3%. Youth unemployment fell to 8.3% (-1%). Hours worked eased -0.6%. The February trade surplus was \$7.5bn (-42%), with retail sales +1.8%.

### Other Markets

WTI oil rose to \$US105/bbl (+4.4%). Gold fell to \$US1897/oz (-2.1%). Iron ore slid to \$US145/t (-8.8%). Base metals declined with Nickel -1.0%, Zinc -1.1%, Aluminium -13.2%, Copper -5.0% and Tin -7.6%. \$A dived to US70.67c (-5.5%).



The market expects rates to rise rapidly, immediately, climbing to 3½% in early 2023. The RBA is hiding from guidance (watching wages data), admits inflation will be 3%+ until 2024, and does now concede that multiple - but data-dependent - rate rises are coming:



#### Fixed Interest Markets

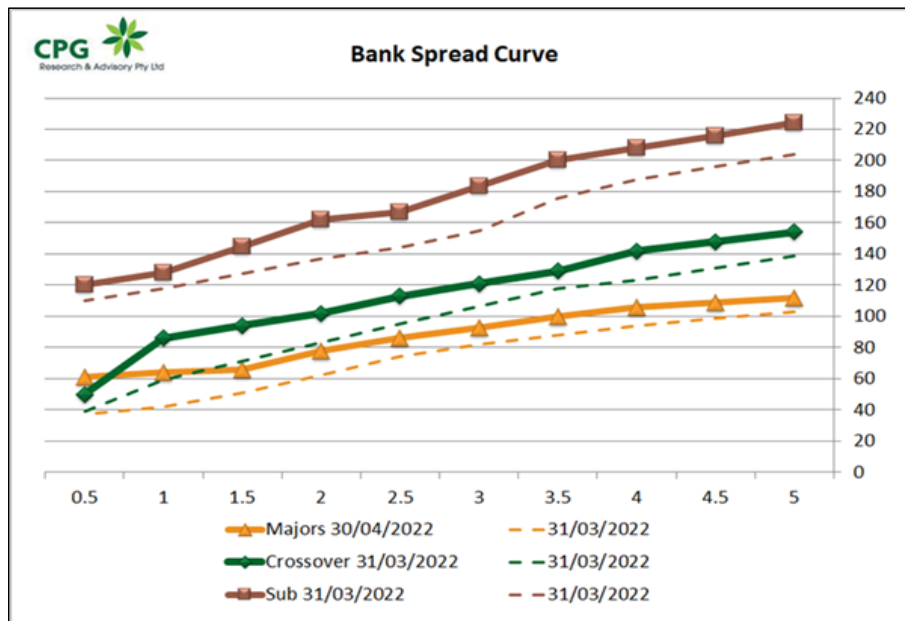
Spreads were wider, as with lack of progress on a Ukraine cease-fire and slowing economies in USA and Europe hit a range of risk assets (the NASDAQ diving -13.3%):

Credit Indices	30 Apr 22	31 Mar 22	31 Dec 19
iTraxx Australia 5 Yr CDS	97bp	86bp	47bp
iTraxx European 5 Yr CDS	90bp	73bp	44bp
CDX IG North American 5 Yr CDS	84bp	66bp	45bp
CDX HY North American 5 Yr CDS	461bp	371bp	280bp

Australian spreads are particularly wide.

Physical high yield **widened** from +343bp in March to +397bp (*BoAMLHY Index, option-adjusted*), giving back last month's gains. We retain a *Neutral* view on loans – firming through the month to around ~410bp spread and ignoring negative sentiment in other markets.

**Bank senior spreads were materially wider**, equating to around ½% capital value at the long end with the curve both high and flat at middle durations – to the point where even shorter 3-year securities are well worth consideration relative to deposits:



Global bonds plunged again in April, generally to new multi-year wides with only Japan, Russia and Turkey firming. US bonds crashed to 2.94% (+59bp), worse than March. Australian 10-year bonds also cratered to 3.24% (+47bp). 2-year bond yields sold off again to 2.56% (vs 1.79% in March). 5-year bonds traded to 3.02% (+46bp), and 3m BBSW to 71bp.

Global stocks plunged again as war shortages caused a second-round inflation surge. The growth is weak, with a number of European countries in contraction in Q4 or Q1. Even USA contracted slightly in Q1. Despite this, central banks to accelerate their guidance in the face of stagflationary pressures.

After month end, the RBA increased the cash rate target by 25 basis points to 35bp and to also increase the rate on Exchange Settlement balances by 25bp. Further quoting their statement: It also decided to not reinvest the proceeds of the Bank's government bond holdings as they mature. As the RBA's holdings are short dated, this implies quite **rapid quantitative tightening**.

These decisions reflect a judgement by the Board that it is now time to **begin withdrawing** some of the extraordinary monetary support that was put in place to help the Australian economy during the pandemic.

Two considerations are particularly relevant here: The first is that **the economy has been very resilient, unemployment is low** and **economic growth** is expected to be strong this year. The second is that **inflation has picked up more quickly, and to a higher level, than was expected** and there is **evidence that labour costs are increasing more quickly**.

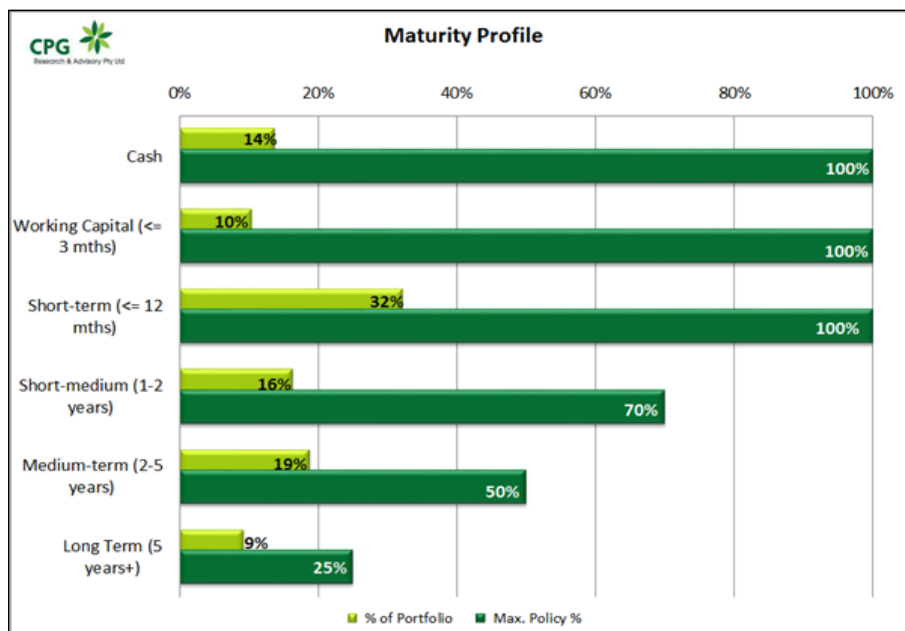


## Council's Portfolio

**The yield curve looks for multiple rates hike through FY23.** The RBA's April meeting conceded some inflation data but pretended pre-election that there was nothing compelling. Still, they were forced to increase rates for 25bp in the May meeting as inflation data became insurmountable.

**The portfolio has a 14% of investments available at-call. A further 10% of assets mature within 3 months, with an additional 32% of assets maturing within 3-12 months.** There is a longer-term allocation of 19% in 2-5 years maturity FRNs plus the TCorpIM Long-Term Growth Fund. **With FRN spreads back around pre-COVID levels, fixed rate securities are now good relative value against deposits, with many more highly rated options available.**

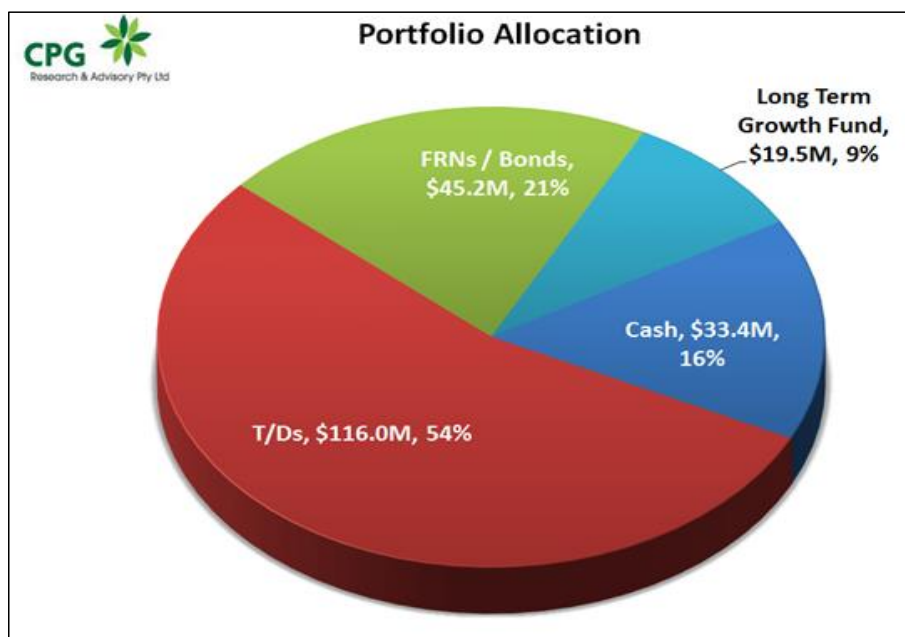
**All investments are within the current Minister's Order**, having closed out legacy fund positions at their peak. Council now holds \$20m+ in LTGF, coincident with securing loans from TCorp and adopting TCorpIM policy rules.



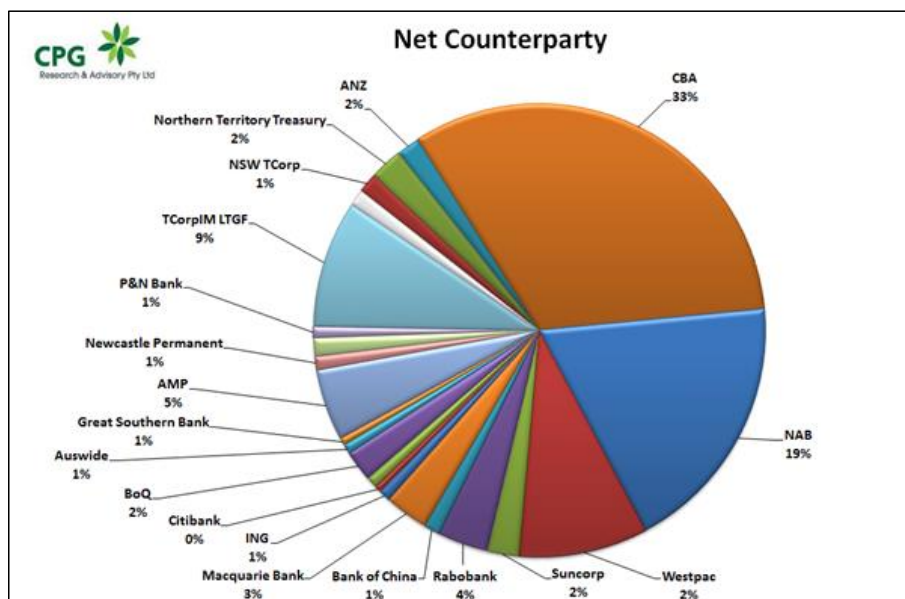
Council's investments are well spread across maturities and diversified across the highly rated part of the eligible fixed interest universe. **Capacity is effective unconstrained at all durations.**

**Council's portfolio is primarily in deposits (at 54%) along with a substantial liquid portfolio.** Of the FRNs, market liquidity is very strong with demand for all bank securities. A more diverse range of banks have come to market, including a recent covered bond.

**Cash was increased to 14%** (including AMP 31-day Notice Account), surplus to immediate needs.



The investment portfolio is well diversified in complying assets across the entire credit spectrum, with **major banks the largest exposures**.



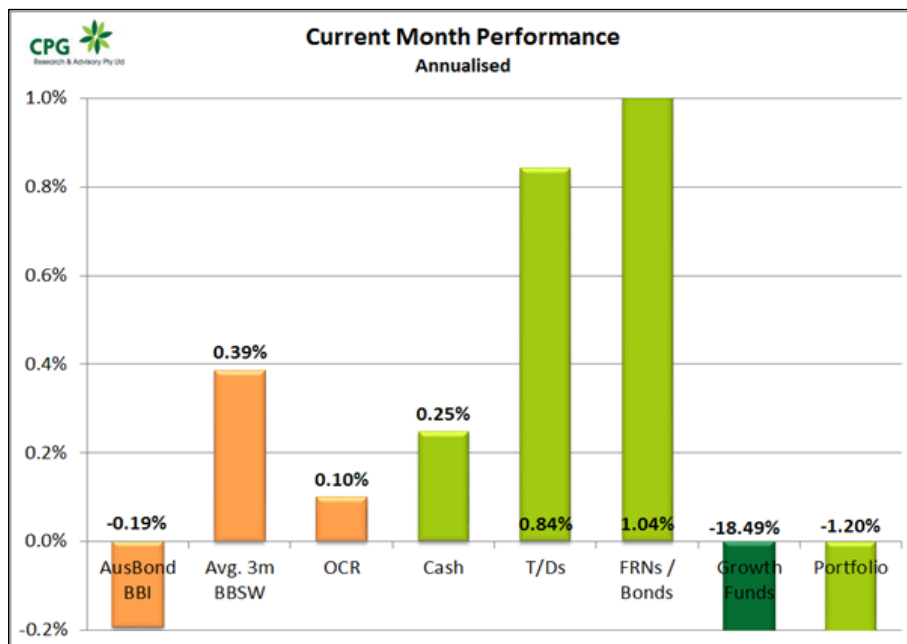


## Returns - Accrual

Actual	1 month	3 months	6 months	FYTD	1 year	2 years	3 years	4 years	5 years
Official Cash Rate	0.01%	0.02%	0.05%	0.08%	0.10%	0.14%	0.17%	0.65%	0.82%
Avg. 3m BBSW	0.03%	0.05%	0.07%	0.07%	0.08%	0.07%	0.17%	0.76%	0.96%
AusBond Bank Bill Index	-0.02%	-0.01%	0.01%	0.01%	0.02%	0.04%	0.40%	0.80%	0.99%
Council Cash	0.02%	0.06%	0.11%	0.20%	0.24%	0.35%	0.69%	1.04%	1.25%
Council T/Ds	0.07%	0.23%	0.52%	0.90%	1.13%	1.45%	1.84%	2.18%	2.40%
Council FRNs / Bonds	0.09%	0.23%	0.48%	1.28%	1.44%	1.28%	1.60%	2.01%	2.26%
Council Growth Funds	-1.67%	-5.08%	-4.09%	-2.82%	-	-	-	-	-
Council Total Portfolio	-0.10%	-0.31%	0.01%	0.47%	0.68%	1.05%	1.45%	1.82%	2.03%
Annualised	1 month	3 months	6 months	FYTD	1 year	2 years	3 years	4 years	5 years
Official Cash Rate	0.10%	0.10%	0.10%	0.10%	0.10%	0.14%	0.17%	0.65%	0.82%
Avg. 3m BBSW	0.39%	0.21%	0.13%	0.09%	0.08%	0.07%	0.17%	0.76%	0.96%
AusBond Bank Bill Index	-0.19%	-0.03%	0.01%	0.01%	0.02%	0.04%	0.40%	0.80%	0.99%
Council Cash	0.25%	0.24%	0.23%	0.25%	0.24%	0.35%	0.69%	1.04%	1.25%
Council T/Ds	0.84%	0.95%	1.06%	1.09%	1.13%	1.45%	1.84%	2.18%	2.40%
Council FRNs / Bonds	1.04%	0.96%	0.96%	1.54%	1.44%	1.28%	1.60%	2.01%	2.26%
Council Growth Funds	-18.49%	-19.26%	-8.08%	-3.38%	-	-	-	-	-
Council Total Portfolio	-1.20%	-1.25%	0.02%	0.56%	0.68%	1.05%	1.45%	1.82%	2.03%

The Overall portfolio returned -1.20% p.a. for the month of April 2022 as war shortages hit both inflation and growth. **Fixed interest including cash returned a stable +6bp (0.73% p.a.) pre-Growth**, exceeding the benchmark AusBond Bank Bill Index (-0.19% p.a.) by +93bp p.a. **Monthly results will depend on stockmarket direction as well as rising yields.**

Deposits moved slightly up to ~0.85%. It is now likely that benchmark rates will accelerate upwards in FY23 to meet and pass current returns – FRNs will rise with the benchmark. As always, **we stress that annualised growth numbers have little meaning**, and the actual decline was small.





## Credit Quality

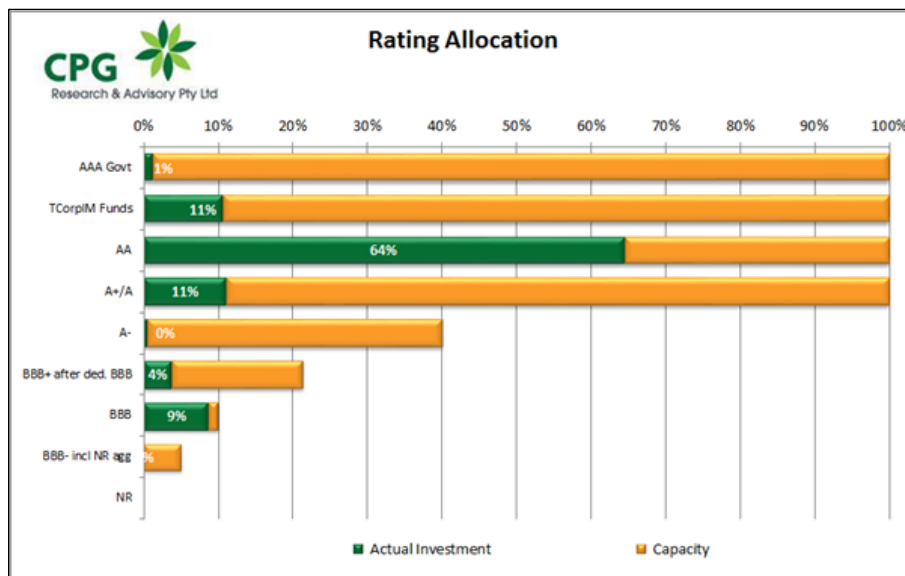
Allocations were very conservative. Further BBB capacity was released after maturities. These now use the TCorp's criteria embedded in the new Investment Policy in order to access concessional loans.

We have tested the portfolio provided against Council's new Investment Policy:

*There is no overweight in any category:*

Rating Category	Actual	Per C/Party	Aggregate	Actual Investment	Capacity
AAA Govt	1%	100%	100%	1%	99%
TCorpIM Funds	11%	100%	100%	11%	89%
AA	64%	100%	100%	64%	36%
A+/A	11%	30%	100%	11%	89%
A-	0%	20%	40%	0%	40%
BBB+ after ded. BBB	4%	10%	21%	4%	18%
BBB	9%	5%	10%	9%	1%
BBB- incl NR agg	0%	\$250,000	5%	0%	5%
NR	0%	\$250,000 incl in BBB-			

**This table reflects the 2021 Policy.** Further BBB capacity can be created at will by redemption of AMP Bank Notice Account, or sale of FRNs such as CUA 2023 (now Great Southern Bank).

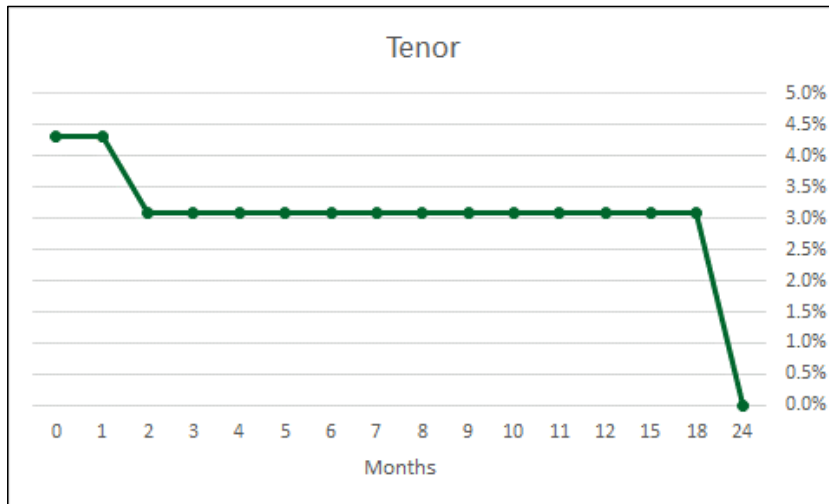




## Tenor

The new Policy restricted both aggregate amount, and remaining term (tenor).

The only area requiring attention are the longer BBB holdings. TCorp allow BBB-range names, but limit them to 12 months where not BBB+. The initial projection at commencement date followed this path over time:



We note

- ▶ All but around \$4m of long-tenor BBB is in FRN form and currently either short dated saleable – we now recommend the sale of “legacy” assets, on outright investment grounds as the spreads are very tight for short-dated FRNs
- ▶ While we recommend sale of the CUA (Great Southern Bank) 2023 (BBB, at the lower-of rating), it is complying (1-year tenor) asset. There is no longer an aggregate overweight to BBBs, although there had briefly been some following some ADI downgrades.
- ▶ Newcastle Permanent 2025 should become saleable, but there is no compulsion to switch it given a heavy cash balance.
- ▶ The long-dated MyState deposit maturing in 2023 will also soon revert to a 12-month tenor.

TCorp has approved the rapidly declining “legacy” / grandfathered holding.





## Other Compliance

We have tested the portfolio provided against Council's current investment policy and report the following:

**All Counterparties comply barring AMP which is fractionally above limit. The fixed interest portfolio is entirely rated. TCorpIM LTGF is the only unrated asset.**

Counterparties	Exposure \$M	FCS	Net	Rating	Policy Limit	Actual	Capacity
TCorpIM Cash Fund	\$0.00M	\$0.00M	\$0.00M	AAA	100%	0%	\$214.10M
NSW TCorp	\$3.08M	\$0.00M	\$3.08M	AAA	100%	1%	\$211.03M
Northern Territory Treas	\$5.00M	\$0.00M	\$5.00M	AA-	100%	2%	\$209.10M
Suncorp Cov	\$0.00M	\$0.00M	\$0.00M	AAA	100%	0%	\$214.10M
ANZ	\$3.50M	\$0.00M	\$3.50M	AA-	100%	2%	\$210.60M
CBA	\$69.91M	\$0.25M	\$69.66M	AA-	100%	33%	\$144.44M
NAB	\$40.30M	\$0.25M	\$40.05M	AA-	100%	19%	\$174.05M
Westpac	\$20.00M	\$0.25M	\$19.75M	AA-	100%	9%	\$194.35M
Suncorp	\$4.80M	\$0.00M	\$4.80M	A+	100%	2%	\$209.30M
Rabobank	\$8.00M	\$0.25M	\$7.75M	A	100%	4%	\$206.35M
Bank of China	\$2.50M	\$0.00M	\$2.50M	A	100%	1%	\$211.60M
Macquarie Bank	\$7.00M	\$0.25M	\$6.75M	A	100%	3%	\$207.35M
ING	\$2.00M	\$0.25M	\$1.75M	A	100%	1%	\$212.35M
Citibank	\$1.00M	\$0.00M	\$1.00M	A-	20%	0%	\$41.82M
Bendigo-Adelaide	\$1.65M	\$0.00M	\$1.65M	BBB+	10%	1%	\$19.76M
BoQ	\$5.00M	\$0.25M	\$4.75M	BBB+	10%	2%	\$16.66M
Auswide	\$1.50M	\$0.00M	\$1.50M	BBB+	10%	1%	\$19.91M
Great Southern Bank	\$1.10M	\$0.00M	\$1.10M	BBB	5%	1%	\$9.61M
AMP	\$11.17M	\$0.25M	\$10.92M	BBB	5%	5%	-\$0.22M
Newcastle Permanent	\$2.10M	\$0.00M	\$2.10M	BBB	5%	1%	\$8.61M
MyState	\$3.00M	\$0.25M	\$2.75M	BBB	5%	1%	\$7.96M
P&N Bank	\$2.00M	\$0.25M	\$1.75M	BBB	5%	1%	\$8.96M
TCorpIM LTGF	\$19.49M	\$0.00M	\$19.49M	NR	100%	9%	\$194.61M
	\$214.10M		\$211.60M			99%	
C'wealth Govt		\$2.5M	\$2.50M	AAA	100%	1%	
Total	\$214.10M		\$214.10M			100%	

We have also tested Council's current investment exposure against the lower rated counterparties' net assets as Council's Policy prescribes maximum concentration.

We report the following:

**All counterparties comply with the net assets % threshold for an individual counterparty.**

Counterparties	Exposure \$M	Rating	Max port %	Actual	Net Assets \$M	Max allowed % of net assets	Net Exposure	
Bendigo-Adelaide	\$1.65M	BBB+	10%	1%	\$6,354	2%	0.026%	1.97%
BoQ	\$5.00M	BBB+	10%	2%	\$6,197	2%	0.081%	1.92%
Auswide	\$1.50M	BBB+	10%	1%	\$257	2%	0.585%	1.42%
Great Southern Bank	\$1.10M	BBB	10%	1%	\$1,159	2%	0.095%	1.91%
AMP	\$11.17M	BBB	10%	5%	\$5,362	2%	0.208%	1.79%
Newcastle Permanent	\$2.10M	BBB	10%	1%	\$1,034	2%	0.203%	1.80%
MyState	\$3.00M	BBB	10%	1%	\$415	2%	0.723%	1.28%
P&N Bank	\$2.00M	BBB	10%	1%	\$461	2%	0.434%	1.57%
Qbank	\$0.00M	BBB-	10%	0%	\$85	2%	0.000%	2.00%



These are before application of the government insurance scheme (FCS), although the difference is trivial. TCorp's convention is to calculate allocation on a gross basis, and they set their recommended limits accordingly.

Again, any excess is grandfathered by TCorp's loan approvals and will be run off. **The BoQ / ME Bank merger will not affect Council's counterparty exposures, but could bring a rating upgrade to BoQ to A range** given the current Positive Outlook.

## Term Deposits

***At month-end, deposits accounted for approximately 54% of the total investment portfolio.*** The weighted average duration of the deposit portfolio is ***~0.8 year, or 9 months.*** ***This is the shortest for many years – a desirable situation given a soaring yield curve***

***Patience has been rewarded, with yields rising in both FRNs and deposits throughout FY22, and accelerating in April.***

The current yield of 0.85% is now well below comparable term rates currently available – ***all new investments will be highly accretive.*** Market deposit rates rose quickly again, and higher rated had a brief period of very high spreads. ***The gap between A-rated and lower deposits is very variable – ING is providing exceptional rates in April, above even unrated ADIs.*** The month saw deposits reach 4%.

Beyond 1 year, there was a brief burst of extremely high yields from ING. ***We anticipate generally higher margins from FRNs*** with protection against more rapid Official Rate increases than expected for interest rate sceptics. While a high promotional deposit rate (in April, from ING) can be withdrawn at will, it takes much longer to materially rerate FRN margins.

We note (typically short-dated) broker specials for deposits around short-term investment requirements are advised in the T/D daily rate sheet regularly. Relevant portfolio data follows:

### Term Deposit Statistics

Percentage of total portfolio	54%
Weighted Average Yield	0.85%
Weighted Average Duration	0.8 yrs

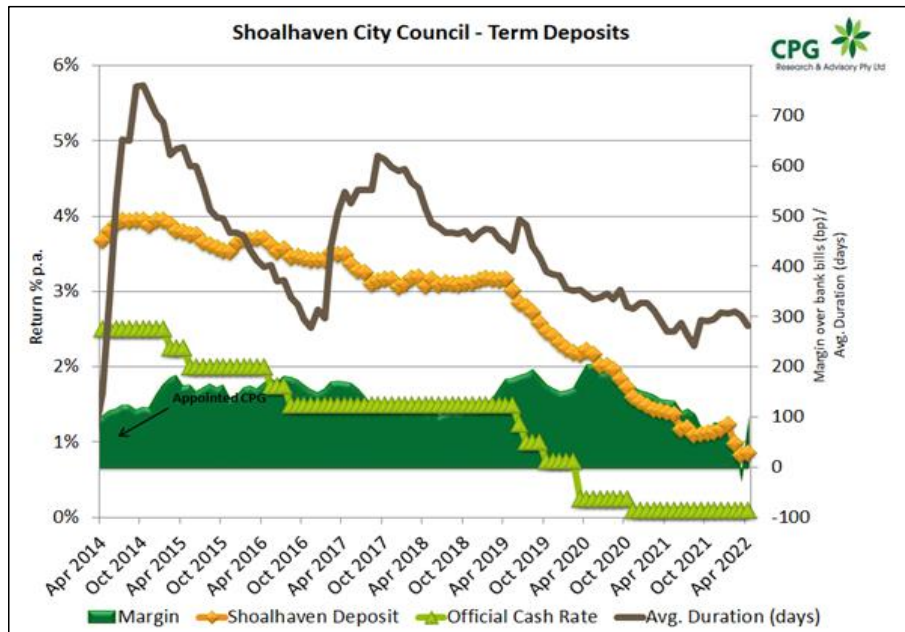
### Credit Quality of Deposits

AAA^	0%
AA	78%
A	8%
BBB	15%
Unrated ADI	0%
<b>Total</b>	<b>100%</b>

^ Calculation excludes the Financial Claims Scheme (FCS)



We refer to the detailed analysis in our April *Fixed Interest Analytics*. We also revisit some prior analysis. Duration has since been relatively static just under the 1-year area. **Deposit margins have consistently exceeded 100bp since early 2019**, and widened again in April as the benchmark slumped.



The 2021 Policy will restrict longer deposits in future, pushing the portfolio towards higher rated bonds – a sector not used at all during historically low interest rates.

Council has directed some new investments to FRNs in 2022, participating directly in future interest rate movements. However, **FRNs are a “low start” asset** – interest rates are currently low. By contrast, T/Ds and bonds have greater risk of being under benchmark for a period at the end of life.



## Credit: FRNs & Fixed Bonds

**Senior major FRN spreads soared to as high as +110 for majors and +150bp for lower-rated FRNs – the same margins applied to bonds above the swap curve. We prefer securities on a relative spread basis compared to deposits.**

**We think they are historically very attractive, with spreads approaching double pre-COVID levels.**

Investors can target +200 or more with moderate credit quality – more like +140bp in high grade securities permitted by the Policy. This contrasts with A or AA T/D spreads that have at times fallen into the teens and are currently in the +40s at time of writing. While higher returns **would require sales and rollovers**, which have not recently been undertaken, **even a buy-and-hold approach would benefit from bonds.**

We note further **new issues indicated in the +80s for short FRNs and bonds, +100s for longer. BBB+ names should issue around current marks or a little higher** – however, they are heavily restricted by term. **There was a recent covered bond.**

Long bonds weakened dramatically in CY22. 10-year bonds **broke through the 3% level, and then 3½% after month end.** This is a capital loss in the teens since the 1.6% recent lows – **bonds are a high risk asset.** Avoiding NSWTC's "Sustainability Bond" has avoided massive losses.

The global inflation outlook continues to trend towards more persistently high numbers and a broader range of countries caught – **that has driven dramatic derating of bonds.** With the recent spike in commodity prices, and particularly energy, the second round of inflation has seen inflation hitting new highs since the Ukraine War began. The issue for central banks is whether this drives a third round through wages and inflation expectations.

We refer to the detailed analysis in our April ***Fixed Interest Analytics.***

The highest returns from fixed interest in the Minister's Order are likely to be from new **bonds outside the major banks. Lower rated assets effectively prohibited by TCorp's duration limits.** An upgrade of BoQ to A- post merger with ME Bank is possible, and may help broaden the accessible universe slightly as well as creating BBB+ capacity.

**Foreign institutions, covered bonds and A-rated bonds will be the major directions compelled by the TCorp rules.**

The CUA 2023 (now Great Southern Bank) is an obvious choice to immediately reduce BBB counterparty exposure, and **selling the Auswide 2023 also has Policy benefits.**

The spread between AA and the larger BBB names is back to pre-GFC levels, widening to +40bp at the long end. It is above +20bp for even shorter dated securities, **which is again reasonable.** This provides the **opportunity to also sell benchmark second tier issuers and switch them to new issues.** Smaller ADIs will tend to trade considerably wider than benchmark issues.



## TCorpIM L/T Growth Fund

**Council invested \$20m in the Long-term Growth Fund in June 2021.**

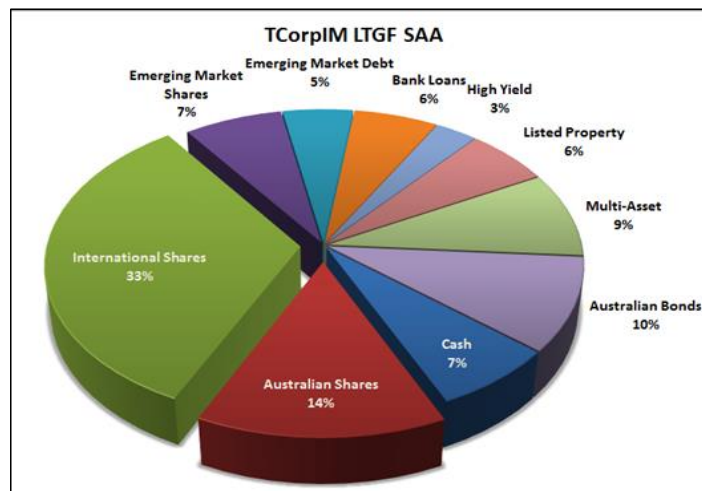
The TCorpIM Long-Term Growth Fund lost **-1.67% net actual in April**. A lower \$A in the month (-5.5%) should be helpful for absolute and relative performance, as was a tilt to emerging markets. Most global markets experienced a sharp fall in April (US stocks down almost -9%), and volatility remains high.

TCorpIM's lower equity allocation also helps relative outperformance against the true 70/30 peers in a falling market. We estimate the **median 70/30 fund returned -2.1%**

**2022 has opened with a number of escalating risks, all manifesting at once.** Inflation is very high, and still rising – Europe has been especially hard hit by energy prices and shortages. Base metals are soaring. This is **driving central banks to raise interest rates**, or at least guide imminent tightening. **Russia's war** could conceivably draw in other countries. **US growth** had already been slowing dramatically from the supply chain failures, before the latest commodity shock, and contracted around -0.3% in Q1.

Also hurting balance funds was the **severe weakness in bonds**, which exacerbated severe stockmarket losses.

The strategic asset allocation is as follows:



The US Dow Jones, S&P500 and NASDAQ fell **-4.8%, -8.7% and -13.2% (a post-GFC record) respectively**. Emerging Markets slumped -5.6% in \$US, with wide divergence on war consequences: Saudi Arabia +5.9% but Poland -19%.

**GDPNow's estimate of Q2 growth is 1.6%, rising slightly.**

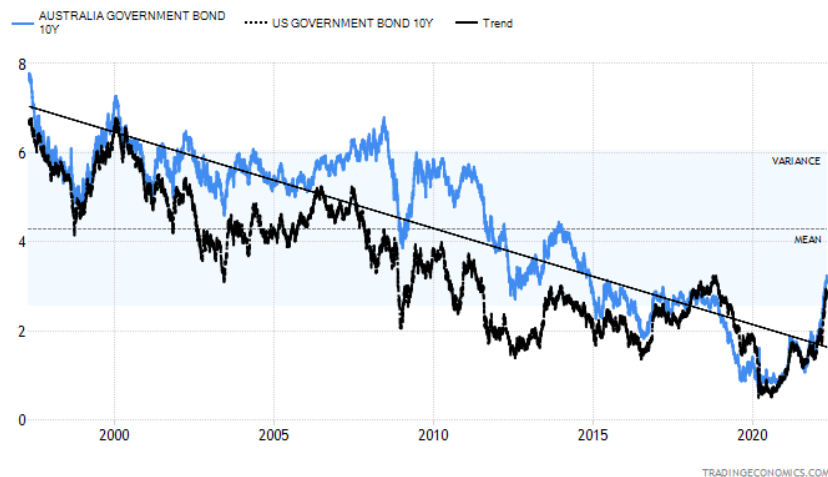


## Fixed Interest Outlook

*The story is very familiar from last month – just more of everything. More inflation, more soaring interest rates, falling stocks, higher VIX, more central bank aggression. The RBA has desperately tried to hold off until after the election, but raised rates 25bp in May. Central banks are undoubtedly worried about even being able to normalise rates in a weak economy.*

**Bonds plummeted again globally, with the median OECD country giving up another 45bp of yield (nearly 10x that in capital).** Of the major markets, only Japan and Russia traded tighter. (Although holders of Japanese bonds suffered massive currency losses.)

The Australian long bond **reached 3¼% for the first time since 2014** (and continued selling off), with US bond nearing a decade high yield after touching 3%:



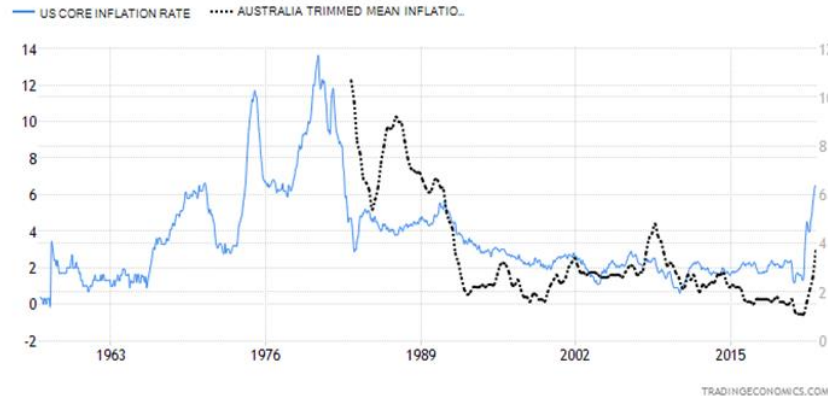
While these levels imply **severe losses for purchasers of long bonds at COVID record low yields**, **longer term context gives no certainty losses are over**. With inflation at 40-year highs, the only thing constraining yields is a *belief in a speedy return to the recent past*.

Once again, severe stockmarket losses (the NASDAQ had its worst month since the GFC, surpassing even March 2020) impacted a range of risk assets. Credit spreads widened.

**“Bonds as a hedge” failed yet again.** Bonds have developed a reputation as a hedging instrument because of their great correlation properties during decades of falling inflation and structurally lower interest rates. **They have never been a hedge against stockmarket falls from inflationary shocks, aggressive central bank policies and stagflation.** 1979’s traders are no longer running dealing desks, so no one has ever operated in these conditions before. And similarly, **duration has not hedged credit spread** (or *vice versa*).



**Inflation is still being treated as transitory – bond yields have nowhere near caught up. Indeed, inflation is rising even faster than bond yields.** Australia is (contrary to the reporting of the latest CPI) a low inflation haven – **around half of USA's core inflation** and one of the few countries not through post-1990 highs:



**The question is whether Australia is truly insulated, or merely lagging.** We are unconvinced that we have a permanent disinflationary advantage, nor that the incoming government has any desire to fight inflation.

We therefore **expect core CPI to peak in the same 5-7% range** as the NATO bloc.

The Federal Reserve **raised the Fed Funds Rate by 25bp**, to ½% with one hawk dissenting – seeking the 50bp that would have been seriously considered pre-war. **In one meeting, the median 2022 forecast from Fed Governors has gone from 3x25bp to 7x25bp** – effectively putting 50bp on the table for future meetings.

The RBA surprised again in April – in a desperate attempt to delay action until post-election, **the RBA did nothing, provided no guidance and demanded historical inflation and wages data before acting.** **BBSW has already factored in monthly rate increases.** This appears more than adequate, *but the market has surprised both us and the RBA before.*

**No one knows if this inflation shock will turn around** – historically, they **usually do not** without severe policy intervention, but we have not seen this for 40 years. **Central banks certainly do not know, which is why they are taking a softly-softly approach, hoping that they are rescued from going the full Volcker and engineering a severe recession.**

*The market expects rates to rise rapidly, immediately, climbing to 3½% in early 2023. The RBA is hiding from guidance (watching wages data), admits inflation will be 3%+ until 2024, and does now concede that multiple - but data-dependent - rate rises are coming.*





## Portfolio Listing

Shoalhaven City Council as at 30/04/2022						
Authorised Deposit-Taking Institution (ADI)	ST Rating	Security Type	Principal/ Current MF Value	Term	Interest Rate	Maturity Date
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	253	0.36%	11-May-22
Commonwealth Bank Australia	A-1+	TD	\$2,000,000.00	285	0.37%	6-Jun-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	306	0.38%	27-Jun-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	315	0.40%	6-Jul-22
Commonwealth Bank Australia	A-1+	TD	\$4,000,000.00	322	0.40%	13-Jul-22
Westpac Bank	A-1+	TD	\$2,000,000.00	1826	2.83%	24-Aug-22
Westpac Bank	A-1+	TD	\$2,000,000.00	1826	3.00%	24-Aug-22
Rabobank	A-1	TD	\$2,000,000.00	1826	3.39%	13-Sep-22
Police and Nurses Bank	A-2	TD	\$2,000,000.00	1836	3.51%	28-Sep-22
Macquarie Bank	A-1+	TD	\$1,000,000.00	266	0.40%	5-Oct-22
Commonwealth Bank Australia	A-1+	TD	\$3,000,000.00	384	0.38%	12-Oct-22
National Australia Bank	A-1+	TD	\$3,000,000.00	272	0.65%	18-Oct-22
Commonwealth Bank Australia	A-1+	TD	\$7,500,000.00	430	0.43%	10-Nov-22
AMP Bank	A-2	TD	\$2,500,000.00	365	1.20%	16-Nov-22
National Australia Bank	A-1+	TD	\$2,000,000.00	333	0.70%	5-Dec-22
Commonwealth Bank Australia	A-1+	TD	\$5,000,000.00	372	0.57%	7-Dec-22
ING Bank (Australia) Ltd	A-1	TD	\$2,000,000.00	365	0.60%	14-Dec-22
National Australia Bank	A-1+	TD	\$2,000,000.00	384	0.58%	14-Dec-22
Commonwealth Bank Australia	A-1+	TD	\$7,500,000.00	120	0.45%	14-Dec-22
National Australia Bank	A-1+	TD	\$3,000,000.00	302	0.85%	4-Jan-23
AMP Bank	A-2	TD	\$2,500,000.00	395	1.30%	16-Jan-23
AMP Bank	A-2	TD	\$2,000,000.00	365	1.30%	20-Jan-23
Bank of Qld	A-2	TD	\$5,000,000.00	1827	0.92%	21-Feb-23
Westpac Bank	A-1+	TD	\$5,000,000.00	1826	0.94%	22-Feb-23
National Australia Bank	A-1+	TD	\$3,000,000.00	400	1.00%	12-Apr-23
MyState	A-2	TD	\$3,000,000.00	730	0.56%	4-May-23
National Australia Bank	A-1+	TD	\$3,000,000.00	730	0.60%	31-May-23
National Australia Bank	A-1+	TD	\$3,000,000.00	735	0.55%	15-Jun-23
National Australia Bank	A-1+	TD	\$3,000,000.00	729	0.65%	21-Jun-23
National Australia Bank	A-1+	TD	\$3,000,000.00	767	0.57%	17-Jul-23
Rabobank	A-1	TD	\$2,000,000.00	1828	3.40%	23-Aug-23
National Australia Bank	A-1+	TD	\$3,000,000.00	827	0.60%	15-Sep-23
National Australia Bank	A-1+	TD	\$4,000,000.00	759	0.65%	16-Oct-23
Westpac Bank	A-1+	TD	\$4,000,000.00	827	0.55%	12-Dec-23
Rabobank	A-1	TD	\$2,000,000.00	1826	3.13%	21-Feb-24
Westpac Bank	A-1+	TD	\$4,000,000.00	1827	2.21%	19-Jun-24
<b>Total Term Deposits</b>			<b>\$116,000,000.00</b>			

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Authorised Deposit-Taking Institution (ADI)	ST Rating	Security Type	Principal/ Current MF Value	Term	Interest Rate	Maturity Date
Credit Union Australia	A-2	FRN	\$1,100,000.00	1096	1.31%	21-Feb-23
Westpac Bank	A-1+	FRN	\$2,000,000.00	1826	0.97%	6-Mar-23
Auswide Bank	A-2	FRN	\$1,500,000.00	1095	1.21%	17-Mar-23
National Australia Bank	A-1+	FRN	\$2,300,000.00	1826	1.12%	26-Feb-24
Bank of China	A-2	FRN	\$2,500,000.00	1096	1.28%	28-Apr-24
National Australia Bank	A-1+	FRN	\$2,000,000.00	1827	1.10%	19-Jun-24
Westpac Bank	A-1+	FRN	\$1,000,000.00	1919	0.98%	16-Aug-24
ANZ	A-1+	FRN	\$3,500,000.00	1827	0.85%	29-Aug-24
Citibank	A-1	FRN	\$1,000,000.00	1827	0.95%	14-Nov-24
Northern Territory Treasury Bond	A-1+	Fixed Rate	\$3,000,000.00	1206	1.00%	15-Dec-24
Newcastle Permanent Building Society	A-2	FRN	\$2,100,000.00	1827	1.17%	4-Feb-25
Macquarie Bank	A-1	FRN	\$2,000,000.00	1827	1.12%	12-Feb-25
Bendigo Bank	A-2	FRN	\$1,650,000.00	1096	1.14%	17-Mar-25
Macquarie Bank	A-1	FRN	\$4,000,000.00	1827	0.63%	9-Dec-25
Northern Territory Treasury Bond	A-1+	Fixed Rate	\$2,000,000.00	1571	1.20%	15-Dec-25
Suncorp Metway Ltd Bank	A-1	FRN	\$2,100,000.00	1826	1.05%	24-Feb-26
CBA	A-1+	FRN	\$2,750,000.00	1826	1.03%	14-Jan-27
Suncorp Metway Ltd Bank	A-1	FRN	\$2,700,000.00	1826	1.31%	25-Jan-27
Rabobank	A-1	FRN	\$2,000,000.00	1826	1.26%	27-Jan-27
National Australia Bank	A-1+	FRN	\$4,000,000.00	1827	0.80%	25-Feb-27
<b>Total Senior Securities</b>			<b>\$45,200,000.00</b>			
			<b>\$161,200,000.00</b>			
<b>Shoalhaven City Council as at 30/04/2022</b>						
<b>Grandfathered</b>	<b>ST Rating</b>	<b>SecurityType</b>	<b>Current Valuation</b>			<b>Maturity Date</b>
Macquarie Global Income Opportunities	NR	MF	\$0.00			T+3
TCorpIM Cash Fund	AAA	MF	\$0.00			T+0
TCorpIM Long Term Growth Fund	NR	MF	\$19,491,730.39			T+2
			<b>\$19,491,730.39</b>			
<b>Product</b>	<b>ST Rating</b>	<b>SecurityType</b>	<b>Current Valuation</b>			<b>Maturity Date</b>
AMP At Call	A-2	Cash	\$688.33		0.60%	At-Call
AMP Notice Account	A-2	Cash	\$4,170,366.82		0.65%	31 Days
State Insurance Regulatory Authority		Cash	\$3,077,000.00			At-Call
CBA Operating Account	A-1+	Cash	\$10,960,380.76		0.10%	At-Call
CBA Business Online Saver	A-1+	Cash	\$15,202,089.20		0.20%	At-Call
			<b>\$33,410,525.11</b>			
<b>Total Investment Portfolio</b>			<b>\$214,102,255.50</b>			

## Disclaimer

The information provided in this document is intended for clients of CPG Research & Advisory only and does not constitute a recommendation or an offer to invest. Market sections of this document are descriptive and do not take into account the investment objectives, financial situation or particular needs of any particular investor. Before making an investment decision or acting on any of the information or recommendations contained in this report, the investor should consider whether such recommendation is appropriate given the investor's particular investment needs, objectives and financial circumstances. We recommend you consult your CPG adviser for updated advice that addresses your specific needs and situation before making investment decisions.

All information and recommendations expressed herein constitute judgements as of the date of this report and may change without notice. Staff and associates may hold positions in the investments discussed, and these could change without notice.

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

	Planning Report S4.15 Environmental Planning & Assessment Act 1979
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DA Number	DA21/1991
Property	31 Porter Cct, MILTON - Lot 319 DP 1232292
Applicant(s)	PDC Lawyers & Town Planners
Owner(s)	TL Houston & MJ Malone

#### **Conflict of interest declaration**

I have considered the potential for a conflict of interest under the [Code of Conduct](#) and to the best of my knowledge no pecuniary and/or significant non-pecuniary conflict of interest exists.

NOTE: If you determine that a non-pecuniary conflict of interest is less than significant and does not require further action, you must provide a written explanation of why you consider that the conflict does not require further action in the circumstances. This statement should then be countersigned by the section manager.

#### **Detailed Proposal**

The proposal is for the construction of four residential dwellings arranged as two attached duplexes along the northern and southern boundaries and Community Title subdivision of those dwellings

- Four (4) x 3-bedroom two storey dwellings.
- Ground floor private open space and first floor living areas and private open space balconies with a north east aspect.
- A single driveway crossover and shared access and manoeuvring areas.
- Each unit has a double enclosed garage that provides 8 car spaces provided onsite and have vehicular access from Porter Circuit.

#### **Subject Site and Surrounds**

##### **Site Description**

The lot is located on the western side of Porter Circuit, it has a 24m wide frontage to Porter Circuit and is 45m deep and has a crossfall of approximately 6m from west to east. The lot is currently vacant and was part of one of the earlier releases (Stage 2) of the Corks Hill Estate at Milton. The lot adjoins low density residential properties to the north and south. To the north is a large two storey house and large metal shed, and to the south a single storey house which has been designed so that the living areas and the POS make the most of the northern orientation. The lot has another large vacant lot to the west and is opposite a reserve to the east which has an access way that adjoins residential areas and the Milton township to the east. The lot has a sewer easement that is adjacent to the front boundary. The proposal is to construct 4 two storey units with a driveway adjacent to the northern side boundary and undertake a community title subdivision.

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292



Aerial Location Map

Site Visit



Fig1: Neighbouring dwelling to south



Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292



Fig 2: View of lot from front verge looking west.



Fig 3: Pedestrian pathway link through drainage reserve opposite subject site.

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292



Fig 4: Roadway upright kerb opposite.



Fig 5: Front road verge view to north.



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Fig 6: Front road verge view to south



Fig 7: View from lot to north west and large fig tree reserve.

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Fig 8: Neighbouring dwelling to north



Fig 9: Neighbouring dwelling to south



Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292



Fig 10: Lot and front of adjoining development to the north.



Fig 11: Front of neighbouring dwelling to south.

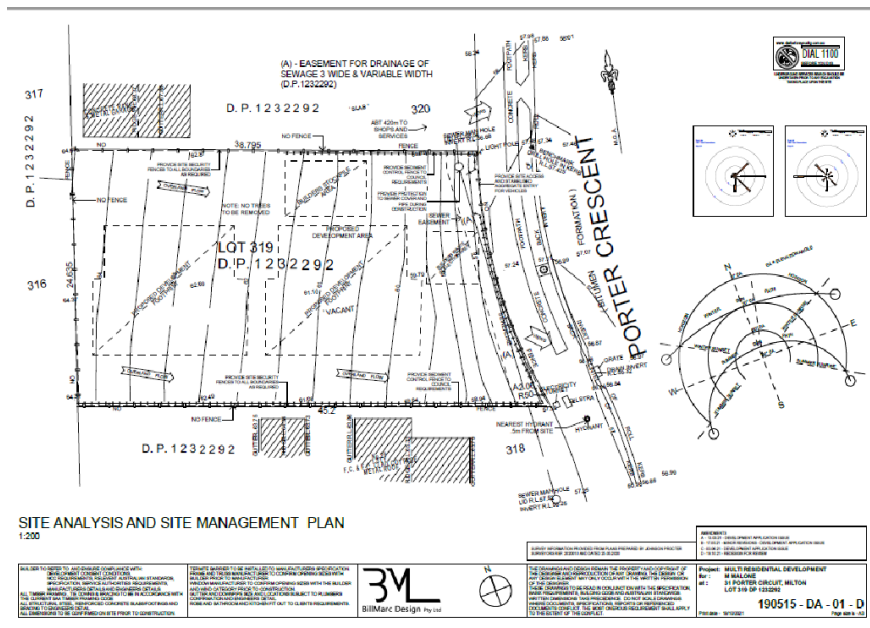


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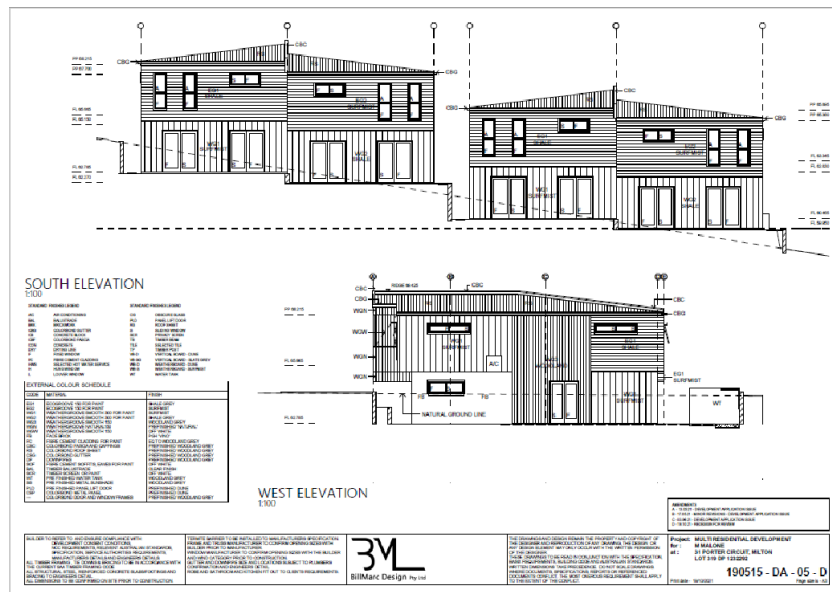
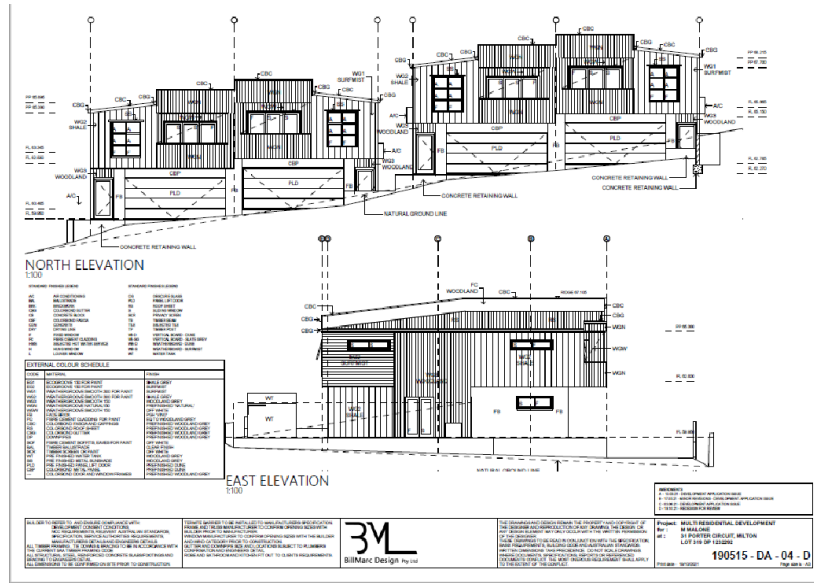
Fig 12: View to rear of neighbouring dwelling to south

Figure 2 – Site Plan



Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

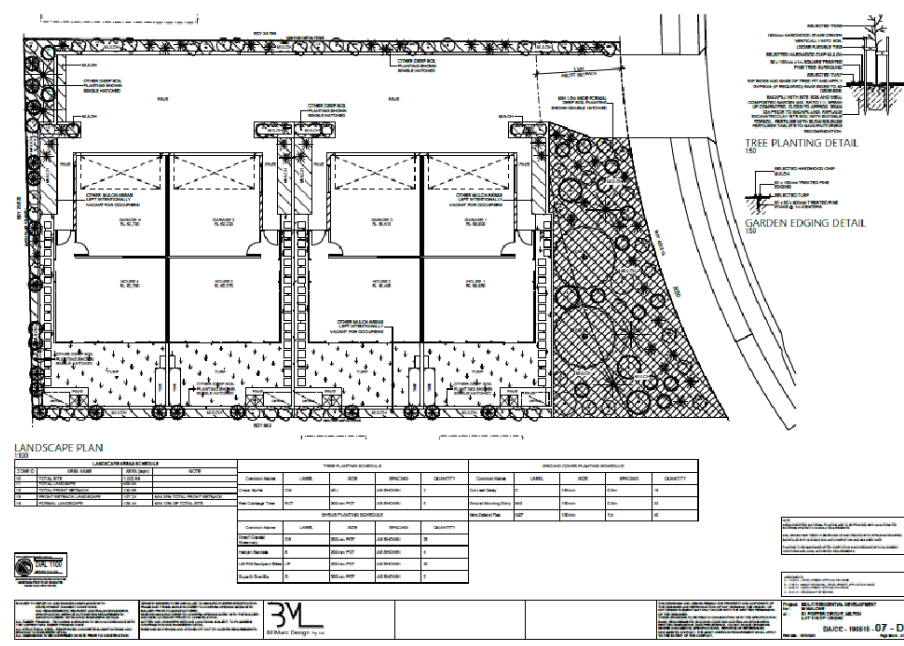
Figure 3 – Elevations



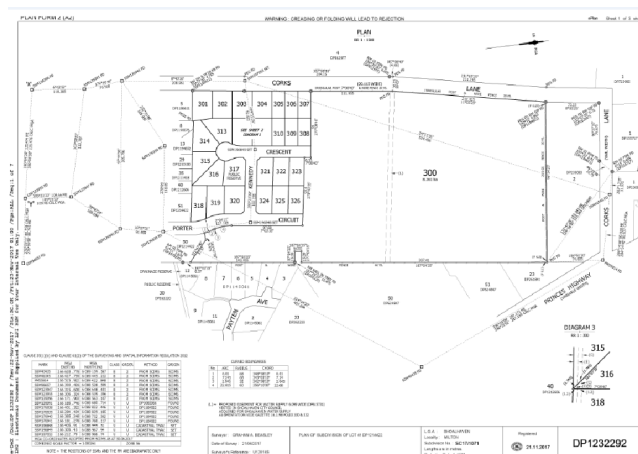
CL22.227 - Attachment 1

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

### Figure 4 – Landscape Plan



### Deposited Plan and 88B Instrument



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(Sheet 3 of 11 Sheets) ePlan

Plan **DP1232292**

Subdivision of Lot 41  
DP 1214422  
SC 17/1071

**PART 2(TERMS)**

**TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 1 IN THE PLAN...**

- 1 No dwelling shall be erected on the land burdened unless it is designed in such a manner that it will not detract from and will be compatible with the existing bulk and scale of the existing housing stock within the Milton Township.
- 2 No building shall be constructed on the land burdened of metal deck cladding having an external surface area greater than 50% of the building.
- 3 No building shall be erected on the land burdened unless it has a roof pitch in the range of 15% to 45%.
- 4 No dwelling shall be constructed on any lot burdened unless the total floor area does not exceed the following percentages having regard to the lot size.
 

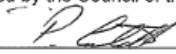
i.	Lot size	650m <sup>2</sup> - 750m <sup>2</sup>	-	50%
ii.	Lot size	750m <sup>2</sup> - 850m <sup>2</sup>	-	45%
iii.	Lot size	Greater than 850m <sup>2</sup>	-	40%
- 4 No dwelling shall be constructed on the lot burdened unless a nominal 2kl rain water tank is provided.
- 5 The authority empowered to release vary or modify the terms of this restriction is Shoalhaven City Council.

**TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 2 IN THE PLAN...**

- 1 In this restriction, unless something in the subject matter or context is inconsistent therewith, the following expressions have the following meaning:
 

"texture coated material".....	means fibre cement sheeting with recessed edges;
(i)	which is attached to the frame of the building in such a manner that all joints between the sheets of fibre cement are concealed including but without limiting the generality thereof all joints on any corner of the building; and
(ii)	which is attached to the frame of the building in such a manner that all materials used in the fixing of such sheets are concealed including but without limiting the generality thereof all nails and screws; and

Approved by the Council of the City of Shoalhaven

 date 20/10/17

CL22.227 - Attachment 1

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

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(Sheet 4 of 11 Sheets) ePlan

Plan **DP1232292**

Subdivision of Lot 41  
DP 1214422  
SC 17/1071

- (iii) which is coated with a texture roll or trowel on finish based on acrylic, with the ultimate or final colour added, together with a system or reinforcing joints to obtain a monolithic appearance.

No building shall be erected or permitted to remain on the lot burdened unless the external walls thereof are constructed of:

- i. brick and/or stone, or brick and/or stone that has been coated with the materials known as "Granosite" or "Granotex" or other similar coating, or
- ii. glass, or
- iii. texture coated material, or
- iv. fibre cement sheeting, or
- v. timber, or
- vi. concrete, or
- vii. metal, or
- viii. any combination of the materials referred to in sub clauses i. to vii. inclusive.

Notwithstanding anything contained in this restriction, the aggregate of the part or parts of the external walls constructed of:

- i. fibre cement sheeting excluding so much thereof as does form part of any 'texture coated material', or
- ii. concrete, or
- iii. metal, or
- iv. any combination of the materials referred to in sub clauses i. to iii. Inclusive shall not exceed twenty-five per centum (25%) of the total area of the external walls.

- 2 No residence erected on the land hereby burdened shall have a floor area of less than one hundred(100) square metres exclusive of verandahs, garages, carports and patios.

- 3 No building shall be erected or permitted to remain on the lot burdened having what is commonly known as "a flat roof" or a roof constructed of any material other than:

- i. terracotta roof tiles, or
- ii. concrete roof tiles, or
- iii. timber shingles, or
- iv. slate, or
- v. corrugated metal that has been treated by the process commonly known as "colour bonding" or any other similar factory pre-coated process.

- 4 No garage or outbuildings shall be erected or permitted to remain on the land hereby burdened except after or concurrently with the erection of a residence.

Approved by the Council of the City of Shoalhaven

 date 20/10/17

CL22.227 - Attachment 1



Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292


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Plan **DP1232292**

Subdivision of Lot 41  
DP 1214422  
SC 17/1071

- 5 No existing residence or prefabricated building shall be moved onto the land hereby burdened from any other place nor shall any second hand materials be used:
  - i. in the construction of any dwelling house on the land hereby burdened.
  - ii. in the construction of the external walls of any other building on the land hereby burdened.
- 6 No structure of a temporary character or nature which is intended for habitation, including but without limiting the generality thereof, any tent, shed, shack, garage, trailer, camper or caravan, shall be erected or permitted to remain on the lot burdened.
- 7 No earth, stone or gravel shall be removed or excavated from any lot burdened except where such removal or excavation is necessary for the erection of a building on the relevant lot burdened or to facilitate reasonable landscaping of the said lot and no lot shall be permitted to be, appear or remain in an excavated or quarried state.
- 8 No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on any lot burdened.
- 9 No vacant lot shall be left unmowed and no noxious or other weeds shall be allowed to grow upon it.
- 10 No dividing fence shall be erected on the lot burdened unless it is erected without expense to Ashleigh Developments Pty Limited, its successors and assigns provided that this clause shall not apply to subsequent purchasers from the purchaser from Ashleigh Developments Pty Limited.
- 11 No driveway shall be erected or permitted to remain on the land hereby burdened unless constructed concurrently with a residence and is constructed of brick pavers, concrete, pattern stamped concrete or asphaltic concrete or any combination thereof.
- 12 No commercial vehicles, trailers or trucks exceeding 2.5 tonnes loaded weight shall be permitted to remain parked on the land hereby burdened or in a street adjoining the land hereby burdened overnight or on weekends or holidays.
- 13 No television or radio antennae or satellite dish shall be erected on any lot except (so far as practicable) in a position screened from view from any adjacent street or public area.
- 14 No water tank shall be erected on any lot except where such tank is integrated into the design of the main building on such lot.
- 15 No boats or caravans are to be permanently parked in or adjacent to the front yard of any lot unless they are adequately screened by an approved structure.
- 16 No detached garage shall be erected on the land burdened unless it matches the residence in materials and finish.

Approved by the Council of the City of Shoalhaven

 date 20/10/17

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**Plan DP1232292**

Subdivision of Lot 41  
DP 1214422  
SC 17/1071

17 No retaining wall shall be permitted on the land burdened unless they are constructed of treated pine sleepers, hardwood sleepers, stone pitched grouted walls, small boulders randomly placed with plantings, brick or masonry but unpainted concrete masonry walls are not permitted.

18 The terms of this restriction may be released, varied or modified by or with the consent of Ashleigh Developments Pty Limited whilst ever they are the registered proprietor of any lot or any part of a lot in the registered plan pursuant to which these restrictions were created and thereafter with the consent of the registered proprietor/s for the time being of all lots immediately adjoining the lot seeking the release, variation or modification of the restriction.

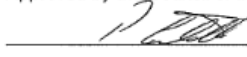
**TERMS OF EASEMENT TO DRAIN WATER 1.2 WIDE (E) NUMBERED 4 IN THE PLAN...**

1. Full and Free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by that person, from time to time and at all times to drain water (whether rain, storm, spring, soakage, or seepage water) in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purpose of the easement, any line of pipes already laid within the servient tenement for the purpose of drainage water or any pipe or pipes in replacement or in substitution therefor and where no such line of pipes exists, to lay, place and maintain a line of pipes of sufficient internal diameter beneath or upon the surface of the servient tenement, and together with the right for the grantee and every person authorised by the grantee, with any tools, implements, or machinery, necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the grantee and the persons authorised by the grantee will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition.

2. The maintenance of the easement shall be the responsibility of the registered proprietors of the lots benefited.

**TERMS OF EASEMENT FOR PADMOUNT SUBSTATION 5.525 WIDE (A) NUMBERED 6 IN THE PLAN...**

The terms set out in the Memorandum No AK104621 registered at Land & Property Information NSW are incorporated into this document, subject to changing "Endeavour Energy to "Epsilon Distribution Ministerial Holding Corporation".

Approved by the Council of the City of Shoalhaven  
 date 20/10/17

Restrictions 1,2 & 3 apply to the subject lot.

The one most relevant to the application is that for a lot >850m2 the total GFA is 40%. The proposal will comply with the other relevant ones.

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

#### Site History and Previous Approvals

No previous applications on the lot.

#### Post-Lodgement

1.9.2021	Further Information Letter sent requesting that visitor parking be included on the site.
8.9.2021	Renotified in accordance with Councils Community Consultation Policy with a 60m buffer and until 23.9.2021.
1.9.2021	Request Additional Information <ul style="list-style-type: none"> <li>That plans were revised to accommodate 2 car parking spaces onsite</li> </ul>
21.9.2021	Request Additional Information <ul style="list-style-type: none"> <li>Compliance with s88b restrictions for floor area for a lot greater than 850m<sup>2</sup> to be 40%</li> <li>More detailed shadow diagrams that show that the neighbouring dwelling receives minimum of 3hrs direct sunlight to 50% of their north facing windows on June 21.</li> <li>An adaptable dwelling as required by the DCP.</li> <li>Nathers Stamped Plans</li> <li>Storage space</li> <li>Privacy screen planting at the rear.</li> <li>Revised driveway engineering plans for the B99 vehicle as required by Chapter G21</li> <li>Obstructions to turning paths identified.</li> </ul>
3.11.2021	Revised Plans Provided <ul style="list-style-type: none"> <li>Reduced size to 4 x 3 bedroom two storey dwellings, FSR reduced to 0.486:1, request Council vary s88b under Clause 1.9A of SLEP 2014.</li> <li>Changed the design of the dwellings and moved development further up block to provide solar access to the neighbour to the south. Revised</li> </ul>



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	<p>shadow diagrams provided that indicate new design complies.</p> <ul style="list-style-type: none"> <li>• Dwelling 2 will comply with silver level accessibility standards.</li> <li>• Each dwelling has adequate storage.</li> <li>• Basix revisions to be completed.</li> <li>• Landscaping on rear boundary provided.</li> <li>• Revised concept engineering plans provided.</li> <li>• States Councils new DCP Chapter removed the requirements of visitor parking so not needed.</li> </ul>
3.12.2021	<p>Request Additional Information</p> <ul style="list-style-type: none"> <li>• Design out of character/context with DCP Chapter S6 Town of Milton and the s88B restrictions request revisions.</li> <li>• Request car parking is provided as per new Chapter G21 requirement whereby 2 spaces per dwelling are required including visitor spaces, with at least one dedicated to the sole benefit of the dwelling. Enclosed double garages do not meet the DCP control.</li> <li>• Turning paths on driveways.</li> <li>• Floor area will still not meet s88b restriction that is in favour of Shoalhaven City Council. Clause 1.9A cannot be used on covenants imposed by the Council.</li> <li>• Recommend applicant considers a reduction to 3 units may be better able to meet planning requirements.</li> </ul>
12.1.2022	<p>Applicant provides written response to request for further information stating why they believe that the recently revised plans will comply with Council's planning instruments.</p>
19.1.2022	<p>Application re notified to submitters.</p>
24.1.2022	<p>Revised subdivision plan, concept engineering plans using B99 vehicle, and justification in the SEE on how the POS will</p>

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	meet the performance criteria
25.1.2022	Request response to submissions
10.2.2021	Response to RFI letter
18.3.2021	Request maneuvering plans revised
23.3.2022	Revised plans received

#### Consultation and Referrals

##### Internal Referrals

Referral	Recommendation	Comment
Development Engineer	Road and access are acceptable subject to conditions of consent. Stormwater and earthworks proposed are acceptable subject to conditions of consent.	Should the development be approved conditions can be included in the consent
Building Surveyor	No objections subject to conditions of consent	Should the development be approved conditions can be included in the consent
Waste	Site suitable for kerbside bin collection as outlined in Waste Management Plan.	Should the development be approved conditions can be included in the consent
Shoalhaven Water	Provided conditions for the consent for applicant to apply for a Shoalhaven Water Notice.	Should the development be approved conditions can be included in the consent
GIS	New addressing proposed.	Should the development be approved conditions can be included in the consent

##### External Referrals

N/A

#### Statutory Considerations

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## Environmental Planning and Assessment Act 1979

### Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017

The purpose of the Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development (described in section 6 (2) of the Protection of the Environment Administration Act 1991).

Part 6 of the Act provides tools to avoid, minimise and offset biodiversity impacts from development and clearing through the Biodiversity Offsets Scheme (BOS). The BOS applies to development and clearing when;

- The thresholds under s.7.1 of the Regulation are exceeded;
  - The clearing of native vegetation of an area declared by cl. 7.2
  - The clearing of native vegetation on land included on the Biodiversity Values Map (BV map)
- A proposed development is likely to significantly affect threatened species based on the Test of Significance in section 7.3 of the Act
  - Area of clearing;
  - Biodiversity Values Map and Threshold Tool; and
  - Test of significance.

A site inspection has been undertaken along with a desktop review and it is concluded that the proposed development is unlikely to have a significant impact.

A review of the proposed development against the BOS triggers has concluded that the proposal does not trigger entry into the BOS.

### Shoalhaven Contribution Plan 2019

The proposed development is considered to increase the demand for community facilities in accordance with the Shoalhaven Contributions Plan 2019 (the Plan). The development is most aptly characterised as an Medium Density/Dual Occupancy development for the purpose of calculating contributions under the Plan.

Calculation to be undertaken if approval is supported.

### Illawarra Shoalhaven Regional Plan 2041

The plan has an objective to provide a diversity of dwelling choices and dwelling sizes. The proposal is consistent with this objective.

## 4.15 Assessment

The following provides an assessment of the submitted application against the matters for consideration under Section 4.15 of the EP&A Act.

### (a) Any planning instrument, draft instrument, DCP and regulations that apply to the land

#### i) Environmental Planning Instruments

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Instrument
Shoalhaven LEP 2014
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

#### SEPP 55 Remediation of Land

Question	Yes	No
1. Is the proposal for residential subdivision or a listed purpose (the list provided in Table 1 of the contaminated land assessment guidelines)?	⊖ Proceed to Question 3	Proceed to Question 2
2. Does the proposal result in a change of use (that is the establishment of a new use)?	Proceed to Question 3	⊖ Assessment under SEPP 55 and DCP not required.
3. Does the application proposed a new: <ul style="list-style-type: none"> <li>Child care facility</li> <li>Educational use</li> <li>Recreational use</li> <li>Health care use</li> <li>Place of public worship</li> <li>Residential use in a commercial or industrial zone</li> </ul>	Proceed to Question 5	⊖ Proceed to Question 4
4. Review the property file and conduct a site inspection of the site and surrounding lands. Is there any evidence that the land has been used for a listed purpose?	Proceed to Question 5	⊖ Proposal satisfactory under SEPP 55 and DCP.
5. Is the proposed land use likely to have any exposure path to contaminants that might be present in soil or groundwater?	Request contaminated site assessment	⊖ Proposal satisfactory under SEPP 55 and DCP.

#### SEPP (Koala Habitat Protection) 2019 & 2021

Not applicable.

#### SEPP (Building Sustainability Index: BASIX) 2004

A valid BASIX certificate has been submitted as part of the application. The certificate demonstrates compliance with the provisions of the SEPP and is consistent with commitments identified in the application documentation.

#### SEPP (Vegetation in Non-Rural Areas) 2017

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The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation. It is considered that the proposed development does not unduly impact upon any existing biodiversity or trees or vegetation on the site.

#### **New SEPPs**

This report was underway prior to the repeal of multiple SEPPs and introduction of thematic SEPPs. The relevant provisions have been carried over into the 'new' SEPPs. In this regard SEPP (Biodiversity and Conservation) 2021 now captures provisions pertaining to Koala Habitat Protection and Vegetation removal in particular circumstances). The site is cleared of vegetation. The SEPP is not considered relevant to this application.

#### **Shoalhaven LEP 2014**

##### Land Zoning

The land is zoned R1 General Residential under the SLEP 2014.

##### Characterisation and Permissibility

The proposal is best characterised as Multi dwelling housing under the SLEP 2014. The proposal is permitted within the zone with the consent of Council.

##### Zone objectives

Objective	Comment
• To provide for the housing needs of the community.	The proposed unit development will provide additional housing stock in the region.
• To provide for a variety of housing types and densities.	The development has the potential to introduce another type of housing and thus variety of housing stock in the Milton area.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	N/A
• To identify land suitable for future urban expansion.	N/A

##### SLEP 2014 Clauses

Clause	Comments	Complies/ Consistent
<b>Part 2 Permitted or prohibited development</b>		

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Part 4 Principal development standards		
<b>4.1A</b> Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing, multi dwelling housing (terraces) and residential flat buildings	The proposed multi dwelling housing is on a lot size of 1002m <sup>2</sup> which is greater than 900m <sup>2</sup> so complies.  4.1A (4) allows subdivision into any sized lot, however this application is for a Community Title Lot Scheme.	Complies
<b>4.1F</b> Minimum subdivision lot size for community scheme and strata plan lots	Application is integrated proposing approval for the multi dwelling housing and the community title subdivision at the same time and therefore if approved it will meet the requirements of this clause.	Complies
<b>4.3</b> Height of buildings	The maximum HoB under SLEP 2014 for the site is 11m. The proposed maximum height of the building is 6.96m which is at the point of the wall between dwelling 1 & 2.	Complies
<b>4.4</b> Floor space ratio	Not mapped. DCP applies.	
Part 7 Additional local provisions		
<b>7.1</b> Acid sulfate soils	The lot is mapped as Class 5 Acid Sulfate Soils and is not within 500m of any other class of Acid Sulfate Soils.	Complies
<b>7.2</b> Earthworks	Earthworks including cut and fill are proposed to accommodate the concrete slabs. Retaining walls are generally limited to 1m in height. Split level design has been adopted to limit the amount of cut and fill. Appropriate engineering plans will be required at CC stage.	Complies
<b>7.11</b> Essential services	Essential services are available to the lot. The application has been referred to Shoalhaven Water.	Complies

ii) **Draft Environmental Planning Instrument**

<http://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review>

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iii) Any Development Control Plan  
Shoalhaven DCP 2014

Generic Chapters
<b>G1: Site Analysis, Sustainable Design and Building Materials</b>
An adequate Site Analysis Plan has been submitted with the application and complies. Building materials and a colour schedule have been identified on the plans to be corrugated roofing iron and a mix of differing width vertical cladding on the upper storey and rear parts of the lower storey with face brick around the garages.
<b>G2: Sustainable Stormwater Management and Erosion/Sediment Control</b>
Stormwater referred to Development Engineer for comment.
<b>G3: Landscaping Design Guidelines</b>
The applicant has provided a Landscape Plan including a planting schedule that complies which is acceptable.
<b>G7: Waste Minimisation and Management Controls</b>
A suitable Waste Management Plan has been provided and has been reviewed by Council's Waste Services who have said that it is adequate and provided recommended conditions to be included in the consent.
<b>G11: Subdivision of Land</b>
See assessment in Appendix below.
<b>G13: Medium Density and other Residential Development</b>
See assessment in Appendix below.
<b>G21: Car Parking and Traffic</b>
<p><u>5.1 Car Parking Schedule</u></p> <p>Multi dwelling houses require 2 spaces per dwelling containing three or more bedrooms. As the proposal is for 4 x 3 bedroom dwellings it requires a total of 8 car parking spaces. The schedule states that the parking rates specified above include visitor spaces. At least one space per dwelling should be provided for the sole benefit of each dwelling. The advisory note state that the arrangement and layout of the required parking will be assessed on merit and on a case by case basis.</p> <p>The proposal meets the schedule requirement., however the lack of the provision of visitor parking on site is of concern given the nature of the road network in the area, proximity to pedestrian pathways and the location of the site on a bend in the road. Porter Circuit is 7.5m wide with rolled edge curb in front of the subject dwelling and an upright kerb opposite, there is also a pedestrian pathway in front of the dwelling.</p>



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In this instance the applicant states that the visitor parking is provided for within the garages which are enclosed. It is unlikely that a visitor would park within a garage but would park on the street out the front. They would be restricted to parking part of the car between the footpath and the kerb causing cars approaching from the south to go around them on what is a bend in the road, and if cars are also parked opposite it will create very narrow access through and sight lines are likely to be compromised.

The lack of visitor parking provided on site is not supported and is inconsistent with the objectives of the DCP which are to ensure adequate off street parking is provided in conjunction with development and discourage the use of on street parking for new development, as well as minimizing any adverse traffic and road safety impacts of development.

The plans were referred to Development Engineer for review of the driveway access and maneuverability. They have provided turning templates for the B85 template that does not comply with the DCP requirement of the use of the B99 vehicle but is deemed acceptable due to a Council resolution MIN21.621 to accept the B85 vehicle. The Development Engineer has reviewed the plans as acceptable and provided conditions to be included in the consent.

The applicant has provided suitable landscape plans that show a landscape strip adjacent to the driveway.

#### Area specific Chapters – South Shoalhaven

##### S6: Town of Milton

The lot is located in the Emerging Residential Precinct whereby the objectives are to provide contemporary residential areas that reflect the built form scale of the broader Milton area but do not mimic the original more established areas and avoid new residential development becoming prominent from longer distance views to Milton, or from views currently enjoyed by existing urban areas of the town.

These objectives are reinforced in section 5.5 Built form performance criteria states that the design of residential dwellings in this precinct shall be predominantly single storey to the street frontage and avoid being prominent from distant views. The acceptable solutions to achieve this are:

A12.1 Pitched roofs shall be used generally matching surrounding properties, typically between 15 and 30 degrees and

A12.2 Second storey of buildings to be set back from the dwelling frontage and utilising the topography where possible.

##### Comment

The objectives of the DCP chapter have been reinforced in the s88 restrictions that apply to the land which align with development needing to consider the character, bulk and scale of existing housing stock of the Milton township through the restriction on the roof pitch, density and building materials.

The proposed multi unit dwelling will be of a bulk and scale that is inconsistent with the surrounding residential area which is made up of one and two storey single dwelling houses and dual occupancy developments. This is the first application Council has received for a multi unit development in the estate. The bulk and scale of the development will be exaggerated by not only the design of the buildings having a first storey overhang, but also the steep topography of the

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allotment as the structure will be terraced up the hill from street level.

The roof pitch of the proposed development is in the vicinity of 7 degrees which would not comply with the acceptable solution or the s88 restrictions (the restriction actually says roof pitch between 15% and 45%, 15% equates to 9 degrees). In addition, the front façade of the dwellings which faces the internal driveway has a face square façade as 50% of the design which gives the impression of a flat roof behind and is inconsistent with the built form of the Milton township and the roof pitch provisions.

The second storey of the units is not setback but overhangs the front storey on the front, north side facing the driveway and rear elevations.

The design is inconsistent with the objectives for the Emerging Residential Precinct as outlined in the DCP Chapter.

#### Section 5.9 Architectural character

The objective is that new development responds to the surrounding area with respect to architectural detailing, identifying the key elements and ensuring complementary design.

The performance criteria for this precinct that new or substantial modified residential buildings in the precinct complement the architectural character of original dwellings in the Established Residential Precinct. Acceptable solutions are:

A20.1 Dwellings include elements such as verandahs, large eaves and avoid expansive wall areas or single materials that are not broken up by windows/doors, articulation and variation in materials.

A20.2 Key design elements consider and interpret the architectural character elements of the Established Residential Precinct.

Design and material for the precinct are to utilise wall cladding such as timber and fibre cement sheeting and minimise face brick. Utilise pitched roof designs with corrugated roof sheeting and avoid the use of primary colours.

Provision for deep planting to enable a substantial tree cover to be established.

#### Comment

The proposed design includes overhanging upper storey verandahs, does not have any eave overhangs, and the wall presentation of the east elevation to the street appears large and expansive with only two upper storey high set horizontal windows on the upper level and a glass double door and garage window on the ground floor. This presents as a bulky side elevation to the street and although they are proposing extensive landscaping in front of the building to soften the look, it is out of character with the area as all dwellings in the estate address the front streetscape and do not have second storey overhangs or square facades. This building addresses the common driveway and will not be aesthetically pleasing when viewed from the street. The visual aesthetics and articulation do not contribute to the streetscape and character of the area nor are they consistent with recently constructed residences in the locality. The design does not fit in with the surrounding urban context.

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FRONT NE PERSPECTIVE

In addition, it is inconsistent with the objectives for the Emerging Residential Precinct and does not interpret the architectural character of the existing residential precinct as outlined in the DCP Chapter.

#### **Applicants request to vary the s88b restriction**

*The proposed development represents contemporary residential architecture. The architectural design does not seek to replicate or mimic the heritage styling of older properties within Milton village but rather blends with the developing residential streetscape of the immediate surrounds, as the images below demonstrate.*

*The images below have been taken within the Porter Circuit development and its immediate surrounds, known as the Corks Hill residential area and demonstrate that skillion roof lines and roof profiles with less than 15 degree pitches form part of the established streetscape.*

*The first property off Corks Lane, at the entry to Porter Circuit (#1 Porter Circuit), incorporates skillion roof lines with repetitive massing, similar to that proposed for the subject site.*

*They have provided the following photographic evidence from houses within or nearby to the Corks Hill Estate:*

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 <p>1 Corks Lane</p>	<p>The nearby 22 Prince Parkway, also visible from Corks Lane near the entry to Porter Circuit, has similar skillion roof lines:</p> 
<p>There are also several examples of development with roof pitches that appear to be less than 15% in the surrounding area:</p>  <p>33 Porter Circuit, immediately adjacent to the subject site.</p>	 <p>18 Porter Circuit, approved under DA16/1679</p>
<p>Additional examples of shallow pitched roofs outside Porter Circuit are provided below:</p>  <p>Kennedy Crescent from Corks Lane.</p>	 <p>Part of the roof line on this recently constructed property within Porter Circuit (left side of image).</p>

As the images above show, the streetscape within Corks Hill estate, including Porter Circuit, includes several examples of skillion roof lines with pitches below the 15 – 45 degrees specified in the s88b restriction. The proposed roof profile is consistent with existing local residential development and meets the objectives of DCP Chapter S6 and as such variation/removal of the s88b restriction in this regard is warranted. Additionally, as the images show, the proposal is consistent with the existing bulk and character of the area and therefore achieves compliance with objective (i) of Chapter S6.

**Comment**

The restriction actually states that the roof pitch is between 15% and 45% which equates to between 9 degrees and 24 degrees, however the % appears to be a typological error as previous restrictions in neighbouring earlier subdivisions, such as the one at Valley View Close which used between 15 degrees and 45 degrees. While it is acknowledged that there may be some dwellings in the estate which may not strictly adhere with this restriction as the applicant has argued, all of the dwellings so far built in the estate have had a pitched roof and the proposed large square façade gives the impression of a flat roof behind, and therefore is unsympathetic to the surrounding development and the character objectives of the Milton DCP chapter.

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iiia) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

iv) Environmental Planning and Assessment Regulation 2000

N/A

v) REPEALED

**(b) The Likely impacts of that development, including environmental impacts on the natural and built environments, and social and economic impacts in the locality**

Head of Consideration	Comment
Natural Environment	The proposed development will not have any adverse impacts on the natural environment. Appropriate conditions will be included in the consent to mitigate any impacts.
Built Environment	The proposed development is considered to be out of character with the surrounding area given its design and lack of visitor parking provided on site.
Social Impacts	The proposed development would provide community housing which is in short supply in the area.
Economic Impacts	The construction of the units would have a positive impact on the economy as it would provide employment for local trades.

**(c) Suitability of the site for the development**

The site is considered suitable for the proposed development for the following reasons:

- Compliant with objectives and requirements of SLEP 2014
- Compliant with objectives and acceptable solutions outlined in SDCP 2014
- The proposal raises no adverse impacts
- The proposal is compatible with surrounding land uses

**(d) Submissions made in accordance with the Act or the regulations**

The Development Application was notified in accordance with Council's Community Consultation Policy. The original plans were notified from the 25.8.2021 until 10.9.2021 in a 25m buffer which was inconsistent with Council's Policy for Multi Unit Developments. The application was renotified with a 60m buffer from the 8.9.2021 until 23.9.2021.

A total of 32 submissions were received from 30 submitters, including one (1) petition with 49 signatures opposing the development. The following is a summary of the issues that they raised.

Council requested further information on 21.9.2021.

The applicant subsequently revised the plans to address the issues raised by Council and submitters and submitted a revised set of plans on 3.11.2021. Further revisions were requested by

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Council on 3.12.2021 and a response from the further information request was received on 12.0.1.2022. The revised plans were then renotified to submitters from 18.1.2022 until 3.2.2022.

A total of 19 submissions were received in the second notification period.

Summary of Public Submissions – Notification Original Plans 25.8.2021-23.9.2021	
Objection Raised	Comment
Out of Character	<p><u>Issue</u></p> <p>That the development is of a bulk and scale that is not keeping with the surrounding development which is comprised of one and two storey dwellings and dual occupancy as well as being out of character with wider the Milton area.</p> <p><u>Comment</u></p> <p>The design development is of a bulk and scale that is unsympathetic to the surrounding development. The slope of the land, and the development stepping up the slope will exaggerate the bulk and scale.</p>
Privacy	<p><u>Issue</u></p> <p>Concerns of overlooking of neighbouring private open space and the park with the Fig tree in it that adjoins a small part of the property at the rear where children play.</p> <p><u>Comment</u></p> <p>The layout and design of the dwellings, with living areas on the first floor and bedrooms on the ground floor, high set windows and landscaping mitigate against the impacts on privacy and is compliant with the DCP requirements. The fig tree is a public park, the development only shares a small part of the rear boundary with the park, and privacy considerations on what is a public space is not a development consideration. It is considered to be good casual surveillance for safety purposes in planning terms to have windows overlooking public spaces.</p>
Solar Access	<p><u>Issue</u></p> <p>Concerns of the overshadowing of the neighbour to the south's north facing living area windows and private open space.</p>



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	<p><u>Comment</u></p> <p>The original plan shadow diagrams indicated unacceptable solar impacts on the north facing windows of the neighbour to the south. The plans were redesigned and detailed shadow diagrams have been provided for the revised plans, which indicate the revised plans now comply.</p>
Car Parking	<p><u>Issue</u></p> <p>The absence of visitor car parking onsite and the use of the narrow road which is on a curve. Car parking at the front of the property will conflict with the use of the road and public footpath for pedestrians and bicycles, and there were concerns of visibility for the safety children who play in the street. It will create safety issues for pedestrians and children who use the footpath and the walkway that crosses the drainage reserve to the east and links to the Milton township.</p> <p><u>Comment</u></p> <p>Due to the unsuitable road layout for car parking it was initially requested that visitor parking be provided onsite in accordance with the DCP requirements. The applicant initially requested a variation to this requirement under the old DCP chapter car parking schedule, however under the new DCP chapter schedule they comply as they provide 8 carparking spaces on site. Although complaint with the new DCP requirement, the lack of provision of visitor carparking on the site will create issues with parking on the street out the front.</p>
Traffic	<p><u>Issue</u></p> <p>The development will increase the traffic in what is a narrow street which will be of a safety concern to pedestrians and children.</p> <p><u>Comment</u></p> <p>The increase in traffic will be nominal from 4 dwellings, the subdivision was approved with the knowledge that multi unit dwellings was a permissible use on the site and the roads were considered to be adequate to</p>

CL22.227 - Attachment 1



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	handle the potential traffic.
S88B restrictions compliance	<p><u>Issue</u></p> <p>The non compliance with the s88B restrictions, particularly in relation to the ones in relation to the bulk and scale of the Milton township and the 40% floor area requirement. It would only be fair that this development complies like everyone else in the estate has been required to do.</p> <p>One submitter raised the dissatisfaction with Council enforcing compliance with the restrictions related to the building of detached garages and the use of building materials.</p> <p><u>Comment</u></p> <p>It is agreed that the bulky design and scale is not in keeping with the Milton township and particularly in this area given that it is mostly single storey dwellings and dual occupancies with a scattering of two storey housing between.</p> <p>The s88B restriction intention was to restrict higher density developments on the larger allotments. However this restriction is at odds with Council's Planning Instruments which permit multi unit dwellings in the R1 zone on a lot greater than 900m2 with an FSR of 0.5:1.</p> <p>The floor space percentage does not comply and the applicant is seeking a variation. The redesign of the dwellings has reduced the number of bedrooms and lowered the FSR which is compliant with the DCP but not with the s88 restriction.</p>
Density	<p><u>Issue</u></p> <p>The density of the development is inconsistent with surrounding development as there are no other examples of multi unit development in the estate. Existing multi unit development is generally close to the Milton CBD.</p> <p><u>Comment</u></p> <p>It is agreed that the proposal is for Multi dwelling housing will be the first in the area and is inconsistent with the existing</p>

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	character of the estate, and that existing examples of this development type is closer to the Milton CBD. However, Multi dwelling housing is a use that is permissible in the R1 zone and the DCP FSR of 0.5:1 is consistent with what is allowed for a single dwelling houses and dual occupancies in the R1 zone. One of the objectives of the zone is to provide for a range of housing types and densities.
Property Values	<p><u>Issue</u></p> <p>Reduction of amenity will lead to a reduction in property values.</p> <p><u>Comment</u></p> <p>Property value is not a consideration for development. If the proposal complies with Council's Planning Instruments, then the value of the property should not be impacted.</p>
Neighbour Notification	<p><u>Issue</u></p> <p>Notification should have been to everybody in the Corks Hill Estate.</p> <p><u>Comment</u></p> <p>Council notifies development applications in accordance with 'The Community Consultation Policy' and this application was notified in accordance within a 60m buffer as per the requirements for multi dwelling housing.</p>

Summary of Public Submissions – Revised Plans Notification 18.1.2022 to 3.2.2022	
Objection Raised	Comment
Out of Character	<p><u>Issue</u></p> <p>Concerns that the development is visually dominant and of a bulk and scale that is not keeping with the surrounding development which is comprised of one and two storey dwellings and dual occupancy as well as being out of</p>

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	<p>character with wider the Milton area.</p> <p><u>Comment</u></p> <p>The development is of a bulk and scale that is unsympathetic to the surrounding development. The design and slope of the land, with the development stepping up the slope will exaggerate the bulk and scale. There are no other examples of multi unit development in the estate or in the vicinity as this type of development tends to be closer, within a short walking distance from the Milton CBD.</p>
Privacy	<p><u>Issue</u></p> <p>Concerns of overlooking of neighbouring private open space and the park with the Fig tree in it that adjoins a small part of the property at the rear where children play.</p> <p><u>Comment</u></p> <p>The layout and design of the dwellings, with living areas on the ground floor and bedrooms on the first floor, high set windows and landscaping mitigated against impacts on privacy and was compliant with the DCP requirements. The fig tree is a public park and considerations of privacy is not a development consideration. It is considered to be good casual surveillance for safety purposes in planning terms to have windows overlooking public parks and streets.</p>
Solar Access	<p><u>Issue</u></p> <p>Revised plans have improved the solar access to the neighbour but there is still overshadowing of their windows and private open space.</p> <p>Concerns from the neighbours that the boundary fence is always shown on the shadow diagrams where one does not exist.</p> <p><u>Comment</u></p> <p>The applicant has provided a more detailed shadow diagrams and perspectives that indicate that the new design will provide reasonable solar access to the neighbour to the south north</p>

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	<p>windows and POS in accordance with the Planning Principle – Access to Sunlight. LEC NSW 09/10848 The Benevolent Society v Waverley Council.</p> <p>The Planning Principle sets out that overshadowing by fences should be taken into consideration and this why they have shown a future fence on the boundary on their plans. A fence is not included as part of the application. Any future fencing needs to comply with NSW Exempt Development Code for fences.</p>
Car Parking	<p><u>Issue</u></p> <p>The revised plans have done nothing to address the absence of visitor car parking onsite, and the use of the narrow road which is on a curve at the front for parking. Car parking at the front of the property will conflict with the use of the road for pedestrians and bicycles, and there were concerns of visibility for the safety of children who play in the street. The SEE states that parking is available in front of the reserve opposite however this is an upright kerb which makes parking there more of a concern as it will take up road space. It will create safety issues for pedestrians and children who use the footpath and the walkway that crosses the drainage reserve to the east and links to the Milton township.</p> <p><u>Comment</u></p> <p>The lack of visitor parking on site is of concern as it will mean that visitors will park on the street at the front of the property which has a pedestrian footpath at the front. The site is on a bend in the road and is in close proximity to where pedestrians cross to link up with the access pathway that leads into town and will hamper visibility of passing traffic. Council has requested that visitor parking be provided onsite in accordance with the DCP requirements. The applicant initially requested a variation to this requirement under the old DCP chapter and is now of the opinion that they comply with the new DCP chapter as they provide 8 carparking</p>

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	spaces on site. Although they are complaint with the new DCP requirement for parking, in my opinion the lack of provision of carparking on the site is likely to create issues with parking on the street out the front.
Traffic	<p><u>Issue</u></p> <p>The development will increase the traffic in what is a narrow street which will be of a safety concern to pedestrians and children.</p> <p><u>Comment</u></p> <p>The increase in traffic will be nominal from 4 dwellings, the subdivision was approved with the knowledge that multi unit dwellings was a permissible use on the site and the roads were considered to be adequate to handle the potential traffic.</p>
S88B restrictions compliance	<p><u>Issue</u></p> <p>The non compliance with the s88B restrictions, particularly in relation to the ones in relation to the bulk and scale of the Milton township and the 40% floor area requirement. It would only be fair that this development complies like everyone else in the estate has been required to do.</p> <p>One submitter raised the dissatisfaction with Council enforcing compliance with the restriction related to the building of detached garages and the use of building materials.</p> <p><u>Comment</u></p> <p>The bulk and scale is not in keeping with the character of the Milton township and particularly in this area given that it is mostly single storey dwellings and dual occupancies with a scattering of two storey housing between.</p> <p>The floor space percentage does not comply and the applicant is seeking a variation. The redesign of the dwellings has reduced the number of bedrooms and lowered the FSR which is now compliant with the DCP.</p> <p>Non compliance with s88B restrictions in relation to existing structures in the estate</p>



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	is not a matter for the assessment of the development but an issue that needs to be investigated separately.
Density	<p><u>Issue</u></p> <p>the density of the development is inconsistent with surrounding development as there are no other examples of multi unit development in the estate and it could set a precedent for similar development in the yet to be released stages of the estate. The 250m2 for each lot is ridiculously small. Existing multi unit development is generally close to the Milton CBD.</p> <p><u>Comment</u></p> <p>It is agreed that the proposal is for Multi dwelling housing in the area is inconsistent with the existing character of the estate as there are no other examples of this development type, and that existing examples of this development type is closer to the Milton CBD. However, Multi dwelling housing is a use that is permissible in the R1 zone and the DCP FSR of 0.5:1 is consistent with what is allowed for a single dwelling houses and dual occupancies in the R1 zone. One of the objectives of the zone is to provide for a range of housing types and densities.</p>
Stormwater	<p><u>Issue</u></p> <p>That the increase in impervious surfaces will increase stormwater runoff to what is a low point in the street.</p> <p><u>Comment</u></p> <p>The applicant has provided stormwater plans prepared an engineer which have been reviewed by Councils Development Engineer and they have no objection to the development subject to the imposition of conditions.</p>
Fig Tree Reserve	<p><u>Issue</u></p> <p>That the fig tree provides habitat for birds, views from neighbouring dwellings to the tree will be lost, and windows will be overlooking the fig tree reserve where</p>

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	<p>children play.</p> <p><u>Comment</u></p> <p>The proposed development is unlikely to have an adverse impact on the use of the fig tree for bird habitat, it is already surrounded by a large amount of development.</p> <p>Views across neighbouring lots to the fig tree from the dwelling to the south would be difficult to maintain and view loss considered reasonable as the view is up hill and there is no direct view from any living room windows or verandahs.</p> <p>The reserve is a public space and already has several dwellings that overlook it. Public spaces are considered to be safer with dwelling windows providing passive surveillance.</p>
Driveway	<p><u>Issue</u></p> <p>The gun barrel driveway will be out of character, cause noise impacts to neighbours to the north and safety/congestion issues in the street considering the large number of cars that will be using it.</p> <p><u>Comment</u></p> <p>The driveway has been assessed by Councils Development Engineers who have no objections to it subject to conditions of consent. The driveway will not cause significant noise issues to adjoining development. The driveway will be more frequently used during daylight hours.</p>
Privacy	<p><u>Issue</u></p> <p>Privacy from first floor windows overlooking property to the south, and balconies overlooking north neighbour.</p> <p><u>Comment</u></p> <p>The first floor windows are not living room windows and not considered to have a privacy impact.</p> <p>The driveway provides separation and the neighbour to the north has their POS on</p>

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	the north western side accessed off their living areas. They have a large shed adjacent to the boundary which will also obscure views from the balconies to their POS.
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#### **(e) The Public Interest**

The public interest has been taken into consideration, including assessment of the application with consideration of relevant policies and process.

#### **Delegations**

##### **Guidelines for use of Delegated Authority**

The Guidelines for use of Delegated Authority have been reviewed and the assessing officer has the Delegated Authority to determine the Development Application.

#### **Recommendation**

This application has been assessed having regard for Section 4.15 (Matters for consideration) under the Environmental Planning and Assessment Act 1979. As such, it is recommended that Development Application No. DA21/1991 be refused.

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**Appendix – Assessment Checklist: Chapter G11 Subdivision of Land**

<b>5.15 – Strata and Community Title Subdivision</b>			
<b>Performance Criteria</b>	<b>Acceptable solution</b>	<b>Proposal</b>	<b>Compliance</b>
P93 - Limit the range and extent of owner corporation activities as far as practical.	A92.1 - Create separate sites for each dwelling with their own public street frontage;	Each dwelling has a frontage to a communal driveway	Complies
	A93.2 - Limit communal land to driveways only.	The communal land is generally limited to the driveway and letterbox structure.	Complies
	A93.3 - Design dwellings to minimise the need for corporate building management;	No communal open space or shared facilities are proposed. Therefore there will be minimal corporate management.	Complies
	A93.4 - Ensure cost effective management of communal open space or shared facilities;	No communal open space or shared facilities.	N/A
	A93.5 – Provide separate utility service metres to each dwelling and, if necessary, any common area;	Separate service meters will be provided.	Complies
	A93.6 - Attach all private open space areas to a dwelling unit;	POS are attached to each dwelling.	Complies
	A93.7 - Meet all requirements of any	This will be a condition of consent.	Complies

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	development application which may apply to the building proposed to be subdivided.		
	A93.8 - The street and lot layout clearly define the public, communal and private areas of a development, including the function, ownership and management of open spaces and communal areas.	The proposed layout defines public, communal and private areas.	Complies



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**Appendix – Assessment Checklist: Chapter G13: Medium Density and Other Residential Development**

<b>5 Medium Density Development</b>	
<b>5.1 Principle Controls</b>	
<b>5.1.1 Minimum Lot Size</b>	
<p>P1.1 To promote good built form outcomes and the efficient utilisation of land, lot consolidation/ amalgamation avoids the isolation of smaller lots that would prevent future medium density development on those lots.</p> <p>P1.2 To create lots of an appropriate size for the purpose including:</p> <ul style="list-style-type: none"> <li>• Provision for building footprint, landscaping, car parking, driveway, private recreation areas, manoeuvring on sites, setbacks, services and the like.</li> <li>• Preservation of the integrity of existing or desired future streetscape and neighbourhood character to enable consistent and visually harmonious development within the locality.</li> <li>• Provision of high quality amenity for residents and neighbours.</li> <li>• Accommodating on-site sewage storage and disposal where a reticulated sewerage scheme is not available.</li> </ul>	<p>The lot is 1002m2, which complies with the minimum lot size for multi dwelling housing as set out at CI 4.1A as it is &gt;900m2. They are proposing Community Title Subdivision for 4 units which are divided into 2 x 2 two storey attached units with a driveway access adjacent to the northern side boundary.</p>
<b>5.1.2 Density</b>	
<p>P2 The bulk and scale of new development, particularly on the perimeter of the development site, or where that locality or development site has heritage significance and/or distinctive character, is:</p> <ul style="list-style-type: none"> <li>• Compatible, consistent and sympathetic to the bulk and scale of existing development in the locality.</li> <li>• Sympathetic with the streetscape and complements the existing and desired future character of the area.</li> </ul>	<p>The GFA is 486m2 (not including the garages which are car parking requirements) which is FSR 0.486:1. There is a restriction on the title that restricts GFA to 40% (0.4:1) for a lot that is greater than 850m2.</p> <p>The restriction intention is to lower the density as the lot size increases which is at odds with the R1 General Residential zone and the relevant DCP controls that apply to development within this zone.</p> <p>The applicant has requested a variation in relation to this as they comply with the DCP. The variation is supportable considering it complies with the Council's Development Control requirement and seems reasonable in the circumstances given the large allotment that potentially could be subdivided and support two residences that would be excluded</p>

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	<p>from the restriction and would only need to meet the DCP requirement of 0.5:1.</p> <p>The design of the building however is not sympathetic to the existing and future streetscape as it does not address the street, has a bulky overhanging design, nor adheres to the character provisions of the Milton DCP (i.e. roof pitch) which have been reinforced in the restrictions.</p>
<b>5.1.3 Building Envelope, Heights and Setbacks</b>	
<p>P3.1 The bulk and scale of development is compatible with the existing or desired future character of the area and minimises adverse amenity impacts on neighbours, the streetscape and public domain.</p> <p>P3.2 Development enables view sharing with neighbours and the public domain.</p>	<p>The SLEP 2014 max height of 11m and the proposed max height of the development is 6.69m dwelling 1 &amp; 2 and 6.539m dwelling 3 &amp; 4, which complies.</p> <p>The proposed dwellings are within the building envelope as shown on the plans.</p>
<p>P4 The height of development:</p> <ul style="list-style-type: none"> <li>• Is compatible with the existing or desired future character of the area.</li> <li>• Minimises adverse amenity impacts associated with overlooking and overshadowing of adjoining properties.</li> <li>• Relates to the land form, with minimal cut and fill.</li> </ul>	<p>The applicant has provided detailed shadow diagrams that the north facing living windows of the neighbour to the south will receive sun to their north facing windows on June 21.</p>
<p>P5.1 The front setback is generally consistent with adjoining development and does not undermine the integrity of the prevailing building lines.</p> <p>P5.2 The location and siting of the building complements the existing setbacks in proximity to the site, foreshore (if applicable) and the streetscape.</p> <p>P5.3 The proposed development is setback and of a scale that is relative to the street reserve width, in such a way to ensure pedestrians do not feel buildings are overbearing.</p> <p>P5.4 Setbacks avoid loss of view, undue overshadowing and provide/maintain privacy (visual and acoustic) and traffic safety.</p> <p>P5.5 Setbacks are progressively increased to reduce bulk and overshadowing while maintaining adequate daylight and sunlight.</p> <p>P5.6 Adequate levels of light and ventilation</p>	<p>The plans indicate that the setbacks comply with Table 4. The wall of the building is setback 7.39m from the front boundary.</p> <p>The upper storey is not setback a further 1m as shown in table 4 and therefore the design will not meet P5.5 whereby setbacks are progressively increased to reduce bulk and overshadowing. However, the building has been setback in excess of the minimum to maintain solar access to the neighbour to the south in this instance.</p> <p>Side setbacks area 5.42m to the northern boundary from the upper floor and 7.3m to the ground floor, and 4.55m to the southern boundary for all parts of the building and rear setback is 1.35m which complies.</p> <p>The upper floor extends beyond the 6.5m (5.5m + 1m for second storey setback) at the north east corner and the applicant has requested a variation.</p>

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<p>to adjoining buildings, landscaping, services and infrastructure are protected.</p> <p>P5.7 The proposal maintains adequate provision for on-site car parking.</p>	<p>The applicants justification for the variation:</p> <p><i>Table 4 sets a first-floor setback of 1m further than the dwelling setback at ground level. At a minimum ground floor setback this would require the first floor to be setback a minimum of 6.5m.</i></p> <p><i>Dwelling 1 has the upper floor setback at the same distance as the ground floor. It should be noted however that the ground floor has a greater than minimum setback (minimum is 5.5m, actual setback is minimum 7m).</i></p> <p><i>The variation is partly created by the shape of the lot. The street frontage is an arc which means that the setback at the northern edge of the building is much less than at the southern edge of the building. The ground floor setback is 7m at the northeast corner and 10.1m at the southeast corner.</i></p> <p><i>The first floor extends further north than the ground floor, and due to the arc of the front boundary the minimum front setback reduces to 6.1m. The maximum front setback remains 10.1m at the southeast corner of the building. The variation is therefore limited to the northeast corner of the first floor and relates to a 459mm protrusion, or 7% of the required 6.5m.</i></p> <p><b>How are the objectives of the DCP met?:</b> The specific objectives for this control are to:</p> <p><i>i. Provide practical building envelopes for development to ensure that the height and scale of new development is not excessive, relates well to the local context/ streetscape and is compatible with the existing or desired future environmental character within the locality.</i></p> <p><i>ii. Minimise the visual impacts of elements of the development that exaggerate the built form and impacts negatively on desired future streetscapes.</i></p> <p><i>iii. Encourage design that creates desirable living conditions and ensures that the amenity of surrounding properties is properly considered and not adversely impacted.</i></p> <p><i>iv. Allow adequate separation between dwellings (within the development) and adjoining properties to promote natural light, solar access, ventilation, landscaping and privacy.</i></p> <p><i>v. Retain the amenity of the public domain."</i></p> <p><b>Comment</b></p> <p><i>The proposed development is consistent with the local streetscape and character. The proposed setback variation does not add to the height or scale of development proposed. As noted, the minimum first floor setback applies to only a small section of the northeast corner of the building.</i></p> <p><i>The whole of the building falls within the vertical building envelope and complies with the minimum setbacks that would apply for standard two storey development (single residential dwelling). As such the height and relationship with the streetscape is consistent with residential development surrounding the site and the local residential character.</i></p> <p><i>The upper floor includes a deck located further into the site that extends further north than the part of the</i></p>
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	<p>building subject to the variation which provides building articulation of the upper floor. In addition, the upper floor, while setback the same distance as the ground floor, has a larger footprint, thus creating overhangs at the entry door and garage which contributes further articulation to reduce the apparent bulk of the buildings. The variation therefore does not exaggerate the built form. The proposed dwellings provide appropriate living conditions whilst maintaining amenity for surrounding properties. The variation to the first-floor setback does not impact living conditions or amenity in any measurable way. The proposed variation does not affect any view corridors or solar access for private or public land. The proposed development complies with construction standards and separation distances required under the National Construction Code. The proposed setback does not unduly affect privacy, solar access, ventilation or landscape areas.</p> <p>There are no negative impacts on the public domain resulting from the proposed variation.</p> <p><b>How are the performance criteria of the DCP met?:</b> The performance criteria to which this acceptable solution relates are Performance criteria (P5.1-P5.7) which state:</p> <p>"P5.1 The front setback is generally consistent with adjoining development and does not undermine the integrity of the prevailing building lines.</p> <p>P5.2 The location and siting of the building complements the existing setbacks in proximity to the site, foreshore (if applicable) and the streetscape.</p> <p>P5.3 The proposed development is setback and of a scale that is relative to the street reserve width, in such a way to ensure pedestrians do not feel buildings are overbearing.</p> <p>P5.4 Setbacks avoid loss of view, undue overshadowing and provide/maintain privacy (visual and acoustic) and traffic safety.</p> <p>P5.5 Setbacks are progressively increased to reduce bulk and overshadowing while maintaining adequate daylight and sunlight.</p> <p>P5.6 Adequate levels of light and ventilation to adjoining buildings, landscaping, services and infrastructure are protected.</p> <p>P5.7 The proposal maintains adequate provision for on-site car parking."</p> <p><b>Comment</b></p> <p>The proposal is consistent with the performance criteria as follows:</p> <ul style="list-style-type: none"> <li>• The front setback variation is partly created by site specific lot conditions (front boundary arc) and are consistent with adjoining residential developments. The proposed variation in no way undermines the integrity of prevailing building lines.</li> <li>• The proposal is consistent with existing setbacks and maintains the pattern of residential development.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The proposed setback is appropriate with consideration of the street reserve width and adjoining development.</li> <li>• The proposal will not result in an overbearing built form for pedestrians.</li> <li>• The proposed setback to the first floor does not affect view corridors, solar access or privacy for adjoining development or the public domain. It will not affect traffic safety in any way.</li> <li>• The proposed development does not cause problematic overshadowing of adjoining land. Refer to the submitted shadow diagrams for further detail on overshadowing.</li> <li>• The proposed setback does not affect light or ventilation access for adjoining development.</li> <li>• The proposal complies with car parking requirements set by Chapter G21 of the DCP.</li> </ul> <p>It is acknowledged that the variation is only for a small section of the front of the building and due to the arc shaped frontage of the lot, however they have also argued that the first floor overhang design reduces the bulk and scale of the development when viewed from the street. However, the intent of the DCP requirement is that setbacks are progressively increased to reduce bulk. The overhang design and encroachment of this part of the building into the setback actually reinforces the bulk of the structure when viewed from the street.</p> <p>They have provided a double garage for each dwelling to provide the required 2 car parking spaces each but have not provided any visitor parking in accordance with chapter G21 which they originally requested a 100% variation.</p> <p>The DCP requirement has now changed and the 2 space requirement includes visitor car parking spaces. Therefore, technically it complies with the Car Parking Schedule however having visitor spaces provided within an enclosed garage is not a practical or functional solution and it is likely that visitors will park on the street out the front, conflicting with passing traffic and creating issues with pedestrian safety.</p>
<b>5.1.4 Landscaping</b>	
<p>P6.1 Sufficiently dimensioned landscaping provides amenity to residents, effective screening and enables tree and large shrub planting.</p> <p>P6.2 A suitably sized deep soil planting area</p>	<p>A Landscape Plan has been provided which indicates deep soil planting areas and species. They have provided 100m<sup>2</sup> of formal landscaping, only about 80% has a dimension of 1.5m in any direction. At least 35% of the</p>



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<p>encourages:</p> <ul style="list-style-type: none"> <li>• Mature tree and shrub growth.</li> <li>• Opportunity for surface water to infiltrate naturally to groundwater.</li> </ul> <p>P6.3 Unpaved or unsealed areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off subject to soil/drainage conditions.</p> <p>P6.4 Major existing trees are retained wherever practicable through appropriate siting of dwellings, structures and driveways.</p> <p>P6.5 Provision is made for appropriate street tree planting having regard to the appearance and role of the street, solar access requirements and utility services.</p> <p>P6.6 The visual impact of ancillary landscaping or retaining structures is considered.</p>	<p>front setback is landscaped including formal areas, turfed and paved areas. They have provided other landscaped turf areas and terraces. Landscaping is provided adjacent to the rear boundary to assist in providing privacy.</p> <p>The retaining walls at the front will be screened by the landscaping.</p> <p>There are existing street trees out the front of the development.</p>
<p><b>5.2 Siting the Development</b></p>	
<p><b>5.2.1 Local Character and Context</b></p>	
<p>P7 The scale and appearance of new development is compatible with, and sympathetic to, existing and future desired:</p> <ul style="list-style-type: none"> <li>• Development in the locality; and</li> <li>• Amenity and character of the locality;</li> </ul> <p>Particularly where the development site or its surrounds has some heritage significance or distinctive character.</p>	<p>Non compliant</p> <p>The locality does not comprise any multi unit dwellings of a similar scale and is not considered to be sympathetic to the surrounding one and two storey dwelling houses and dual occupancies.</p> <p>The revised plans improved the solar access of the dwelling to the south but the change of design to incorporate an overhanging first floor and square façade, lack of articulation of the east elevation addressing the street is inconsistent with the desired future character for the area as set out in the Milton DCP chapter and the S88B restrictions.</p> <p>The design of the dwellings are into sympathetic with the existing streetscape and character of the area which is a mix of one and two storey dwellings and dual occupancies. Nor is it compatible with the existing or future desired character of the area as discussed above in the assessment against the Milton DCP chapter</p> <p>The visual appearance and articulation is inconsistent with the existing streetscape which are pitched roof dwellings that address the</p>

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	<p>street.</p> <p>The design follows the topography of the slope with the fronts of the dwellings facing the common side driveway. The slope is reasonably steep (14%) and the dwellings are terraced up the hill and the second storey overhang design will present as large and bulky when viewed from the street below.</p> <p>There is a 0.595m floor/roof difference between dwellings 1 &amp; 2 and a 0.515m floor/roof of 3 &amp; 4, and a 0.9m floor/roof distance between the two structures.</p>
P8 Existing views from the private or public domain (including heritage or familiar dominant landmarks that are recognised and valued by the community) are not substantially or unreasonably affected where it is possible to design for the sharing of views.	<p>Complies</p> <p>No impacts on existing views.</p>
P9 The number, location and distribution of existing and proposed developments do not significantly alter the amenity and character of the area through concentrated localised areas of higher density development.	<p>Complies. Does not adjoin any medium density development.</p>
<b>5.2.2 Orientation and Siting</b>	
<p>P10.1 The site analysis informs the site design and layout.</p> <p>P10.2 The site layout integrates with the surrounding environment through:</p> <ul style="list-style-type: none"> <li>• Adequate pedestrian, cycle and vehicle links to street and open space networks.</li> <li>• Buildings that face and address streets and the public domain.</li> <li>• Buildings, streetscape and landscape design that relates to the site topography and to the surrounding neighbourhood character.</li> </ul> <p>P10.3 The site layout enhances personal safety and minimises potential for crime and vandalism.</p>	<p>Non compliant</p> <p>The design and front doors of all dwellings address the common driveway and not the front street. The front elevation of the building presents as a side elevation.</p> <p>The building design is incompatible with the character of the surrounding neighbourhood and does not contribute to the streetscape character.</p>
<p>P11.1 The frontage, entries and habitable room windows of dwellings address the street.</p> <p>P11.2 The design and orientation of the dwellings:</p>	<p>Non compliant</p> <p>The building does not face and address the street and although there is a door on the ground floor which is to a bedroom the perspectives and the landscape plan indicate that it will be obscured by tall screen fencing</p>

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<ul style="list-style-type: none"> <li>• Enhance the streetscape.</li> <li>• Complement existing development in the vicinity.</li> <li>• Provide visual interest.</li> <li>• Allow casual surveillance of public or communal streets or public domain.</li> </ul>	<p>and shrubbery.</p> <p>There is a front door which faces the side elevation but would be visible from the northern approach of the street.</p> <p>The habitable room windows on the first level facing the street elevation are highset and will not offer any casual surveillance. The design of the street elevation appears as a side building elevation with little articulation and large expanses of cladding.</p>
<b>5.2.3 Vehicle and Pedestrian Access</b>	
<p>P12.1 Access arrangements are suitable for the development.</p> <p>P12.2 The design of the site and driveways, including manoeuvring areas, has regard to the safety of pedestrians, cyclists and vehicles.</p> <p>P12.3 Multiple driveways are avoided.</p>	<p>The application has been referred to the Development Engineer to check the manoeuvrability which is acceptable at the B85 vehicle template. The Development Engineer has provided conditions to be included in the consent. It is noted that Chapter G21 has recently undergone a change for the parking requirements for medium density development whereby the parking rates specified include visitor spaces.</p>
<p>P13.1 The visual dominance of driveways is minimised by:</p> <ul style="list-style-type: none"> <li>• The selection of paving materials e.g. decorative paving and brick banding.</li> <li>• Breaking up the appearance of driveways with landscaping and screen planting.</li> </ul> <p>P13.2 Driveways are designed to:</p> <ul style="list-style-type: none"> <li>• Minimise the volume of stormwater runoff.</li> <li>• Increase the area available for landscaping.</li> <li>• Retain established trees and vegetation.</li> <li>• Accommodate public services and infrastructure.</li> </ul>	<p>Landscaping is provided adjacent to the driveway and between the two buildings, to break up the appearance of the driveway.</p>
<b>5.3 Amenity</b>	
<b>5.3.1 Building Separation and Visual/Acoustic Privacy</b>	
<p>P14.1 Adequate separation between buildings is provided in proportion to the height and scale of the building.</p> <p>P14.2 Direct overlooking of main internal living areas and private open space of other dwellings and adjoining properties is minimised by building layout, location and design of windows, balconies, screening devices, landscaping or other effective</p>	<p>Complies</p> <p>The buildings have been designed so that living areas do not overlook the existing neighbours to the north and south POS or living areas. The upper storey verandahs face the side driveway elevation and will be setback 5.422m from the boundary with the neighbour at 33 Porters Circuit. The house at 33 has a bedroom and highset window at ground level</p>

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

means.	<p>and a bathroom window on the second storey on their southern elevation and therefore privacy impacts will be minimal. There is also a large shed adjacent to the southern boundary and their main POS would be on the north western corner area of the yard which is some distance from the proposed units verandahs, and obscured by buildings. The proposed landscaping on the boundary will also assist in screening between neighbouring developments.</p> <p>The proposed units have only bedroom windows and high set bathroom windows on the southern elevations and therefore no privacy impacts on the neighbour to the south.</p>
P15 Site layout and building design protects the amenity of residents and/or adjoining properties by minimising noise transfer and nuisance.	<p>Complies</p> <p>The design will minimise noise nuisance as building setback over 4m from each side boundary and adjoining dwellings setback minimum 900mm from boundary.</p> <p>The western elevation has only highset windows on the first floor and given the high sill windows and the lot to the rear is a large vacant lot, there will be no privacy issues from this elevation.</p>
<b>5.3.2 Solar and Daylight Access</b>	
P16 Dwellings are sited and designed to maximise solar access to living areas and private open space.	<p>The dwellings in the developments have their living room windows and verandahs facing the north which will have good solar access.</p> <p>The POS includes the verandah decks which are 14m<sup>2</sup>. A further 26.5m<sup>2</sup> is provided at ground level in the rear yards and will have poor solar access given that they are on the southern side of the dwellings.</p>
<b>5.3.3 Private Open Space</b>	
<p>P17 Private open space is:</p> <ul style="list-style-type: none"> <li>• Functional and useable for residents all year round.</li> <li>• Dimensioned to suit the projected requirements of the residents, and to accommodate outdoor recreational needs and service functions.</li> <li>• Capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, active recreation and children's play.</li> </ul>	<p>Non compliance</p> <p>The POS for the dwellings is now 14m<sup>2</sup> of verandah which will enjoy good solar access and is accessible from the living areas and 26.5m<sup>2</sup> in the rear yard which faces south and is almost completely overshadowed by the building and are accessed through the double glass sliding doors provided at the entry and each bedroom on the ground floor.</p> <p>The verandah's have a minimum area of 2m x 3m however there is no hardstand area of 5m x 4 at the rear with 50% cover provided for the</p>

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<ul style="list-style-type: none"> <li>• Located to take advantage of outlook and natural features of the site.</li> <li>• Located to mitigate against external noise.</li> <li>• Designed to take account of the impact of adjoining dwellings on privacy and overshadowing.</li> </ul>	<p>ground floor POS.</p> <p>The applicant was requested to provide justification for the non compliance with the acceptable solutions of this control.</p> <p>The applicant responded as follows:</p> <p><i>A17.3 states that where the private open space is provided at ground level a defined hardstand area with dimensions 5m x 4m should be provided. In this instance the defined, covered hardstand space immediately adjacent to the internal living areas is provided at the upper floor, therefore A17.4 applies. A17.3 also states that all other areas at ground level should have a minimum dimension of 2m. The POS area at ground level exceeds 2m in depth – it is 4.555m in depth and over 8m in width.</i></p> <p><i>A17.4 states that where the private open space of a dwelling is provided at an upper level, it shall have a minimum dimension of 2m x 3m which is covered to provide protection from the elements.</i></p> <p><i>The primary upper floor open space area exceeds the minimum requirements with dimensions of 3.78m x 3.78m.</i></p> <p><i>The proposal complies with the acceptable solutions for private open space as specified in SDCP 2014.</i></p> <p>The applicants have indicated that the POS for each unit is comprised of both the upper floor verandah (14.3m<sup>2</sup>) and the rear yard (26.5m<sup>2</sup>). The ground floor component of POS should have a minimum 5m x 4m hard stand area with 50% cover which is not provided.</p> <p>Taking into account potential occupancy of the units, noting each unit contains three (3) bedrooms, the reduced hardstand area poses concern. The verandah area is considered to be small for a 3 bedroom multi unit development.</p> <p>It is noted that the POS provided on the verandah could potentially 'fit' a table and chairs, however given the ground floor POS are located at the rear south side of the units, and will remain in shadow for most of the year which are not easily accessible from any living areas, the POS proposed is not considered a good design outcome or provide reasonable amenity to future residents which could include families.</p>
<p><b>5.3.4 Storage and Laundry Facilities</b></p>	

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<p>P18.1 External clothes drying facilities are provided for each dwelling that are:</p> <ul style="list-style-type: none"> <li>• Adequate and easily accessible.</li> <li>• Well located.</li> <li>• Visually screened from the public domain.</li> </ul> <p>P18.2 A laundry is provided within each dwelling.</p>	Complies
<p>P19 Adequate space is provided to accommodate the laundry facilities, vehicle/s and associated circulation space in a garage.</p>	N/A
<p>P20.1 Adequate, well-designed storage areas are provided for each dwelling.</p> <p>P20.2 Storage areas are sympathetically integrated into the building design.</p>	<p>Storage has been provided as 6.5m<sup>2</sup> – garage</p> <p>1.2m<sup>2</sup> – under stair</p> <p>1.3m<sup>2</sup> - linen</p> <p>1.3m<sup>2</sup> – store</p> <p>1.4m<sup>2</sup> – laundry</p> <p>Which exceeds the minimal 10m<sup>3</sup> for a 3 bedroom dwelling.</p>
<b>5.3.5 Car and Bicycle Parking</b>	
<p>P21 Parking is suitable for the development.</p>	<p>Parking requirements comply with DCP schedule as discussed above.</p>
<p>P22 Car parking arrangements are suitable for, and consider, the surrounding road network.</p>	<p>The SEE states that bicycle are easily accommodated in the dwelling footprints.</p>
<b>5.4 Configuration and Design</b>	
<b>5.4.1 Building Form, Design and Materials</b>	
<p>P23.1 A dual occupancy (attached) appears as a single dwelling.</p> <p>P23.2 Within rural and environmental protection zones, buildings are of a size and bulk that is compatible with the surrounding rural or environmental context in which they are located.</p>	N/A
<p>P24.1 The selection of building materials and design complements existing development, and is sympathetic to the streetscape and existing landscape.</p> <p>P24.2 Roof treatments are integrated into the building design and make a positive contribution to the streetscape.</p> <p>P24.3 Building walls use modulation and</p>	<p>The proposed design does not complement existing development in the estate, nor is it sympathetic to the streetscape as discussed above.</p> <p>The square façade on the units gives the impression of a flat roof and is a design element not seen in the estate given the roof pitch restrictions.</p>



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<p>articulation, and are limited in length to minimise massing and bulk issues as well as impact on neighbours and the public domain/streetscape.</p> <p>P24.4 The building design, detailing and finish provide an appropriate scale to the street, add visual interest and enable differentiation between dwellings when viewed from the public domain.</p> <p>P24.5 External metallic wall and roof materials are suitable and minimise reflectivity.</p> <p>P24.6 The development incorporates passive environmental design.</p>	<p>There is very little articulation to the front elevation facing the street that presents as a side elevation with highset windows and large wall expanses at the upper level. The double glass door which is not the front door will be obscured by a landscaping and a high fence as shown on the perspectives.</p>  <p>FRONT NE PERSPECTIVE</p>
<p>P25 Garages and parking structures are sited and designed to:</p> <ul style="list-style-type: none"> <li>• Add visual interest.</li> <li>• Provide opportunity for passive surveillance.</li> <li>• Not dominate the street frontage.</li> </ul>	<p>Garages not visible from the streetscape.</p>
<p>P26 Mailboxes, numbering and external storage facilities, as well as associated signage, are sited and designed for attractive visual appearance and efficient and convenient use.</p>	<p>Adequate space for mailboxes and can be conditioned to comply.</p>
<p><b>5.4.2 Fences and Walls</b></p>	
<p>P27.1 Front fences and walls:</p> <ul style="list-style-type: none"> <li>• Enable some outlook from buildings to the street for safety and surveillance.</li> <li>• Do not impede the safety of pedestrians and cyclists with the movement of vehicles between the property and the roadway.</li> <li>• Avoid negatively impacting on the aesthetic and spatial quality of the street.</li> <li>• Assist in highlighting entrances and in creating a sense of communal identity within the streetscape. • Are designed and detailed to provide visual interest to the streetscape.</li> <li>• Are constructed of materials compatible with the proposed development and with examples of fences and walls in the streetscape to offer a sense of continuity.</li> </ul>	<p>N/A</p>

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

<ul style="list-style-type: none"> <li>• Are compatible with facilities in the street frontage area, such as mailboxes and waste collection areas.</li> <li>• Do not impede safe sight distances for road users and pedestrians along the adjoining roadway.</li> </ul> <p>P27.2 The use and/or design of fences and walls in streetscapes of significance are appropriate to the heritage or environmental context.</p>	
<b>5.4.3 Universal Design</b>	
<p>P28.1 The required proportion of new Class 1a or 2 dwellings achieve appropriate levels of accessibility or are designed to be 'easily and affordably adaptable'.</p> <p>P28.2 Access is provided from the car parking space located on the premises to the principal entrance of the dwelling and access to and within the following areas:</p> <ul style="list-style-type: none"> <li>• A bedroom</li> <li>• Laundry.</li> <li>• A bathroom that includes a shower, WC and vanity.</li> <li>• Kitchen.</li> <li>• A living area.</li> <li>• An external private open space.</li> </ul>	<p>A28.1 All Class 1a and 2 developments, as defined in the Building Code of Australia, should provide accessible or adaptable housing at the following rate:</p> <ul style="list-style-type: none"> <li>• Developments containing 3-10 dwelling – 1 dwelling.</li> <li>• Developments containing 11 – 40 dwellings – 2 dwellings.</li> <li>• Development containing 41 – 60 dwellings – 3 dwellings.</li> <li>• Development containing 61 – 80 dwellings – 4 dwellings.</li> <li>• Developments containing 81 – 100 dwellings – 5 dwellings.</li> </ul> <p>A28.2 The required proportion of new Class 1a or 2 dwellings, should be designed so the dwelling can be easily and affordably adaptable at a later date. In this regard the Silver Standard for accessibility as</p> <p>As four dwellings are proposed one adaptable dwelling is required. The floor plans indicate extra provisions for House 2 so that it will comply.</p>

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

	outlined in the Liveable Housing Design Guidelines.	
5.5 Environment		
5.5.1 Water Management and Conservation		
<p>P29 Stormwater is appropriately accommodated in the design including:</p> <ul style="list-style-type: none"><li>• Stormwater from roofed areas is collected, stored and/ or conveyed to appropriate discharge points or disposal areas.</li><li>• Paved areas associated with buildings and driveways are graded and drained to minimise the discharge of surface water onto adjoining land.</li><li>• Permeable areas are utilised to reduce stormwater runoff.</li></ul>	<p>Stormwater engineered plans have been provided with the application and referred to the Development Engineer for comment.</p> <p>The impervious areas are approximately 57% of the area and engineered plans have been provided for consideration.</p>	
5.5.2 Servicing		
<p>P30.1 Development is adequately and safely serviced.</p> <p>P30.2 The design and provision of public utilities, including sewerage, water, electricity, street lighting, telecommunication/ internet and gas services conform to the cost-effective performance measures of the relevant servicing authority.</p> <p>P30.3 Compatible public utility services are co-ordinated in common trenching in order to minimise construction costs for underground services.</p> <p>P30.4 Water supply for domestic and firefighting purposes is appropriate for the location and development type.</p>	<p>The lot is adequately serviced.</p>	
5.5.3 Waste Management		
<p>P31.1 Bin storage, presentation and collection arrangements:</p> <ul style="list-style-type: none"><li>• Are appropriate for the nature of the development.</li><li>• Consider site configuration and adequate street frontage, especially</li></ul>	<p>A31.1 For each dwelling in a development, the kerbside frontage required for waste collection is at least 1m per bin, 0.5m separation between bins and 1m behind each bin.</p> <p>A31.2 Bin storage</p>	<p>Bin storage areas shown on the plan behind the front building line with access to the common driveway area. Proposing regular bin collection. Referred to waste services for comment who have no objections subject to conditions.</p>

Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

<p>lots at the head of cul-de-sacs and battle-axe lots.</p> <p>P31.2 Bin storage is sited and designed for attractive visual appearance and for efficient and convenient use.</p>	<p>area/s are required and must be identified on the site plan for all developments, regardless of whether waste is collected from the kerbside or via alternative waste servicing options.</p> <p>A31.3 Bin storage areas must be located behind the front building line and where visible from the street, must be appropriately screened to conceal the contents from the public domain and adjacent properties.</p> <p>A31.4 Where a bin storage area is also the waste collection area or where a communal waste storage and recycling area is provided, it shall be:</p> <ul style="list-style-type: none"> <li>• Provided with a water tap for wash down purposes and drained to connect to the main sewer.</li> <li>• Roofed to comply with Council's requirements.</li> <li>• Readily accessible from within the site and serviceable from the adjoining roadway.</li> </ul> <p>A31.5 Bins must be able to be easily manoeuvred from the bin storage area for presentation at the kerbside.</p>	
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Planning Report – S4.15 Assessment - 31 Porter Cct, MILTON - Lot 319 DP 1232292

CL22.227 - Attachment 1



Address all correspondence to: The Chief Executive Officer,  
PO Box 42, Nowra NSW 2541 Australia  
[shoalhaven.nsw.gov.au/contact](http://shoalhaven.nsw.gov.au/contact) | 1300 293 111

[shoalhaven.nsw.gov.au](http://shoalhaven.nsw.gov.au)     

**NOTICE TO APPLICANT OF DETERMINATION OF DEVELOPMENT APPLICATION  
BY WAY OF REFUSAL**

Environmental Planning and Assessment Act, 1979  
DA21/1991

**TO:**

PDC Lawyers & Town Planners  
PO Box 214  
WOLLONGONG NSW 2500

**being the applicant(s) for DA21/1991 relating to:**

**31 Porter Cct, MILTON - Lot 319 - DP 1232292**

**REFUSED USE AND/OR DEVELOPMENT:**

Units/Flats - Multi Dwelling Development & Community Title Subdivision

**DETERMINATION DATE:** **[#Application Date#]**

**REFUSAL DATE:** **[#Application Date#]**

Pursuant to Section 4.18 of the Act, notice is hereby given that the above application has been determined by **REFUSAL** for the reasons as outlined in Part A:

CL22.227 - Attachment 2



Determination Notice by way of Refusal - Page 2 of 3 - DA21/1991

**REASONS FOR REFUSAL**

1. The development is inconsistent with the provisions of Controls 5.2.1, 5.3.2 and 5.3.3 (of Chapter G13) of Shoalhaven Development Control Plan 2014 and Chapter S6 Town of Milton. The design, scale and appearance of the proposed development will not be compatible with and sympathetic to the existing and future desired development in the locality and amenity and character of the locality. The development is also deficient in the provision of usable private open space with respect to the levels of solar and daylight access required for each dwelling. The combination of issues is indicative of an overdevelopment of the site. (Section 4.15(1)(a)(iii) of Environmental Planning and Assessment Act, 1979)
2. The development application has not adequately demonstrated that the proposal will not have adverse environmental impacts on the built environment and social impacts on the locality. (Section 4.15(1)(b) of Environmental Planning and Assessment Act, 1979)
3. The information submitted with the development application does not satisfactorily demonstrate that the site is suitable for the proposed use. (Section 4.15(1)(c) of Environmental Planning and Assessment Act, 1979)
4. Having regard to the design and siting of the development and resultant issues of compatibility, character, residential amenity and issues raised in submissions, the granting of development consent is not considered to be in the public interest. (Section 4.15(1)(e) of Environmental Planning and Assessment Act, 1979)

**RIGHTS OF REVIEW AND APPEAL****Determination under Environmental Planning and Assessment Act, 1979**

Division 8.2 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination a right to request the council to review its determination. The request and determination of the review must be undertaken within the prescribed period.

Division 8.3 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised within the prescribed period.

An appeal under Division 8.3 of the EP&A Act, 1979 by an objector may be made only within the prescribed period.

**Approvals under Local Government Act, 1993**

Section 100 of the Local Government Act, 1993 provides that an applicant may request Council to review its determination of an application.

Section 176 of the Local Government Act, 1993 provides that an applicant who is dissatisfied with the determination of the Council may appeal to the Land and Environment Court. The appeal must be made within the prescribed period.

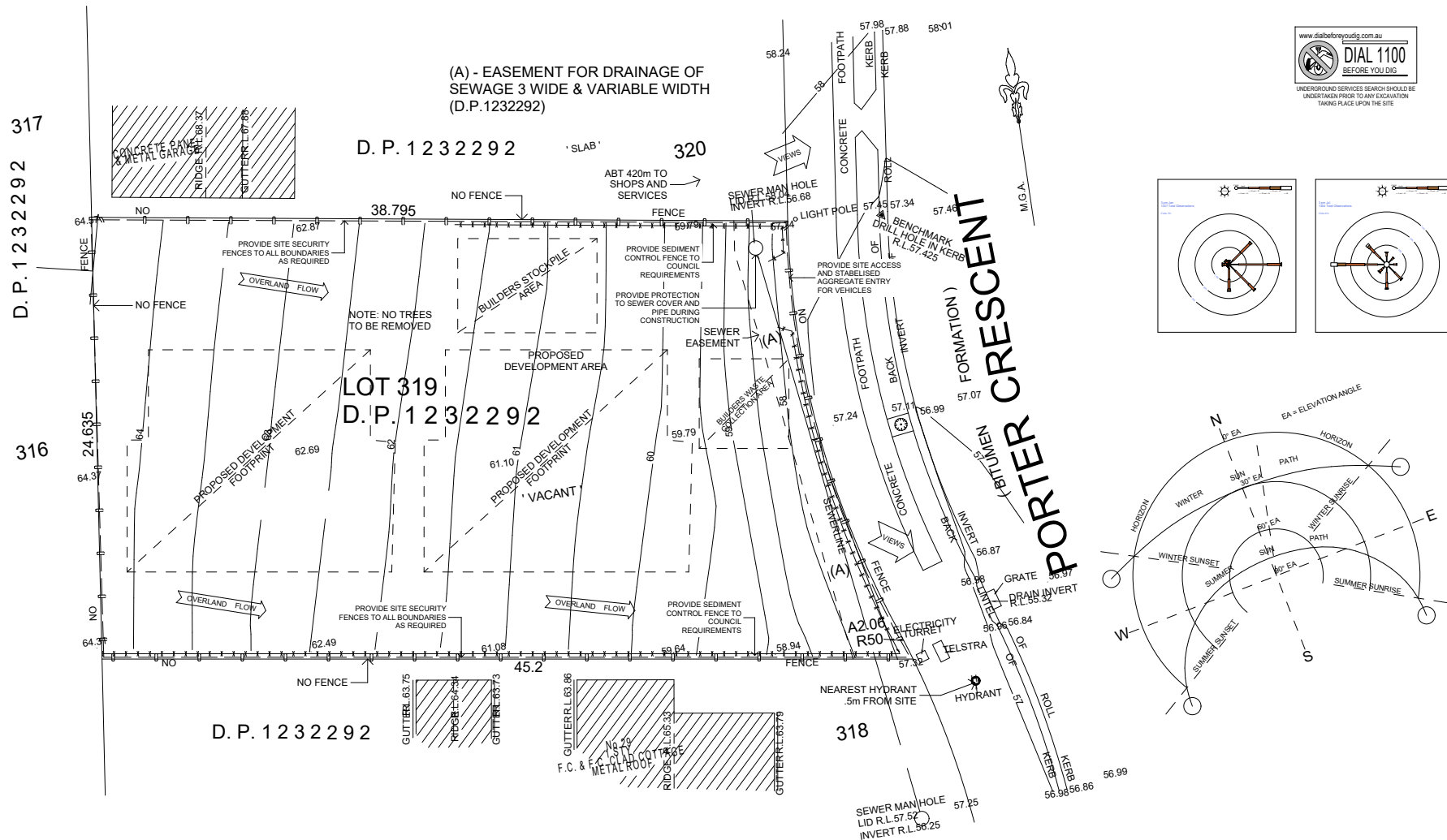
**GENERAL ADVICE****Privacy Notification**

Determination Notice by way of Refusal - Page 3 of 3 - **DA21/1991**

Personal information contained on this Development Consent and any associated documents will be published on Council's website as required by the Government Information (Public Access) Act 2009 (GIPAA).

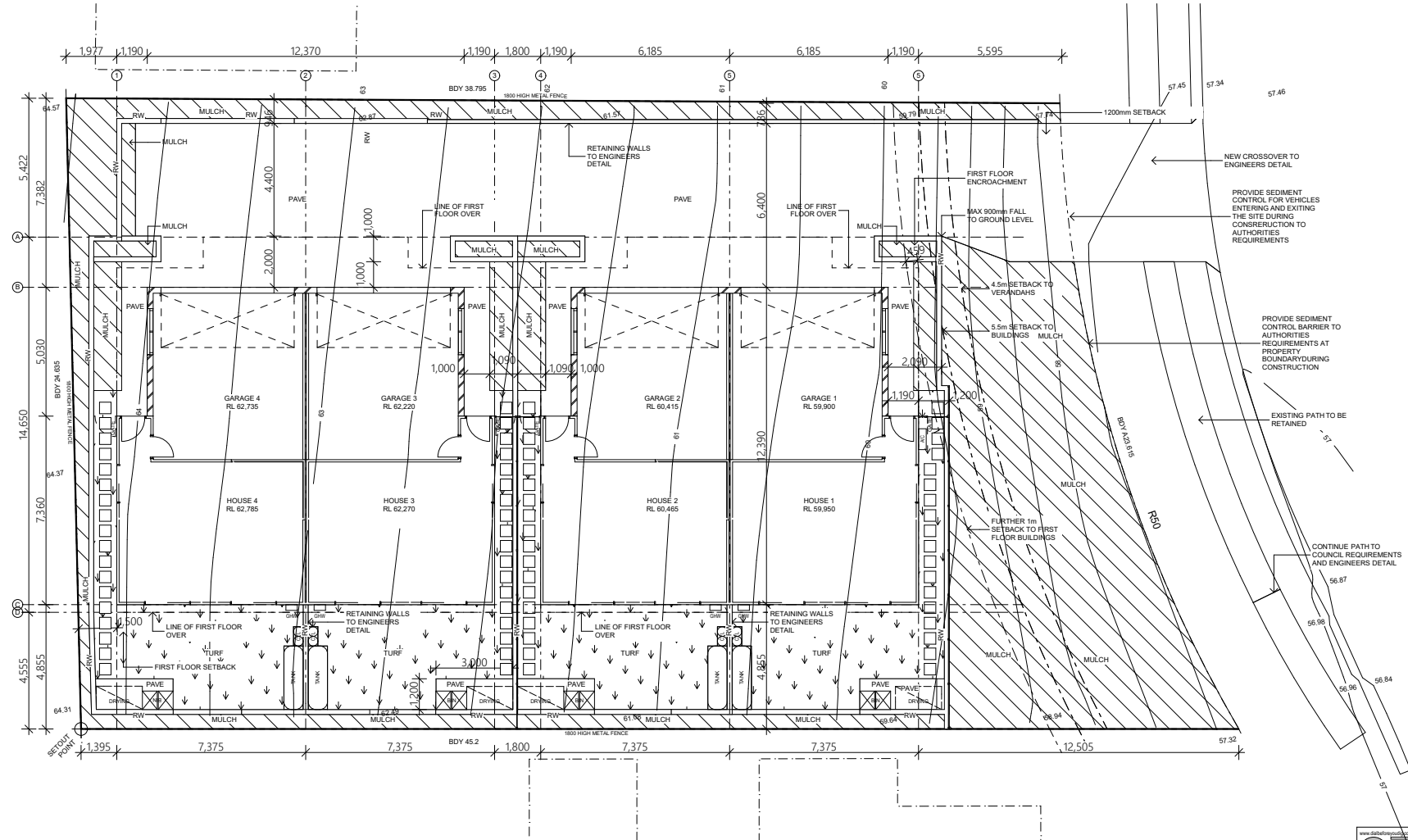
**SIGNED** on behalf of Shoalhaven City Council:

CL22.227 - Attachment 2



# SITE ANALYSIS AND SITE MANAGEMENT PLAN

<p><b>BUILDER TO REFER TO AND ENSURE COMPLIANCE WITH:</b>          DEVELOPMENT CONSENT CONDITIONS          NCC REQUIREMENTS, RELEVANT AUSTRALIAN STANDARDS,          SPECIFICATION, SERVICE AUTHORITIES REQUIREMENTS,          MANUFACTURERS DETAILS AND ENGINEERS DETAILS.          ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE          CURRENT SAA TIMBER FRAME CODE          ALL STRUCTURAL STEEL, REINFORCED CONCRETE SLABS/FOOTINGS AND          BRACING TO ENGINEERS DETAIL          ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.</p>	<p>TERMITE BARRIER TO BE INSTALLED TO MANUFACTURERS SPECIFICATION.          FRAME AND TRUSS MANUFACTURER TO CONFIRM OPENING SIZES WITH          BUILDER PRIOR TO MANUFACTURER.          WINDOW MANUFACTURER TO CONFIRM OPENING SIZES WITH THE BUILDER          AND WIND CATEGORY PRIOR TO CONSTRUCTION.          GUTTER AND DOWNPIPE SIZE AND LOCATIONS SUBJECT TO PLUMBERS          CONFIGURATION AND ENGINEERS DETAIL.          ROBE AND BATHROOM AND KITCHEN FIT OUT TO CLIENTS REQUIREMENTS.</p>	 <p><b>BillMarc Design Pty Ltd</b></p>	<p>THE DRAWINGS AND DESIGN REMAIN THE PROPERTY AND COPYRIGHT OF          THE DESIGNER AND REPRODUCTION OF ANY DRAWINGS, DESIGN OR          ANY DESIGN ELEMENT MAY ONLY OCCUR WITH THE WRITTEN PERMISSION          OF THE DESIGNER.          THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION,          BASE REQUIREMENTS, BUILDING CODE AND AUSTRALIAN STANDARDS.          WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.          WHERE DOCUMENTS, SPECIFICATIONS, REPORTS OR REFERENCED          DOCUMENTS CONFLICT, THE MOST ONEROUS REQUIREMENT SHALL APPLY          TO THE EXTENT OF THE CONFLICT.</p>	<p><b>Project:</b> MULTI RESIDENTIAL DEVELOPMENT  <b>for:</b> M MALONE  <b>at:</b> 31 PORTER CIRCUIT, MILTON          LOT 319 DP 1232292</p>
			<p><b>190515 - DA - 01 - D</b></p>	<p>Print date - 19/10/2021      Page size is - A</p>



## SITE CONSTRUCTION PLAN

1:100

ZONE ID	AREA NAME	AREA (sqm)	NOTE
0	TOTAL SITE	1,002.64	
1	DRIVEWAY + HARDSTAND	260.22	
1	FOOTPRINT	341.56	
1	LANDSCAPE	420.94	
2	TOTAL FLOOR AREA	487.20	
3	PRIVATE OPEN SPACE PER HOUSE	40.78	

BUILDER TO REFER TO AND ENSURE COMPLIANCE WITH DEVELOPMENT CONSENT CONDITIONS, NCC REQUIREMENTS, RELEVANT AUSTRALIAN STANDARDS, SPECIFICATION, SERVICE AUTHORITY REQUIREMENTS, MANUFACTURERS DETAILS AND ENGINEERS DETAILS. ALL TIMBER FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT S&A TIMBER FRAMING CODE. ROSE AND BATHROOM TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT S&A TIMBER FRAMING CODE. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

TERMITE BARRIER TO BE INSTALLED TO MANUFACTURERS SPECIFICATION FRAME AND TRUSS MANUFACTURER TO CONFIRM OPENING SIZES WITH BUILDER PRIOR TO MANUFACTURING. MANUFACTURERS DETAILS AND ENGINEERS DETAILS. ROSE AND BATHROOM TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT S&A TIMBER FRAMING CODE. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

**3M**  
BillMarc Design Pty Ltd



**SERVICES**  
BUILDER TO LOCATE ALL EXISTING SERVICES ON SITE PRIOR TO THE COMMENCEMENT AND/OR CONSTRUCTION MATERIAL ORDER FOR CONNECTION TO NEW CONSTRUCTION.  
HOT WATER, AIR CONDITIONING, GAS APPLIANCE LOCATIONS ARE INDICATIVE ONLY. BUILDER TO REFER TO BUILDING CODE AND RELEVANT AUTHORITY FOR INSTALLATION LOCATIONS AND COMPLIANCE REQUIREMENTS.  
DRAINAGE, RISING AND WATER TANK LOCATIONS ARE INDICATIVE ONLY AND TO BE IN CONSULTATION WITH BASIX REQUIREMENTS (IF APPLICABLE) AND WITH OWNER AND PLUMBER OR ENGINEER IF REQUIRED.  
PAD STANDS FOR TANKS AND APPLIANCES TO BE PROVIDED IN ACCORDANCE WITH BUILDING CODE, MANUFACTURERS AND AUTHORITIES REQUIREMENTS. PROVIDE HOSE COCK AND YARD GULLY IN ACCORDANCE WITH NCC/AD LOCAL COUNCIL REQUIREMENTS.  
KITCHEN LAYOUTS ARE SUBJECT TO OWNER'S REQUIREMENTS AND MANUFACTURERS AND DETAIL. BUILDER TO CONFIRM SERVICES LOCATION PRIOR TO INSTALLATION.

**GUTTER, DOWNPIPE AND STORMWATER**  
DOWNPIPE SIZING AND WATER TANK LOCATIONS ARE INDICATIVE ONLY AND TO BE IN CONSULTATION WITH BASIX REQUIREMENTS (IF APPLICABLE) AND WITH OWNER AND PLUMBER OR ENGINEER IF REQUIRED.  
DOWNPIPES & OVERFLOWS ARE TO BE LOCATED AT INTERVALS TO ACCOMMODATE SELECTED GUTTERING SYSTEMS AND DOWNPIPES TO BE ADJUSTED TO THE GULLY. REFER TO BASIX REQUIREMENTS WITH ENGINEERS DETAIL AFTER COMPLIANCE WITH BASIX COMMENTS, COUNCIL REQUIREMENTS AND AS 3703.  
SITE RUNOFF COLLECTION AND DETENTION TO ENGINEERS DETAIL.  
ALL SELECTED GUTTERING SYSTEMS ARE TO BE MANUFACTURED TO COMPLY WITH AS/NZS 3802.5. ALL DRAINAGE IS TO BE IN ACCORDANCE WITH AS/NZS 3802.4 AND 3802.5. ROOF WATER COLLECTION IS TO BE CALCULATED IN COMPLIANCE WITH NCC PART 3.5.2, IF REQUIRED.

**SITE WORKS AND LEVELS**  
RETAINING WALLS TO ENGINEERS DETAIL.  
RULE SHOWN ARE NOMINAL ONLY AND SUBJECT TO CONFIRMATION BY THE CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR LEVELS AND DESIGN.  
**SEDIMENT CONTROL AND SITE MANAGEMENT**  
SEDIMENT CONTROL MEASURES TO AUTHORITIES REQUIREMENTS AND ENGINEERS DETAIL.  
CONTRACTOR TO MANAGE ON SITE MANAGEMENT OF CONTROL MEASURES AND MATERIAL STOCKPILES TO PREVENT CONTAMINATION OF PUBLIC DOMAIN, SERVICES AND INFRASTRUCTURE DURING CONSTRUCTION.  
STOCKPILE AND STORAGE LOCATIONS ARE INDICATIVE AND SHOULD BE FINALISE IN CONSULTATION WITH THE OWNER.

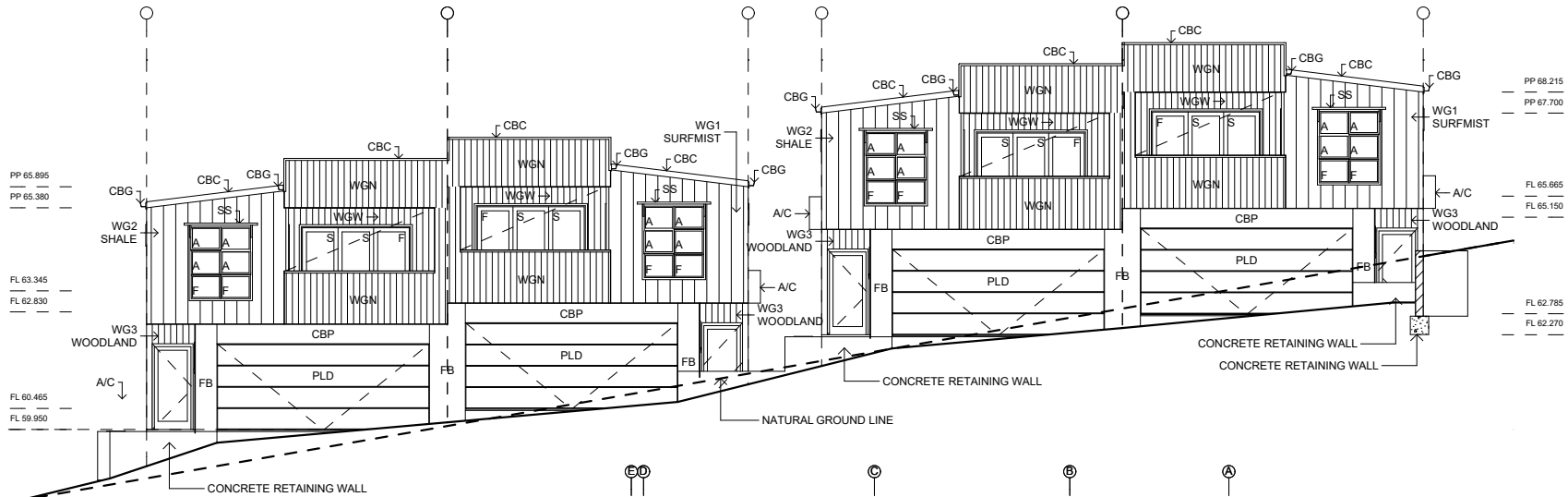
AMENDMENTS  
A - 15/02/21 - DEVELOPMENT APPLICATION ISSUE  
B - 17/02/21 - MAJOR REVISIONS - DEVELOPMENT APPLICATION ISSUE  
C - 03/03/21 - DEVELOPMENT APPLICATION ISSUE  
D - 19/02/21 - REDESIGN FOR REVIEW

Project: **MULTI RESIDENTIAL DEVELOPMENT**  
At: **31 PORTER STREET, MURCUTT, MILTON**  
Lot: **319 DP 1232292**

DA/CC - 190515 - 02 - D

Print date: 19/10/2021

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**NORTH ELEVATION**  
1:100

STANDARD FINISHES LEGEND

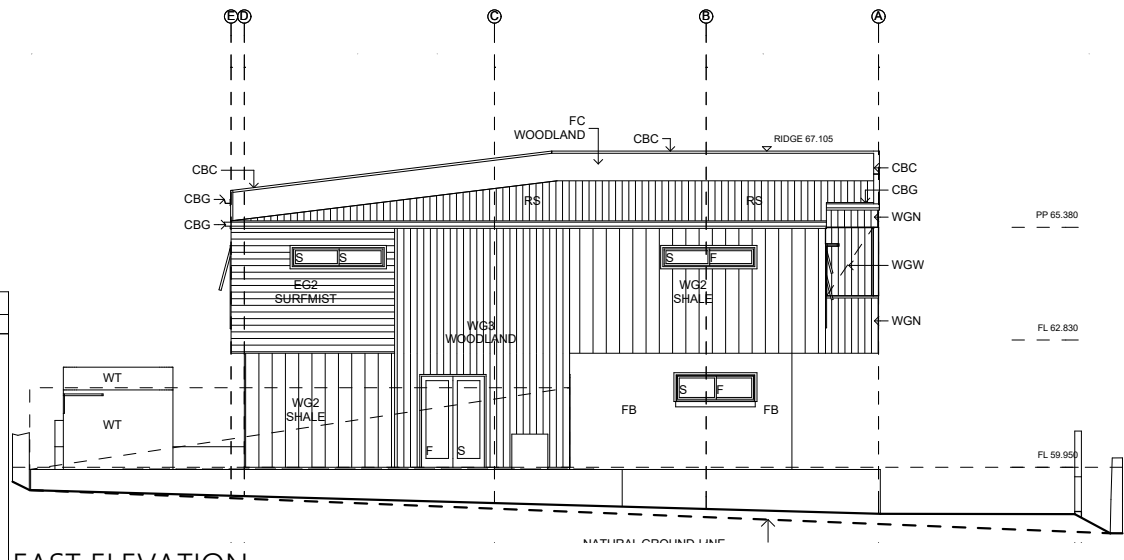
A/C	AIR CONDITIONING
BAL	BALUSTRADE
BRK	BRICKWORK
CBG	COLORBOND GUTTER
CB	CONCRETE BLOCK
CBF	COLORBOND FASCIA
CON	CONCRETE
DRY	DRYING LINE
F	FIXED WINDOW
FC	FIBRE CEMENT CLADDING
HWS	SELECTED HOT WATER SERVICE
L	HUNG WINDOW
L	LOUVER WINDOW

STANDARD FINISHES LEGEND

OG	OBSOLETE GLASS
PLD	PANEL LIFT DOOR
RS	ROOF SHEET
SCR	PRIVACY SCREEN
TB	TIMBER BEAM
TP	TIMBER POST
VB-D	VERTICAL BOARD - DUNE
VB-SG	VERTICAL BOARD - SLATE GREY
WB-D	WEATHERBOARD - DUNE
WB-S	WEATHERBOARD - SURFMIST
WT	WATER TANK

EXTERNAL COLOUR SCHEDULE

CODE	MATERIAL	FINISH
EG1	ECOGROOVE 150 FOR PAINT	SHALE GREY
EG2	ECOGROOVE 150 FOR PAINT	SURFMIST
WG1	WEATHERGROOVE SMOOTH 300 FOR PAINT	SHALE GREY
WG2	WEATHERGROOVE SMOOTH 300 FOR PAINT	SHALE GREY
WG3	WEATHERGROOVE SMOOTH 150	WOODLAND GREY
WGN	WEATHERGROOVE NATURAL 150	PREFINISHED 'NATURAL'
WGW	WEATHERGROOVE SMOOTH 150	OFF WHITE
FB	FACE BRICK	POH VINO
FC	FIBRE CEMENT CLADDING FOR PAINT	EQ TO WOODLAND GREY
CBG	COLORBOND ROOF SHEET	PREFINISHED WOODLAND GREY
CBF	COLORBOND FASCIA	PREFINISHED WOODLAND GREY
CB	COLORBOND CONCRETE BLOCK	PREFINISHED WOODLAND GREY
CBG	COLORBOND GUTTER	PREFINISHED WOODLAND GREY
DP	DOWNPIPES	OFF WHITE
SCF	FIBRE CEMENT SOFFITS, EAVES FOR PAINT	CLEAR FINISH
BAL	TIMBER BALUSTRADE	OFF WHITE
SCR	TIMBER SCREEN OR PAINT	WOODLAND GREY
WT	PRE FINISHED WATER TANK	WOODLAND GREY
SS	PRE FINISHED METAL SUNSHADE	WOODLAND GREY
PLD	PRE FINISHED PANEL LIFT DOOR	PREFINISHED DUNE
CBP	COLORBOND METAL PANEL	PREFINISHED DUNE
---	COLORBOND DOOR AND WINDOW FRAMES	PREFINISHED WOODLAND GREY



**EAST ELEVATION**  
1:100

AMENDMENTS  
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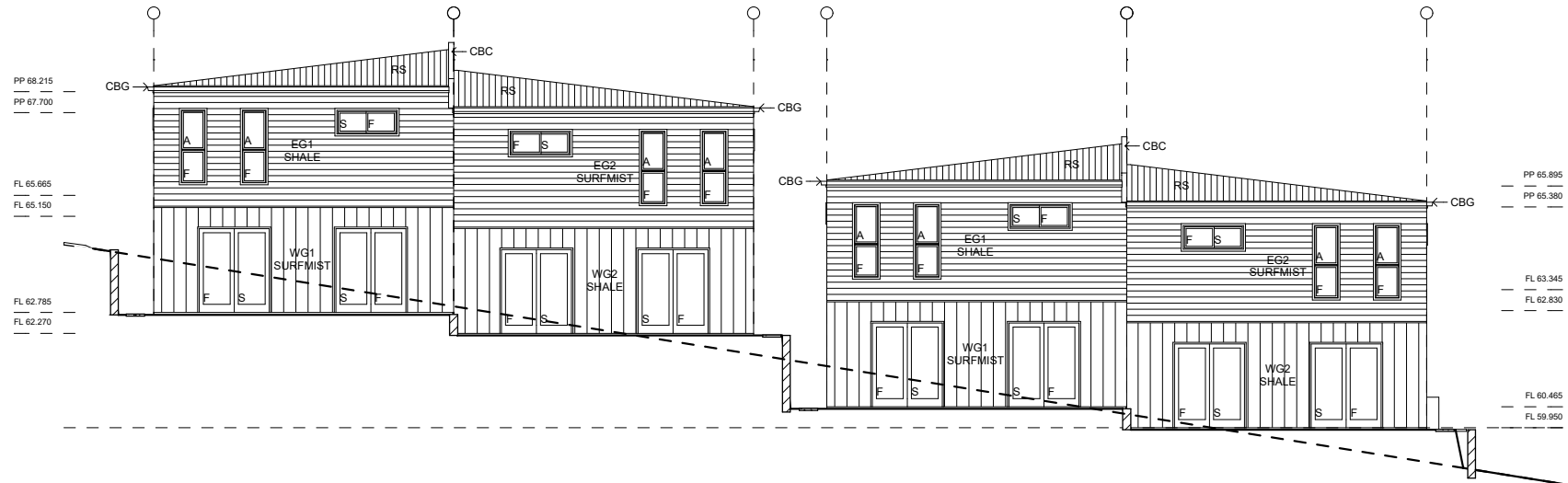
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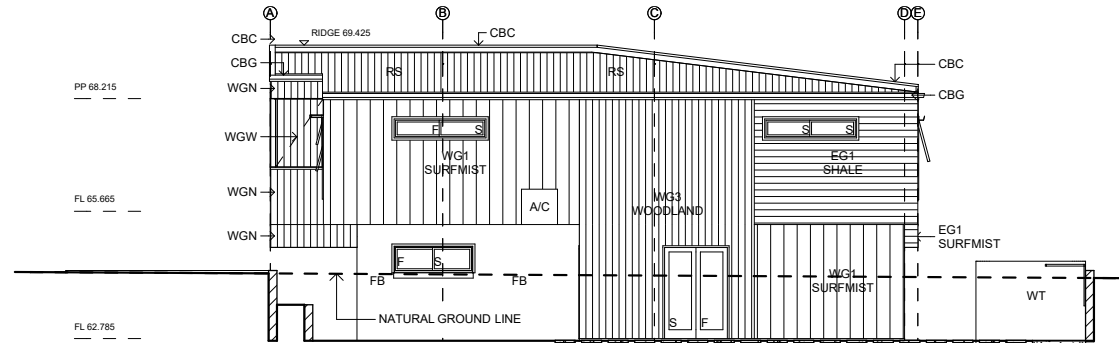
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**SOUTH ELEVATION**  
1:100

STANDARD FINISHES LEGEND		STANDARD FINISHES LEGEND	
A/C	AIR CONDITIONING	OG	OBSCURE GLASS
BAL	BALUSTRADE	PLD	PANEL LIFT DOOR
BRK	BRICKWORK	RS	ROOF SHEET
CBG	COLORBOND GUTTER	S	SLIDING WINDOW
CB	CONCRETE BLOCK	SCR	PRIVACY SCREEN
CBF	COLORBOND FASCIA	TB	TIMBER BEAM
CON	CONCRETE	TP	TIMBER POST
DRY	DRYING LINE	TILE	SELECTED TILE
F	FIXED WINDOW	VB-D	VERTICAL BOARD - DUNE
FC	FIBRE CEMENT CLADDING	VB-SG	VERTICAL BOARD - SLATE GREY
HWS	SELECTED HOT WATER SERVICE	WB-D	WEATHERBOARD - DUNE
H	HUNG WINDOW	WB-S	WEATHERBOARD - SURFMIST
L	LOUVER WINDOW	WT	WATER TANK

EXTERNAL COLOUR SCHEDULE		
CODE	MATERIAL	FINISH
EG1	ECOGROOVE 150 FOR PAINT	SHALE GREY
EG2	ECOGROOVE 150 FOR PAINT	SURFMIST
WG1	WEATHERGROOVE SMOOTH 300 FOR PAINT	SURFMIST
WG2	WEATHERGROOVE SMOOTH 300 FOR PAINT	SHALE GREY
WG3	WEATHERGROOVE SMOOTH 300 FOR PAINT	WOODLAND GREY
WGN	WEATHERGROOVE NATURAL 150	PREFINISHED 'NATURAL'
WGW	WEATHERGROOVE SMOOTH 150	OFF WHITE
FB	FACE BRICK	PGH VINO
FC	FIBRE CEMENT CLADDING FOR PAINT	EQ TO WOODLAND GREY
CBG	COLORBOND FASCIA AND CAPPINGS	PREFINISHED WOODLAND GREY
RS	COLORBOND ROOF SHEET	PREFINISHED WOODLAND GREY
CBG	COLORBOND GUTTER	PREFINISHED WOODLAND GREY
DP	DOWNPIPES	PREFINISHED WOODLAND GREY
SOF	FIBRE CEMENT SOFFITS, EAVES FOR PAINT	OFF WHITE
BAL	TIMBER BALUSTRADE	CLEAR FINISH
SCR	TIMBER SCREEN OR PAINT	OFF WHITE
WT	PREFINISHED WATER TANK	WOODLAND GREY
SS	PREFINISHED METAL SUNSHADE	WOODLAND GREY
PLD	PREFINISHED PANEL LIFT DOOR	PREFINISHED DUNE
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---	COLORBOND DOOR AND WINDOW FRAMES	PREFINISHED WOODLAND GREY



**WEST ELEVATION**  
1:100

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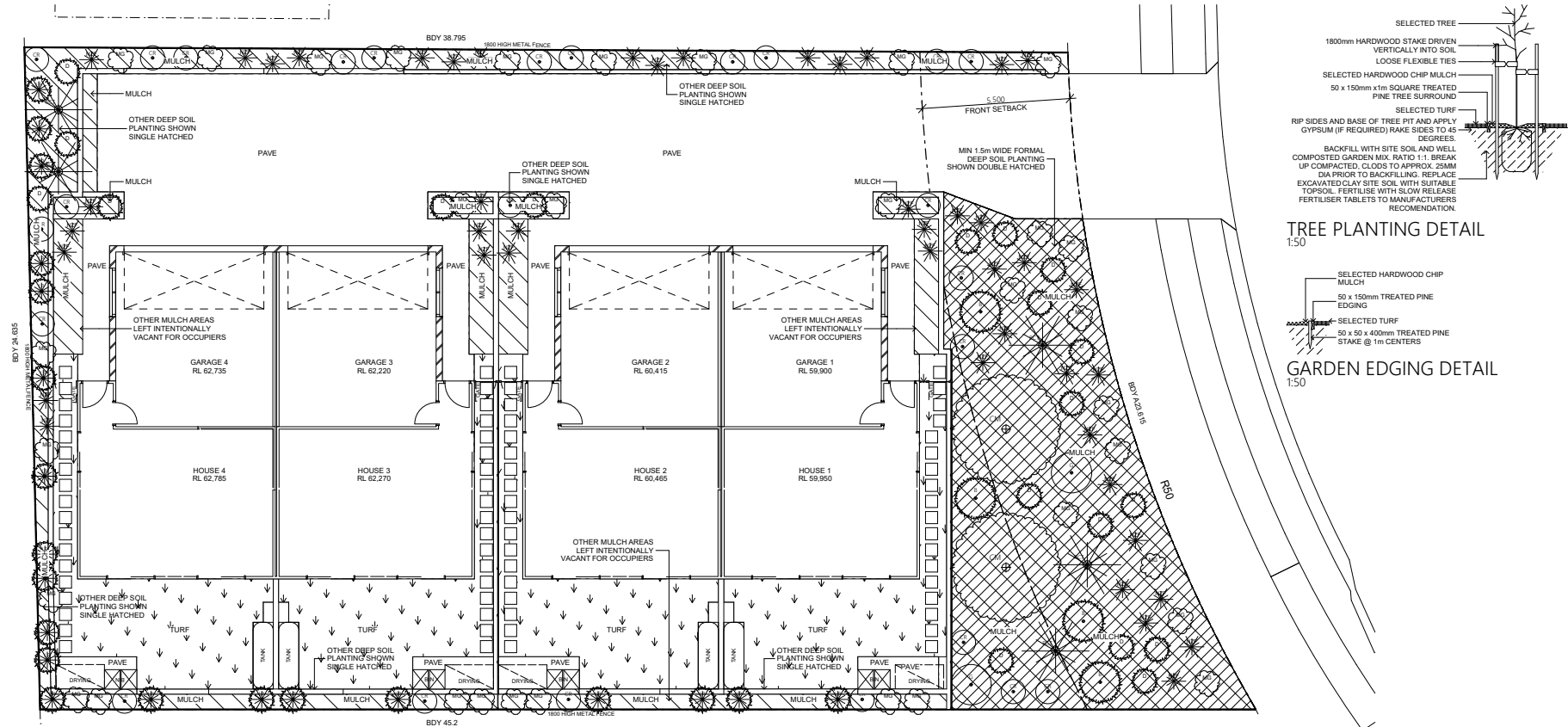
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LANDSCAPE PLAN  
1:100

LANDSCAPE AREAS SCHEDULE					TREE PLANTING SCHEDULE					GROUND COVER PLANTING SCHEDULE				
ZONE ID	AREA NAME	AREA (sqm)	NOTE		Common Name	LABEL	SIZE	SPACING	QUANTITY	Common Name	LABEL	SIZE	SPACING	QUANTITY
10	TOTAL SITE	1,002.64			Crepe Myrtle	CM	45 L	AS SHOWN	2	Cut Leaf Daisy	D	150mm	0.9m	19
11	TOTAL LANDSCAPE	400.94			Red Cabbage Tree	RCT	300mm POT	AS SHOWN	5	Ground Morning Glory	MG	150mm	0.9m	33
12	TOTAL FRONT SETBACK	140.66			SHRUB PLANTING SCHEDULE					New Zealand Flax	NZF	150mm	1m	45
13	FRONT SETBACK LANDSCAPE	107.24	MIN 35% TOTAL FRONT SETBACK		Common Name	LABEL	SIZE	SPACING	QUANTITY					
14	FORMAL LANDSCAPE	138.44	MIN 10% OF TOTAL SITE		Dwarf Coastal Rosemary	CR	200mm POT	AS SHOWN	25					
					Harpin Banksia	B	200mm POT	AS SHOWN	4					
					Lilli Pilli Backyard Bliss	LP	200mm POT	AS SHOWN	20					
					Superb Grevillia	G	200mm POT	AS SHOWN	2					

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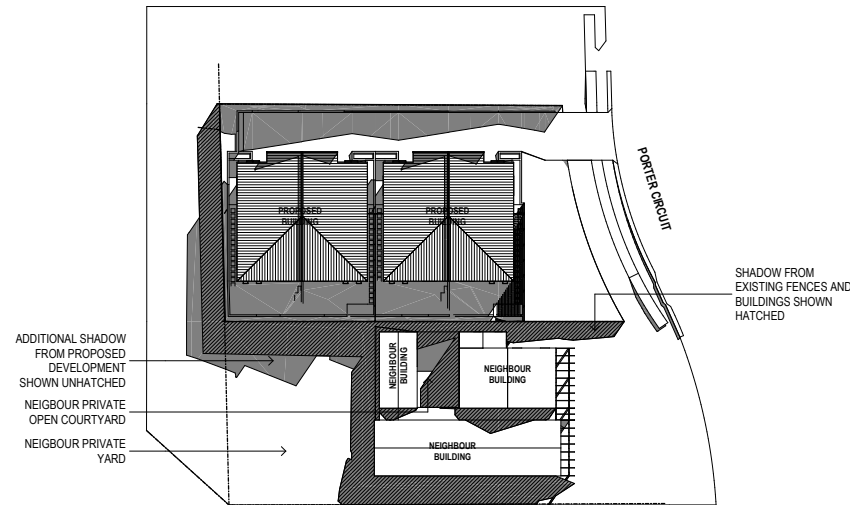
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NOTE: AREAS IDENTIFIED AS FORMAL PLANTING ARE TO BE PROVIDED WITH AN AUTOMATED WATERING SYSTEM TO COUNCIL REQUIREMENTS.  
SOIL AROUND NEW TREES TO BE BROKEN UP AND TREATED WITH GYPSUM AS REQUIRED, BACKFILLED WITH SUITABLE SOIL AND COMPOST MIX AND MULCHED OVER.  
PLANTING TO BE MAINTAINED AFTER COMPLETION IN ACCORDANCE WITH DA CONSENT CONDITIONS AND LOCAL AUTHORITY REQUIREMENTS.

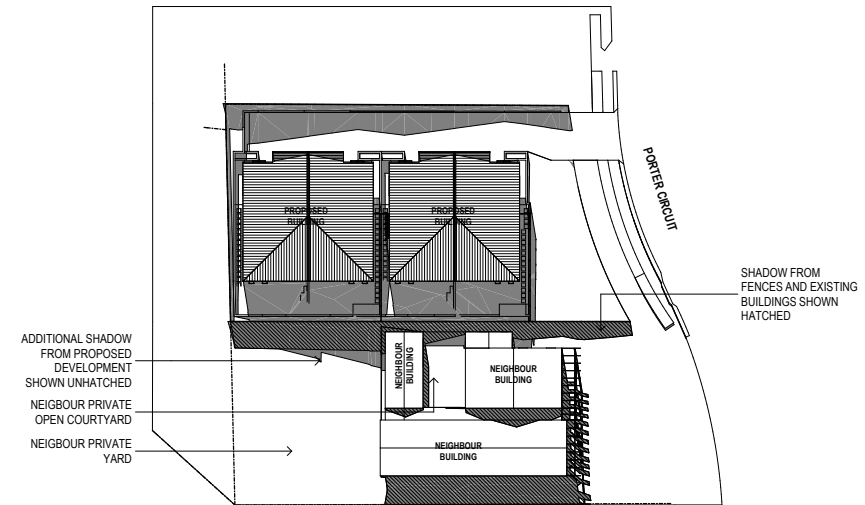
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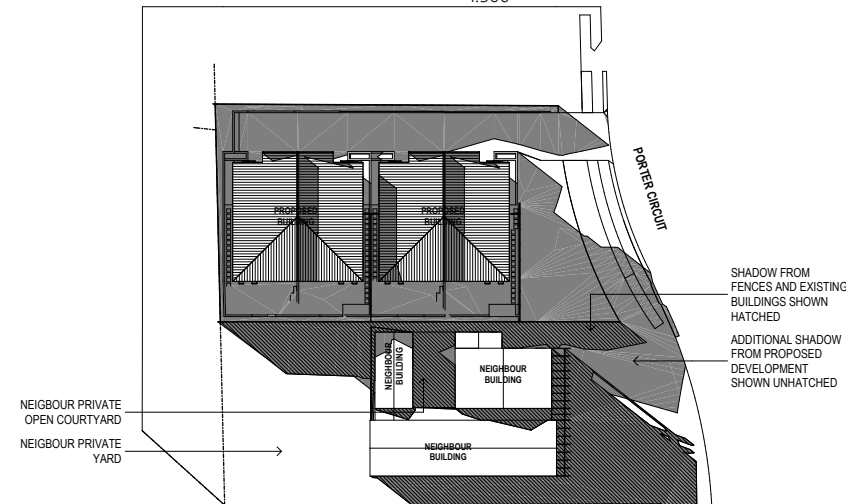
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Print date: 19/10/2021  
Page 826 of 822



SHADOWS - JUNE-21-0900 HOURS  
1:500



SHADOWS - JUNE-21-1200 HOURS  
1:500



SHADOWS - JUNE-21-1500 HOURS  
1:500

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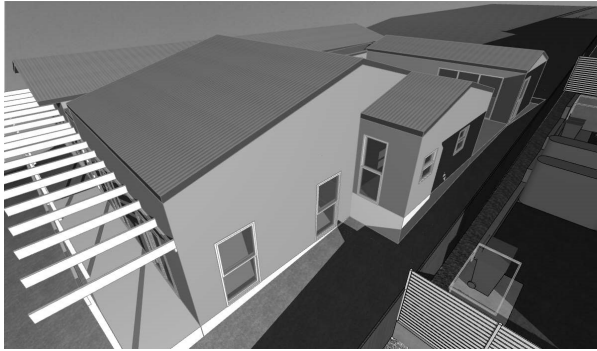
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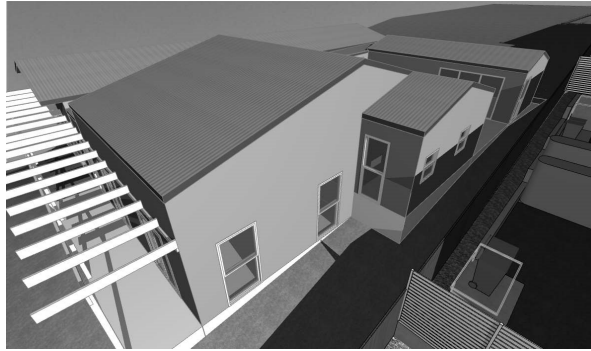
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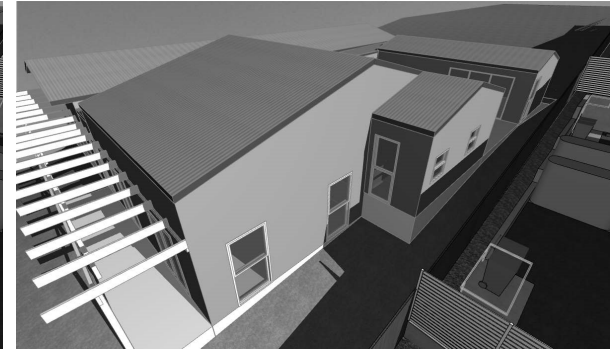
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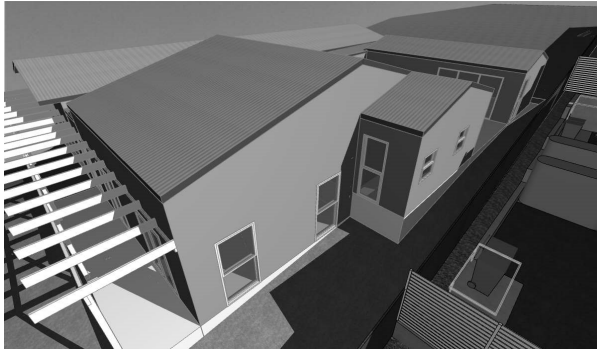
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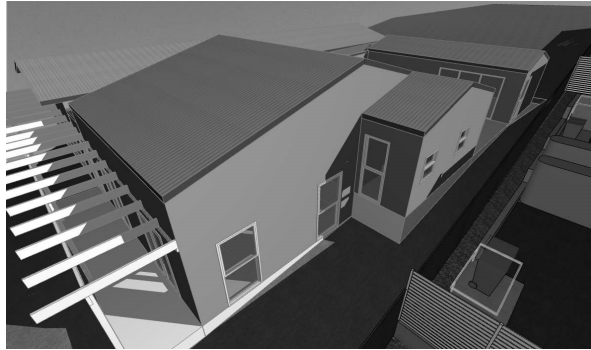
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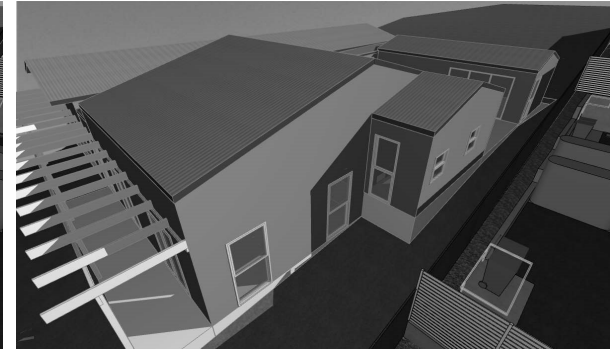
NEIGHBOUR NE PRSPECTIVE 1100 HOURS



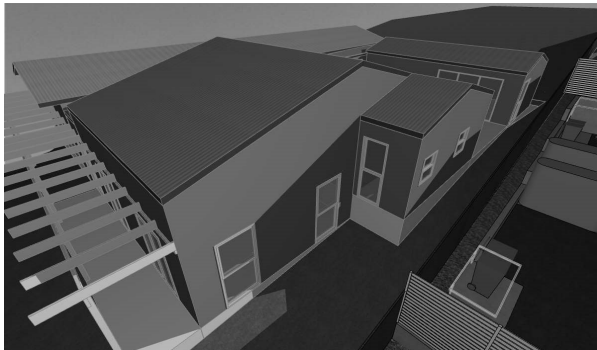
NEIGHBOUR NE PRSPECTIVE 1200 HOURS



NEIGHBOUR NE PRSPECTIVE 1300 HOURS



NEIGHBOUR NE PRSPECTIVE 1400 HOURS



NEIGHBOUR NE PRSPECTIVE 1500 HOURS

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Shoalhaven  
City Council

# Nowra Showground Master Plan



CL22.231 - Attachment 1

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## Introduction

### Background

Public land provides the community with a variety of facilities and spaces, including local and regional parks, showgrounds, community halls, picnic areas, natural bushland, caravan parks and camping grounds. The system has developed since the 1850s in recognition of the basic needs of all members of our community to access open spaces for physical, emotional, and spiritual development and well-being.

Some public land is State owned and is managed by the New South Wales Government (e.g., Crown land managed by Department (Dept) of Lands or National Park managed by Dept of Environment and Conservation [NPWS]). However, there are also large areas of State-owned Crown land that are managed by local councils, either as reserve trust manager appointed under the *Crown Lands Act 1989*, or because the land has devolved to them under section 48 of the *Local Government Act 1993*. Another type of public land is actually owned by councils and may be managed as community land or operational land under the *Local Government Act 1993*.

The Nowra Showground is on public land on the western edge of the township of Nowra in the City of Shoalhaven (see Figure 1). The Showground is a mixture of Council owned community land and Crown land, for which Shoalhaven City (Council) is trust manager.

Nowra is the largest of the Shoalhaven's four showgrounds. It is located on high ground overlooking the Shoalhaven River with views to the Cambewarra Range in the north and west, and across the floodplain to Coolangatta Mountain in the east. The Showground has a range of significant buildings and other facilities, including several with important heritage values.

The Nowra Showground is an important public space used by many people, both Shoalhaven residents and visitors, with flow-on social and commercial benefits to the local community. This multi-functional site, a major recreational centre in Nowra, is of



high social value for past and present generations and a reminder of the enterprise of volunteer labour in providing facilities for the district. It contains a number of built structures which reflect changing community needs and interests in the district.

Nowra is the largest town in the City of Shoalhaven. It is the main commercial and administrative centre of the city and lies immediately to the south of the Shoalhaven River, approximately 160 kilometres south of Sydney.

The Nowra Showground is on the western edge of the main town street grid, near the highest point in town. The site offers spectacular views over the river to the north and west with parallel views of the town and coastal land to the east.

The Showground forms part of a corridor of public land that extends along the Shoalhaven River and the lower section of Nowra Creek. This open space is within walking distance of the old centre of town and forms an important passive recreation area, as well as providing for various active recreational pursuits and sports.

#### Purpose of the Master Plan

The Master Plan (MP) will provide information to community regarding the Nowra Showground – its past, current works and works in the future. This MP is informed by extensive internal and external consultation with community (please see Appendix 1 – Consultation Report). The integrated approach considers the needs of all regular user groups, as well as the wider community and tourists that visit the reserve. It is anticipated that the needs of all user groups will be met and, subsequently, well managed.

This Master Plan identifies works that have recently been completed and proposed works for the future. All of the proposed works within the Master Plan provides direction for the Asset Custodian to request Council funding and apply for grants for various precincts. Prior to delivery of any works identified in the MP, Council staff will undertake Community consultation, concept design, and Council endorsement. Although the items have been identified in the MP, a necessary process of further site investigation will further inform the concept design in line with Community needs at the time.

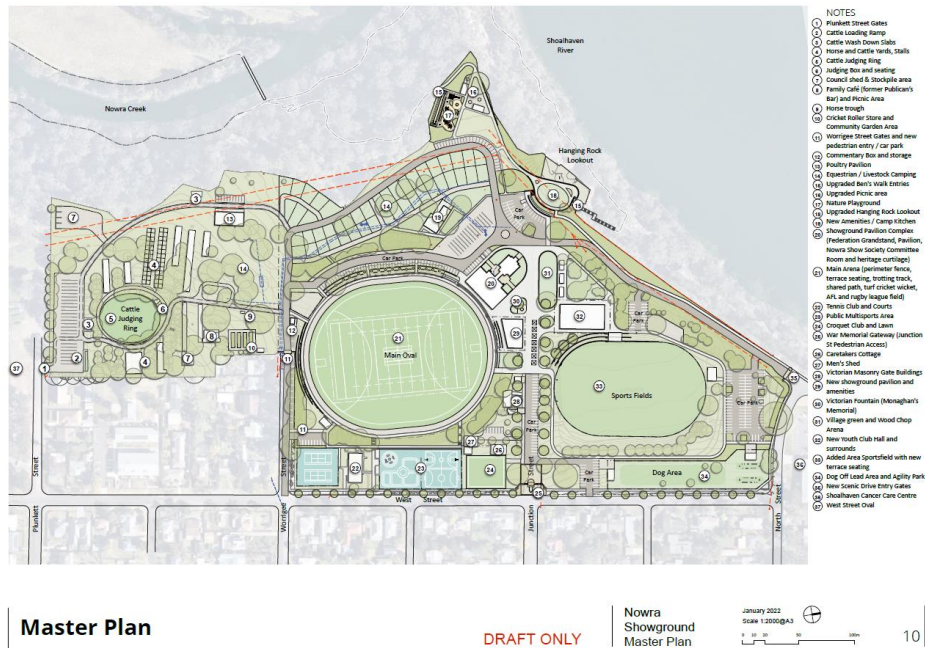


Figure 1. Master Plan

Please note, all plans referenced are available in full size in [Appendix 1](#).

## Existing site plan

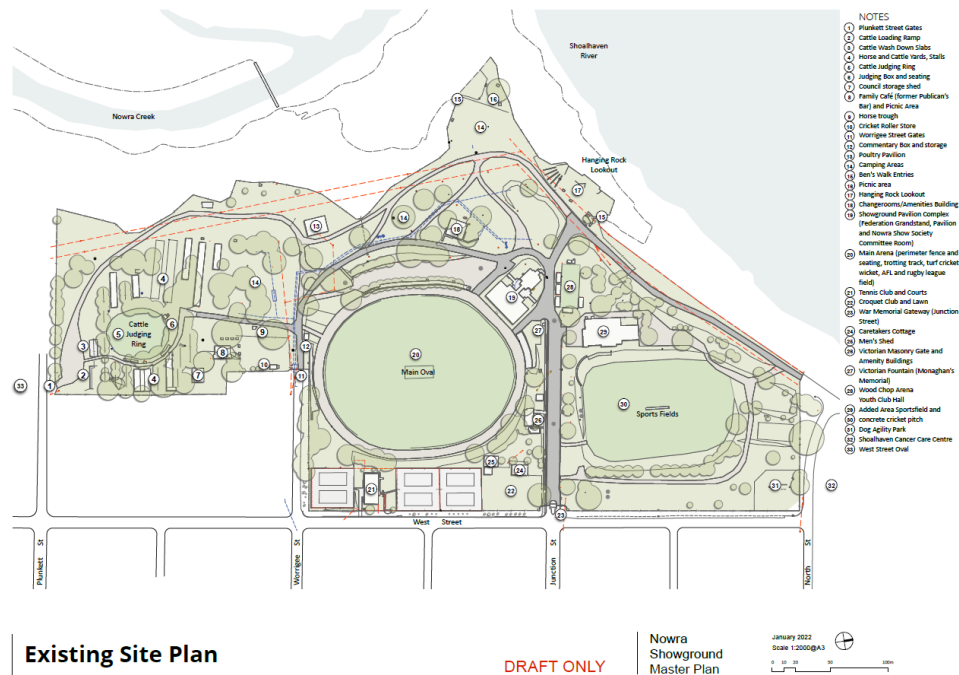


Figure 2. Existing Site Plan

The existing Site Plan (Figure 2 above) provides an overview of the existing site, inclusive of the road network, sporting fields, croquet court, buildings, parking areas and natural features. Further information regarding landscape and built elements is available in [Proposed Use Plan](#) section.

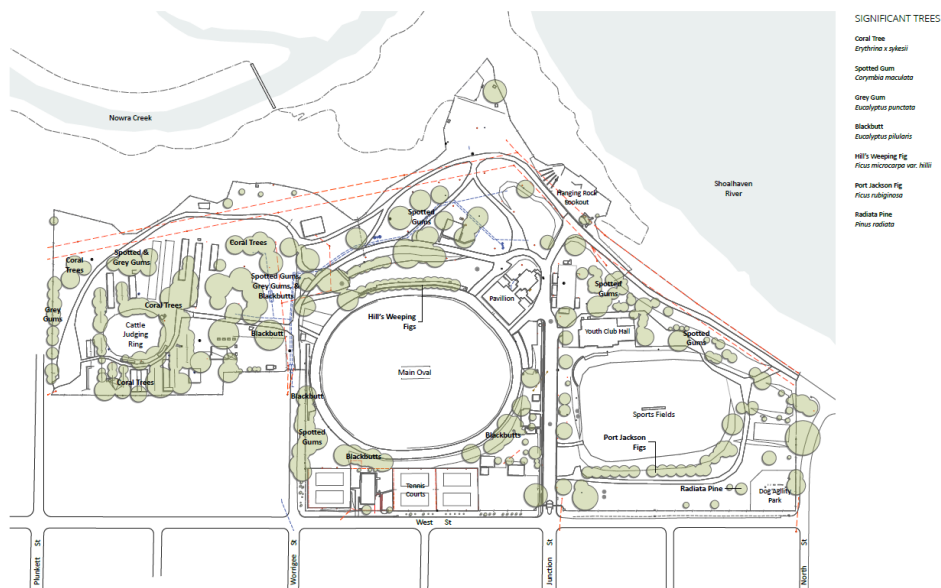
## Landscape and trees

In most areas there are substantial groves of trees. The Showground provides an exceptional opportunity for retaining a large number of trees, including some very large trees in an urban setting. There are over 400 trees at the Showground.

Trees at the Nowra Showground are significant due to their outstanding aesthetic quality, size / age, provision of shade, contribution to the townscape, association with the local people, and historical associations (commemorative trees).

Figure 2 below shows the distribution of existing trees at the Showground. In addition to the value of individual trees, some group plantings have been identified as significant to the overall settings. An example of this is the fig trees around the main show ring to the south of the Pavilion and to the east of the Added Area sports field. At least two of these trees were ceremonially planted during the Empire Day celebrations in 1906 and 1912. There is also an anecdotal report that some were planted as memorials to soldiers who served in the First World War (letter from Shoalhaven Historical Society to Nowra Croquet Club on 9 December 2004).

Around the Cattle Judging Ring coral trees were introduced and provide shade, a distinctive character to the area, and they are reported to have been planted in 1939. They are of heritage significance because they are representative of a historic period of planting. Coral trees are significant to the area as typical rural plantings to shade cattle. They are purposeful for shade and aesthetics and an important feature of rural life for both residents and visitors.



**Distribution of Existing Trees**

Figure 2. Distribution of existing trees

DRAFT ONLY

Nowra  
Showground  
Master Plan

January 2022  
Scale 1:2000 @ A3

01

### Showground management process

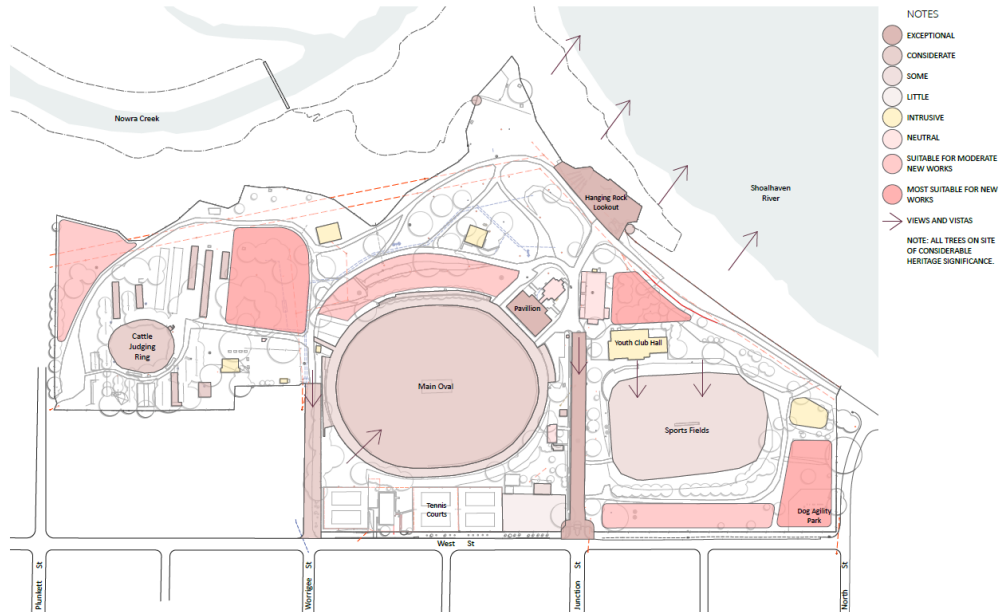
The Nowra Showground consists of both Council owned community land and Crown Land. Council is responsible for routine maintenance and the grounds are upkept by the Groundskeeper. This is a full-time position with the responsibility of upkeeping the site, providing surveillance, and working with Community and stakeholders to ensure the site is well maintained and running properly.

Council works with the Nowra Show Society, other site stakeholders, and Community to ensure development and upkeep that preserves its heritage character, meets current and anticipated Community needs. In particular, the Nowra Show Society is an important consultative body Council is continually collaborating with for various aspects of project concept / detail designs and delivery of works and programs.

This form of management allows for the facilities to be managed to their full potential and gives the local Community opportunities for developing skills, local ownership, and pride in achievement it is also cost effective for Council. Perhaps more importantly, this form of management greatly values the voluntary efforts of the Community minded citizens who contribute their time and energy in managing and maintaining the facilities.

## Plans

### Heritage significance



### Heritage Significance

Figure 4. Heritage significance plan

A detailed heritage report is available in the [Conservation Management Plan Nowra Showground](#) written by Otto Scherhalmi & Partners in 2003. This report has in depth information of the site and provides further guidance to Council and Community for conserving the site's heritage.

Section 7.5 within the Conservation Management Plan – Nowra Showground recommends procedures regarding various elements and items of the showground that represent heritage. These items have been assessed and graded for the purpose of enabling decisions on the future conservation and development of the place. The grading categories are defined as follows; Exceptional; considerable; some; little; intrusive; and neutral.

## Circulation plan

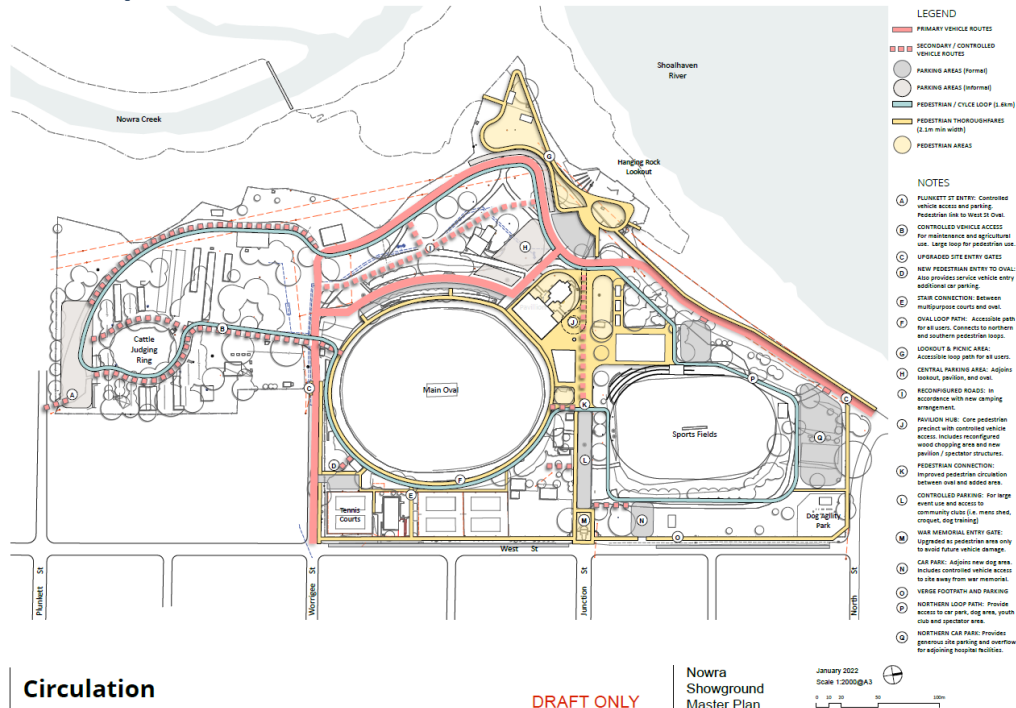


Figure 5. Circulation plan

The Circulation Plan is a proposal of the arterial and sub-arterial roadways within the Showground. The plan above indicated primary and secondary (controlled) vehicle routes, parking areas (formal and informal), pedestrian and cycle loop, and pedestrian thoroughfares (2.1m minimum width). The light green line denotes a circuitous path around majority of the Showground which provides users the opportunity for safe and accessible fitness.

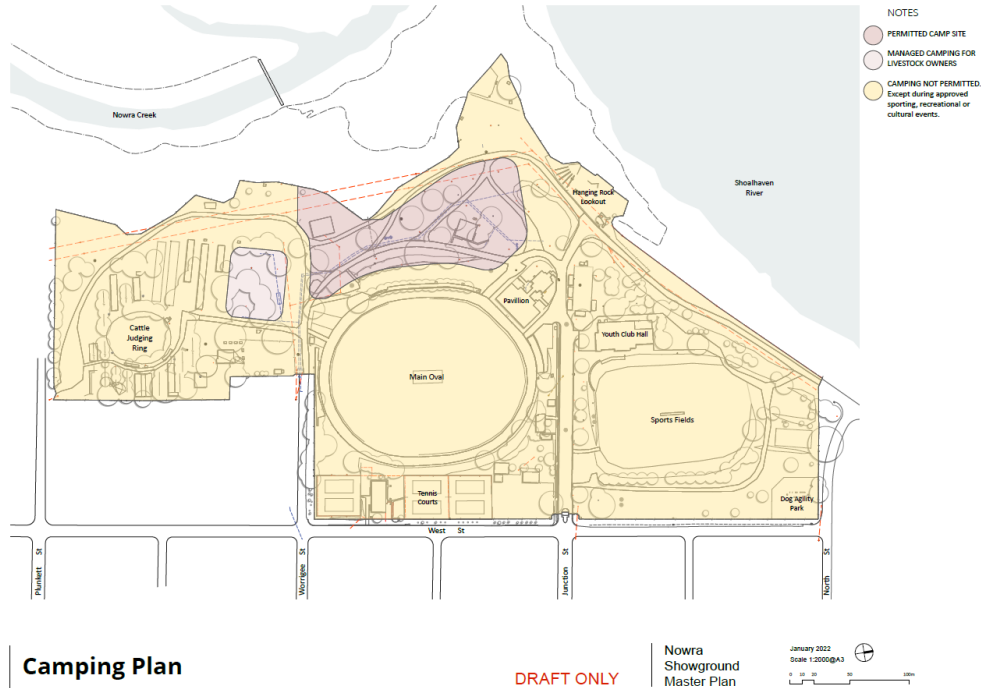
Below is a list of notes further explaining the areas indicated in the plan above.

- A. Plunkett Street entry will have controlled vehicle access and parking. This area will also have a pedestrian link to the West Street Oval.
- B. Controlled vehicle access for maintenance and agricultural use.
- C. Worrigea Street – upgraded site entry.
- D. New pedestrian entry to oval – will also provide service vehicle entry and additional car parking opportunities.



- E. Stair connections between multipurpose courts and oval. Further accessible features to be reviewed upon detail design.
- F. Oval loop path – accessible path for all users. Connects to northern and southern pedestrian loops.
- G. Lookout and picnic area – alternative looped path for pedestrians.
- H. Central parking area – adjoins lookout, pavilion, and oval.
- I. Reconfigured roads in accordance with new Camping Plan, design considerations, and traffic committee review.
- J. Pavilion hub – core pedestrian precinct with controlled vehicle access. Includes reconfigured wood chopping area and new pavilion / spectator structures.
- K. Pedestrian connection – improved pedestrian circulation between oval and added area.
- L. Controlled parking – for large event use and access to community clubs (ie men's shed, croquet, dog training).
- M. War memorial entry gate – upgraded as pedestrian area only to avoid future damage to the gates. In line with RSL request.
- N. Car park – adjoins new dog off leash area. Includes controlled vehicle access to site away from war memorial.
- O. Verge footpath and parking.
- P. Northern loop path – provide access to car park, dog area, youth club, and spectator area.
- Q. Northern car park – provides generous site parking and overflow for adjoining hospital facilities.

## Camping plan



### Camping Plan

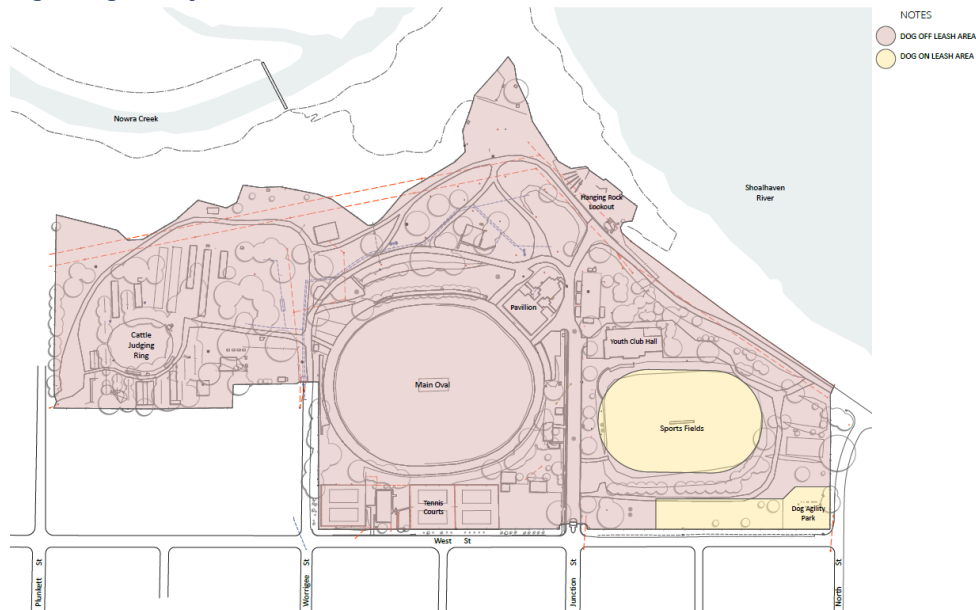
Figure 6. Camping Plan

The Camping Plan above in Figure 3 will offer the showground an opportunity to host visitors that will be drawn to stunning views, amenities, power, and dumping facilities.

The camping area will be designated as a Caravan Park under the *Location Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*. This designation will allow further site development to enhance the camping experience at Nowra Showground.

The rectangular area shown in light pink will be utilised at showtime only by the equestrian community in order to service their horses and to ensure they are safe and well-tended to.

## Dog management plan



### Dog Management Plan

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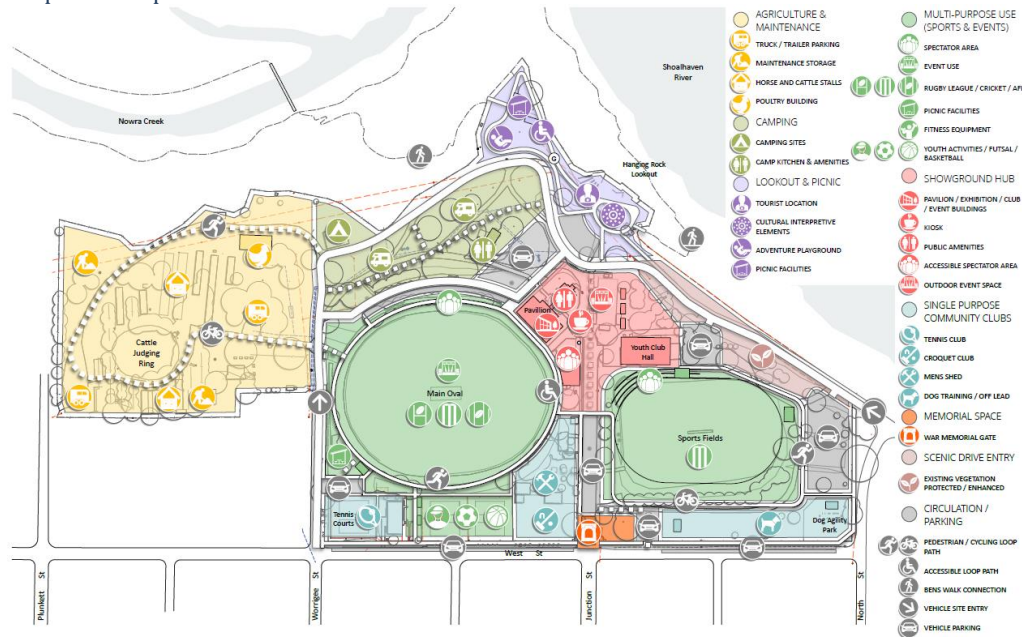
Figure 7. Dog Management Plan

The management of dogs and the safety of users, pet owners and pets has been thoroughly discussed with Community over the many years. There is a strong contingent of dog owners that enjoy the beauty of the Showground for both pet exercise as well as for casual meetings. These meetings have multiple health benefits – mental, physical, and emotional. Figure 3 above shows an extended dog run that will provide dogs with an opportunity to exercise freely with other dogs, and the dog agility zone will also be maintained for those dogs that enjoy the equipment. Water facilities and rubbish bins will be provided for users. This area is available for dog access 24 / 7.

To complement the extended run, the Added Area oval will be another off-leash area at the showground. The whole added area is proposed to be fenced to ensure that dogs can run freely. This area will be available for use 24/7 but will access might be restricted in the occurrence of a sporting or showground event.

The remaining pink area shown above will be on leash.

## Proposed use plan



### Proposed Use Plan - General

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Figure 8. Proposed use plan – General

The general use plan shows the Nowra Showground as a place with opportunity for physical activity, sport, agricultural activity, outdoor natural recreation, and community gathering. Further discussion below provides details and uses of each of the individual precincts.

Nowra Showground is dedicated Crown Land and the objectives of the Nowra Show Society are to promote the development of agricultural, horticultural, and industrial resources of Nowra and the surrounding districts. This is achieved by holding exhibitions for the display of livestock, horticultural and agricultural produce of all kinds, together with other such objects of manufactured products or the arts as may be determined and to provide entertainment from its patrons.

The Nowra Show Society and Council have worked together over many to ensure the continuation of the Nowra Show as a significant social, cultural, and economic event in the town of Nowra. Each party recognises the need for a close of co-operation between

them to ensure the smooth running of the Show and the improvement of showground facilities in the future.

#### Proposed use – Show plan

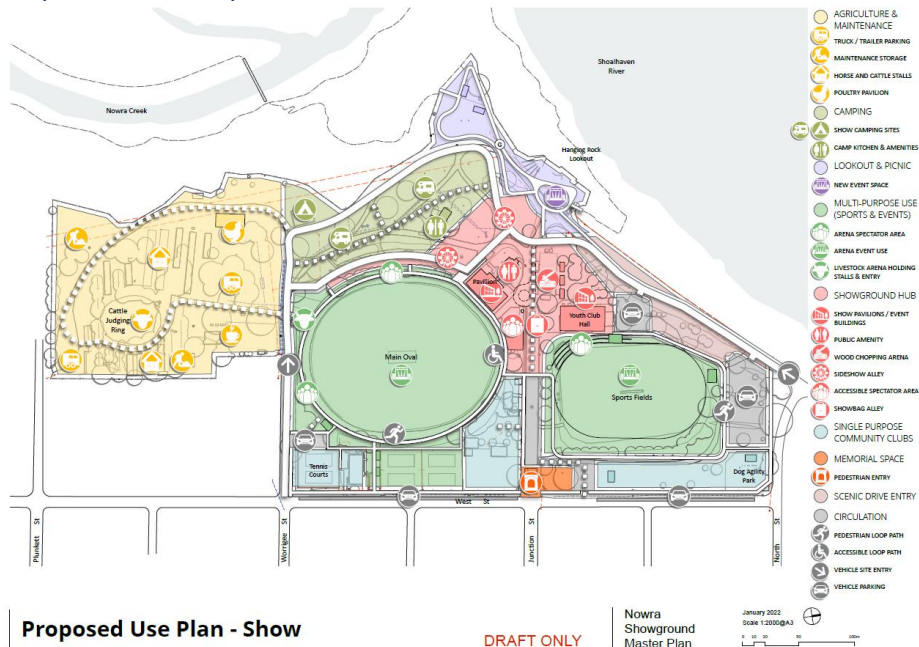
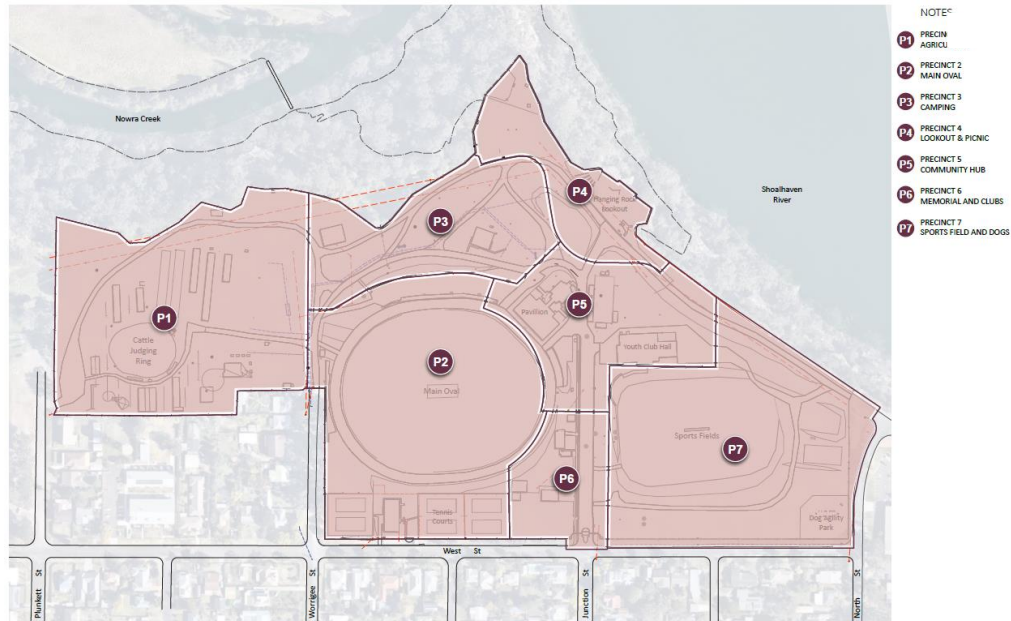


Figure 9. Proposed use plan – Show

The Nowra Show is an integral part of the Nowra Showground as well as a strong community event within the Shoalhaven. The Nowra Showground Reserve was dedicated for Public Recreation and Showground purposes in January 1884. Trustees were appointed by the NSW Government as the “Nowra Showground Trust” under the provisions of the Public Trusts Act (now revoked) to manage this portion of land (the original 17 acres between Worrigeer and Junction Streets).

At the time this document was written, Council and the Nowra Showground Committee share a strong collaboration in all aspects of Showground development – strategic planning, upgrades, new infrastructure, and maintenance.

### Precinct identification plan



### Precinct Identification Plan

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Figure 10. Precinct identification plan

The Showground has been divided into seven precinct plans that provide in-depth principles and actions associated with each precinct.

The seven precincts are as follows:

- Precinct 1: Agriculture
- Precinct 2: Main Oval
- Precinct 3: Camping
- Precinct 4: Lookout and Picnic
- Precinct 5: Community hub
- Precinct 6: Memorial and Clubs
- Precinct 7: Sports field and Dog off leash areas



## Precinct 1 – Agricultural area



### Precinct 1

Figure 11. Precinct 1

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Scale 1:200 @ A3

### Design Principles and Actions

1. Retain existing unsealed road for authorised use only. Long term option to further define loop as a pedestrian / cycle thoroughfare with signage, sealed surface and linemarking.
2. Remove weeds and undertake bush regeneration outside boundary fence. At end-of-life, fence to be replaced with black chain wire mesh.
3. Improve road near Family Café building and provide truck turning area.
4. Install a post and rail fence along extension of Worrigee St to restrict unauthorised vehicle access to horse and cattle area. Provide year-round pedestrian / cycle access.
5. Retain service access to water tower.



6. Consolidate southwestern corner to designated maintenance stockpile area. Relocate other material stockpiles to this location.

7. Retain stand of Coral trees, including significant layout of planting rows between the cattle stands. Maintain trees to ensure safety for Showground users – remove dangerous branches and prune regularly.

**(Precinct 1 continued)**

8. Replace existing cyclone wire fence with 1.8m, black, powder coated, security fence. Plant additional trees to define edge of showground.

9. Family kiosk upgraded for safer and more functional show and daily use. Includes amenities, cafe facility, and access improvements.

10. Existing horse stables and cattle stalls to be retained and maintained as required.

11. Formalised long vehicle parking and set down area. (2400m<sup>2</sup>)

12. Upgrade southern pedestrian access from Plunkett St. Provide Showground entry signage and possible defined shared path linking to precinct loop.

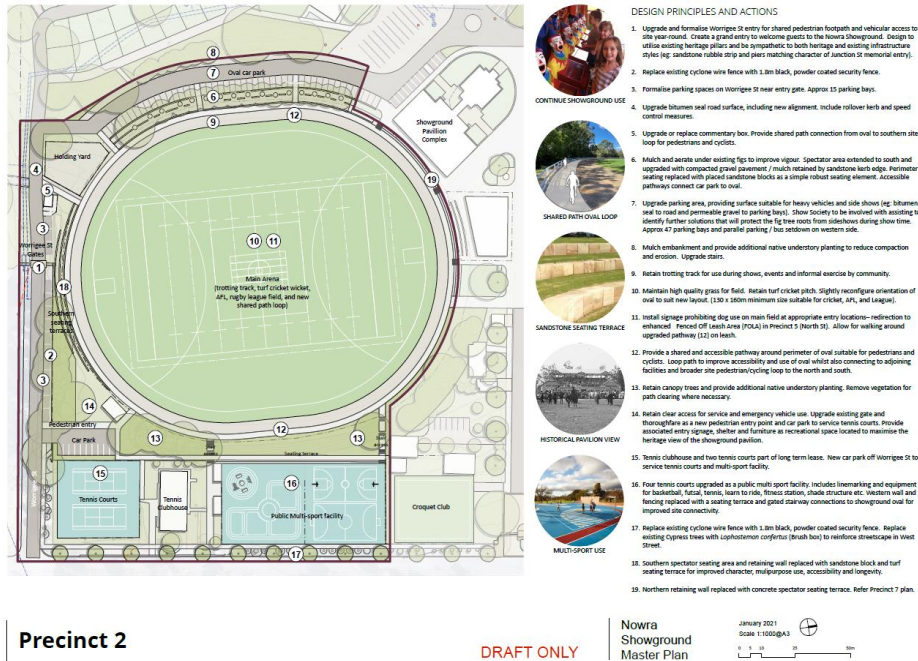
13. Continue upgrade of cattle ring, including covered spectator seating and improved field surface. Investigate potential for cattle ring to be used as outdoor venue or for small events (eg: wedding ceremony) associated with upgraded family café facilities.

14. New poultry pavilion located within the agricultural precinct. Includes provision for parking (10 bays shown).

15. Potential for more agriculturally based community use within this precinct such as a community garden associated with upgraded family café facilities.

16. Managed camping area for livestock owners particularly during equestrian and Show events.

## Precinct 2 – Main oval



**(Precinct 2 continued)**

6. Mulch and aerate under existing figs to improve vigour. Spectator area extended to south and upgraded with compacted gravel pavement / mulch retained by sandstone kerb edge. Perimeter seating replaced with placed sandstone blocks as a simple robust seating element. Accessible pathways to connect car park to oval.
7. Upgrade parking area, providing surface suitable for heavy vehicles and side shows (eg: bitumen seal to road and permeable gravel to parking bays). Show Society to be involved with assisting to identify further solutions that will protect the fig tree roots from sideshows during show time. Approximately 47 parking bays and parallel parking / bus set down on western side.
8. Mulch embankment and provide additional native understory planting to reduce compaction and erosion. Upgrade stairs.
9. Retain trotting track for use during shows, events and informal exercise by community.
10. Maintain high quality grass for field. Retain turf cricket pitch. Slightly reconfigure orientation of oval to suit new layout. (130 x 160m minimum size suitable for cricket, AFL, and League).
11. Install signage prohibiting dog use on main field at appropriate entry locations—redirection to enhanced Fenced Off Leash Area (FOLA) in Precinct 5 (North St). Allow for walking around upgraded pathway (12) on leash.
12. Provide a shared and accessible pathway around perimeter of oval suitable for pedestrians and cyclists. Loop path to improve accessibility and use of oval whilst also connecting to adjoining facilities and broader site pedestrian/cycling loop to the north and south.
13. Retain canopy trees and provide additional native understory planting. Remove vegetation for path clearing where necessary.
14. Retain clear access for service and emergency vehicle use. Upgrade existing gate and thoroughfare as a new pedestrian entry point and car park to service tennis courts. Provide associated entry signage, shelter and furniture as recreational space located to maximise the heritage view of the showground pavilion.
15. Tennis clubhouse and two tennis courts part of long-term lease. New car park off Worrigee Street to service tennis courts and multi-sport facility.
16. Four tennis courts upgraded as a public multi-sport facility. Includes line marking and equipment for basketball, futsal, tennis, learn to ride, fitness station, shade

structure etc. Western wall and fencing replaced with a seating terrace and gated stairway connections to showground oval for improved site connectivity.

17. Replace existing cyclone wire fence with 1.8m black, powder coated security fence. Replace existing Cypress trees with *Lophostemon confertus* (Brush box) to reinforce streetscape in West Street.

18. Southern spectator seating area and retaining wall replaced with sandstone block and turf seating terrace for improved character, multipurpose use, accessibility and longevity.

19. Northern retaining wall replaced with concrete spectator seating terrace. Refer to Precinct 7 plan.

### Precinct 3 – Camping



### Precinct 3

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Scale 1:600 @ A3

**Figure 13. Precinct 3**

## DESIGN PRINCIPLES AND ACTIONS

1. Re-grade camping area to increase area of level ground and improve grass

cover. Allow vehicle access for show activities, event parking and for campers. Ensure grass surface capable of supporting authorised heavy vehicles.

2. Reconfigure road alignment as indicated to simplify and control vehicle circulation and define a clear camping area with consistently sized sites (Approx 45 sites shown 10 x 15m). Provide a bitumen seal to perimeter road and narrower unsealed secondary internal roads for campers access only.

3. Install new power outlets on western side of road for use during events, so that power leads do not have to be laid across roads. Installation of poles above power boxes to suspend power leads.

4. Provide poles above power boxes to allow for suspension of leads off the ground.

**(Precinct 3 continued)**

5. Consider under- grounding high voltage overhead powerlines to improve views if the opportunities arise.

6. Update amenities building to have four changerooms, Coordinator's office, camp kitchen, camping showers, toilets, covered outdoor areas and dump point. Also provide new access path along current road alignment.

7. Relocate poultry pavilion to Precinct 1 to align with agricultural use. Utilise cleared area for additional camping sites.

8. Mulch embankment and provide additional native understory planting to reduce compaction and erosion. Upgrade stairs.

9. Gravel informal parking area suitable for showground and event use, along with general long vehicle parking. Approx 1500m<sup>2</sup>.

10. Approved fire services (supply and hydrants). Reconfigure to new road alignment as required.

**Precinct 4 – Lookout and Picnic**





## DESIGN PRINCIPLES AND ACTIONS

1. New road alignment. Existing perimeter road realigned to the east to control vehicle conflict with pedestrian use at the lookout. New road alignment integrates and simplifies existing showground roads, defining use precincts into more legible zones. New alignment maintains connection to entry streets (Worrigea Street & Scenic Drive).
2. Lookout Car Park and surrounds. Existing informal gravel terrace partly formalised to maximise car parking bays with lookout river views whilst maintaining space for showground and event use. View lines from committee room maintained along with new compliant paths linking upper hub with lookout. Approx 32 parking bays (includes 2 accessible).
3. Hanging Rock Lookout. Upgraded lookout area with improved access, safety, function and views. Design includes multipurpose turf area, accessibility to best vantage point, cultural elements, interpretive/wayfinding signs, seating, and barriers. Organic configuration is sympathetic to natural sandstone footprint, maximises views and integrates as a component of the Ben's Walk - short loop.
4. Ben's walk extension path. New pathway connecting existing Ben's Walk entry points, the Hanging Rock lookout and the picnic area. Pathway is accessible, optimising panoramic river views and the natural ridge line. Includes interpretive signage and balustrade fencing.

5. Ben's walk picnic area picnic area. Upgrade barbecues and picnic facilities and include shelters, additional furniture, and accessible path connections.
6. Nature playground. Nature play space associated with picnic area. Includes play elements interpreting the natural surrounds and cultural stories.
7. Ben's Walk South and North entrances. Upgrade walking track entryway using similar palette of materials as all other gateways. Southern entry to have new alignment utilising existing ridgeline. Northern stair entry to be upgraded with improved access to split rock. Improve interpretive signage.
8. Improve grass cover to expand picnic area by preparing and implementing turf management plan (decompaction, soil preparation, turf variety, maintenance).
9. Provide roadside parking for picnickers. Landscape edge of road/car park to restrict general vehicle access. Allow vehicle access for Show activities (removable bollards). Approx. 26 parking bays.
10. Significant views to river and beyond.
11. Consider under- grounding high voltage overhead powerlines to improve views if the opportunities arise.



## Precinct 5 – Community hub

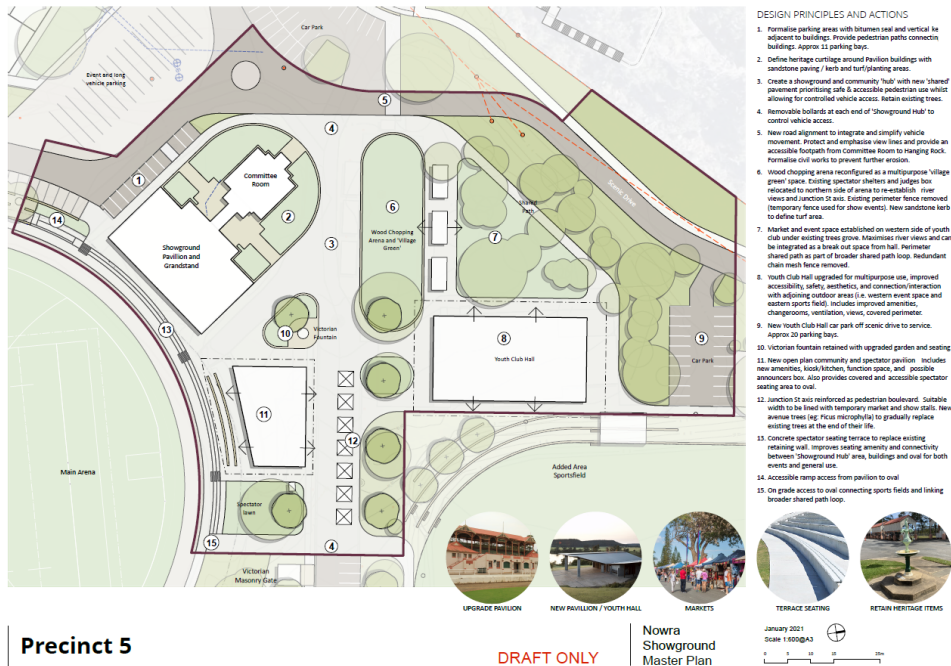


Figure 15. Precinct 5

### DESIGN PRINCIPLES AND ACTIONS

1. Formalise parking areas with bitumen seal and vertical kerb adjacent to buildings. Provide pedestrian paths connecting to buildings. Approx 11 parking bays.
2. Define heritage curtilage around Pavilion buildings with sandstone paving / kerb and turf/planting areas.
3. Create a Showground and community 'hub' with new 'shared' pavement prioritising safe & accessible pedestrian use whilst allowing for controlled vehicle access. Retain existing trees.
4. Removable bollards at each end of 'Showground Hub' to control vehicle access.
5. New road alignment to integrate and simplify vehicle movement. Protect and emphasise view lines and provide an accessible footpath from Committee Room to Hanging Rock. Formalise civil works to prevent further erosion.
6. Wood chopping arena reconfigured as a multipurpose 'village green' space. Existing spectator shelters and judges box relocated to northern side of arena to re-establish river views and Junction Street axis. Existing perimeter fence removed (temporary fence used for Show events). New sandstone kerb to define turf area.

**(Precinct 5 continued)**

7. Market and event space established on western side of youth club under existing trees grove. Maximises river views and can be integrated as a breakout space from hall. Perimeter shared path as part of broader shared path loop. Redundant chain mesh fence removed.
8. Youth Club Hall to be upgraded for multipurpose use, improved accessibility, safety, aesthetics, and connection/interaction with adjoining outdoor areas (i.e. western event space and eastern sports field). Includes improved amenities, changerooms, ventilation, views, covered perimeter.
9. New Youth Club Hall car park off scenic drive to service. Approx 20 parking bays.
10. Victorian fountain retained with upgraded garden and seating.
11. New open plan community and spectator pavilion Includes new amenities, kiosk/kitchen, function space, and possible announcer's box. Also provides covered and accessible spectator seating area to oval.
12. Junction St axis reinforced as pedestrian boulevard. Suitable width to be lined with temporary market and show stalls. New avenue trees (eg: Ficus microphylla) to gradually replace existing trees at the end of their life.
13. Concrete spectator seating terrace to replace existing retaining wall. Improves seating amenity and connectivity between 'Showground Hub' area, buildings and oval for both events and general use.
14. Accessible ramp access from pavilion to oval.
15. On grade access to oval connecting sports fields and linking broader shared path loop.

## Precinct 6 – Memorial and clubs



### DESIGN PRINCIPLES AND ACTIONS

1. Replace existing cyclone wire fence with 1.8m, black, powder-coated, security fence. Replace existing trees all at once with *Lophostemon confertus* (Brush Box) to reinforce streetscape in West St. Provide perimeter concrete footpath.
2. Croquet court to be retained as existing use. If Croquet Club vacates in long term consider best use of site possibly as a pocket park transitioning between memorial and multi-sports facility.
3. Memorial gates to be retained as the primary pedestrian gateway to the showground. Design palette for all other gates to be in sympathy with this gateway. Paint metal gates black to match proposed perimeter fencing. No vehicular access – entry permanently closed due to ongoing damage from vehicles vibration to the Memorial Gates. Existing bitumen pavement replaced with 'heritage pedestrian pavement' to match treatment around pavilion complex (eg: sandstone kerbing and pavers).
4. Emphasise avenue treatment by progressively replacing existing trees at end of their life with long lived, stately trees such as *Ficus microphylla* (Fig tree, small leafed variety), reform regular users to those regularly driving/parking on nature strip. Repair worn turf when necessary replace street lights with more ecologically sustainable design.
5. Removable bollards at herb layback to restrict unauthorised vehicles from driving on sports field. Landscape treatments to create pedestrian friendly area.
6. Formalise car park at Men's Shed (7 bays shown).
7. Formalise street parking / shared pedestrian way. Create seating opportunities along pathway. 28 angled parking bays shown.
8. Improve external appearance of dog training club building in sympathy with Federation Pavilion and McCreesh's Gate.
9. Heritage pavement and signage at significant heritage items such as Victorian History Gate Amenity Buildings; Reinstated Heritage Amenity Building to former historical use as the Memorial Ticket Gate. Remove toilet, open both ends and reconfigure to enable a walk-through display of historic show memorabilia to respectfully restore the reason for the building's construction, which is the oldest building on the Showground.
10. Controlled vehicle access from West St for approved event parking and access to single use clubs (i.e. croquet, mens shed, dog club).
11. Removable bollards at each end of 'showground hub' to control vehicle access.

## Precinct 6

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Figure 16. Precinct 6

### DESIGN PRINCIPLES AND ACTIONS

1. Replace existing cyclone wire fence with 1.8m, black, powder-coated, security fence. Replace existing trees all at once with *Lophostemon confertus* (Brush Box) to reinforce streetscape in West Street Provide perimeter concrete footpath.
2. Croquet court to be retained as existing use. If Croquet Club vacates in long term consider best use of site possibly as a pocket park transitioning between memorial and multi-sports facility.
3. Memorial gates to be retained as the primary pedestrian gateway to the showground. Design palette for all other gates to be in sympathy with this gateway. Paint metal gates black to match proposed perimeter fencing. No vehicular access – entry permanently closed due to ongoing damage from vehicles vibration to the Memorial Gates. Existing bitumen pavement replaced with 'heritage pedestrian pavement' to match treatment around pavilion complex (eg: sandstone kerbing and pavers).
4. Emphasise avenue treatment by progressively replacing existing trees at end of their life with long lived, stately trees such as *Ficus microphylla* (Fig tree, small leafed

variety). Inform regular users to stop regularly driving/parking on nature strip. Repair worn turf. When necessary replace street lights with more ecologically sustainable design.

**(Precinct 6 continued)**

5. Removable bollards at kerb layback to restrict unauthorised vehicles from driving on sports field. Landscape treatments to create pedestrian friendly area.

6. Formalise car park at Men's Shed (7 bays shown).

7. Formalise street parking / shared pedestrian way. Create seating opportunities along pathway. 28 angled parking bays shown.

8. Improve external appearance of dog training club building in sympathy with Federation Pavilion and McKenzie's Gate.

9. Heritage pavement and signage at significant heritage items such as Victorian Masonry Gate Amenity Buildings. Reinstate Heritage Amenity Building to former historical use as the McKenzie Ticket Gate. Remove toilet, open both ends and reconfigure to enable a walk-through display of historic show memorabilia to respectfully restore the reason for the building's construction, which is the oldest building on the Showground.

10. Controlled vehicle access from West Street for approved event parking and access to single use clubs (i.e. croquet, mens shed, dog club).

11. Removable bollards at each end of 'Showground Hub' to control vehicle access.

## Precinct 7 – Sports fields and Dog fenced off leash areas

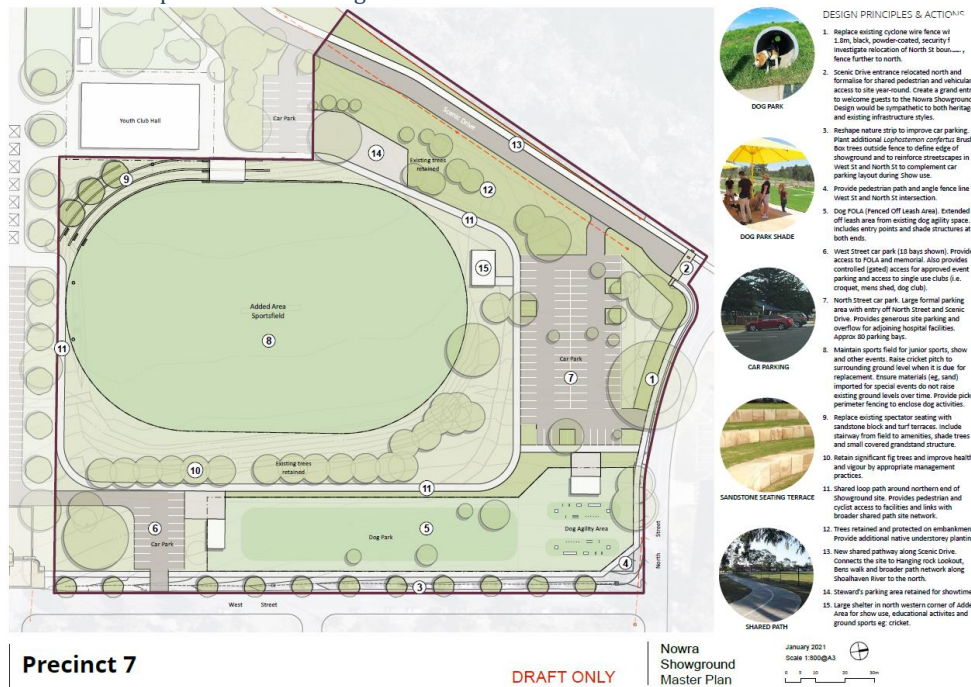


Figure 17. Precinct 7

## DESIGN PRINCIPLES & ACTIONS

1. Replace existing cyclone wire fence with 1.8m, black, powder-coated, security fence. Investigate relocation of North Street boundary fence further to north.
2. Scenic Drive entrance relocated north and formalise for shared pedestrian and vehicular access to site year-round. Create a grand entry to welcome guests to the Nowra Showground. Design would be sympathetic to both heritage and existing infrastructure styles.
3. Reshape nature strip to improve car parking. Plant additional *Lophostemon confertus* Brush Box trees outside fence to define edge of showground and to reinforce streetscapes in West St and North St to complement car parking layout during Show use.
4. Provide pedestrian path and angle fence line at West Street and North Street intersection.
5. Dog FOLA (Fenced Off Leash Area). Extended off leash area from existing dog agility space. Includes entry points and shade structures at both ends.
6. West Street car park (18 bays shown). Provides access to FOLA and memorial. Also provides controlled (gated) access for approved event parking and access to single use clubs (i.e. croquet, Men's Shed, dog club).
7. North Street car park. Large formal parking area with entry off North Street and Scenic Drive. Provides generous site parking and overflow for adjoining hospital facilities. Approx 80 parking bays

**(Precinct 7 continued)**

8. Maintain sports field for junior sports, show and other events. Raise cricket pitch to surrounding ground level when it is due for replacement. Ensure materials (eg, sand) imported for special events do not raise existing ground levels over time. Provide picket perimeter fencing to enclose dog activities.

9. Replace existing spectator seating with sandstone block and turf terraces. Include stairway from field to amenities, shade trees and small covered grandstand structure.

10. Retain significant fig trees and improve health and vigour by appropriate management practices.

11. Shared loop path around northern end of Showground site. Provides pedestrian and cyclist access to facilities and links with broader shared path site network.

12. Trees retained and protected on embankment. Provide additional native understorey planting.

13. New shared pathway along Scenic Drive. Connects the site to Hanging rock Lookout, Ben's walk and broader path network along Shoalhaven River to the north.

14. Steward's parking area retained for showtime.

15. Large shelter in north-western corner of Added Area for show use, educational activities, and ground sports eg: cricket.





## Appendix 1 – Plans



## Master Plan

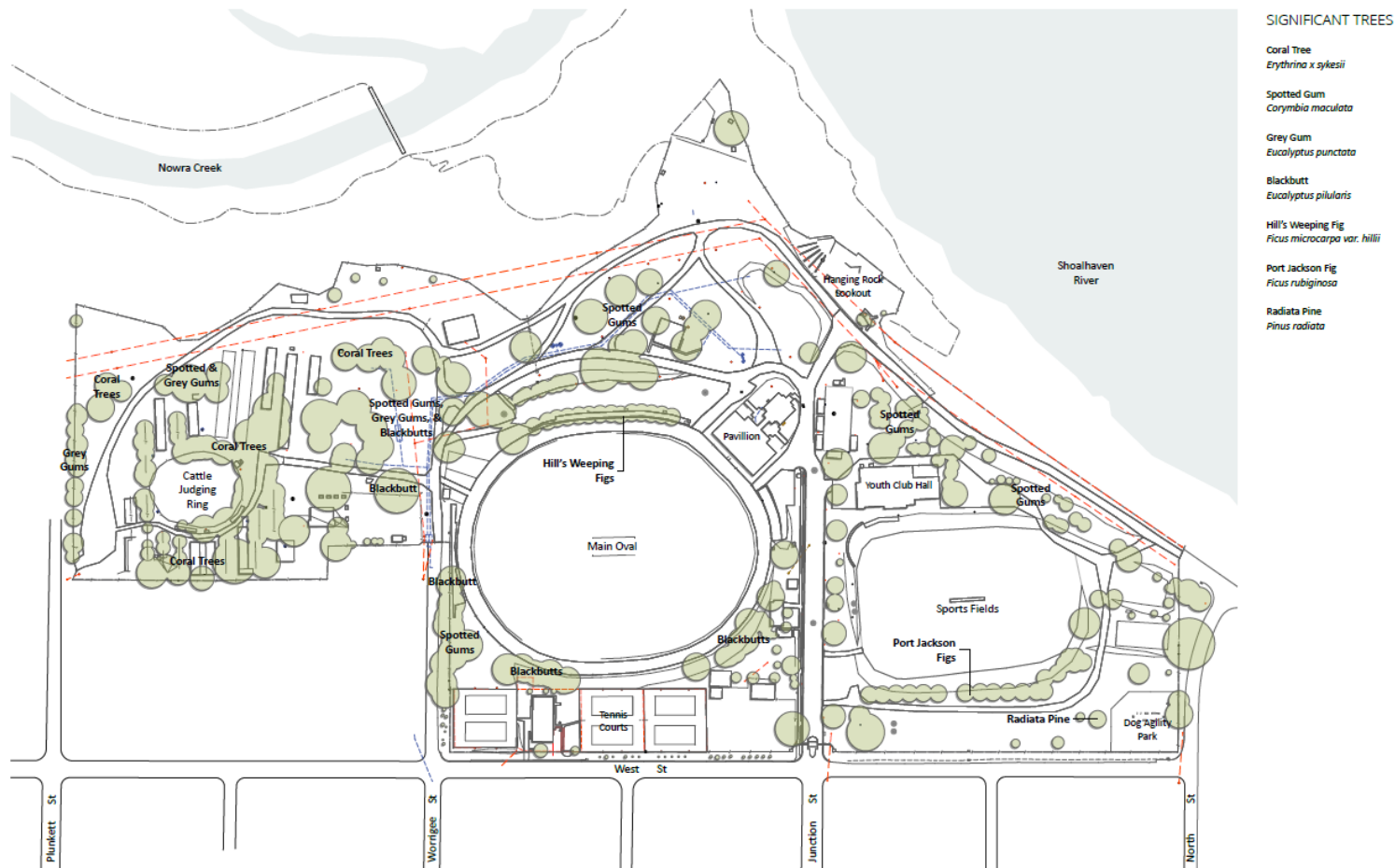
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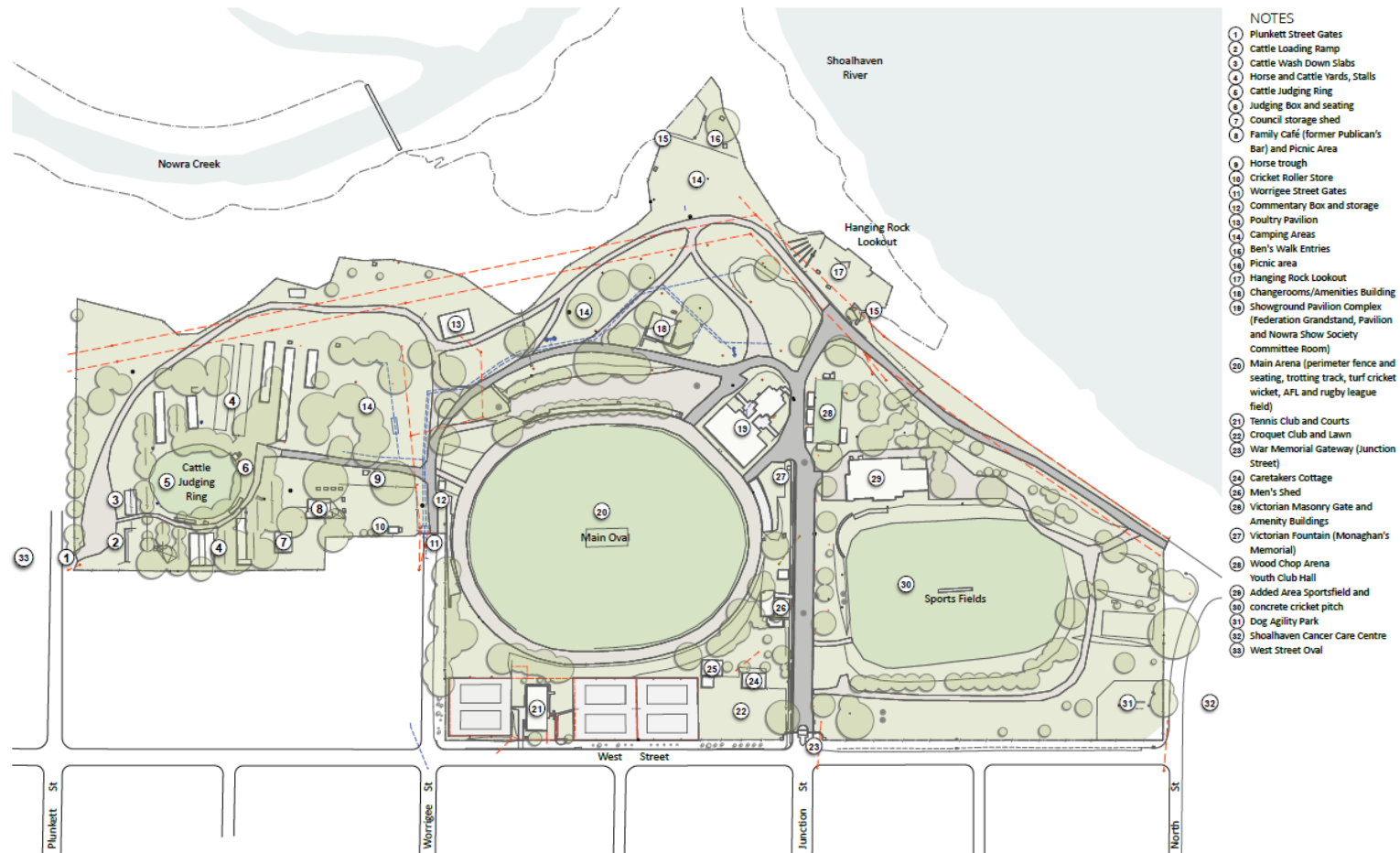
## Distribution of Existing Trees

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Existing Site Plan

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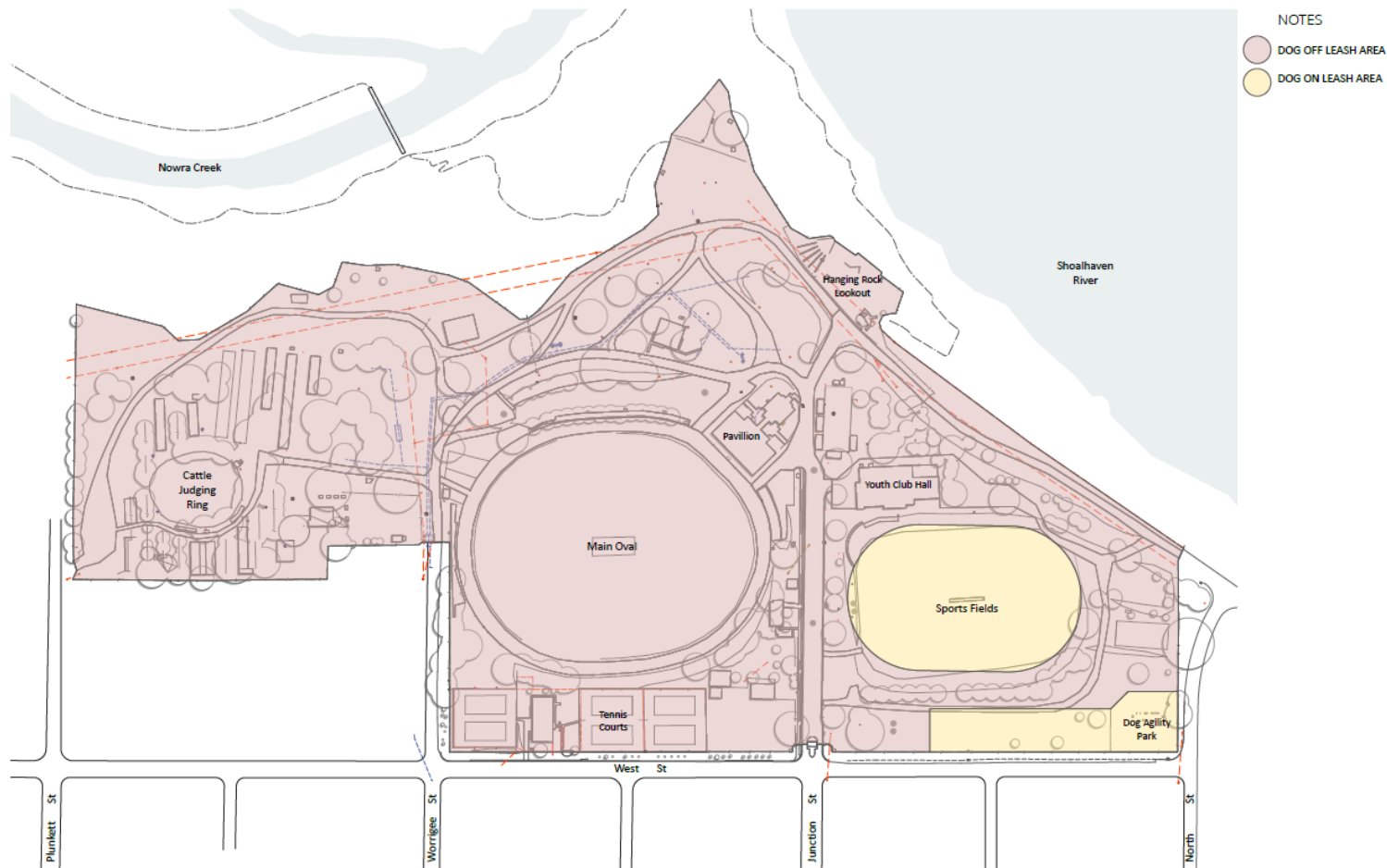
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## Dog Management Plan

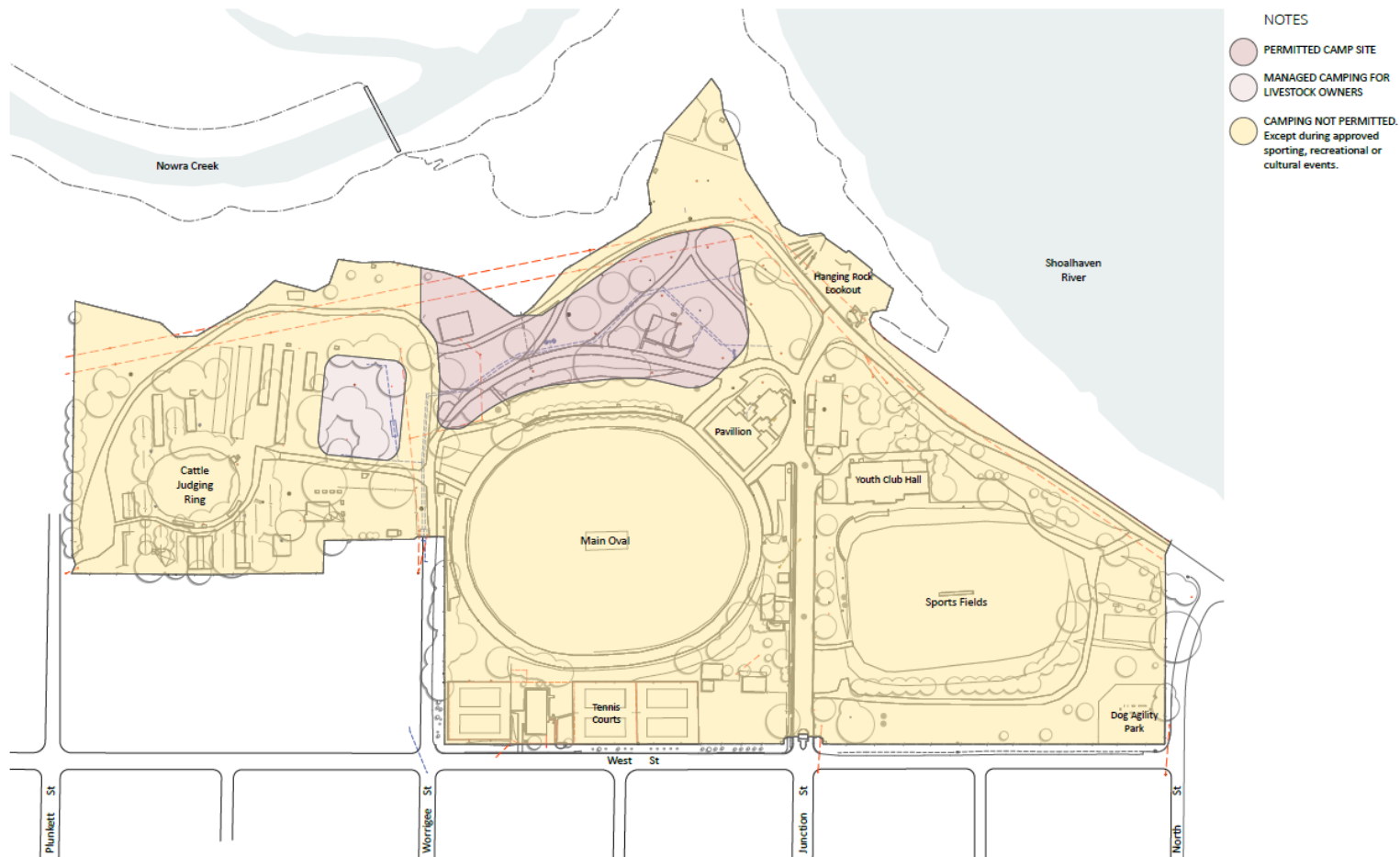
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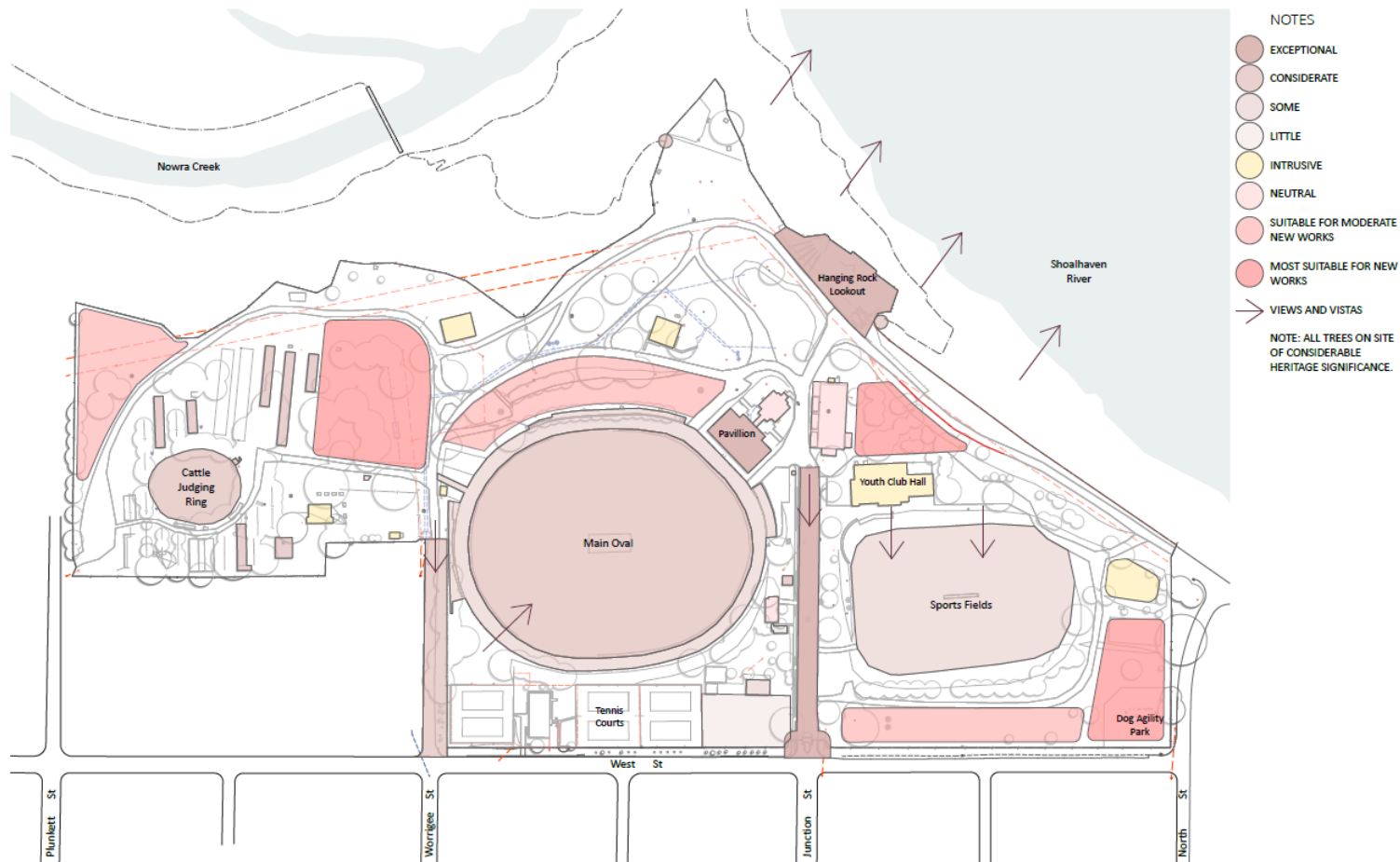


## Camping Plan

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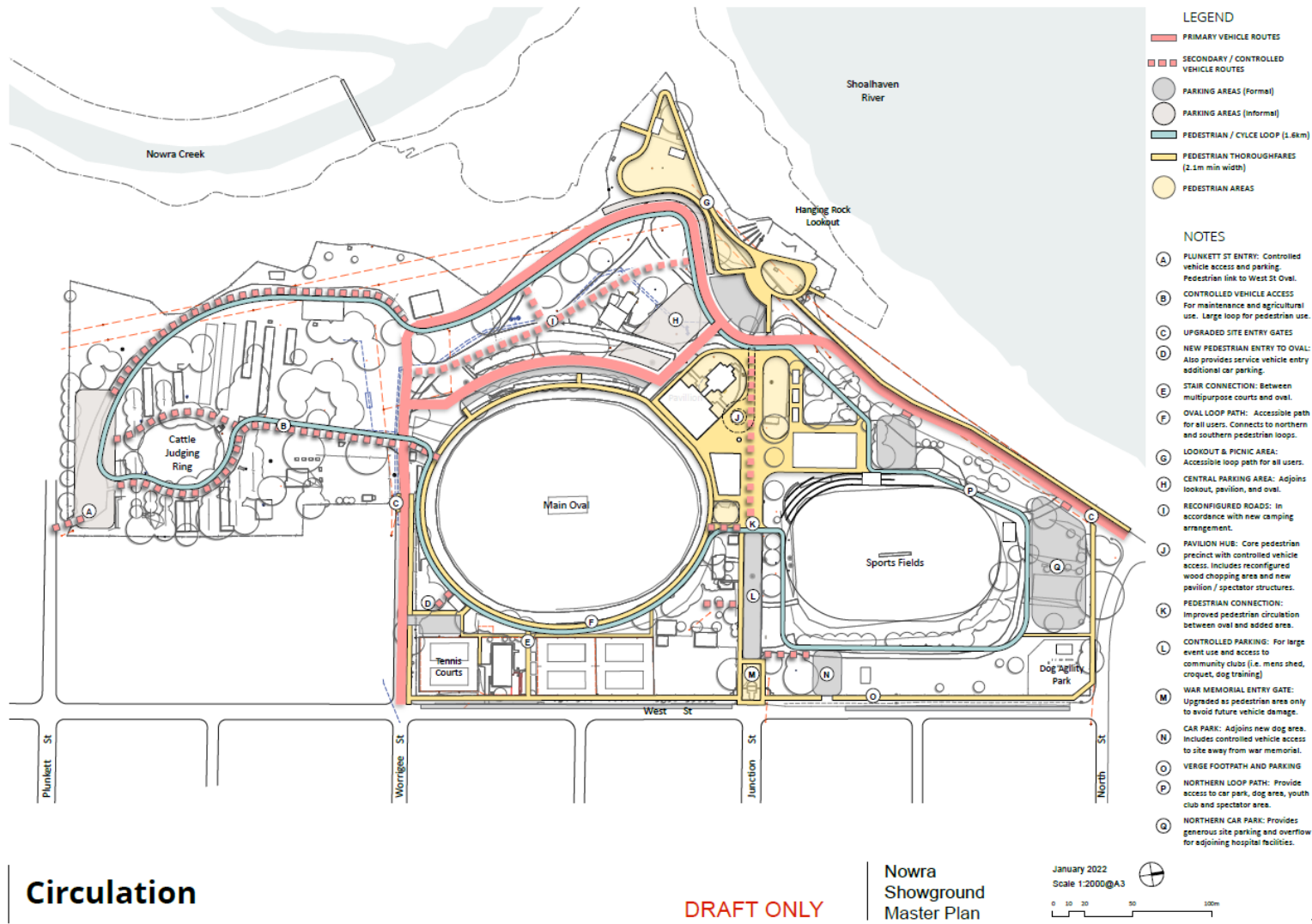


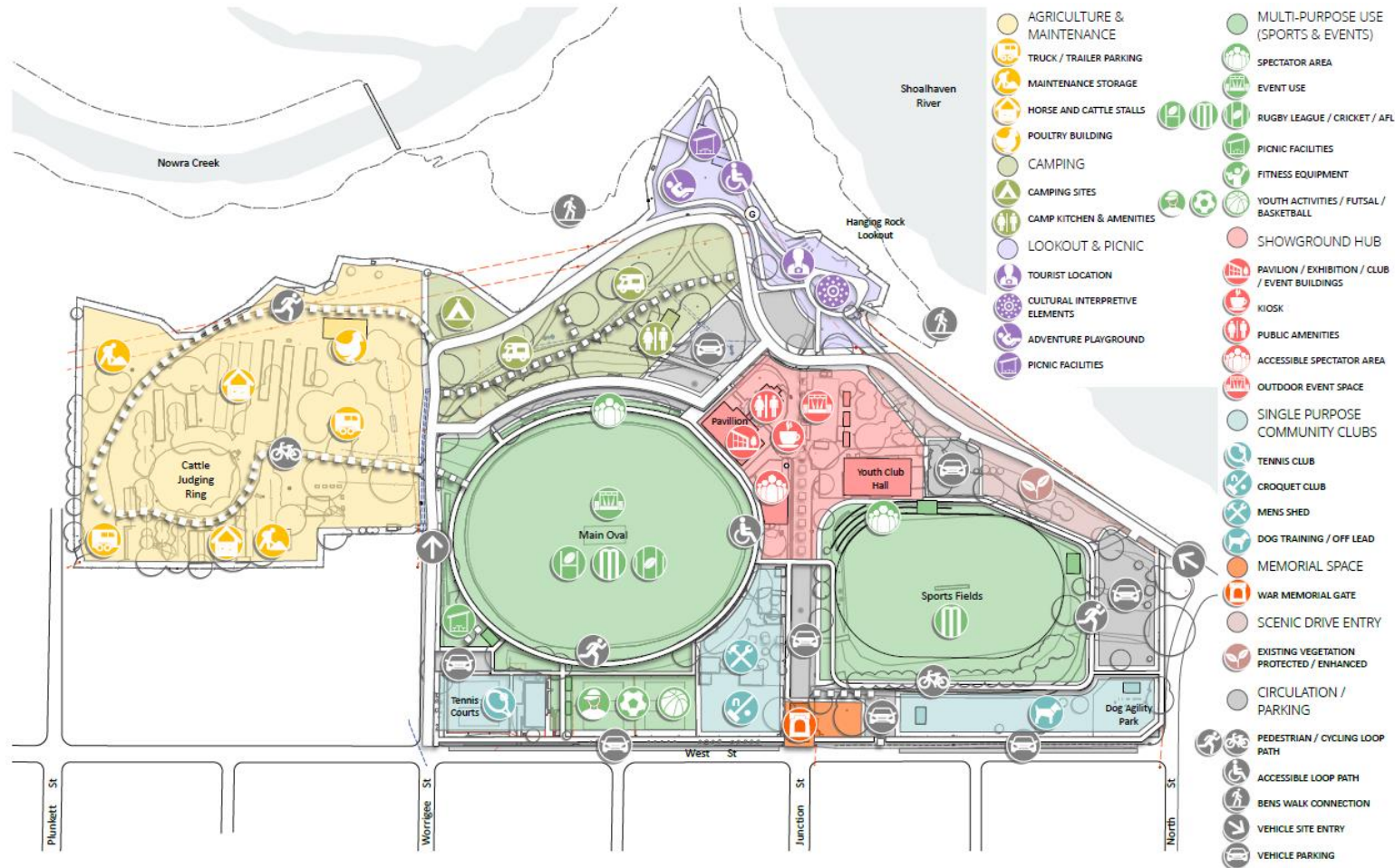
## Heritage Significance

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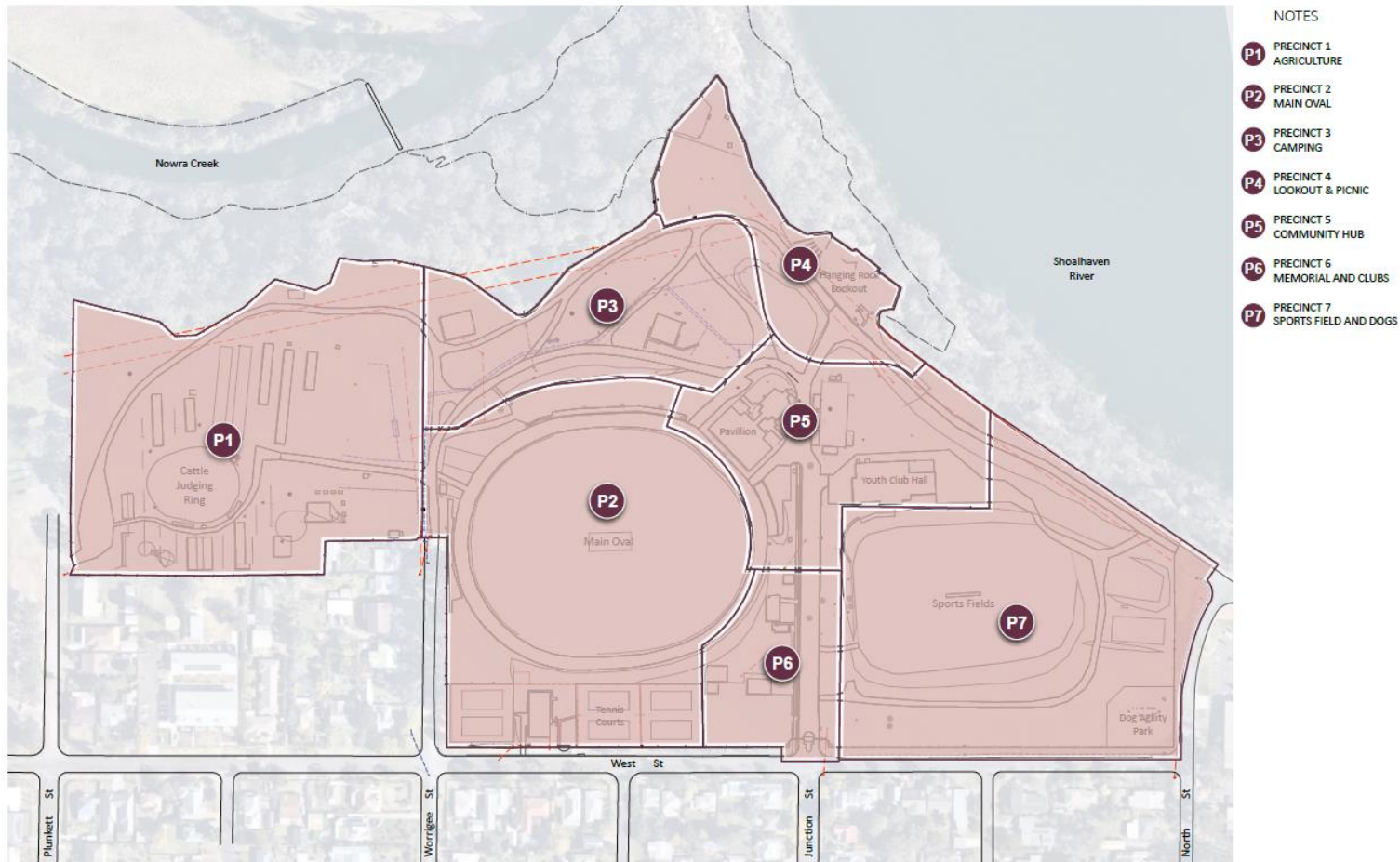
## Proposed Use Plan - General

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Nowra  
Showground  
Master Plan

January 2022  
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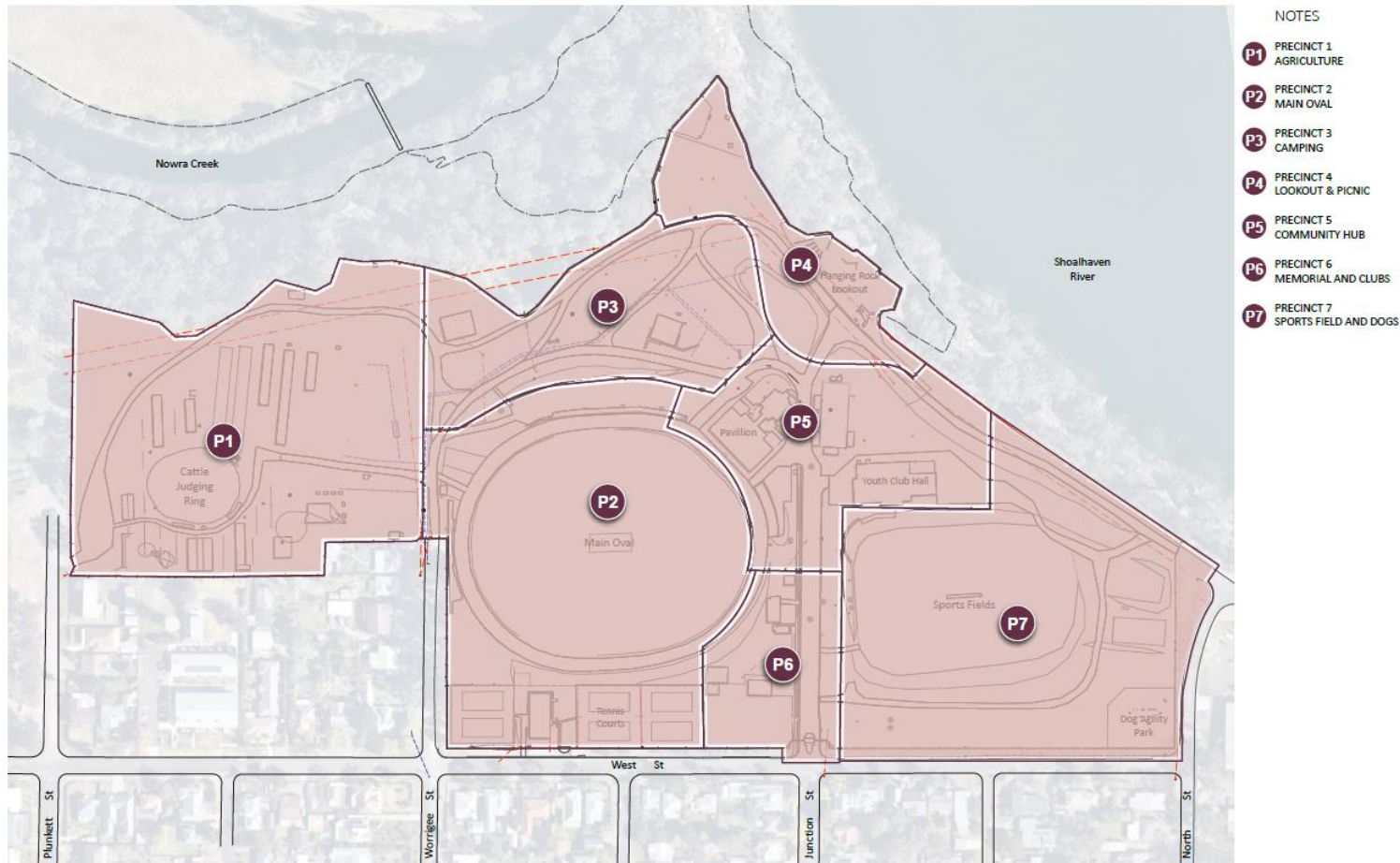
## Precinct Identification Plan

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## Precinct Identification Plan

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#### DESIGN PRINCIPLES AND ACTIONS

1. Retain existing unsealed road for authorised use only. Long term option to further define loop as a pedestrian/cycle thoroughfare with signage, sealed surface and linemarking.
2. Remove weeds and undertake bush regeneration outside boundary fence. At end-of-life, fence to be replaced with black chain wire mesh.
3. Improve road near Family Café building and provide truck turning area.
4. Install a post and rail fence along extension of Worrigee St to restrict unauthorised vehicle access to horse and cattle area. Provide year-round pedestrian / cycle openings.
5. Retain service access to water tower.
6. Consolidate southwestern corner designated maintenance stockpile area. Relocate other material stockpiles to this location.
7. Retain stand of Coral trees, including significant layout of planting rows between the cattle stands. Maintain trees to keep safe – remove dangerous branches and prune regularly.
8. Replace existing cyclone wire fence with 1.8m, black, powder coated, security fence. Plant additional trees to define edge of showground.
9. Family kiosk upgraded for safer and more functional show and daily use. Includes amenities, cafe facility, and access improvements.
10. Existing horse stables and cattle stalls to be retained and maintained as required.
11. Formalised long vehicle parking and setback area. (2400m<sup>2</sup>)
12. Upgrade southern pedestrian access from Plunkett St. Provide showground entry signage and possible defined shared path linking to precinct loop.
13. Continue upgrade of cattle ring, including covered spectator seating and improved field surface. Investigate potential of cattle ring to be used as outdoor venue or small event (eg. wedding ceremony) associated with upgraded family cafe facilities.
14. New poultry pavilion located within the agricultural precinct. Includes provision for parking (10 bays shown).
15. Potential for more agricultural based community use within this precinct such as a community garden associated with upgraded family cafe facilities.
16. Managed camping area for livestock owners particularly during equestrian and show events.



MAINTENANCE STOCKPILE AREA



HORSE STABLES AND STALLS



UPGRADED CATTLE RING



NEW POULTRY PAVILION



COMMUNITY GARDEN

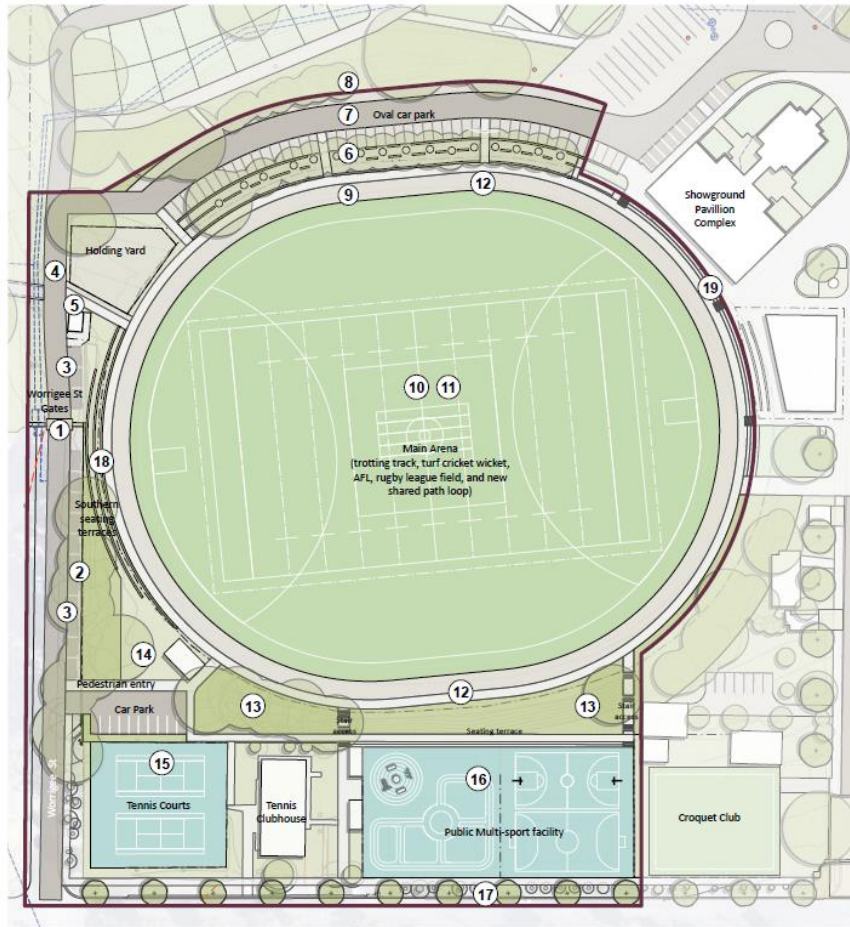
## Precinct 1

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CONTINUE SHOWGROUND USE



SHARED PATH OVAL LOOP



SANDSTONE SEATING TERRACE



HISTORICAL PAVILION VIEW



MULTI-SPORT USE

#### DESIGN PRINCIPLES AND ACTIONS

1. Upgrade and formalise Worribee St entry for shared pedestrian footpath and vehicular access to site year-round. Create a grand entry to welcome guests to the Nowra Showground. Design to utilise existing heritage pillars and be sympathetic to both heritage and existing infrastructure styles (eg: sandstone rubble strip and piers matching character of Junction St memorial entry).
2. Replace existing cyclone wire fence with 1.8m black, powder coated security fence.
3. Formalise parking spaces on Worribee St near entry gate. Approx 15 parking bays.
4. Upgrade bitumen seal road surface, including new alignment. Include rollover kerb and speed control measures.
5. Upgrade or replace commentary box. Provide shared path connection from oval to southern site loop for pedestrians and cyclists.
6. Mulch and aerate under existing figs to improve vigour. Spectator area extended to south and upgraded with compacted gravel pavement / mulch retained by sandstone kerb edge. Perimeter seating replaced with placed sandstone blocks as a simple robust seating element. Accessible pathways connect car park to oval.
7. Upgrade parking area, providing surface suitable for heavy vehicles and side shows (eg: bitumen seal to road and permeable gravel to parking bays). Show Society to be involved with assisting to identify further solutions that will protect the fig tree roots from sideshows during show time. Approx 47 parking bays and parallel parking / bus setdown on western side.
8. Mulch embankment and provide additional native understorey planting to reduce compaction and erosion. Upgrade stairs.
9. Retain trotting track for use during shows, events and informal exercise by community.
10. Maintain high quality grass for field. Retain turf cricket pitch. Slightly reconfigure orientation of oval to suit new layout. (130 x 160m minimum size suitable for cricket, AFL, and League).
11. Install signage prohibiting dog use on main field at appropriate entry locations - redirection to enhanced Fenced Off Leash Area (FOLA) in Precinct 5 (North St). Allow for walking around upgraded pathway (12) on leash.
12. Provide a shared and accessible pathway around perimeter of oval suitable for pedestrians and cyclists. Loop path to improve accessibility and use of oval whilst also connecting to adjoining facilities and broader site pedestrian/cycling loop to the north and south.
13. Retain canopy trees and provide additional native understorey planting. Remove vegetation for path clearing where necessary.
14. Retain clear access for service and emergency vehicle use. Upgrade existing gate and thoroughfare as a new pedestrian entry point and car park to service tennis courts. Provide associated entry signage, shelter and furniture as recreational space located to maximise the heritage view of the showground pavilion.
15. Tennis clubhouse and two tennis courts part of long term lease. New car park off Worribee St to service tennis courts and multi-sport facility.
16. Four tennis courts upgraded as a public multi sport facility. Includes linemarking and equipment for basketball, futsal, tennis, learn to ride, fitness station, shade structure etc. Western wall and fencing replaced with a seating terrace and gated stairway connections to showground oval for improved site connectivity.
17. Replace existing cyclone wire fence with 1.8m black, powder coated security fence. Replace existing Cypress trees with *Lophostemon confertus* (Brush box) to reinforce streetscape in West Street.
18. Southern spectator seating area and retaining wall replaced with sandstone block and turf seating terrace for improved character, multipurpose use, accessibility and longevity.
19. Northern retaining wall replaced with concrete spectator seating terrace. Refer Precinct 7 plan.

## Precinct 2

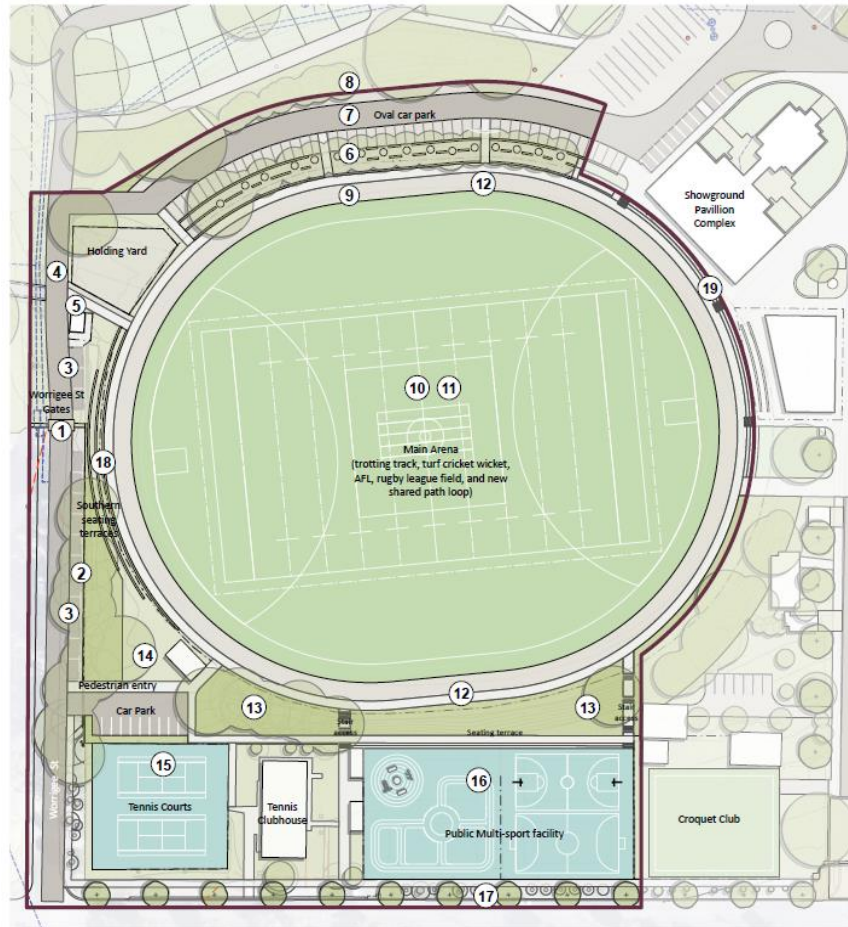
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## Precinct 2

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0 5 10 25 50m

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### DESIGN PRINCIPLES AND ACTIONS

1. Upgrade and formalise Worrigee St entry for shared pedestrian footpath and vehicular access to site year-round. Create a grand entry to welcome guests to the Nowra Showground. Design to utilise existing heritage pillars and be sympathetic to both heritage and existing infrastructure styles (eg: sandstone rubble strip and piers matching character of Junction St memorial entry).
2. Replace existing cyclone wire fence with 1.8m black, powder coated security fence.
3. Formalise parking spaces on Worrigee St near entry gate. Approx 15 parking bays.
4. Upgrade bitumen seal road surface, including new alignment. Include rollover kerb and speed control measures.
5. Upgrade or replace commentary box. Provide shared path connection from oval to southern site loop for pedestrians and cyclists.
6. Mulch and aerate under existing figs to improve vigour. Spectator area extended to south and upgraded with compacted gravel pavement / mulch retained by sandstone kerb edge. Perimeter seating replaced with placed sandstone blocks as a simple robust seating element. Accessible pathways connect car park to oval.
7. Upgrade parking area, providing surface suitable for heavy vehicles and side shows (eg: bitumen seal to road and permeable gravel to parking bays). Show Society to be involved with assisting to identify further solutions that will protect the fig tree roots from sideshows during show time. Approx 47 parking bays and parallel parking / bus setdown on western side.
8. Mulch embankment and provide additional native understorey planting to reduce compaction and erosion. Upgrade stairs.
9. Retain trotting track for use during shows, events and informal exercise by community.
10. Maintain high quality grass for field. Retain turf cricket pitch. Slightly reconfigure orientation of oval to suit new layout. (130 x 160m minimum size suitable for cricket, AFL, and League).
11. Install signage prohibiting dog use on main field at appropriate entry locations-- redirection to enhanced Fenced Off Leash Area (FOLA) in Precinct 5 (North St). Allow for walking around upgraded pathway (12) on leash.
12. Provide a shared and accessible pathway around perimeter of oval suitable for pedestrians and cyclists. Loop path to improve accessibility and use of oval whilst also connecting to adjoining facilities and broader site pedestrian/cycling loop to the north and south.
13. Retain canopy trees and provide additional native understorey planting. Remove vegetation for path clearing where necessary.
14. Retain clear access for service and emergency vehicle use. Upgrade existing gate and thoroughfare as a new pedestrian entry point and car park to service tennis courts. Provide associated entry signage, shelter and furniture as recreational space located to maximise the heritage view of the showground pavilion.
15. Tennis clubhouse and two tennis courts part of long term lease. New car park off Worrigee St to service tennis courts and multi-sport facility.
16. Four tennis courts upgraded as a public multi sport facility. Includes linemarking and equipment for basketball, futsal, tennis, learn to ride, fitness station, shade structure etc. Western wall and fencing replaced with a seating terrace and gated stairway connections to showground oval for improved site connectivity.
17. Replace existing cyclone wire fence with 1.8m black, powder coated security fence. Replace existing Cypress trees with *Lophostemon confertus* (Brush box) to reinforce streetscape in West Street.
18. Southern spectator seating area and retaining wall replaced with sandstone block and turf seating terrace for improved character, multipurpose use, accessibility and longevity.
19. Northern retaining wall replaced with concrete spectator seating terrace. Refer Precinct 7 plan.



CONTINUE SHOWGROUND USE



SHARED PATH OVAL LOOP



SANDSTONE SEATING TERRACE



HISTORICAL PAVILION VIEW



MULTI-SPORT USE



## Precinct 3

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## Precinct 4

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### DESIGN PRINCIPLES AND ACTIONS

1. New road alignment. Existing perimeter road realigned to the east to control vehicle conflict with pedestrian use at the lookout. New road alignment integrates and simplifies existing showground roads, defining use precincts into more legible zones. New alignment maintains connection to entry streets (Worrigee St & Scenic Drive).
2. Lookout Car Park and surrounds. Existing informal gravel terrace partly formalised to maximise car parking bays with lookout river views whilst maintaining space for showground and event use. View lines from committee room maintained along with new compliant paths linking upper hub with lookout. Approx 32 parking bays (inc 2 accessible).
3. Hanging Rock Lookout. Upgraded lookout area with improved access, safety, function and views. Design includes multipurpose turf area, accessibility to best vantage point, cultural elements, interpretive/wayfinding signs, seating, and barriers. Organic configuration is sympathetic to natural sandstone footprint, maximises views and integrates as a component of the Bens Walk - short loop.
4. Ben's walk extension path. New pathway connecting existing Bens Walk entry points, the Hanging Rock lookout and the picnic area. Pathway is accessible, optimising panoramic river views and the natural ridge line. Includes interpretive signage and balustrade fencing.
5. Ben's walk picnic area picnic area. Upgrade barbecues and picnic facilities and include shelters, additional furniture and accessible path connections.
6. Nature playground. Nature play space associated with picnic area. Includes play elements interpreting the natural surrounds and cultural stories.
7. Ben's Walk South and North Entrances. Upgrade walking track entryway using similar palette of materials as all other gateways. Southern entry to have new alignment utilising existing ridgeline. Northern stair entry to be upgraded with improved access to split rock. Improve interpretive signage.
8. Improve grass cover to expand picnic area by preparing and implementing turf management plan (decompaction, soil preparation, turf variety, maintenance).
9. Provide roadside parking for picnickers. Landscape edge of road/car park to restrict general vehicle access. Allow vehicle access for show activities (removable bollards). Approx 26 parking bays.
10. Significant views to river and beyond.
11. Consider under-grounding high voltage overhead powerlines to improve views if the opportunities arise.



LOOKOUT



PICNIC FACILITIES



NATURE PLAY



SIGNAGE



INTERPRETIVE



BENS WALK ENTRY

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#### DESIGN PRINCIPLES AND ACTIONS

1. Formalise parking areas with bitumen seal and vertical kerb adjacent to buildings. Provide pedestrian paths connecting to buildings. Approx 11 parking bays.
2. Define heritage curtilage around Pavilion buildings with sandstone paving / kerb and turf/planting areas.
3. Create a showground and community 'hub' with new 'shared' pavement prioritising safe & accessible pedestrian use whilst allowing for controlled vehicle access. Retain existing trees.
4. Removable bollards at each end of 'Showground Hub' to control vehicle access.
5. New road alignment to integrate and simplify vehicle movement. Protect and emphasise view lines and provide an accessible footpath from Committee Room to Hanging Rock. Formalise civil works to prevent further erosion.
6. Wood chopping arena reconfigured as a multipurpose 'village green' space. Existing spectator shelters and judges box relocated to northern side of arena to re-establish river views and Junction St axis. Existing perimeter fence removed (temporary fence used for show events). New sandstone kerb to define turf area.
7. Market and event space established on western side of youth club under existing trees grove. Maximises river views and can be integrated as a break out space from hall. Perimeter shared path as part of broader shared path loop. Redundant chain mesh fence removed.
8. Youth Club Hall upgraded for multipurpose use, improved accessibility, safety, aesthetics, and connection/interaction with adjoining outdoor areas (i.e. western event space and eastern sports field). Includes improved amenities, changerooms, ventilation, views, covered perimeter.
9. New Youth Club Hall car park off scenic drive to service. Approx 20 parking bays.
10. Victorian fountain retained with upgraded garden and seating.
11. New open plan community and spectator pavilion. Includes new amenities, kiosk/kitchen, function space, and possible announcers box. Also provides covered and accessible spectator seating area to oval.
12. Junction St axis reinforced as pedestrian boulevard. Suitable width to be lined with temporary market and show stalls. New avenue trees (eg: Ficus microphylla) to gradually replace existing trees at the end of their life.
13. Concrete spectator seating terrace to replace existing retaining wall. Improves seating amenity and connectivity between 'Showground Hub' area, buildings and oval for both events and general use.
14. Accessible ramp access from pavilion to oval
15. On grade access to oval connecting sports fields and linking broader shared path loop.



UPGRADE PAVILION



NEW PAVILION / YOUTH HALL



MARKETS



TERRACE SEATING



RETAIN HERITAGE ITEMS

## Precinct 5

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## Precinct 6

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PROTECT MEMORIAL GATES



PEDESTRIAN ACCESS



MAINTAIN SINGLE USE CLUBS



HERITAGE SIGNS

### DESIGN PRINCIPLES AND ACTIONS

1. Replace existing cyclone wire fence with 1.8m, black, powder-coated, security fence. Replace existing trees all at once with *Lophostemon confertus* (Brush Box) to reinforce streetscape in West St. Provide perimeter concrete footpath.
2. Croquet court to be retained as existing use. If Croquet Club vacates in long term consider best use of site possibly as a pocket park transitioning between memorial and multi-sports facility.
3. Memorial gates to be retained as the primary pedestrian gateway to the showground. Design palette for all other gates to be in sympathy with this gateway. Paint metal gates black to match proposed perimeter fencing. No vehicular access – entry permanently closed due to ongoing damage from vehicles vibration to the Memorial Gates. Existing bitumen pavement replaced with 'heritage pedestrian pavement' to match treatment around pavilion complex (eg: sandstone kerbing and pavers).
4. Emphasise avenue treatment by progressively replacing existing trees at end of their life with long lived, stately trees such as *Ficus microphylla* (Fig tree, small leafed variety). Inform regular users to stop regularly driving/parking on nature strip. Repair worn turf. When necessary replace street lights with more ecologically sustainable design.
5. Removable bollards at kerb layback to restrict unauthorised vehicles from driving on sports field. Landscape treatments to create pedestrian friendly area.
6. Formalise car park at Men's Shed (7 bays shown).
7. Formalise street parking / shared pedestrian way. Create seating opportunities along pathway. 28 angled parking bays shown.
8. Improve external appearance of dog training club building in sympathy with Federation Pavilion and McKenzie's Gate.
9. Heritage pavement and signage at significant heritage items such as Victorian Masonry Gate Amenity Buildings. Reinstate Heritage Amenity Building to former historical use as the McKenzie Ticket Gate. Remove toilet, open both ends and reconfigure to enable a walk-through display of historic show memorabilia to respectfully restore the reason for the building's construction, which is the oldest building on the Showground.
10. Controlled vehicle access from West St for approved event parking and access to single use clubs (i.e. croquet, mens shed, dog club).
11. Removable bollards at each end of 'showground Hub' to control vehicle access.



DOG PARK



DOG PARK SHADE



CAR PARKING



SANDSTONE SEATING TERRACE



SHARED PATH

#### DESIGN PRINCIPLES & ACTIONS

1. Replace existing cyclone wire fence with 1.8m, black, powder-coated, security fence. Investigate relocation of North St boundary fence further to north.
2. Scenic Drive entrance relocated north and formalise for shared pedestrian and vehicular access to site year-round. Create a grand entry to welcome guests to the Nowra Showground. Design would be sympathetic to both heritage and existing infrastructure styles.
3. Reshape nature strip to improve car parking. Plant additional *Lophostemon confertus* Brush Box trees outside fence to define edge of showground and to reinforce streetscapes in West St and North St to complement car parking layout during Show use.
4. Provide pedestrian path and angle fence line at West St and North St intersection.
5. Dog FOIA (Fenced Off Leash Area). Extended off leash area from existing dog agility space. Includes entry points and shade structures at both ends.
6. West Street car park (18 bays shown). Provides access to FOIA and memorial. Also provides controlled (gated) access for approved event parking and access to single use clubs (i.e. croquet, mens shed, dog club).
7. North Street car park. Large formal parking area with entry off North Street and Scenic Drive. Provides generous site parking and overflow for adjoining hospital facilities. Approx 80 parking bays.
8. Maintain sports field for junior sports, show and other events. Raise cricket pitch to surrounding ground level when it is due for replacement. Ensure materials (eg, sand) imported for special events do not raise existing ground levels over time. Provide picket perimeter fencing to enclose dog activities.
9. Replace existing spectator seating with sandstone block and turf terraces. Include stairway from field to amenities, shade trees and small covered grandstand structure.
10. Retain significant fig trees and improve health and vigour by appropriate management practices.
11. Shared loop path around northern end of Showground site. Provides pedestrian and cyclist access to facilities and links with broader shared path site network.
12. Trees retained and protected on embankment. Provide additional native understorey planting.
13. New shared pathway along Scenic Drive. Connects the site to Hanging rock Lookout, Benz walk and broader path network along Shoalhaven River to the north.
14. Steward's parking area retained for showtime.
15. Large shelter in north western corner of Added Area for show use, educational activities and ground sports eg. cricket.

**Precinct 7**

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## Appendix 2 – External Paint Colour Palette and Finishes


















FEDERATION PAVILION				
Location	Product & Code	Colour	Finish	Image
Pavilion Roofing	Colorbond Manor Red		Colorbond Classic Range	
Pavilion Guttering	Colorbond Manor Red		Colorbond Classic Range Satin	
Pavilion Downpipes	Colorbond for new downpipes Manor Red & Dulux Exterior High Gloss Manor Red TR/EB/C21 for PVC downpipes		Colorbond ® and/or Dulux - Exterior High Gloss	
Pavilion Handrail to Steps	Dulux Georgian Brick - 87345		Colorbond ® Dulux - Exterior High Gloss	
Pavilion Gate at Northern & Southern Steps	Dulux Regency White - GI		Traditional - Exterior Professional High Gloss	
Pavilion Mesh		As is	no change	






Pavilion Finial x 3	Dulux Lime White 37131		Traditional - Exterior Professional High Gloss	
Pavilion Masonry Walls	Dulux Regency White - GI		Traditional - Exterior Professional Low Sheen	
Pavilion Masonry Window Sills	Dulux Sandstone 37526		Traditional - Exterior Professional High Gloss	
Pavilion Window Timber Mullions & Window Sash	Dulux Natural White W 15W		Modern - Exterior High Gloss	
Pavilion Architectural Features on Masonry & Timber Walls	Dulux Sandstone 37526		Heritage - Exterior High Gloss	

Pavilion Architectural Features on Grandstand	Timber arches - Dulux Sandstone 37526 Timber vertical infill to gables - Dulux Lime White 3713 Timber posts - Dulux Georgian Brick 87345		Heritage - Exterior High Gloss	
Pavilion Grandstand Balustrading	Dulux Sandstone 37526		Heritage - Exterior High Gloss	
Pavilion Grandstand Western Enclosed Balustrading	Dulux Sandstone 37526		Heritage - Exterior High Gloss	
Pavilion Link Trusses to Committee Room	Dulux Natural White W 15W		Heritage - Exterior High Gloss	




Pavilion External Timber Doors & Door Jams	Timber Door - Dulux Georgian Brick 87345 Timber Door Jams - Dulux Sandstone 37526		Heritage - Exterior High Gloss	
Pavilion Masonry Stair Stringer & Capping Details	Dulux Georgian Brick - 87345		Heritage - Exterior Professional Low Sheen	
Pavilion Barge Boards	Colorbond/ Dulux Manor Red		Heritage - Exterior Professional Low Sheen	





COMMITTEE ROOM									
Location	Product & Code	Colour	Finish	Image					
Committee Room Roof	Colorbond Manor Red	MANOR RED®	Classic Range		Committee Window Mullions & Window Sash	Dulux Natural White W 15W		Modern - Exterior High Gloss	
Committee Room Guttering	Colorbond Manor Red	MANOR RED®	Classic Range		Committee Room External Timber Doors & Door Jams	Timber Door – Dulux Georgian Brick 87345 Timber Door Jams - Dulux Sandstone 37526		Heritage - Exterior High Gloss	
Committee Room Downpipes	Colorbond Manor Red	MANOR RED®	Classic Range		Committee Room Link Timber Truss	Dulux Natural White W 15W		Heritage - Exterior High Gloss	
Committee Room Metal Flue & Roof Penetrations	Colorbond Manor Red	MANOR RED®	Classic Range		Committee Room Masonry Capping Details	Dulux Sandstone 37526		Heritage - Exterior Professional Low Sheen	
Committee Room Barge Boards	Colorbond /Dulux Manor Red	MANOR RED®	Weathershield Exterior Low Sheen		Pavilion Masonry Walls	Dulux Regency White - GI		Traditional - Exterior Professional Low Sheen	
Committee Room Masonry Window Sills	Dulux Sandstone 37526		Traditional - Exterior High Gloss						






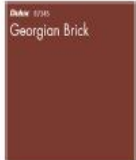








POULTRY PAVILION				
Location	Product & Code	Colour	Finish	Image
Poultry Pavilion Roofing	Colorbond Manor Red	MANOR RED®	Classic Range	
Poultry Pavilion Guttering	Colorbond	MANOR RED®	Classic Range	
Poultry Pavilion Downpipes	Colorbond & Dulux paint to match on PVC downpipes	MANOR RED®	Classic Range	
Poultry Pavilion Barge Boards	Colorbond / Dulux	MANOR RED®	Classic Range Exterior Weathershield Low Sheen	
Pavilion Pavilion Roller Door	Colorbond & Dulux Dune	DUNE®	Contemporary Range	

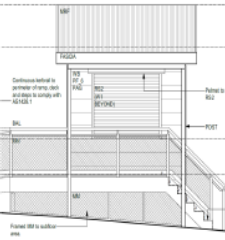
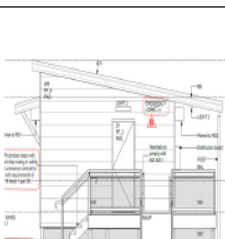
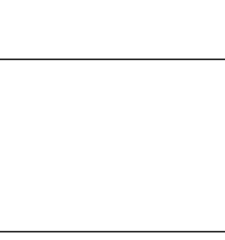

Chicken Pavilion Timber Door	Colorbond & Dulux Dune	DUNE®	Contemporary Range	
Chicken Pavilion Cladding	Colorbond Wallaby	WALLABY®	Contemporary Range	
Chicken Pavilion Door frame	Colorbond Manor Red	MANOR RED®	Heritage Range	

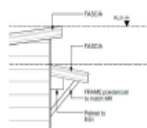
NOWRA WARRIORS CHANGEROOM				
Location	Product & Code	Colour	Finish	Image
Warriors Roof Sheeting	Colorbond	MANOR RED®	Heritage Range	
Waratahs Barge Boards	Colorbond	MANOR RED®	Heritage Range	
External Door frames & brick window sills & support posts	Colorbond / Dulux	DUNE®	Colorbond Dune Gloss	
External doors	Colorbond / Dulux	WOODLAND GREY®	Colorbond Woodland Grey Gloss	
Brickwork	Colorbond / Dulux	WALLABY®	Weathershield Exterior Low Sheen	

FAMILY CAFE				
Location	Product & Code	Colour	Finish	Image
Family Café Roof Sheeting	Colorbond	MANOR RED®	Colorbond - Lysaught Kliplok 406 Manor Red	
External doors	Dulux	DUNE®	Colorbond / Dulux Dune Aquanamel Semi-Gloss	
Fixed louvre window - Women's Amenities	Colorbond	WOODLAND GREY®	Colorbond Woodland Grey Satin	
Soffit & External Framed Walls	Dulux Natural White W 15W		Weathershield over 1 x coat Professional Low Sheen	
Steel Roller Shutter	Colorbond	WOODLAND GREY®	Colorbond Woodland Grey Gloss	



SHOW RING COMMENTARY BOX				
Location	Product & Code	Colour	Finish	Image
Judges Box Roofing	Colorbond Manor Red		Classic Range	
Judges Box Guttering	Colorbond/Dulux		Classic Range	
External Window Sills	Dulux Sandstone 37526		Dulux Aquanamel Semi-Gloss	
Judges Box External Timber Doors	Timber Door – Georgian Brick 87345 Timber Door Jams - Dulux Sandstone 37526		Dulux Aquanamel Semi-Gloss	
External Fibro & Timber Walls	Dulux Sandstone 37526		Traditional - Exterior Professional Low Sheen	






Judges Box Timber Door Frames and Window Frames	Dulux Lime White 3713		Dulux Aquanamel Semi-Gloss	
Judges Box Timber Mullions & Window Sash	Dulux Natural White W 15W		Modern - Exterior High Gloss	











CATTLE RING JUDGES BOX				
Location	Product & Code	Colour	Finish	Image
Judges Box Roofing	Colorbond Manor Red	MANOR RED®	Classic Range	
Judges Box Guttering	Colorbond/ Dulux	MANOR RED®	Classic Range	
External doors	Dulux	MANOR RED®	Aquanameal Semi-Gloss	
Exposed galvanised door frames	Dulux	SURFMAIST®	Metalshield epoxy Enamel Satin	
Soffit	Dulux		Weathershield Natural White W 15W	
External Walls	Dulux	DUNE®	Colorbond Dune Gloss	








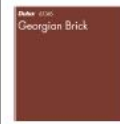



Roller Shutter RS1	Colorbond	MANOR RED®	Satin	
Roller Shutter 2	Colorbond	MANOR RED®	Satin	
Weather board Fibre Cement	Hardiplank	Woodgrain	Woodgrain	
Sliding Window Frame with lock finish W1	Trend Windows & Doors	SURFMAIST®	Satin	
External Posts & Frame to Fascia	Powdercoated to Colorbond Manor Red	MANOR RED®	Satin	






CATTLE AND HORSE STALLS				
Location	Product & Code	Colour	Finish	Image
Cattle Stalls - Timber	Dulux	Dulux 33078 Sienna Stone	Weathershield Exterior Low Sheen Sienna Stone - 33078	
Horse Stables	Dulux	Dulux 33078 Sienna Stone	Weathershield Exterior Low Sheen Sienna Stone - 33078	

WOOD CHOP ARENA AND COMMENTARY BOX				
Location	Product & Code	Colour	Finish	Image
Wood Chop Roofing	Colorbond Manor Red	MANOR RED®	Classic Range	
Wood Chop Guttering	Colorbond	MANOR RED®	Classic Range	
Wood Chop Barge Boards	Colorbond Manor Red	MANOR RED®	Traditional - Exterior High Gloss	
Wood Chop Roof Trusses	Colorbond Manor Red	MANOR RED®	Traditional - Exterior High Gloss	
Wood Chop Vertical Slats	Dulux Regency White - GI		Traditional - Exterior 1 x coat + Professional 1 x coat Low Sheen	
Concrete footings	Dulux Sienna Stone 33078		Traditional - Exterior 1 x coat + Professional 1 x coat Low Sheen	










Wood Chop Handrail to Seating Area	Dulux / Colorbond Manor Red TR / EB C21		Colorbond® Dulux - Exterior High Gloss	
Wood Chop Timber Seating	Colorbond		Colorbond Woodland Grey Gloss	
Wood Chop Judging Box Brickwork	Dulux Weathershield - Exterior		Colorbond Wallaby Low Sheen over rendered walls	
Wood Chop Timber Fencing	Dulux Regency White GI		Traditional Exterior Low Sheen	
Wood Chop Timber Doors	Dulux Georgian Brick 87345			
Wood Chop Timber Door Frame	Dulux Regency White			








COMMUNITY YOUTH CENTRE AND GYMNASIUM				
Location	Product & Code	Colour	Finish	Image
Youth Hall Roof	Colorbond		Colorbond Woodland Grey	
Youth Hall Fascia/Barge Boards	Colorbond		Colorbond Woodland Grey	
Youth Hall Aluminium Window Trim	Dulux		Colorbond Dune Aquanamel High Gloss	
Youth Hall Façade - Upper Level & Back Wall	Colorbond		Colorbond Dune Aquanamel Low Sheen	
Youth Hall Timber Doors & Roller Door	Georgian Brick 87345		Aquanamel Semi-Gloss	
Youth Hall Door Frames and Window Frames	Dulux		Colorbond Dune Aquanamel High Gloss	








Youth Hall Down Pipes	Colorbond		Heritage Range Manor Red	
Youth Hall Timber Handrail	Colorbond/ Dulux		Dulux Aquaneamel Low Sheen Manor Red	




VICTORIAN MASONRY GATE - MALE TOILET				
Location	Product & Code	Colour	Finish	Image
Electrical Substation masonry walls	Dulux Regency White - GI		Dulux Weathershield Traditional Low Sheen	
Electrical Substation Timber Trim	Dulux Sandstone 37526		Dulux Weathershield Traditional Low Sheen	
Male Toilet Roof	Colorbond		Colorbond Manor Red	
Male Toilet Downpipe	Colorbond Roof/Dulux downpipe at gutter		Dulux Weathershield Traditional Low Sheen - Georgian Brick and Regency White below eaves	
Male Toilet Roof Masonry Trim	Dulux Cornice Moulding Georgian Brick – 87345 Quoins Regency White - GI		Dulux Weathershield Traditional Low Sheen - Georgian Brick around the pilasters and window trim Regency White above.	


FEMALE TOILET				
Location	Product & Code	Colour	Finish	Image
Female Toilet Roof	Colorbond		Colorbond Manor Red	
Female Toilet Downpipe	Colorbond Roof/Dulux downpipe at gutter	 	Dulux Weathershield Traditional Low Sheen - Georgian Brick at the gutter level Regency White at the wall level.	
Female Toilet Fascia/Barge Boards	Dulux Georgian Brick - 87345 R		Dulux Weathershield Traditional Low Sheen - Georgian Brick	
Female Toilet Horizontal Timber Trim at Gables	Dulux Sandstone 37526		Dulux Weathershield Traditional Low Sheen	
Female Doors	Dulux Georgian Brick 87345			
Female Door Frames	Dulux Sandstone 37526			

Dog Club Building				
Location	Product & Code	Colour	Finish	Image
Dog Club Room Guttering & Downpipe	Colorbond		Colorbond Manor Red	
Dog Club Room Fascia / Barge Boards	Dulux		Weathershield Exterior Low Sheen Manor Red	
Dog Club Room Posts	Dulux		Weathershield Exterior High Gloss Georgian Brick	
Dog Club External Doors & Roller Door	Dulux Georgian Brick 87345 R		Weathershield Exterior High Gloss Georgian Brick	
Dog Club Door Frames	Dulux Sandstone 37526		Weathershield Exterior High Gloss	

MONAHAN'S MEMORIAL FOUNTAIN				
Location	Product & Code	Colour	Finish	Image
Fountain	Dulux	<div>Dulux 27195 Pale Green</div> <div>Dulux 322 Deep Brunswick Green</div>	Weathershield Heritage Exterior Full Gloss Pale Green - 37195 Deep Brunswick Green G32	

LIGHTING, SEATING, FENCING				
Location	Product & Code	Colour	Finish	Image
Showground Light Post	Colorbond Manor Red	<div>MANOR RED®</div>	Dulux Aquanamel High Gloss	
Showground Timber Seating	Recommend replace with aluminium seating			
Show Ring Railing	White Arris Rail			
Cattle Ring Railing	White Arris Rail			

NOWRA WAR MEMORIAL GATES				
Location	Product & Code	Colour	Finish	Image
War Memorial Cast Iron Vehicular Gates	Colorbond/Dulux	MANOR RED®	Dulux Weathershield High Gloss - Colorbond Manor Red	
War Memorial Cast Iron Pedestrian Gates	Colorbond/Dulux	MANOR RED®	Dulux Weathershield High Gloss - Colorbond Manor Red	
War Memorial Cast Iron Wreath Hooks	Colorbond/Dulux	MANOR RED®	Dulux Weathershield High Gloss - Colorbond Manor Red	

War Memorial Flanking Fence Cast Iron Detail	Colorbond/Dulux	MANOR RED®	Dulux Weathershield High Gloss - Colorbond Manor Red	
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## Appendix 3 – Community Engagement Report



## Shoalhaven City Council



## Nowra Showground Community Engagement Report

March 2021



# localé consulting

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**Document Control**

Job Number: 2020/638

Job Name: Nowra Showground Plan of Management &amp; Master Plan Community Engagement

Client: Shoalhaven City Council

Job Contact: Jessica Volkanpovski – Social Infrastructure Planning Manager

Document Name: Community Engagement Report

Version	Date	Authors	Reviewer	Approved
1	23.03.21	Keelan Birch	Cinnamon Dunsford	Cinnamon Dunsford

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## 1. Consultation Overview

The engagement process for the Nowra Showground Plan of Management and Master Plan project was undertaken during February and March 2021.

The focus / aim of the consultation was to understand how the community values the area and what their vision for the Showground may be in the future. The process also sought to obtain ideas and priorities to assist Shoalhaven City Council (Council) in progressing the review of the Plan of Management and Master Plan for the site.

This report provides a summary of each of the engagement processes that were undertaken. In total, over 120 stakeholders were involved in the consultation as follows:

- o Showground user groups - 12+ groups
- o Community drop-in sessions - 40+ participants
- o External stakeholders - 12+ participants
- o Internal (Council) stakeholders - 10+ participants
- o Community survey - 60 respondents
- o Written submissions - 3 received

The consultation process highlighted that the Showground is well utilised with a wide variety of user groups operating out of the site. It also highlighted that investment into the amenity and facility provision is desired by many. Generally, there is a strong appreciation of the Showground's history and combined with the surrounding natural environment / setting along the presence of camping on the site, the area was generally seen to be highly valued by a range of different stakeholders.

It should be noted that certain conflicts and issues were consistently emphasised. This appears to detract from the Showground's ability to effectively service the community as an important piece of public land in such close proximity to the regional centre of Nowra. However, these concerns were also generally acknowledged as being resolvable.

The consultation data has been collated and developed into a number of key themes and emerging principles for future planning. These principles in Section 8 outline to Council the key strategic directions that would be required to meet the needs identified in the consultation and ultimately help guide Council in their preparation of the Plan of Management and Master Plan for the site.



## 2. Showground User Group Discussions

In total, 11 community groups, organisations or individuals operating within, or in association with, Nowra Showground were identified as key stakeholders including:


- o Nowra Show Society
- o Nowra Cricket Club
- o West St Croquet Club
- o Bomaderry AFL
- o Nowra RSL Sub Branch
- o One Door Mental Health
- o Shoalhaven Dog Training Club
- o South Coast Beef
- o Nowra Men's Shed & Shoalhaven Woodcraft Society
- o Nowra Athletics Club
- o Nowra Poultry Club

These Showground user groups were initially contacted by email and/or phone and invited to provide input into the planning process via an onsite face to face meeting or videoconference.



The feedback from the Showground user group discussions has been captured in Table 1 (in no particular order) with the date of discussions and means of consultation identified for each.


These groups may be further targeted for feedback / comment as the Plan of Management and Master Plan project progresses.


**Table 1: Summary of showground user group discussions**



<p><b>Nowra Show Society</b></p> <p><i>Videoconference with three members - 17.12.2020 and one member on 04.03.2021 and onsite face to face meeting with four members – 25.02.2021</i></p>	
<p>Formal regulation of camping and fees is required with associated sillage. Waste removal from the dump point is not always attended to properly and illegal camping is common with needles found in the horse stables. Increasing ranger patrol is important. Camping around the pavilion needs to be managed better and we support installing a caretaker or similar position in the cottage or other location on site.</p> <p>Announcers box needs upgrading as many stakeholders would like to use this broadcasting space. Show Society applied for a PA system grant which would benefit multiple users e.g. Relay for Life.</p> <p>Painting, meshing and general maintenance of the pavilion is also needed. This remains a safety issue. A separate clubhouse for Show Society is desirable. AFL also require their own storage shed. Keen to develop a new amenities where the old seating around the main oval is near the male toilet, with the conversion of the male toilet restored to its original use. This is also most appropriate location for a new Announcers box, to benefit the entire site, including events on the added area.</p> <p>A public picnic area, coffee van or BBQ at Hanging Rock would be very popular. A children's playground is also desirable near this location. Poultry pavilion is too wet and drainage is poor. General road system needs resealing and formalising, along with pedestrian access around the site. Dogs on the main showground oval clash with sporting clubs and a solution is required to resolve this issue. Dog bags and signage are important as dogs limit other showground user groups.</p>	




The Show Society is the only stakeholder that contributes money to the site and is seeking to become a 355 committee again. Increased stakeholder representation from the Showground in decision making is important.	
<b>Nowra Cricket Club</b> <i>Two onsite face to face meetings with one member at each meeting - 24.02.2021 &amp; 25.02.2021</i>	
<p>Club has been onsite since 1885 and both ovals typically used however the 'added area' not used this year due to no 4<sup>th</sup> grade cricket team. Club volunteers maintain the main turf oval during the on season (typically water grounds on Monday and Wednesday with a cut on Friday) and Council cuts the oval during the off season. No current juniors at Nowra Cricket Club but juniors operate each Saturday at the 'added area' under Shoalhaven District Cricket Association (SHDCA). High Schools often use both ovals for competitions. SHDCA likes playing competitions at Nowra Showground and is seen as the most popular oval in the Shoalhaven LGA.</p> <p>Currently there are conflicts with the annual show, especially with heavy vehicles such as Monster Trucks on the main oval. This causes severe damage to the oval with little to no rehabilitation work and this needs addressing. 2 sheds are currently used for equipment which is appreciated and adequate. There are conflicts with off-leash dogs who run up to the cricket pitch on the main oval. A simple solution is signage and restriction on dog access on the main oval during booked sport time. Prefer if historical features of showground are retained in the planning process.</p> <p>Current lighting around the main oval is insufficient and including lighting around the entirety of the main oval would lead to a potential T20 comp as well as assisting rugby league and AFL. Toilet facilities currently adequate but road surfaces in poor condition. Timber seating either side of pavilion could be upgraded.</p>	
<b>West St Croquet Club</b> <i>Onsite face to face meeting with three members - 24.02.2021</i>	
Fencing, along Junction Street frontage, similar to the height of the men's shed, is the number one priority for the club. During football days, members	



<p>of the public jump the croquet fence and get into the showground with no payment. Another common issue is break ins, vandalism and theft (plants worth up to ~\$500 stolen). This is part of the security concern with the current low fencing (that can easily be stepped over by an adult).</p> <p>Sewerage system an issue (depending on wind direction) both for the club which impacts playing and also being located at the focal point / entry of the entire site. Vent is located near the memorial archway. Croquet grounds were reopened in 2012 after significant personal investment by members. Currently on a 5-year lease \$500 a year. 13-14 people are members all with keys to the clubhouse.</p> <p>Floorboards in clubhouse need repair as they have subsided. Signage at Croquet Club / Showground entrance as well as cleaning pathway and tree maintenance at showground entrance is also a priority. Club is installing a pathway approved by Council from the carpark to the clubhouse. The club currently mows the croquet playing area, however, is currently seeking assistance from Council with the mowing. Installing plastic lines are desirable rather than spraying lines every two weeks. A question for Council is why are there 'no stopping signs' for car across from the club at the site entrance?</p> <p>Would like to see the area around the croquet club cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground. One member had a near-miss with a tree branch falling to the ground where they were playing/working on the grounds.</p>	
<b>Bomaderry AFL</b> <i>Onsite face to face meeting with one member -24.02.2021</i>	
<p>AFL currently use the pavilion, canteen, oval and changeroom which are all adequate facilities. Season typically starts first weekend of April due to the Show Society requiring the facilities for 2 weeks prior to that.</p> <p>Cricket typically booked until mid to late March but if possible, AFL would start the season earlier. 8<sup>th</sup> May 2021 is the Big Country Music Festival at Berry with Nowra Showground as a backup. If it occurs here, it may damage the oval. The club will mainly use Artie Smith Oval at Bomaderry once it is</p>	



<p>upgraded, but will continue to use the showground for up to ~2 years until Artie Smith upgrade is complete.</p> <p>There are conflicts with off leash dogs on the main oval with kids being scared of the dogs for Thursday training and not turning up. In addition, off leash dogs are not under 'effective control' and dog poo not picked up. A sign about 'no dogs' during booked sporting use is required or possibly after 3pm each day. The timber seating requires upgrading. General road surfaces need resealing.</p>	
<p><b>Nowra RSL Sub-Branch</b></p> <p><i>Onsite face to face meeting with one member - 24.02.2021</i></p>	
<p>RSL conduct the ANZAC day march where they march through the memorial gates to the McKenzie's Gate (male toilet) and turn around. Although due to COVID there will be no march this year, however wreaths will be placed at the site on Anzac Day. RSL carries out maintenance of the war memorial. 8-9 years ago, \$20,000 was allocated to clean the memorial and replace mortar where required, which now needs to occur again due to an insufficient job.</p> <p>Memorial is deteriorating at the top and front of arch with mortar falling out to the ground. It could break a car windscreen or worse. Memorial arch was replaced 20-25 years ago after being hit by a garbage truck and cars occasionally hit the front of the memorial causing further damage.</p> <p>Grants are capped at approximately \$4,000 for maintenance of the memorial and Council assistance with applying for grants is required to secure more maintenance funds. Bunnings maintain the gardens and planting at the memorial prior to ANZAC Day. Main concern is traffic through the memorial which vibrates the arch which will continue to cause ongoing deterioration over time.</p> <p>It is one of few memorials in NSW where traffic drives through so the preference is to close the Junction Street site entrance to vehicular traffic and allow only pedestrian traffic through the memorial arch as there are 2 other site entrances for vehicles.</p>	

<p>Would like to see the area around the memorial cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground.</p>	
<p><b>One Door Mental Health</b></p> <p><i>Onsite face to face meeting with two employees - 24.02.2021</i></p>	
<p>Operate under a 10-year lease at West St Tennis Centre Community Centre typically on a Monday, Tuesday, Thursday and Friday with ~20 clients per day. Service is free of charge and funded by the NDIS or federally funded for non-NDIS clients. Functional space and facility recently upgraded with footpaths and toilets.</p> <p>Relinquished four tennis courts from their lease but retain two top tennis courts which were resurfaced between 2016-2017. Good demand for tennis with coaching occurring on their two courts. Four bottom tennis courts were locked by Council and then unlocked again due to community angst.</p> <p>Surrounding trees are great but are high maintenance and required constant clearing of leaf litter during bushfires – need Council assistance. Nearby neighbours provide indirect security so this issue is low.</p> <p>Tennis court gates on both bottom courts may not be locked and people use bottom courts free of charge without paying Council fees. Driveway and disabled access are OK but property needs general maintenance, especially clearing of bark, leaves and branches.</p>	
<p><b>Shoalhaven Dog Training Club</b></p> <p><i>Onsite face to face meeting with two members - 24.02.2021</i></p>	
<p>Club has 175 members, meeting 3 times a week and is a competition training club with demonstrations at Nowra Show and the Pet Expo. Many external people travel to the showground for competitions at the added area with often more non-members than members taking part. Club has small kitchen; storage shed and meets on open space out the front of building. An awning on the front of the building is desirable to hold meetings.</p>	

<p>Dog signage, bins and poo bags is a top priority. Club sometimes gets blamed for dog issues which are from recreational dog owners. There is a sense of entitlement from recreational dog owners on site and proper signage that explains 'effective control' can help manage this.</p> <p>The current fenced dog agility park area is useless and in fact dangerous to dogs. Some dogs injure themselves on the permanent, wooden agility equipment (that does not meet competition standard). Dog fencing will only be effective if extended towards the war memorial with interconnecting fenced areas, so dogs can be separated as required</p> <p>Club has 100% on lead policy and sometimes has conflicts during club events with other off leash dogs from recreational Showground users disrupting the club events. Would be supportive of a fenced off-leash area and the remainder of the showground being on-leash, except for when the club books the added area.</p>
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<b>South Coast Beef</b>	
<i>Onsite face to face meeting with two members - 24.02.2021</i>	
<p>Acquired \$1.3 million in grants for upgrading cattle yards. Quality of work and materials related to the grant is sub-standard and serious issues with grant spending as stakeholders are not reported back to at all and the works are not occurring in a timely manner. Project management agricultural specialists should have been engaged as the upgrades that have taken place now put the cattle at risk and are not 'fit for purpose'. 3 years since the grant funding was approved and the new fence is inadequate and shelters are inappropriate. The risk of injury to the public is very high with the current fence. Judge's box is yet to be replaced after 15 months too.</p> <p>Family café needs a DA for a refurbishment and installing showers here is preferable for school kids to do a 2-day cattle show. The idea is to establish a training centre for school kids and industry over time. Currently weeds are an issue for cattle owners concerned with spread of weeds on their hooves back to the farms. The entire road and drainage system upgrade is needed.</p>	

Additional storage facility with a roof is desired. Coral trees need replacing. Want to use the pulled down sheds for a refurbishment of another shed – a question for Council is if a DA is required?	
<b>Nowra Men's Shed / Shoalhaven Woodcraft Society</b> <i>Onsite face to face meeting with multiple members (joint meeting) - 25.02.2021</i>	
<p>Both user groups share an alarmed shed used 6 times a week and operate under a 10-year lease. Happy with shed space. Caretakers' cottage shared between Nowra Men's Shed, Shoalhaven Woodcraft Society and Nowra Spinners and Weavers.</p> <p>Carpark entrance and in the carpark, itself could be upgraded and formalised. War memorial at site entry is in poor condition. Would like to see the area around the memorial cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground.</p> <p>Minimal interaction with adjoining West St Croquet Club and Shoalhaven Dog Training Club.</p> <p>Seeking location to install a storage shed or shipping container with a possible location being behind the toilets. Caretakers' cottage has been broken into twice but security is not a major concern.</p>	
<b>Nowra Athletics Club</b> <i>Onsite face to face meeting with one member - 25.02.2021</i>	
<p>Currently operate out of Nowra High School and use the main Showground oval for training and added area is not used. Trotting track around outside of the main oval is in poor condition for athletics training and needs to be grassed. The Showground oval needs to be protected during the annual show by mats. Athletics holds a one-off event annually at the Nowra Show.</p>	

<p><b>Nowra Spinners &amp; Weavers</b></p> <p><i>Onsite face to face meeting with two members - 25.02.2021</i></p>	
<p>Currently operate out of caretaker's cottage twice a week which is fit for purpose. Carpark entrance, driveway and internal carpark needs updating which will benefit multiple user groups. A motion detection light is installed but the lighting is insufficient. A drying rack area for drying is desirable as is an awning to cover the walkways between the cottage and shed. 3 groups each pay \$500 a year rent and consideration needs to be given to charging just one fee for all 3 groups.</p>	
<p><b>Nowra Poultry Club</b></p> <p><i>Onsite face to face meeting with members - 24.02.2021</i></p>	
<p>Club has 65 members and holds monthly meeting with 3 big events being the annual poultry show, Nowra Show and sale day. Club has a rolling lease and pigeon race club is no longer on the lease. Club dug their own drain and currently there are siltation, drainage and flooding problems within and around the shed. Would like to make more use of education programs with schools on the keeping and showing of poultry.</p> <p>There are no toilets or kitchen facilities and only four power points in the Poultry Pavilion. More power points, hot water and external awning is needed. Despite fans being used, the shed gets very hot which has killed chickens and requires additional ventilation. There is existing grant funding for this to occur. Until there is ventilation installed, they cannot assist as an emergency animal location during bushfire events the general road surface is poor and doesn't drain well.</p>	

### 3. External Stakeholder Discussions

In total, five organisations operating outside of Nowra Showground, but who have a particular interest in the Showground, were also identified as key stakeholders including:

- o Local Land Services
- o Shoalhaven Sports Board
- o Shoalhaven Hospital
- o Nowra Police
- o Shoalhaven Tourism Advisory Group


These external stakeholders were initially contacted by email and invited to provide input into the planning process via an onsite face to face meeting. The feedback from the external stakeholder discussions is captured in Table 2 (in no particular order) with the date of discussions and means of consultation identified for each.

Others who were contacted in relation to the project and given opportunity for involvement but have not provided feedback to date include:




- o Nowra-Bomaderry Jets Football Club
- o Nowra Aboriginal Land Council
- o Shoalhaven Aboriginal Advisory Committee

These groups may be further targeted for feedback / comment as the project progresses.

**Table 2: Summary of external stakeholder discussions**

<b>Local Land Services</b> <i>Onsite face to face meeting with four members of staff - 25.02.2021</i>	
<p>Use the showground for the evacuation of large animals during an emergency with security, lighting and stall setups. Also set up fodder distribution centre during emergency events. Gates and posts are required for these to operate well. There are often theft and vandalism issues with equipment when the site is used in emergencies i.e., lights and batteries stolen.</p> <p>Current facility doesn't cater for goats, alpacas and sheep. Showground is not bushfire safe so people opted for Berry Showground during 2019-2020 bushfires. This could also have been due to safety/ security concerns. Camping is restricted during an emergency. Gates can be unlocked during an emergency which can create security problems</p>	
<b>Shoalhaven Sports board</b> <i>Onsite face to face meeting with one member - 24.02.2021</i>	
<p>Floodlights on added area funded by Show Society. 4th grade cricket sometimes uses added area. Gymnastics centre is underutilised and needs to be operational again. 'Warriors amenities' are outdated and need upgrading to meet accessibility requirements. There is a lack of consolidated sporting excellence centres in the Shoalhaven LGA. Beneficial to combine clubs where possible.</p>	



<b>Shoalhaven Hospital</b> <i>Two onsite face to face meetings with one staff member at each meeting - 24.02.2021 &amp; 25.02.2021</i>	
<p>Current lack of formalised carpark at the Showground and no parking down on Shoalhaven Street. Hospital carpark is sometimes used during show time. Correspondingly hospital staff sometimes park in Showground (possibly due to cost of parking on site at the hospital). Can be at risk when walking to/ from their cars parked in Showground.</p> <p>Hospital staff also use the Showground for active and passive recreation when they are on breaks.</p> <p>Would like to see FitPacks installed on site which provide clean syringes and disposables bins in key locations. Interest in the respiratory unit renting a room at the site for 4-5 years - potential for gymnastics room to be utilised.</p> <p>Future helipad on new hospital building will only conflict if new, large buildings at showground are constructed. During the hospital expansion consideration has been given to using the Showground as temporary helipad site, however this is not the preferred location.</p> <p>Green space near hospital has potential for children's playground. Would like to see increased seating around main oval.</p>	
<b>Nowra Police</b> <i>Telephone discussion with one staff member – 04.03.2021</i>	
<p>Prefer to be consulted once draft masterplan is completed.</p>	
<b>Shoalhaven Tourism Advisory Group</b> <i>Telephone discussion with one group member – 01.03.2021</i>	
<p>Values the strong relationship of the site to the river and riverfront, especially in the context of the Shoalhaven River Festival event and its satellite bearing to Bundanon and Riversdale. This all provides event opportunities.</p>	

It would be good to see upgrades and improvements to support regional sporting events being held so close to the Nowra CBD.

Important to consider the link between the agricultural use and history of the site and the REMS scheme on the river floodplain.

Also, important to focus on the Aboriginal significance of the site, and surrounds.

Welcome the opportunity to continue being involved as the Plan of Management and Master Plan progress.

## 4. Internal Stakeholder Discussions


In the context of the review of the Plan of Management and Master Plan internal discussions with Shoalhaven City Council staff regarding the future of Nowra Showground. These were conducted to discuss what is working well, what could be improved and any issues they have with the site.

These internal stakeholders were initially contacted by email and invited to provide input and be involved in the planning process via a face to face or videoconference meetings.




The feedback from the internal stakeholder discussions has been captured in Table 3 (in no particular order), with the date of discussions and means of consultation identified for each.




It is estimated that around 25 staff were involved across the internal consultation process.

**Table 3: Summary of internal stakeholder discussions**

<b>Shoalhaven City Council – Ranger Services</b> <i>Videoconference meeting – 17.12.2020</i>	
<p>Off-leash dogs currently conflict with sporting activities, especially during sport training where there have been dog attacks. There needs to be a review of dogs and people undertaking sporting activities using the same area. Illegal camping is also a concern and a consideration is whether it is feasible for ranger services to check camping on a daily basis – a caretaker will fix this alongside a number of other issues. Formalised camping spots, not just general areas as is the current situation, needs to be considered.</p> <p>Other issues include substantial tree poisoning bordering West Street Oval, drug use, after hours anti-social behaviour and homelessness leading to assaults. There are 2-3 rangers who cover a wide area with their time mostly</p>	

<p>taken up by beach patrolling. It is generally too time consuming to track illegal camping at the Showground.</p>	
<b>Shoalhaven City Council – Roads Asset Manager</b> <i>Videoconference meeting – 17.12.2020</i>	
<p>The site is not appropriate as an evacuation point due to safety concerns and maintenance of buildings. Security and vandalism are a major issue on the site.</p>	
<b>Shoalhaven Swim / Sport / Fitness – Manager, Facilities Coordinator and Facilities Officer</b> <i>Videoconference meeting – 17.12.2020, onsite face to face meeting on 25.02.2021 and videoconference on 10.03.2021</i>	
<p>Council is about to spend significant money on fire compliance. Camping infrastructure needs improving. Currently preparing a business case for a showground co-ordinator 9-5 to be located on site (and could be located in the Pavilion office).</p> <p>Generally showground is in a poor state and needs lighting and pathway linkages, seating, walkways, cycleways. Better use of gymnasium hall is a must.</p> <p>Speeding vehicles through the site is an issue combined with not all roads being sealed. Potential solution is speedhumps or other traffic calming devices, especially near site entrances. Campground facilities need upgrading as it's the only camping area in Nowra and people go to Berry instead due to poor facilities on this site. Camping could be consolidated between the 'Warriors amenities building' and the southern end of the pavilion. The camping area needs an overhaul so it is contained and allows for other (income generating) uses of the site to occur, without the camping overflowing into other high use and valued areas for other user groups.</p> <p>Would remove / relocate the Poultry Club Shed and put a camp kitchen in there. Sporting clubs currently share amenities with campers with amenities (toilets and showers) located next to the dump point with public toilets also located outside committee room. This area is a high conflict area that needs better uses assigned to precincts on this part of the site.</p>	

Hanging Rock could be developed with a playground and used as a wedding venue with a view to the river from the pavilion. An onsite caretaker could combat the issues that Ranger Services is raising. Southern end of campground is not utilised due to security concerns which further leads to unsavoury behaviour. The bush flanking showground makes the site a further bush fire risk during evacuations and therefore an inappropriate location for livestock during an evacuation.	
<b>Shoalhaven City Council – Infrastructure Delivery Officer</b> <i>Videoconference meeting – 17.12.2020</i>	
<p>There is an unofficial stockpile site at northern end of additional field which is visually not appealing and there are complaints from residents. It is used for a location for mulch and playground Softfall used by the teams in the northern portion of the park. Council shipping containers are also located here.</p> <p>Dogs shouldn't be allowed on playing fields. There is a maintenance issue across the site related to unmapped and unknown underground services, some may contain asbestos. The dump point is also being exploited and used for commercial reasons. Generally, concur with other Council staff comments.</p>	
<b>Shoalhaven City Council – Tourism Manager</b> <i>Videoconference meeting – 17.12.2020</i>	
There has been a lot of conversation over the years about the opportunity for hotel development that takes advantage of the views at Hanging Rock, an Art Gallery has also been discussed and even a flying fox that goes from one side of the river to the other. Would advocate for consideration for commercial tourism attraction infrastructure if ever the space / usage ever allowed. This would also have to consider connection to the CBD and pedestrian links etc.	
<b>Shoalhaven City Council – Events Booking Officer</b> <i>Videoconference meeting – 17.12.2020</i>	

Agrees with Councils Tourism Manager comments. Tourism wishes to make Nowra Showground more appealing and current pricing is a barrier as well as limited public transport access.	
<b>Shoalhaven City Council – Manager of Visitor Services</b> <i>Videoconference meeting – 17.12.2020</i>	
Campground is currently losing 50% a year due to illegal campers. There was a push for a caretaker 5-7yrs ago. Current revenue from camping is \$40k a year for 2,000 nights. It is great that the showers have been upgraded.	
<b>Shoalhaven City Council – Coordinator Policy Planning</b> <i>Onsite face to face meeting – 25.02.2021</i>	
We need to engage all stakeholders to understand the heritage significance of the trees and buildings. Appropriate maintenance of heritage items is required including the war memorial. The significant tree register needs to be available and Council staff made more aware of it. Increase signage and interpretive signage throughout the site. More internal co-ordination of projects is important for the sites heritage significance to be respected, including approvals processes. Would like to remain involved in the Plan of Management and Master Plan project.	
<b>Shoalhaven City Council – Shoalhaven Water</b> <i>Email Exchange – 01.03.2021</i>	
Shoalhaven Water manage up to the meter or sewer junction. The taps and fittings within the site, including the dump point, are the asset custodian's responsibility. Therefore, the strong sewage smell coming from the vent at the corner of the croquet court (located nearest the war memorial at intersection of Junction & West Streets) is being investigated by Shoalhaven Water.	

## 5. Community Drop-in Sessions

Three drop-in sessions were held onsite at the Showground Pavilion as follows:

- o 6:00-8:00pm on 24 February 2021
- o 7:30am-9:00am on 25 February 2021
- o 12:30pm to 1:30pm on 25 February 2021

In addition, some members of the public who were using the Showground during the period also informally shared their thoughts outside of the formalised drop-in session times. This was an opportunity for the community to discuss what they currently enjoyed about Nowra Showground and surrounds, what they believed could be improved and any other concerns they might have.

The feedback from the community drop-in sessions has been summarised, grouped into themes and consolidated in Table 4 below (in no particular order). It is estimated that the three sessions captured commentary from around 50 people.

**Table 4: Summary of community drop-in session discussions**

Theme	Feedback
<b>Security / illegal activity</b>	Many people raised strong concerns about homelessness or semi-homelessness, especially in the southern area of the Showground and along Bens Walk. This makes the Showground feel unsafe and is a significant barrier to the full public enjoyment of the site. Some felt that the private security company was not monitoring the site appropriately and not locking the main Worrigee Street site entry at the right times.

Theme	Feedback
	<p>It was frequently commented that people stay overnight illegally for extended periods of time at the Showground and also not in their allocated camping spot or beyond the 'no camping' signs. A number of people felt defining and consolidating camping with better signage and monitoring would solve this issue.</p> <p>Many felt an onsite caretaker or similar role would go a long way to dealing with security concerns, lighting of fires, drug use, unsavoury behaviour and illegal camping at the Showground as well as general day-to-day operation and maintenance.</p>
<b>Dogs</b>	<p>There is a conflict both between dogs and Showground user groups. It was noted by many members of the public that this is not related to Shoalhaven Dog Training Club, but rather related to general dog walkers with untrained dogs.</p> <p>Many recreational dog walkers enjoy the main oval as it is fenced, however this causes conflicts with showground user groups, particularly cricket and AFL. Fencing the added area was raised as a potential solution as well as restricting access to the main oval during booked sport time.</p> <p>Many dogs are not in 'effective control' and are a risk to other dogs and dog walkers as owners let their dogs run wild.</p> <p>The existing dog agility park is completely insufficient in size and functionality but could be extended along West Street with interconnected fenced area or a fenced off leashed dog park provided elsewhere onsite. There is also no shade, shelters or water at the dog agility park which is why owners choose to go to other parts of the site with</p>

Theme	Feedback
	<p>the only other fenced area being the main showground oval.</p> <p>While many appreciate the large open space for dogs off leash, there is no signage or poo bags and many dog walkers were upset that the water tap near the dog agility park was turned off.</p> <p>Dogs often cause concern with campers and cars around the pavilion due to the confusing internal road network with dogs running across the roads and some campers not always controlling their dogs.</p> <p>Many agreed that consolidating and formalising both the roads, camping area and dog spaces, along with improving signage, will assist in resolving these conflicts.</p>
<b>Camping</b>	<p>While many community members were supportive of camping, they expressed concern that camping is not regulated effectively and that people stay significantly longer than allowed without paying or they set up camp after ranger hours.</p> <p>Many noted that people camp in places not designated for camping and creating allocated sites will help solve this. Some felt the rangers did not patrol or check bookings frequently enough.</p> <p>Numerous community members frequently see people use the dump points, both for personal and commercial use, who are not camping at the Showground.</p> <p>Frequent comments were that the amenities are inadequate for camping and require renovation, along with road and drainage upgrades within the designated camping area.</p>

Theme	Feedback
	<p>Falling large tree limbs are a concern among regular showground users who see dangerous near misses with campers.</p> <p>Some users of the camping area at times felt unsafe and also suggested it would be helpful to create some flat sites within the camping area for both tents and campervans.</p> <p>Some users of the camping area also praised the customer service provide by Council's visitor information centre.</p>
<b>Natural attractions</b>	<p>Peaceful, natural feel of the site is highly valued and the community love Hanging Rock but the basic infrastructure detracts from the space with the fencing and seating outdated and requiring upgrading.</p> <p>Many enjoy having lunch in their car due to not enough tables or chairs at Hanging Rock, meaning the carpark where there are river views can get busy. This in turn can lead to litter issues.</p> <p>Bens Walk is a great asset and visitor attraction but is often avoided due to concerns of homeless people living down there, and requires better signage so that visitors know how to get there and don't get lost</p> <p>The Aboriginal cultural values of the site and surrounds are also important.</p>
<b>Facilities</b>	<p>The historic pavilion is well loved by the community and should definitely be retained. Some felt it is not always maintained properly and requires painting.</p> <p>Community members raised concerns that the war memorial is deteriorating and bits of mortar from the memorial have been found on the ground.</p>



Theme	Feedback
	<p>Nearby residents were concerned that bins, including the dump point and near the Announcers Box, are frequently being used for outside personal and commercial waste.</p> <p>Some felt the space opposite Shoalhaven Hospital could be better utilised for a children's playground, outdoor gym stations or similar facility which caters for the showground and those waiting at the hospital.</p> <p>Overflow parking, especially along Scenic Drive / North Street, but also within the site, is ruining the grass within the showground site.</p> <p>There was support for improved signage, more bins, more water taps (that work properly), footpaths, seating and provision of shade throughout the site.</p> <p>Some community members said they would welcome a coffee cart or kiosk at the site.</p>
<b>Roads</b>	<p>Generally agreed that the road network needs both updated / resealing and the internal road network needs formalisation to avoid confusion.</p> <p>Numerous people commented about hooners and noisy motorbike riders blasting through the showground.</p> <p>There is increased traffic volume on site due to the expanded Shoalhaven Hospital and some felt that the Scenic Drive gate does not need to remain open.</p>
<b>Heritage</b>	<p>Some stakeholders stated that both the European and Aboriginal heritage values of the site are valued and any upgrades and improvements should respect and complement the heritage significance of the site and surrounds.</p>

## 6. Community Survey

A community survey was hosted on the Shoalhaven City Council's 'Get Involved' webpage between 18 February and 15 March 2021. A copy of the survey (including larger versions of graphed results) is provided in Appendix A.

The survey received a total of 60 responses over the period, with an annotated summary of survey results presented below.

### 6.1 Relationship to the site

Of the 60 respondents to the survey, 53% were female and 47% were male (question 1) with respondents being connected to the site in a wide variety of ways. Noting that more than one relationship to the site was possible in question 2 of those who responded, 49% were a 'Community group member', 46% were a 'User of community facilities', 41% were a 'Recreational user', 32% were a 'Visitor for events and activities' and 27% were a 'Nearby permanent resident' as shown in Figure 1 below.

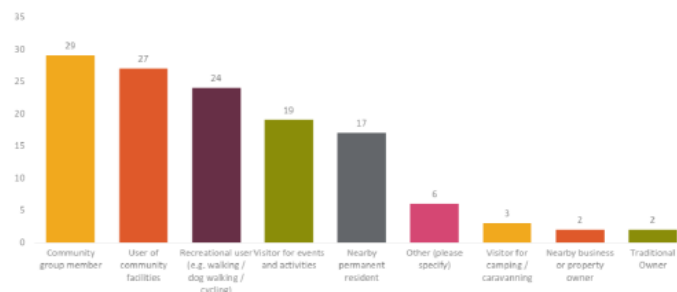


Figure 1: Survey respondent relationship to the Showground

### 6.2 Visitation, demographic and use of the site

Most respondents indicated in question 3 that they visit the Showground more than twice a week (32%) or once or twice a week (25%), suggesting a high level of community use of the showground by the respondents, shown in Figure 2 below.

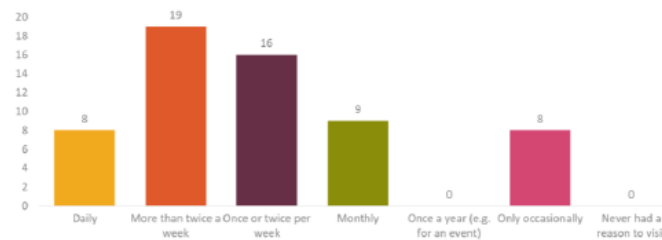


Figure 2: Relationship of respondent to the Showground

In question 4, there was a generally representation of respondents in most age groups except for people under 24 years as shown in Figure 3.

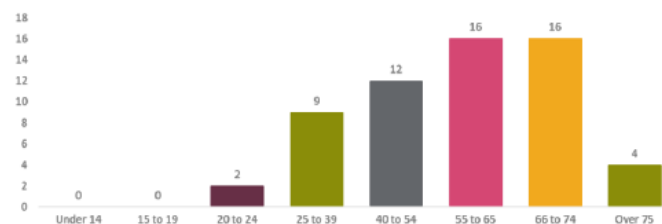
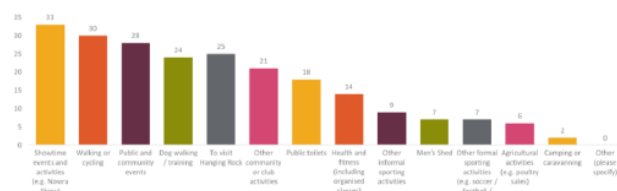


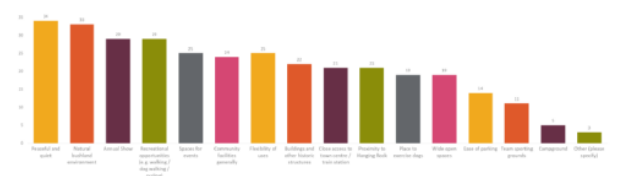
Figure 3: Survey respondent age

Question 5 asked respondents what they use the Showground for (with respondents selecting multiple options if applicable). 55% indicating they use it for the 'Showtime events and activities', 50% for 'Walking or cycling' and 47% for 'Public and community events' as shown in Figure 4. This further emphasises the wide variety of uses at the site.



**Figure 4: Use of the showground**

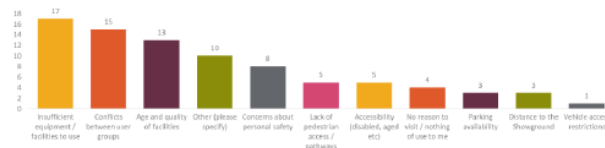
When asked what they value most about the showground in question 6 (with respondents selecting up to five options), being 'Peaceful and quiet' (56%) and the 'Natural environment' (54%) were both highly valued. This indicates the importance of any future development retaining the Showground's tranquil setting (adjacent to natural areas including Bens Walk, Shoalhaven River and the associated escarpment) in an otherwise urban context.



**Figure 5: What respondents' value about the Showground**

### 6.3 Future use of the Showground

Respondents were then asked in question 7 what barriers were experienced in the use of the showground, in which they could select all that apply to them. Highest comments were received regarding the 'Insufficient equipment / facilities to use' (40%), 'Conflicts between user groups' (35%), 'The age or quality of facilities' (30%) and 'Other' (23%). Importantly, of those 10 responses to 'Other', 80% mentioned, the dog park or dogs being off leash is the barrier to their use of the site.



**Figure 6: Barriers to the use of the showground**

Question 8 was an open question that asked respondents what could be improved to enhance their enjoyment of the Showground. Most comments related to improving a current conflict or issue at the site. This was of particular relevance to resolving the inadequate dog park and dog off leash conflicts at the main oval and also in the Showground more broadly.

Many felt that improving the road surfaces and upgrading the current facilities would be key to improving the amenity of the site. Improving the homelessness situation was frequently mentioned as a key concern that limits enjoyment of the area. Some felt that they would use the site more if the space around Hanging Rock, such as the fence and tables, was upgraded and possibly a children's playground installed onsite.

#### 6.4 Future design and additional thoughts

Respondents were asked in question 9 what elements were important as part of the future design of the showground. The desire to 'Retain / enhance historical showground uses' (68%) was most popular followed by 'providing a dedicated dog off-leash park (53%)', 'Providing a dedicated park (e.g., picnic facilities, seats and tables' (53%), 'Improving the quality of internal roads' (51%) and 'Retaining buildings where they currently exist' (51%).

Responses that did not receive a particularly high rating included 'Provide more sport fields for the growing population (5%)', 'Retaining camping as an ongoing use' (22%) and 'Improve information / interpretative signage and art' (24%).

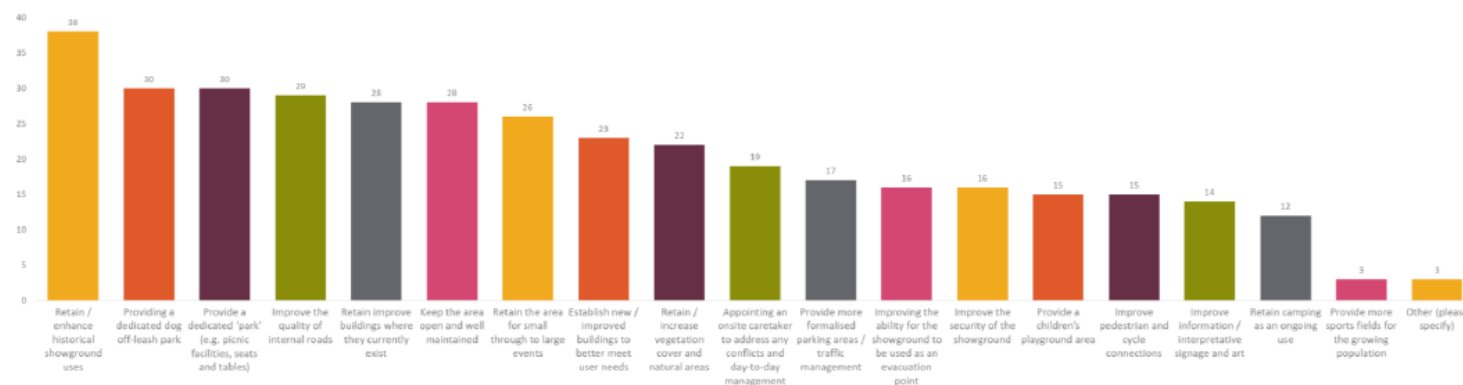


Figure 7: Elements of importance in future designs

Question 10 was an open-ended question that asked respondents if they have any other comments on the future of the showground in which 38 out of 59 people responded.

Of particular note was the strong need to resolve dog conflicts and improve dog-related facilities, such as a fenced dog area, water tap for dogs and provision of dog poo bags.

This was however balanced with a large number of respondents praising the beauty of the showground and surrounding natural environment, highlighting that upgrading facilities and resolving current issues will go a long way to increasing the use and value of the site as a public asset. Many felt that the showground was not realising its full potential and can become an even greater asset for Nowra and the Shoalhaven LGA.

## 7. Summary of Key Themes

Based on the consultation activities undertaken to date, there are a number of key themes that stand out which can assist Council in the development of the Plan of Management and Master Plan.

These have been identified in Table 5 below (in no particular order) with a sub heading for the key issue and potential options to consider.

**Table 5: Key directions by theme**

1. Create clear and defined spaces or precincts
<p><i>Dogs</i></p> <p>There is a current issue with off-leash dogs onsite that are not under 'effective control' and run up to, and cause conflict with, other dogs, walkers and sporting groups.</p> <p>An option, that was supported by many consulted, was to extend the existing dog agility park fencing along West Street towards the war memorial as an existing fence already runs along West Street. The extended fenced area could have smaller interconnected fenced areas to cater for different dog sizes and reduce dog conflict via separation options.</p> <p>Further, this area could contain dog signage, dog poo bags, a water tap and possible shelter to encourage off-leash dog use at this part of the Showground away from other users such as at the main oval/ pavilion area.</p> <p>The remainder of the Showground could then be on-leash dog area, apart from restriction at the main Showground oval and added area when they are booked for sport training and competition.</p> <p>It is noted the signage regarding dogs would need to be reviewed and updated across the entire showground.</p>

### *Camping*

There is a strong concern about illegal camping, camping in unallocated areas and camping beyond the 'no camping' signs.

A redesign of the camping precinct with the formalisation of site numbers with signage was generally supported as a potential solution.

However, many felt that this would only go so far and that an onsite caretaker would significantly help resolve camping issues. The caretaker's role would be multi-faceted and not limited to camping, yet the current location, condition and use of the caretaker cottage would mean the caretaker may need to be situated in proximity to camping and the pavilion.

### *Showground Oval*

Minor conflicts exist between sporting groups and the showtime activities on the oval, namely that vehicles damage the oval during the show which can take months to rehabilitate.

Facilitating communication between sporting clubs and showtime use on the condition of the oval is critical and enforcing prevention methods that minimise oval damage during the show, such as matting where cars drive, could assist in this regard.

### *Pedestrians*

The creation of defined spaces, including walkways/ cycleways, would also assist pedestrians who access the site for both passive and active recreation. This would reduce conflict between cars and pedestrians moving through the site, which has three vehicular access points and several more formal and informal pedestrian access points.



**2. Retain the historic showground identity and maintain the built and natural heritage fabric of the site**

*Pavilion*

The pavilion is a highly valued space and is well utilised both during showtime and on a day-to-day basis.

General maintenance to the pavilion including repairs, and painting, would help retain its valued heritage features.

*War Memorial*

The war memorial is currently a gateway entrance to the site and strongly contributes to the historic value.

However, vibrations from vehicles driving through the arch, alongside vehicles hitting the memorial, has caused ongoing deterioration and immediate repair is required.

Investigation into the long-term feasibility of closing the Junction Street site entrance to vehicular traffic to preserve the war memorial may be required, noting the public road (Junction Street) continues into the site.

*Aboriginal Cultural Heritage*

The Aboriginal cultural values of the site and surrounds are also important. Integration of natural and cultural site features and links to adjoining sites (including the escarpment/ riverfront) need consideration in collaboration with the local Aboriginal community.

*Other Heritage Aspects*

Investigate the opportunity to restore and enhance other heritage features of the showground including McKenzie's Gate (currently the male toilets) and the Announcers Box.

**3. Create and maintain functional and high quality, multi-purpose facilities**

*Existing Buildings*

The main pavilion is booked for a wide range of uses and ensuring this facility is of high quality to meet multiple demands is critical.

The Poultry Pavilion has poor drainage and has inadequate ventilation. Plans to improve this building should continue to progress.

The ex-gymnastics building is a key site asset and is currently underutilised. Future use considerations need to focus on multi-purpose options to suit potential current and future users of the site.

*Amenities*

The current camping amenities building is sub-standard, requires renovation and is heavily used, and shared, by both camping and sporting groups.

Investigation into the renovation, or relocation, of an amenities block specifically for camping is required. Separate amenities for sporting teams and other uses would then also be required.

*Grant Money*

The high volume of clubs and showground user groups, presents the opportunity for these groups (and Council) to apply for grant money to fund infrastructure projects.

All grant funding opportunities need to occur in a co-ordinated manner, so all stakeholders have input and maximum benefit is afforded to the site.

Ensuring funds are spent properly and in consultation with showground user groups is essential so that future infrastructure meets the needs, for the operation of those user groups.

*Showground Oval*

The Showground Oval receives high use throughout the year by both sporting teams and recreational users yet cannot be used effectively at night time as only half the oval has lighting. The timber seating next to the pavilion is also in relatively poor condition.

Investigating the opportunity to provide lighting around the entirety of the oval to enable night time sporting and showtime use and investigate if the timber seating requires replacement.

#### 4. Preserve and enhance natural environment and setting

##### *Hanging Rock*

This highly valued space is the key feature of the site, despite little and aging infrastructure provided here.

An option to replace the existing fence, improve parking, upgrade the picnic tables and seating and provide a BBQ area would significantly boost the amenity of this popular spot. Improving this space will benefit residents and visitors, and support events being held in this part of the site.

##### *Tree Management*

The extent of heritage listed trees, and trees generally, is a major reason that the showground retains a unique tranquil feel despite being located next to a regional centre.

However, the extent of vegetation on site, particularly larger trees, requires regular maintenance and risk assessment to avoid safety issues. A review of vegetation types that are best suited to the land use should be paramount in any future upgrades to the site.

##### *Bens Walk*

This popular walk is not fully utilised due to poor directional signage and security concerns.

Improved signage and other promotion of Bens Walk alongside an increase in security, either through a caretaker or other means, would help enable more people to enjoy this asset more often.

#### 5. Cater for access and parking

##### *Shoalhaven Hospital*

The planned and continued expansion of Shoalhaven Hospital and current paid parking within the grounds, means that more cars are travelling through, and parking at, the adjoining showground due to free parking and the scenic lunch break views at Hanging Rock.

Some staff and visitors to Shoalhaven Hospital also park in the local surrounding streets.

Planning for, and investigating ways, to improve traffic flow onsite will be critical in the future.

##### *Road Network / Entrances*

The current road surfaces require resealing and upgrading (including drainage improvements), especially toward the middle to southern end of the site.

Further, the internal road system can be confusing thus creating safety issues, and an opportunity exists to consolidate and formalise the internal roads

**6. Create a safe and secure space***Homelessness Concern*

The southern end of the showground is a concern for many stakeholders as it is used by homeless people. This leads some existing and potential showground users to deliberately avoid this area, thus this large area remains generally underutilised except at showtime and during other irregular agricultural events.

Implementing measures to increase site activation, while effectively dealing with the homelessness issue (noting this requires the collaboration of many agencies (including Council)), could alter the use of this part of the showground.

*Security*

There are concerns from several user groups regarding personal safety onsite, especially at the southern end of the showground and the camping area.

Increasing site activation and security, through either security cameras, smart technology options and/or an onsite caretaker, should be further investigated as part of any future planning for the site.

## 8. Emerging Principles to inform Future Planning

The following emerging principles have been identified based on the outcomes of the stakeholder consultation, documented in Sections 2 – 7 above. These principles should now guide and underpin the Plan of Management and Master Plan for the Showground site:

1. Define precincts within the site that respect the existing built footprints and natural environmental values, whilst supporting existing and future user groups.
2. Increase the accessibility of the space, including review of vehicular and pedestrian networks within and around the site to reduce conflict and increase pedestrian amenity.
3. Identify opportunities for directional and interpretive signage and other elements (e.g. public art) to create a stronger sense of place and increased functionality and which is consistent with recognition of the heritage significance of the site (both European and Aboriginal).
4. Increase the attractiveness of Nowra Showground as a destination by improving infrastructure to act as an “attractor” for residents and visitors alike and that enables flexible use of the site – for example improving Hanging Rock lookout area, event opportunities and camping spaces.
5. Consider options to increase activation of the southern portion of the Showground, along with improvements to safety and security within and around the site.
6. Ensure that the existing community buildings are meeting the broader needs of the community, including through opportunities to improve existing buildings to meet appropriate standards that enable multi-use or re-use of existing facilities.
7. Promote the Showground through place-making and marketing to increase use and opportunities to engage with Nowra's heritage / history, passive and active recreation, agricultural pursuits, camping, community events and the like.
8. Improve interaction between showground users and the adjoining natural areas, including Bens Walk, the escarpment and the Shoalhaven River through viewing opportunities, safe edges, connectivity and other infrastructure improvements such as seating, waste management, BBQ facilities, shade cover and the like.
9. Establish an effective site management model to facilitate ongoing community input to the improvement and operation of the site with consideration of active on-site management and/or other management opportunities.

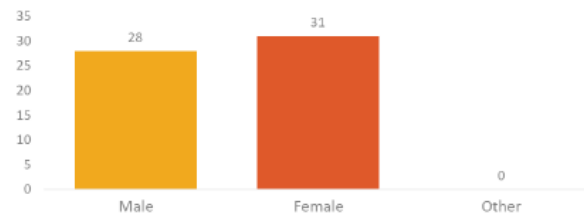
## PROJECT SURVEY OUTCOMES SUMMARY



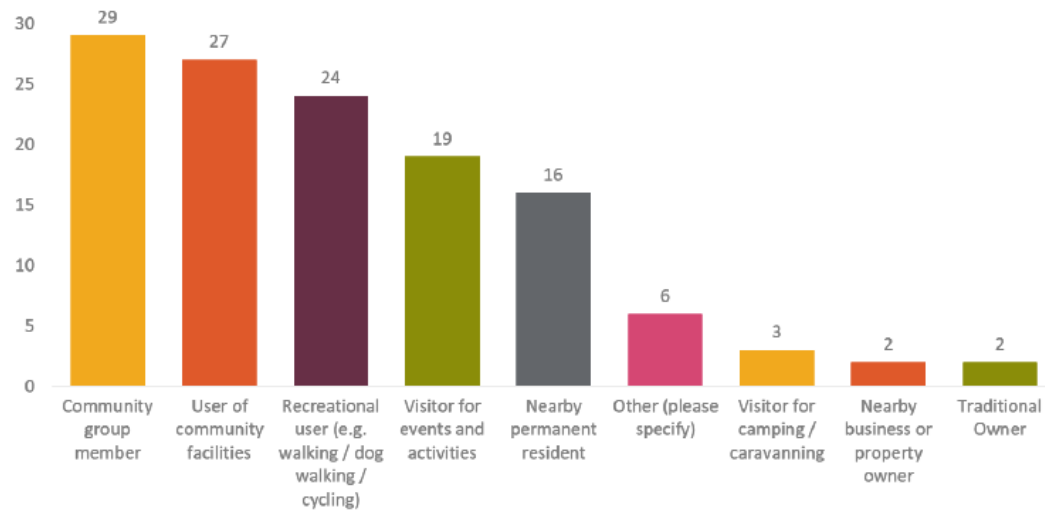
### Nowra Showground Master Plan and Plan Of Management Community Survey

This community survey was hosted on the Shoalhaven City Council's 'Get Involved' webpage between 18 February and 15 March 2021 which aimed to understand how the community values the area and what their vision for the Showground may be in the future.

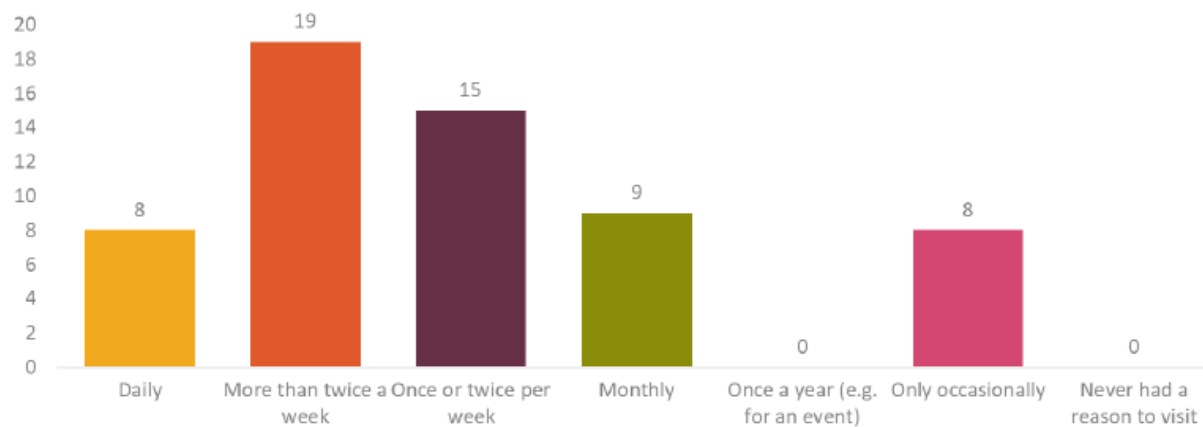
Q1. Are you?



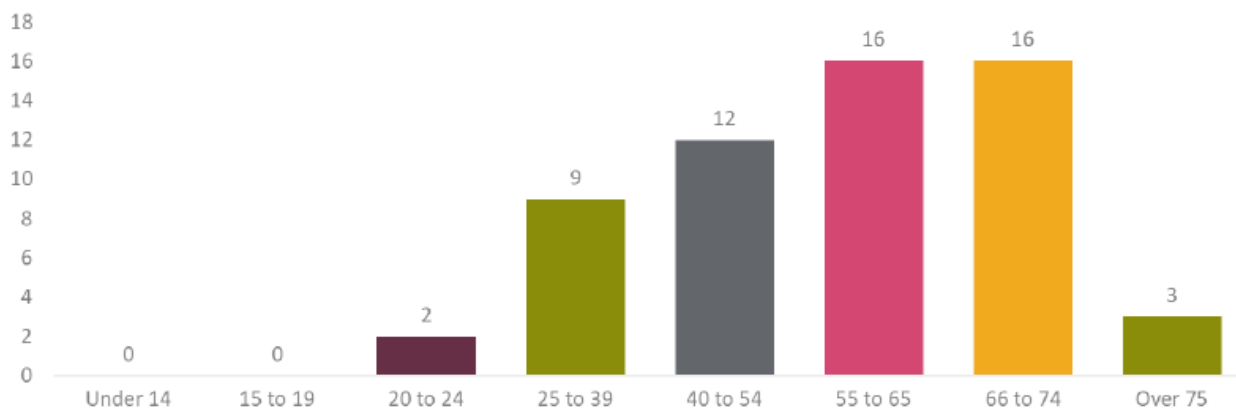
Q2. What is your relationship to the Showground? (select multiple if applicable)



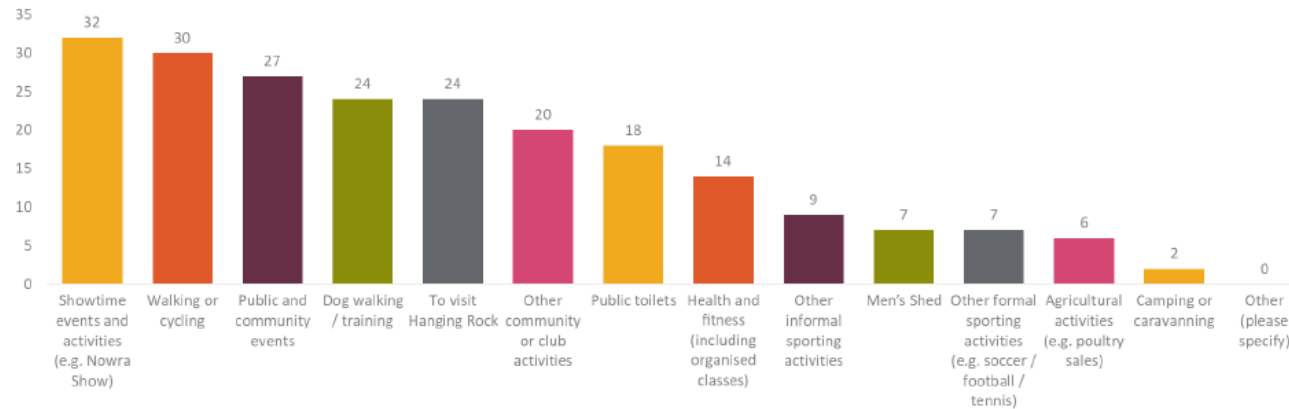
Q3. How often do you visit the showground?



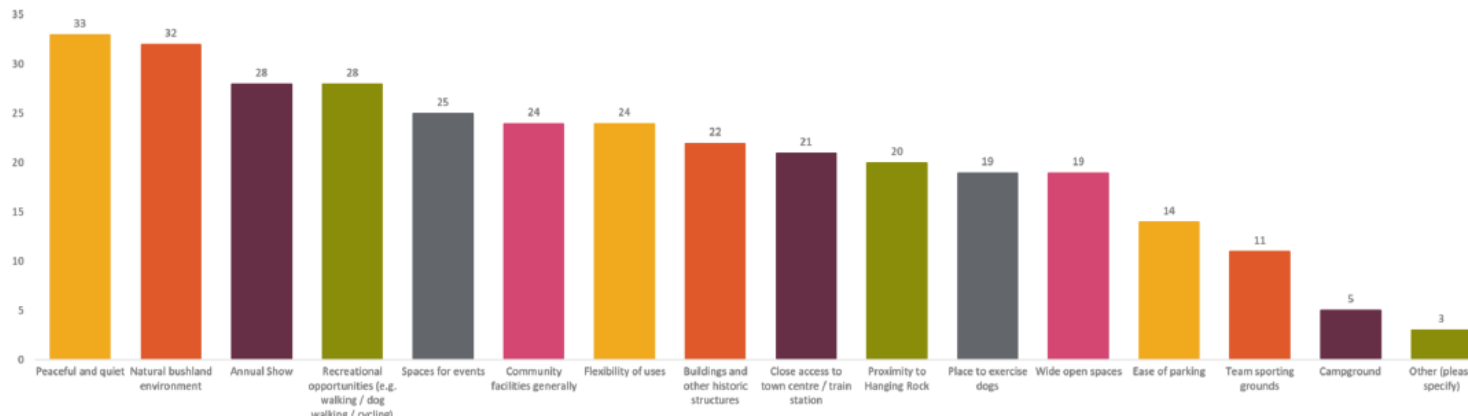
Q4. Age group:



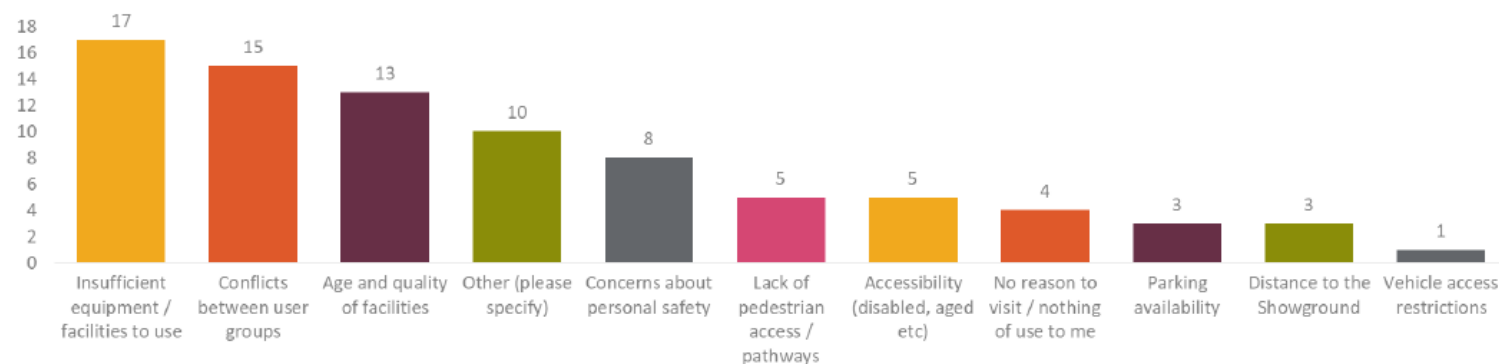
Q5. Thinking about the existing Showground site, what do you use the area for? (select all that apply)



Q6. What do you value most about Nowra Showground? (select up to 5)



Q7. Are there any barriers or reasons why you don't use Nowra Showground more often? (select all that apply)



Q8. What could be improved to enhance your enjoyment of Nowra Showground?

What could be improved to enhance your enjoyment of Nowra Showground?
I think that it would be a perfect opportunity to create a dog and family friendly area that focuses on gardens, shaded sitting areas (perhaps donated benches with small plaques), and grassy spaces. Also, I'd love to see an upgrade to the puppy and dog facilities to cater for more user groups. The current area is relatively large, but this could be made a bit bigger with separate areas for smaller and larger dogs. We often change our plans to visit and use the area and facilities as larger dogs are there. There is also no tap close to the dog area which makes it difficult to stay for extended periods of
A split dog park for small and big dogs
Improved dog exercise park and off lead areas including accessibility and fencing
Improving the dog exercise area and facilities. We sometimes visit the Yass dog park which is a great example of a dog park and exercise area that caters for big dogs, little dogs, and even puppies. There are three separate areas to allow dogs of all sizes and temperaments to use the facilities. There are also great shaded areas, donated cemented dog bowls with taps to access water, seated areas and fun signage.
Split dog pens for safety of animals and people.
Dual dog pens designated for small and big dogs respectively. Too often large untrained big dogs create a risky environment for people and smaller dogs. Water troughs in the pens to prevent heatstroke for dogs.
Some recognition of the traditional custodians/owners of the land Aboriginal people's Cultural landmarks / spiritual significance of the river / land animals and sky of the Area Maybe include some gathering spaces for people to sit together - need flexible multipurpose spaces

<b>What could be improved to enhance your enjoyment of Nowra Showground?</b>
A running track lines would be great
Better roads and drainage, some repairs needed to the Poultry pavilion
I train (running) on the showground grass. There is need for a defined border around the grass surface, fix erosion and resurface the cinders with an all-weather surface like crushed granite or similar.
The Poultry Pavilion needs to be upgraded and increased in size. A kitchen needs to be included and insulation and ventilation needs to be improved in the light of climate change and increasing temperatures.
Dog owners provided with poo bags or better still no dogs on the main arena. It's a playing / sports field and dog mess is a concern for children using this area.
Even up some of the areas where cars can be parked, especially during show time.
1. A cafe/coffee shop so you can get something to eat/drink and enjoy the beautiful view of the river and landscape. 2. Family push bike track around the boundary of the Showground with sign posts containing local historical information along the track. 3. install a permanent telescope to look down the river and at the wildlife 4. Install Bird Baths for native birds to enjoy 5. Install a yarnning circle as acknowledgement of the traditional people and have art and totem poles installed.
Less very visual drug sales. Less drug paraphernalia lying around. Less abusive attacks by park users. Dog owners with better control over their animals
Disabled access and toilets. Accessible parking. Tennis/basketball courts. Bike path and parking.
Build new modern facilities which are sympathetic to the natural environment but provide comfort and relevance to future users. The showground needs to be revitalised so it is in use all year round, it must have facilities which allow people to come and stay and it has to be accessible to all users.
Regular maintenance of roadways, water supply at the dog park
I would like it to be well maintained and facilities to be up graded as needed. The drive way to the old Caretakers Cottage to be improved and made level.
would love to see better amenities for campers and also for children. So many younger families which need access to better playground facilities
Obviously move the homeless on to a more suitable location and not the nicest location in Nowra. Every town North, east and south of us have beautiful parks, pump tracks, playground, roads, coffee shops, walks while Nowra Show ground is not often used due to it being unsafe.
Given the opportunity for not-for-profit organizations to easily utilize facilities, and provide stable appropriate usage arrangements.
More shade trees at lower fenced in dog park and a water tap there.
Exercise stations in a circuit round the Showground
Cycling track connecting Nowra to Yalwal Rd via the power line easement
Plant more trees. as the ones that have been taken out not one tree has been replaced. Put the excise equipment from Marriott park up there where people can use it as visitors and locals alike can use it before and after Ben's walk. as the walk has become very popular with people keeping fit...A shipping container turned into a cafe serving breakfast/ brunch... tables and chairs that could be locked up at night... that view.. coffee.. PERFECT.. if Milton or Berry had that out look it would be put to use.. true..
Fenced off area along West St added area for dog off lead, not on main arena/oval. Caretaker to manage camping and general issues. Traffic control for speeding and reckless driving. Roads appropriate for Showground use and not a shortcut to the hospital. Better security, especially at night/out of working hours.

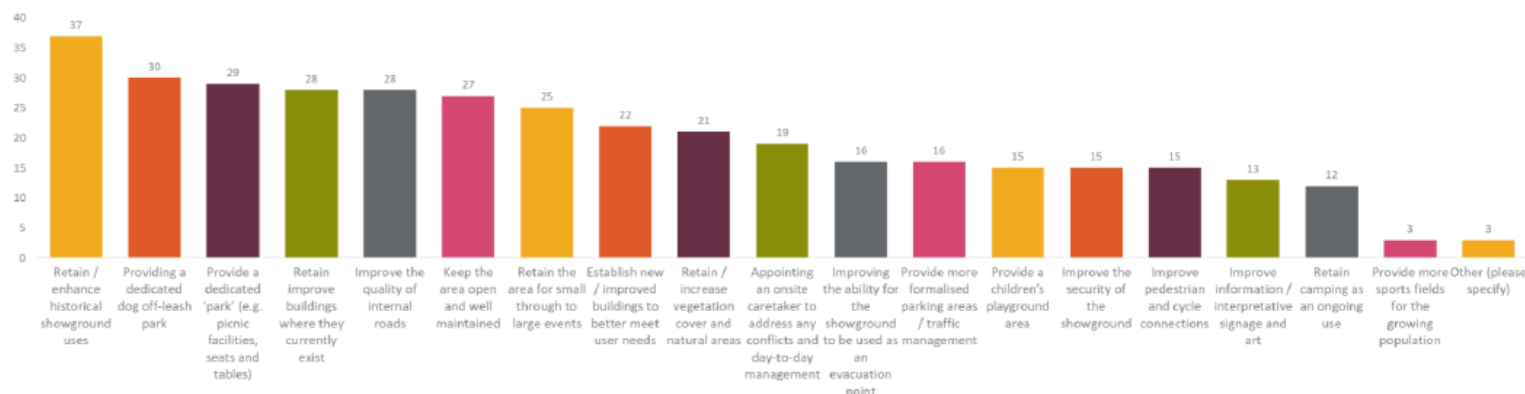


<b>What could be improved to enhance your enjoyment of Nowra Showground?</b>
Maintenance of trees and tree cover. Better waste management: reduction in litter and littering. Better weed management on perimeter. Maintenance and enhancement of valuable habitat plants; eg she-oaks (casuarinas) as feed trees for glossy black cockatoos. Introduction of nesting boxes for target species; eg, glossy black cockatoos.
I think a space for a cafe to take advantage of the best view in Nowra. Or use the show ground meeting room as a cafe. I think the oval below the old gym would be a great spot for an all-weather running track with a soccer ground on the infield. Otherwise, the I like the natural feel of the area
Get dog owners to clean up. Especially main arena.
Replace the ugly fencing at hanging rock
Camping should be more organised and monitored. Run similar to how Berry Showground camping facilities.
Maintenance and quality of facilities, roads and other infrastructure.
South Coast Beef is currently refurbishing seldom-used cattle shed to improve its fitness for purpose going forward. SCB has precipitated redevelopment of the cattle area of the Showground but is highly dissatisfied with the progress. After 3 years of little or poorly managed progress, the outcome is very disappointing. The quality of work is poor and some of the materials are unsatisfactory.
More shaded sitting area, grass needs to be mown more often, more level powered sites.
seal internal roads
Improvement and use of a grant that has stood unused for an inordinate amount of time and seems to be being relegated further back with the use of bureaucratic intrusion and poor management.
The seating at the main field could be improved. The current seating is old and splintery in parts. The dirt roads in the Showground needs attention.
Major road works are required.
Allocate land for the construction of new facilities
Upgraded facilities. Destination playground. Cafe
A lick of paint and general upkeep. Gravel roads, dirt tracks and parking areas need a bit of work, plus seating could probably be replaced or upgraded.
Restaurants, Better walkways, so much could be done along the water's edge
a safe hard surface parking area adjacent to the Showground cottage Better lighting for evening meetings. More consideration our regular activities on a Saturday when clubs want to restrict entry to anyone else.
Entitled dog owners who feel a booked ground does not impact their right to let dogs off leash and onto the booked fields. The lack of signs dealing with the above. The lack of bins and poo bag dispenser
The dog park their needs a major overhaul. There needs to be better facilities for people to use there. There's no tap down there to give water to the dogs, it would be nice to have a roll of dog poo bags down there like you offer at your beaches. The agility equipment you have there does not get used by the majority of people who use the park. Instead, it would a better idea to have the park bigger and have two parks side by side, one for little dogs and one for bigger dogs which both have facilities for people to sit down, and even something like a sandpit as well for dogs to dig around in rather than digging up the grass and causing trip hazards. I've just come back from living in Baldivis in WA, and they have a great modern dog park that I highly recommend looking at it and consider looking into as an idea on how a new dog park could look like.

**What could be improved to enhance your enjoyment of Nowra Showground?**

Proper dog facilities as current dog park are insufficient for different dog group. Water supply at dog park. More area dedicated for dogs

Q9. What elements do you think are important for the future design of Nowra Showground? (select up to five)



Q10. Do you have any other comments on the future of Nowra Showground?

**Do you have any other comments on the future of Nowra Showground?**

This is a brilliant idea to add some user-friendly areas and upgrades to the grounds

This is a great opportunity to provide an upgraded dog exercise and training area. Something that is lacking in the Shoalhaven region with the Berry dog park no longer in existence.

We enjoy our visits to the showground but hope that this process will result in an upgraded and purpose-built dog area. Not to labour the point, but the Yass dog park is a great example for any upgrades or changes to the Nowra Showground dog area.

Lovely area but not worth visiting with dogs due to unsafe pen

A great area - keep it for public use

It's a great part of Nowra's history.

This is a great opportunity. It is in a terrific position. Don't stuff it up. Keep the same footprint and enhance the experience for all.

<b>Do you have any other comments on the future of Nowra Showground?</b>
The location is idyllic and any future enhancements/improvements must not degrade/diminish the natural beauty of the immediate area. New buildings should be built in harmony with the heritage beauty of the site.
Maintain and improve existing buildings but Poultry Pavilion is an issue - it's not in a great place and needs major work done to it.
I don't actually like going to the show ground. I've seen too many confrontations there where people abuse one another. I've seen way too many drugs drops up there and had to pick up used needles that are left around trees. There's no water for dog in the 'dog park' and generally - it's not a place I'd really like to go if I didn't have to.
The showgrounds have one of the best views in Nowra but it's a scary place to visit much of the time. Clean it up, resettle itinerant populations and make it beautiful and accessible for the whole community to enjoy throughout the year. Consider new uses, summer outdoor cinema, sheep dog trials, cricket ....
It was great when the Show mow was racing as it encourages families to be in a low-cost sport for families. It is as important as the horse events that is out of the reach for many families
Separate small/large dog fenced areas, with running water
I hope the Nowra Showground can keep its unique qualities that distinguish from Showgrounds. Roads are improved and stay free flowing, so the user can come in one direction and exit through a different gate.
Build something that will generation income for the community
Allow the gymnastics to come back as the vast number of children in the area lack the opportunity to participate in.
Nowra Showground has been misused and neglected over the last couple of decades. We have the best showground on the Coast but because of politics and lack of attention that central Nowra seems to attract we need a total rethink
Well lit, security patrolled walking circuit for day and night use. Reference to the amazing all-purpose park in Gladstone QLD. Incorporates playground, covered picnic/BBQ areas, small playing fields, security patrolled and well-lit at night, safe walking pathway around the perimeter. The whole community uses it all year round
PLEASE PLEASE.. look after the pavilion as it is falling apart.. WHEN is it going to get painted as by the look of it the longer you leave it the harder it gets...I would love to see the trees that are around the both ovals taken care of when we are going through drought as they were planted by school children years ago.. I would like to see the rangers do there job in keeping the camping area as it should be ( no tents)... ( making sure the vans stay 14 day lots as they should be)..Also dog bags in a couple of places would be nice as other towns have them!!!! I would like to see the memorial gates looked after eg fountain cleaned regularly and paths swept.. curb and guttering and foot paths put in West St Worrigee St ... the oldest part of town and NO curb and guttering so bad... and the traffic has increased and no footpaths.. the paths in around the tennis courts are neglected not using round up.. grrr Better fencing like the ones Berry Showground got nice black fencing..A communal garden would be lovely..My list could go on.. also a mailbox drop in the area for residence could know.. I was walking my dog a found out about this...
Large tree limbs regularly fall. These are a hazard to campers and pedestrians. beside regular inspections on these trees, campers shouldn't be camping underneath them at all. Compacting of soil under the historic fig trees has increased with the greater volume of traffic in the Showground since the last Plan was undertaken in 2007.
Level of litter currently is a big problem. We need to demonstrate pride in the showground.
Build some infrastructure to take advantage of the view
I love the Showground as it is. Development should be limited

Do you have any other comments on the future of Nowra Showground?
I would like to see better toilet and shower facilities for use for short term caravans. The use of caravans needs to be better structured as to what is their boundary, improved security to stop free loaders making long term use of the facilities
It is an important feature of the city and deserves to be protected, improved and maintained
This is such a picturesque spot it should be marketed for more events to increase the income that can be used to help maintain and improve the facilities.
More information signage of events
I believe it could be a facility of great importance for training and a boost for however the facilities have been left to degrade and not included in future thinking initiatives within council developmental scope.
The Nowra Showground has been the historical home of the Nowra Cricket Club for over a century. That relationship should be maintained. Also, the Showground is a centrepiece for Nowra. Its historical significance should be maintained. Therefore, new buildings should be sympathetic to the historical heritage (unlike the fitness centre, for example).
This facility is the crown jewel for Nowra and needs to be recognised as such. It is the community's largest relaxation park in Nowra and needs to continue to provide (even with possible new facilities) the ambience that has made it such a loved and much used location. It needs to be treasured
Not particularly. Think I have covered most points. Just needs some general maintenance and love providing the natural beauty of the showground is retained. As a member/follower of a number of sporting organisations, I would prefer the dogs were assigned another dedicated off leash area as they damage the playing surface and some of their owners fail to clean up after them.
A beautiful garden





## Shoalhaven City Council



### Nowra Showground Community Engagement Report

March 2021



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## Document Control

Job Number: 2020/638

Job Name: Nowra Showground Plan of Management &amp; Master Plan Community Engagement

Client: Shoalhaven City Council

Job Contact: Jessica Volkanovski – Social Infrastructure Planning Manager

Document Name: Community Engagement Report

Version	Date	Authors	Reviewer	Approved
1	23.03.21	Keelan Birch	Cinnamon Dunsford	Cinnamon Dunsford

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## 1. Consultation Overview

The engagement process for the Nowra Showground Plan of Management and Master Plan project was undertaken during February and March 2021.

The focus / aim of the consultation was to understand how the community values the area and what their vision for the Showground may be in the future. The process also sought to obtain ideas and priorities to assist Shoalhaven City Council (Council) in progressing the review of the Plan of Management and Master Plan for the site.

This report provides a summary of each of the engagement processes that were undertaken. In total, over 120 stakeholders were involved in the consultation as follows:

- Showground user groups - 12+ groups
- Community drop-in sessions - 40+ participants
- External stakeholders - 12+ participants
- Internal (Council) stakeholders - 10+ participants
- Community survey - 60 respondents
- Written submissions - 3 received

The consultation process highlighted that the Showground is well utilised with a wide variety of user groups operating out of the site. It also highlighted that investment into the amenity and facility provision is desired by many. Generally, there is a strong appreciation of the Showground's history and combined with the surrounding natural environment / setting along the presence of camping on the site, the area was generally seen to be highly valued by a range of different stakeholders.

It should be noted that certain conflicts and issues were consistently emphasised. This appears to detract from the Showground's ability to effectively service the community as an important piece of public land in such close proximity to the regional centre of Nowra. However, these concerns were also generally acknowledged as being resolvable.

The consultation data has been collated and developed into a number of key themes and emerging principles for future planning. These principles in Section 8 outline to Council the key strategic directions that would be required to meet the needs identified in the consultation and ultimately help guide Council in their preparation of the Plan of Management and Master Plan for the site.



## 2. Showground User Group Discussions

In total, 11 community groups, organisations or individuals operating within, or in association with, Nowra Showground were identified as key stakeholders including:


- Nowra Show Society
- Nowra Cricket Club
- West St Croquet Club
- Bomaderry AFL
- Nowra RSL Sub Branch
- One Door Mental Health
- Shoalhaven Dog Training Club
- South Coast Beef
- Nowra Men's Shed & Shoalhaven Woodcraft Society
- Nowra Athletics Club
- Nowra Poultry Club

These Showground user groups were initially contacted by email and/or phone and invited to provide input into the planning process via an onsite face to face meeting or videoconference.



The feedback from the Showground user group discussions has been captured in Table 1 (in no particular order) with the date of discussions and means of consultation identified for each.


These groups may be further targeted for feedback / comment as the Plan of Management and Master Plan project progresses.


**Table 1: Summary of showground user group discussions**



<b>Nowra Show Society</b> <i>Videoconference with three members - 17.12.2020 and one member on 04.03.2021 and onsite face to face meeting with four members – 25.02.2021</i>	
<p>Formal regulation of camping and fees is required with associated sullage. Waste removal from the dump point is not always attended to properly and illegal camping is common with needles found in the horse stables. Increasing ranger patrol is important. Camping around the pavilion needs to be managed better and we support installing a caretaker or similar position in the cottage or other location on site.</p> <p>Announcers box needs upgrading as many stakeholders would like to use this broadcasting space. Show Society applied for a PA system grant which would benefit multiple users e.g. Relay for Life.</p> <p>Painting, meshing and general maintenance of the pavilion is also needed. This remains a safety issue. A separate clubhouse for Show Society is desirable. AFL also require their own storage shed. Keen to develop a new amenities where the old seating around the main oval is near the male toilet, with the conversion of the male toilet restored to its original use. This is also most appropriate location for a new Announcers box, to benefit the entire site, including events on the added area.</p> <p>A public picnic area, coffee van or BBQ at Hanging Rock would be very popular. A children's playground is also desirable near this location. Poultry pavilion is too wet and drainage is poor. General road system needs resealing and formalising, along with pedestrian access around the site. Dogs on the main showground oval clash with sporting clubs and a solution is required to resolve this issue. Dog bags and signage are important as dogs limit other showground user groups.</p>	



The Show Society is the only stakeholder that contributes money to the site and is seeking to become a 355 committee again. Increased stakeholder representation from the Showground in decision making is important.	
<b>Nowra Cricket Club</b> <i>Two onsite face to face meetings with one member at each meeting - 24.02.2021 &amp; 25.02.2021</i>	
<p>Club has been onsite since 1885 and both ovals typically used however the 'added area' not used this year due to no 4<sup>th</sup> grade cricket team. Club volunteers maintain the main turf oval during the on season (typically water grounds on Monday and Wednesday with a cut on Friday) and Council cuts the oval during the off season. No current juniors at Nowra Cricket Club but juniors operate each Saturday at the 'added area' under Shoalhaven District Cricket Association (SHDCA). High Schools often use both ovals for competitions. SHDCA likes playing competitions at Nowra Showground and is seen as the most popular oval in the Shoalhaven LGA.</p> <p>Currently there are conflicts with the annual show, especially with heavy vehicles such as Monster Trucks on the main oval. This causes severe damage to the oval with little to no rehabilitation work and this needs addressing. 2 sheds are currently used for equipment which is appreciated and adequate. There are conflicts with off-leash dogs who run up to the cricket pitch on the main oval. A simple solution is signage and restriction on dog access on the main oval during booked sport time. Prefer if historical features of showground are retained in the planning process.</p> <p>Current lighting around the main oval is insufficient and including lighting around the entirety of the main oval would lead to a potential T20 comp as well as assisting rugby league and AFL. Toilet facilities currently adequate but road surfaces in poor condition. Timber seating either side of pavilion could be upgraded.</p>	
<b>West St Croquet Club</b> <i>Onsite face to face meeting with three members - 24.02.2021</i>	
Fencing, along Junction Street frontage, similar to the height of the men's shed, is the number one priority for the club. During football days, members	

<p>of the public jump the croquet fence and get into the showground with no payment. Another common issue is break ins, vandalism and theft (plants worth up to ~\$500 stolen). This is part of the security concern with the current low fencing (that can easily be stepped over by an adult).</p> <p>Sewerage system an issue (depending on wind direction) both for the club which impacts playing and also being located at the focal point / entry of the entire site. Vent is located near the memorial archway. Croquet grounds were reopened in 2012 after significant personal investment by members. Currently on a 5-year lease \$500 a year. 13-14 people are members all with keys to the clubhouse.</p> <p>Floorboards in clubhouse need repair as they have subsided. Signage at Croquet Club / Showground entrance as well as cleaning pathway and tree maintenance at showground entrance is also a priority. Club is installing a pathway approved by Council from the carpark to the clubhouse. The club currently mows the croquet playing area, however, is currently seeking assistance from Council with the mowing. Installing plastic lines are desirable rather than spraying lines every two weeks. A question for Council is why are there 'no stopping signs' for car across from the club at the site entrance?</p> <p>Would like to see the area around the croquet club cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground. One member had a near-miss with a tree branch falling to the ground where they were playing/ working on the grounds.</p>	
<b>Bomaderry AFL</b> <i>Onsite face to face meeting with one member - 24.02.2021</i>	
<p>AFL currently use the pavilion, canteen, oval and changeroom which are all adequate facilities. Season typically starts first weekend of April due to the Show Society requiring the facilities for 2 weeks prior to that.</p> <p>Cricket typically booked until mid to late March but if possible, AFL would start the season earlier. 8<sup>th</sup> May 2021 is the Big Country Music Festival at Berry with Nowra Showground as a backup. If it occurs here, it may damage the oval. The club will mainly use Artie Smith Oval at Bomaderry once it is</p>	

<p>upgraded, but will continue to use the showground for up to ~2 years until Artie Smith upgrade is complete.</p> <p>There are conflicts with off leash dogs on the main oval with kids being scared of the dogs for Thursday training and not turning up. In addition, off leash dogs are not under 'effective control' and dog poo not picked up. A sign about 'no dogs' during booked sporting use is required or possibly after 3pm each day. The timber seating requires upgrading. General road surfaces need resealing.</p>	
<p><b>Nowra RSL Sub-Branch</b></p> <p><i>Onsite face to face meeting with one member - 24.02.2021</i></p>	
<p>RSL conduct the ANZAC day march where they march through the memorial gates to the McKenzie's Gate (male toilet) and turn around. Although due to COVID there will be no march this year, however wreaths will be placed at the site on Anzac Day. RSL carries out maintenance of the war memorial. 8-9 years ago, \$20,000 was allocated to clean the memorial and replace mortar where required, which now needs to occur again due to an insufficient job.</p> <p>Memorial is deteriorating at the top and front of arch with mortar falling out to the ground. It could break a car windscreen or worse. Memorial arch was replaced 20-25 years ago after being hit by a garbage truck and cars occasionally hit the front of the memorial causing further damage.</p> <p>Grants are capped at approximately \$4,000 for maintenance of the memorial and Council assistance with applying for grants is required to secure more maintenance funds. Bunnings maintain the gardens and planting at the memorial prior to ANZAC Day. Main concern is traffic through the memorial which vibrates the arch which will continue to cause ongoing deterioration over time.</p> <p>It is one of few memorials in NSW where traffic drives through so the preference is to close the Junction Street site entrance to vehicular traffic and allow only pedestrian traffic through the memorial arch as there are 2 other site entrances for vehicles.</p>	

<p>Would like to see the area around the memorial cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground.</p>	
<p><b>One Door Mental Health</b></p> <p><i>Onsite face to face meeting with two employees - 24.02.2021</i></p>	
<p>Operate under a 10-year lease at West St Tennis Centre Community Centre typically on a Monday, Tuesday, Thursday and Friday with ~20 clients per day. Service is free of charge and funded by the NDIS or federally funded for non-NDIS clients. Functional space and facility recently upgraded with footpaths and toilets.</p> <p>Relinquished four tennis courts from their lease but retain two top tennis courts which were resurfaced between 2016-2017. Good demand for tennis with coaching occurring on their two courts. Four bottom tennis courts were locked by Council and then unlocked again due to community angst.</p> <p>Surrounding trees are great but are high maintenance and required constant clearing of leaf litter during bushfires – need Council assistance. Nearby neighbours provide indirect security so this issue is low.</p> <p>Tennis court gates on both bottom courts may not be locked and people use bottom courts free of charge without paying Council fees. Driveway and disabled access are OK but property needs general maintenance, especially clearing of bark, leaves and branches.</p>	
<p><b>Shoalhaven Dog Training Club</b></p> <p><i>Onsite face to face meeting with two members - 24.02.2021</i></p>	
<p>Club has 175 members, meeting 3 times a week and is a competition training club with demonstrations at Nowra Show and the Pet Expo. Many external people travel to the showground for competitions at the added area with often more non-members than members taking part. Club has small kitchen; storage shed and meets on open space out the front of building. An awning on the front of the building is desirable to hold meetings.</p>	

Dog signage, bins and poo bags is a top priority. Club sometimes gets blamed for dog issues which are from recreational dog owners. There is a sense of entitlement from recreational dog owners on site and proper signage that explains 'effective control' can help manage this.

The current fenced dog agility park area is useless and in fact dangerous to dogs. Some dogs injure themselves on the permanent, wooden agility equipment (that does not meet competition standard). Dog fencing will only be effective if extended towards the war memorial with interconnecting fenced areas, so dogs can be separated as required

Club has 100% on lead policy and sometimes has conflicts during club events with other off leash dogs from recreational Showground users disrupting the club events. Would be supportive of a fenced off-leash area and the remainder of the showground being on-leash, except for when the club books the added area.

#### South Coast Beef

*Onsite face to face meeting with two members - 24.02.2021*



Acquired \$1.3 million in grants for upgrading cattle yards. Quality of work and materials related to the grant is sub-standard and serious issues with grant spending as stakeholders are not reported back to at all and the works are not occurring in a timely manner. Project management agricultural specialists should have been engaged as the upgrades that have taken place now put the cattle at risk and are not 'fit for purpose'. 3 years since the grant funding was approved and the new fence is inadequate and shelters are inappropriate. The risk of injury to the public is very high with the current fence. Judge's box is yet to be replaced after 15 months too.

Family café needs a DA for a refurbishment and installing showers here is preferable for school kids to do a 2-day cattle show. The idea is to establish a training centre for school kids and industry over time. Currently weeds are an issue for cattle owners concerned with spread of weeds on their hooves back to the farms. The entire road and drainage system upgrade is needed.

Additional storage facility with a roof is desired. Coral trees need replacing. Want to use the pulled down sheds for a refurbishment of another shed – a question for Council is if a DA is required?

#### Nowra Men's Shed / Shoalhaven Woodcraft Society

*Onsite face to face meeting with multiple members (joint meeting) - 25.02.2021*



Both user groups share an alarmed shed used 6 times a week and operate under a 10-year lease. Happy with shed space. Caretakers' cottage shared between Nowra Men's Shed, Shoalhaven Woodcraft Society and Nowra Spinners and Weavers.

Carpark entrance and in the carpark, itself could be upgraded and formalised. War memorial at site entry is in poor condition. Would like to see the area around the memorial cleaned up more often i.e., rubbish, leaves and branches create a trip hazard, block drains and look unsightly at the main entrance to the Showground.

Minimal interaction with adjoining West St Croquet Club and Shoalhaven Dog Training Club.



Seeking location to install a storage shed or shipping container with a possible location being behind the toilets. Caretakers' cottage has been broken into twice but security is not a major concern.

#### Nowra Athletics Club

*Onsite face to face meeting with one member - 25.02.2021*



Currently operate out of Nowra High School and use the main Showground oval for training and added area is not used. Trotting track around outside of the main oval is in poor condition for athletics training and needs to be grassed. The Showground oval needs to be protected during the annual show by mats. Athletics holds a one-off event annually at the Nowra Show.

<b>Nowra Spinners &amp; Weavers</b> <i>Onsite face to face meeting with two members - 25.02.2021</i>	
<p>Currently operate out of caretaker's cottage twice a week which is fit for purpose. Carpark entrance, driveway and internal carpark needs updating which will benefit multiple user groups. A motion detection light is installed but the lighting is insufficient. A drying rack area for drying is desirable as is an awning to cover the walkways between the cottage and shed. 3 groups each pay \$500 a year rent and consideration needs to be given to charging just one fee for all 3 groups.</p>	
<b>Nowra Poultry Club</b> <i>Onsite face to face meeting with members - 24.02.2021</i>	
<p>Club has 65 members and holds monthly meeting with 3 big events being the annual poultry show, Nowra Show and sale day. Club has a rolling lease and pigeon race club is no longer on the lease. Club dug their own drain and currently there are siltation, drainage and flooding problems within and around the shed. Would like to make more use of education programs with schools on the keeping and showing of poultry.</p> <p>There are no toilets or kitchen facilities and only four power points in the Poultry Pavilion. More power points, hot water and external awning is needed. Despite, fans being used, the shed gets very hot which has killed chickens and requires additional ventilation. There is existing grant funding for this to occur. Until there is ventilation installed, they cannot assist as an emergency animal location during bushfire events the general road surface is poor and doesn't drain well.</p>	

### 3. External Stakeholder Discussions

In total, five organisations operating outside of Nowra Showground, but who have a particular interest in the Showground, were also identified as key stakeholders including:

- Local Land Services
- Shoalhaven Sports Board
- Shoalhaven Hospital
- Nowra Police
- Shoalhaven Tourism Advisory Group



These external stakeholders were initially contacted by email and invited to provide input into the planning process via an onsite face to face meeting. The feedback from the external stakeholder discussions is captured in Table 2 (in no particular order) with the date of discussions and means of consultation identified for each.

Others who were contacted in relation to the project and given opportunity for involvement but have not provided feedback to date include:




- Nowra-Bomaderry Jets Football Club
- Nowra Aboriginal Land Council
- Shoalhaven Aboriginal Advisory Committee

These groups may be further targeted for feedback / comment as the project progresses.

**Table 2: Summary of external stakeholder discussions**

<b>Local Land Services</b> <i>Onsite face to face meeting with four members of staff - 25.02.2021</i>	
<p>Use the showground for the evacuation of large animals during an emergency with security, lighting and stall setups. Also set up fodder distribution centre during emergency events. Gates and posts are required for these to operate well. There are often theft and vandalism issues with equipment when the site is used in emergencies i.e., lights and batteries stolen.</p> <p>Current facility doesn't cater for goats, alpacas and sheep. Showground is not bushfire safe so people opted for Berry Showground during 2019-2020 bushfires. This could also have been due to safety/ security concerns. Camping is restricted during an emergency. Gates can be unlocked during an emergency which can create security problems</p>	
<b>Shoalhaven Sports board</b> <i>Onsite face to face meeting with one member - 24.02.2021</i>	
<p>Floodlights on added area funded by Show Society. 4th grade cricket sometimes uses added area. Gymnastics centre is underutilised and needs to be operational again. 'Warriors amenities' are outdated and need upgrading to meet accessibility requirements. There is a lack of consolidated sporting excellence centres in the Shoalhaven LGA. Beneficial to combine clubs where possible.</p>	



<b>Shoalhaven Hospital</b> <i>Two onsite face to face meetings with one staff member at each meeting - 24.02.2021 &amp; 25.02.2021</i>	
<p>Current lack of formalised carpark at the Showground and no parking down on Shoalhaven Street. Hospital carpark is sometimes used during show time. Correspondingly hospital staff sometimes park in Showground (possibly due to cost of parking on site at the hospital). Can be at risk when walking to/ from their cars parked in Showground.</p> <p>Hospital staff also use the Showground for active and passive recreation when they are on breaks.</p> <p>Would like to see FitPacks installed on site which provide clean syringes and disposables bins in key locations. Interest in the respiratory unit renting a room at the site for 4-5 years - potential for gymnastics room to be utilised.</p> <p>Future helipad on new hospital building will only conflict if new, large buildings at showground are constructed. During the hospital expansion consideration has been given to using the Showground as temporary helipad site, however this is not the preferred location.</p> <p>Green space near hospital has potential for children's playground. Would like to see increased seating around main oval.</p>	
<b>Nowra Police</b> <i>Telephone discussion with one staff member – 04.03.2021</i>	
<p>Prefer to be consulted once draft masterplan is completed.</p>	
<b>Shoalhaven Tourism Advisory Group</b> <i>Telephone discussion with one group member – 01.03.2021</i>	
<p>Values the strong relationship of the site to the river and riverfront, especially in the context of the Shoalhaven River Festival event and its satellite bearing to Bundanon and Riversdale. This all provides event opportunities.</p>	

It would be good to see upgrades and improvements to support regional sporting events being held so close to the Nowra CBD.

Important to consider the link between the agricultural use and history of the site and the REMS scheme on the river floodplain.

Also, important to focus on the Aboriginal significance of the site, and surrounds.

Welcome the opportunity to continue being involved as the Plan of Management and Master Plan progress.

## 4. Internal Stakeholder Discussions


In the context of the review of the Plan of Management and Master Plan internal discussions with Shoalhaven City Council staff regarding the future of Nowra Showground. These were conducted to discuss what is working well, what could be improved and any issues they have with the site.

These internal stakeholders were initially contacted by email and invited to provide input and be involved in the planning process via a face to face or videoconference meetings.

The feedback from the internal stakeholder discussions has been captured in Table 3 (in no particular order), with the date of discussions and means of consultation identified for each.




It is estimated that around 25 staff were involved across the internal consultation process.

**Table 3: Summary of internal stakeholder discussions**

<b>Shoalhaven City Council – Ranger Services</b> <i>Videoconference meeting – 17.12.2020</i>	
<p>Off-leash dogs currently conflict with sporting activities, especially during sport training where there have been dog attacks. There needs to be a review of dogs and people undertaking sporting activities using the same area. Illegal camping is also a concern and a consideration is whether it is feasible for ranger services to check camping on a daily basis – a caretaker will fix this alongside a number of other issues. Formalised camping spots, not just general areas as is the current situation, needs to be considered.</p> <p>Other issues include substantial tree poisoning bordering West Street Oval, drug use, after hours anti-social behaviour and homelessness leading to assaults. There are 2-3 rangers who cover a wide area with their time mostly</p>	

<p>taken up by beach patrolling. It is generally too time consuming to track illegal camping at the Showground.</p>	
<b>Shoalhaven City Council – Roads Asset Manager</b> <i>Videoconference meeting – 17.12.2020</i>	
<p>The site is not appropriate as an evacuation point due to safety concerns and maintenance of buildings. Security and vandalism are a major issue on the site.</p>	
<b>Shoalhaven Swim / Sport / Fitness – Manager, Facilities Coordinator and Facilities Officer</b> <i>Videoconference meeting – 17.12.2020, onsite face to face meeting on 25.02.2021 and videoconference on 10.03.2021</i>	
<p>Council is about to spend significant money on fire compliance. Camping infrastructure needs improving. Currently preparing a business case for a showground co-ordinator 9-5 to be located on site (and could be located in the Pavilion office).</p> <p>Generally showground is in a poor state and needs lighting and pathway linkages, seating, walkways, cycleways. Better use of gymnasium hall is a must.</p> <p>Speeding vehicles through the site is an issue combined with not all roads being sealed. Potential solution is speedhumps or other traffic calming devices, especially near site entrances. Campground facilities need upgrading as it's the only camping area in Nowra and people go to Berry instead due to poor facilities on this site. Camping could be consolidated between the 'Warriors amenities building' and the southern end of the pavilion. The camping area needs an overhaul so it is contained and allows for other (income generating) uses of the site to occur, without the camping overflowing into other high use and valued areas for other user groups.</p> <p>Would remove / relocate the Poultry Club Shed and put a camp kitchen in there. Sporting clubs currently share amenities with campers with amenities (toilets and showers) located next to the dump point with public toilets also located outside committee room. This area is a high conflict area that needs better uses assigned to precincts on this part of the site.</p>	

<p>Hanging Rock could be developed with a playground and used as a wedding venue with a view to the river from the pavilion. An onsite caretaker could combat the issues that Ranger Services is raising. Southern end of campground is not utilised due to security concerns which further leads to unsavoury behaviour. The bush flanking showground makes the site a further bush fire risk during evacuations and therefore an inappropriate location for livestock during an evacuation.</p>	
<p><b>Shoalhaven City Council – Infrastructure Delivery Officer</b> <i>Videoconference meeting – 17.12.2020</i></p>	
<p>There is an unofficial stockpile site at northern end of additional field which is visually not appealing and there are complaints from residents. It is used for a location for mulch and playground Softfall used by the teams in the northern portion of the park. Council shipping containers are also located here.</p> <p>Dogs shouldn't be allowed on playing fields. There is a maintenance issue across the site related to unmapped and unknown underground services, some may contain asbestos. The dump point is also being exploited and used for commercial reasons. Generally, concur with other Council staff comments.</p>	
<p><b>Shoalhaven City Council – Tourism Manager</b> <i>Videoconference meeting – 17.12.2020</i></p>	
<p>There has been a lot of conversation over the years about the opportunity for hotel development that takes advantage of the views at Hanging Rock, an Art Gallery has also been discussed and even a flying fox that goes from one side of the river to the other. Would advocate for consideration for commercial tourism attraction infrastructure if ever the space / usage ever allowed. This would also have to consider connection to the CBD and pedestrian links etc.</p>	
<p><b>Shoalhaven City Council – Events Booking Officer</b> <i>Videoconference meeting – 17.12.2020</i></p>	

<p>Agrees with Councils Tourism Manager comments. Tourism wishes to make Nowra Showground more appealing and current pricing is a barrier as well as limited public transport access.</p>	
<p><b>Shoalhaven City Council – Manager of Visitor Services</b> <i>Videoconference meeting – 17.12.2020</i></p>	
<p>Campground is currently losing 50% a year due to illegal campers. There was a push for a caretaker 5-7yrs ago. Current revenue from camping is \$40k a year for 2,000 nights. It is great that the showers have been upgraded.</p>	
<p><b>Shoalhaven City Council – Coordinator Policy Planning</b> <i>Onsite face to face meeting – 25.02.2021</i></p>	
<p>We need to engage all stakeholders to understand the heritage significance of the trees and buildings. Appropriate maintenance of heritage items is required including the war memorial. The significant tree register needs to be available and Council staff made more aware of it. Increase signage and interpretive signage throughout the site. More internal co-ordination of projects is important for the sites heritage significance to be respected, including approvals processes. Would like to remain involved in the Plan of Management and Master Plan project.</p>	
<p><b>Shoalhaven City Council – Shoalhaven Water</b> <i>Email Exchange – 01.03.2021</i></p>	
<p>Shoalhaven Water manage up to the meter or sewer junction. The taps and fittings within the site, including the dump point, are the asset custodian's responsibility. Therefore, the strong sewage smell coming from the vent at the corner of the croquet court (located nearest the war memorial at intersection of Junction &amp; West Streets) is being investigated by Shoalhaven Water.</p>	

## 5. Community Drop-in Sessions

Three drop-in sessions were held onsite at the Showground Pavilion as follows:

- o 6:00-8:00pm on 24 February 2021
- o 7:30am-9:00am on 25 February 2021
- o 12:30pm to 1:30pm on 25 February 2021

In addition, some members of the public who were using the Showground during the period also informally shared their thoughts outside of the formalised drop-in session times. This was an opportunity for the community to discuss what they currently enjoyed about Nowra Showground and surrounds, what they believed could be improved and any other concerns they might have.

The feedback from the community drop-in sessions has been summarised, grouped into themes and consolidated in Table 4 below (in no particular order). It is estimated that the three sessions captured commentary from around 50 people.

**Table 4: Summary of community drop-in session discussions**

Theme	Feedback
<b>Security / illegal activity</b>	Many people raised strong concerns about homelessness or semi-homelessness, especially in the southern area of the Showground and along Bens Walk. This makes the Showground feel unsafe and is a significant barrier to the full public enjoyment of the site. Some felt that the private security company was not monitoring the site appropriately and not locking the main Worrigee Street site entry at the right times.

Theme	Feedback
	<p>It was frequently commented that people stay overnight illegally for extended periods of time at the Showground and also not in their allocated camping spot or beyond the 'no camping' signs. A number of people felt defining and consolidating camping with better signage and monitoring would solve this issue.</p> <p>Many felt an onsite caretaker or similar role would go a long way to dealing with security concerns, lighting of fires, drug use, unsavoury behaviour and illegal camping at the Showground as well as general day-to-day operation and maintenance.</p>
<b>Dogs</b>	<p>There is a conflict both between dogs and Showground user groups. It was noted by many members of the public that this is not related to Shoalhaven Dog Training Club, but rather related to general dog walkers with untrained dogs.</p> <p>Many recreational dog walkers enjoy the main oval as it is fenced, however this causes conflicts with showground user groups, particularly cricket and AFL. Fencing the added area was raised as a potential solution as well as restricting access to the main oval during booked sport time.</p> <p>Many dogs are not in 'effective control' and are a risk to other dogs and dog walkers as owners let their dogs run wild.</p> <p>The existing dog agility park is completely insufficient in size and functionality but could be extended along West Street with interconnected fenced area or a fenced off leashed dog park provided elsewhere onsite. There is also no shade, shelters or water at the dog agility park which is why owners choose to go to other parts of the site with</p>

Theme	Feedback
	<p>the only other fenced area being the main showground oval.</p> <p>While many appreciate the large open space for dogs off leash, there is no signage or poo bags and many dog walkers were upset that the water tap near the dog agility park was turned off.</p> <p>Dogs often cause concern with campers and cars around the pavilion due to the confusing internal road network with dogs running across the roads and some campers not always controlling their dogs.</p> <p>Many agreed that consolidating and formalising both the roads, camping area and dog spaces, along with improving signage, will assist in resolving these conflicts.</p>
<b>Camping</b>	<p>While many community members were supportive of camping, they expressed concern that camping is not regulated effectively and that people stay significantly longer than allowed without paying or they set up camp after ranger hours.</p> <p>Many noted that people camp in places not designated for camping and creating allocated sites will help solve this. Some felt the rangers did not patrol or check bookings frequently enough.</p> <p>Numerous community members frequently see people use the dump points, both for personal and commercial use, who are not camping at the Showground.</p> <p>Frequent comments were that the amenities are inadequate for camping and require renovation, along with road and drainage upgrades within the designated camping area.</p>

Theme	Feedback
	<p>Falling large tree limbs are a concern among regular showground users who see dangerous near misses with campers.</p> <p>Some users of the camping area at times felt unsafe and also suggested it would be helpful to create some flat sites within the camping area for both tents and campervans.</p> <p>Some users of the camping area also praised the customer service provide by Council's visitor information centre.</p>
<b>Natural attractions</b>	<p>Peaceful, natural feel of the site is highly valued and the community love Hanging Rock but the basic infrastructure detracts from the space with the fencing and seating outdated and requiring upgrading.</p> <p>Many enjoy having lunch in their car due to not enough tables or chairs at Hanging Rock, meaning the carpark where there are river views can get busy. This in turn can lead to litter issues.</p> <p>Bens Walk is a great asset and visitor attraction but is often avoided due to concerns of homeless people living down there, and requires better signage so that visitors know how to get there and don't get lost</p> <p>The Aboriginal cultural values of the site and surrounds are also important.</p>
<b>Facilities</b>	<p>The historic pavilion is well loved by the community and should definitely be retained. Some felt it is not always maintained properly and requires painting.</p> <p>Community members raised concerns that the war memorial is deteriorating and bits of mortar from the memorial have been found on the ground.</p>

Theme	Feedback
	<p>Nearby residents were concerned that bins, including the dump point and near the Announcers Box, are frequently being used for outside personal and commercial waste.</p> <p>Some felt the space opposite Shoalhaven Hospital could be better utilised for a children's playground, outdoor gym stations or similar facility which caters for the showground and those waiting at the hospital.</p> <p>Overflow parking, especially along Scenic Drive / North Street, but also within the site, is ruining the grass within the showground site.</p> <p>There was support for improved signage, more bins, more water taps (that work properly), footpaths, seating and provision of shade throughout the site.</p> <p>Some community members said they would welcome a coffee cart or kiosk at the site.</p>
<b>Roads</b>	<p>Generally agreed that the road network needs both updated / resealing and the internal road network needs formalisation to avoid confusion.</p> <p>Numerous people commented about hooners and noisy motorbike riders blasting through the showground.</p> <p>There is increased traffic volume on site due to the expanded Shoalhaven Hospital and some felt that the Scenic Drive gate does not need to remain open.</p>
<b>Heritage</b>	<p>Some stakeholders stated that both the European and Aboriginal heritage values of the site are valued and any upgrades and improvements should respect and complement the heritage significance of the site and surrounds.</p>



## 6. Community Survey

A community survey was hosted on the Shoalhaven City Council's 'Get Involved' webpage between 18 February and 15 March 2021. A copy of the survey (including larger versions of graphed results) is provided in Appendix A.

The survey received a total of 60 responses over the period, with an annotated summary of survey results presented below.

### 6.1 Relationship to the site

Of the 60 respondents to the survey, 53% were female and 47% were male (question 1) with respondents being connected to the site in a wide variety of ways. Noting that more than one relationship to the site was possible in question 2 of those who responded, 49% were a 'Community group member', 46% were a 'User of community facilities', 41% were a 'Recreational user', 32% were a 'Visitor for events and activities' and 27% were a 'Nearby permanent resident' as shown in Figure 1 below.

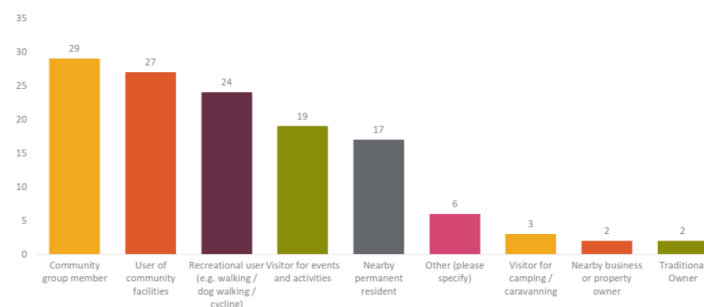


Figure 1: Survey respondent relationship to the Showground

### 6.2 Visitation, demographic and use of the site

Most respondents indicated in question 3 that they visit the Showground more than twice a week (32%) or once or twice a week (25%), suggesting a high level of community use of the showground by the respondents, shown in Figure 2 below.

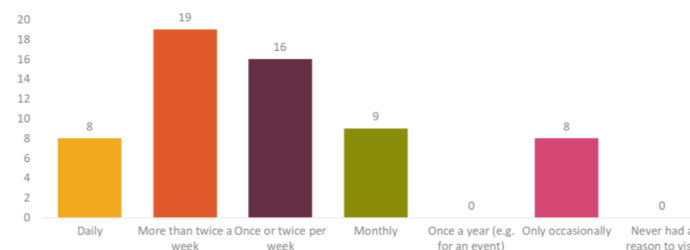


Figure 2: Relationship of respondent to the Showground

In question 4, there was a generally representation of respondents in most age groups except for people under 24 years as shown in Figure 3.

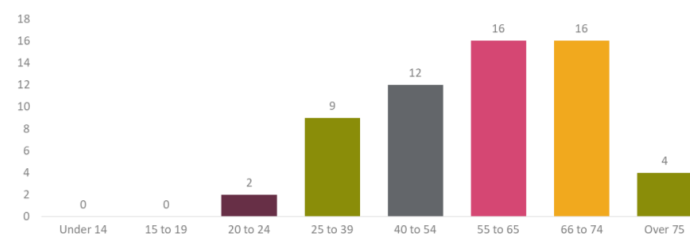
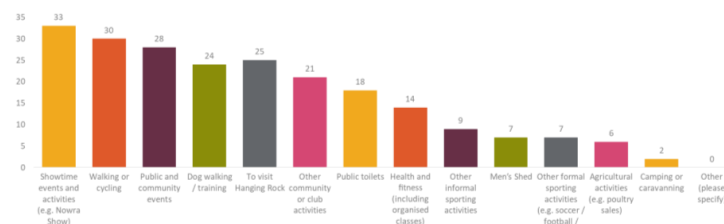


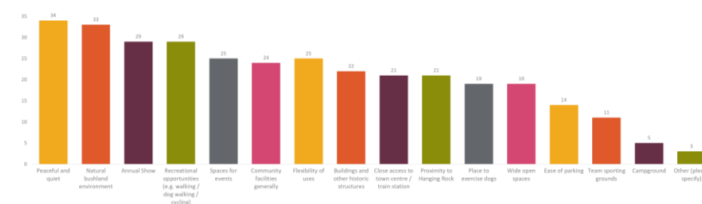
Figure 3: Survey respondent age

Question 5 asked respondents what they use the Showground for (with respondents selecting multiple options if applicable). 55% indicating they use it for the 'Showtime events and activities', 50% for 'Walking or cycling' and 47% for 'Public and community events' as shown in Figure 4. This further emphasises the wide variety of uses at the site.



**Figure 4: Use of the showground**

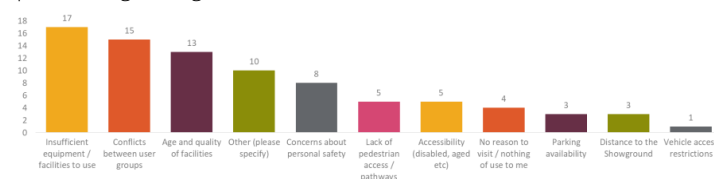
When asked what they value most about the showground in question 6 (with respondents selecting up to five options), being 'Peaceful and quiet' (56%) and the 'Natural environment' (54%) were both highly valued. This indicates the importance of any future development retaining the Showground's tranquil setting (adjacent to natural areas including Bens Walk, Shoalhaven River and the associated escarpment) in an otherwise urban context.



**Figure 5: What respondents' value about the Showground**

### 6.3 Future use of the Showground

Respondents were then asked in question 7 what barriers were experienced in the use of the showground, in which they could select all that apply to them. Highest comments were received regarding the 'Insufficient equipment / facilities to use' (40%), 'Conflicts between user groups' (35%), 'The age or quality of facilities' (30%) and 'Other' (23%). Importantly, of those 10 responses to 'Other', 80% mentioned, the dog park or dogs being off leash is the barrier to their use of the site.



**Figure 6: Barriers to the use of the showground**

Question 8 was an open question that asked respondents what could be improved to enhance their enjoyment of the Showground. Most comments related to improving a current conflict or issue at the site. This was of particular relevance to resolving the inadequate dog park and dog off leash conflicts at the main oval and also in the Showground more broadly.

Many felt that improving the road surfaces and upgrading the current facilities would be key to improving the amenity of the site. Improving the homelessness situation was frequently mentioned as a key concern that limits enjoyment of the area. Some felt that they would use the site more if the space around Hanging Rock, such as the fence and tables, was upgraded and possibly a children's playground installed onsite.

## 6.4 Future design and additional thoughts

Respondents were asked in question 9 what elements were important as part of the future design of the showground. The desire to 'Retain / enhance historical showground uses' (68%) was most popular followed by 'providing a dedicated dog off-leash park (53%)', 'Providing a dedicated park (e.g., picnic facilities, seats and tables' (53%), 'Improving the quality of internal roads' (51%) and 'Retaining buildings where they currently exist' (51%).

Responses that did not receive a particularly high rating included 'Provide more sport fields for the growing population (5%)', 'Retaining camping as an ongoing use' (22%) and 'Improve information / interpretative signage and art' (24%).

Question 10 was an open-ended question that asked respondents if they have any other comments on the future of the showground in which 38 out of 59 people responded.

Of particular note was the strong need to resolve dog conflicts and improve dog-related facilities, such as a fenced dog area, water tap for dogs and provision of dog poo bags.

This was however balanced with a large number of respondents praising the beauty of the showground and surrounding natural environment, highlighting that upgrading facilities and resolving current issues will go a long way to increasing the use and value of the site as a public asset. Many felt that the showground was not realising its full potential and can become an even greater asset for Nowra and the Shoalhaven LGA.

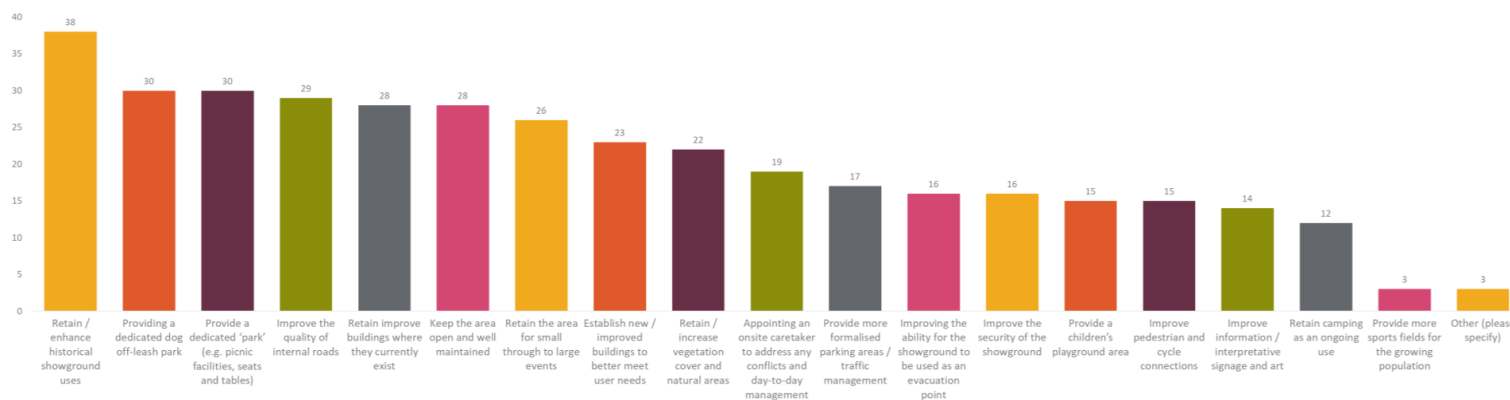


Figure 7: Elements of importance in future designs

## 7. Summary of Key Themes

Based on the consultation activities undertaken to date, there are a number of key themes that stand out which can assist Council in the development of the Plan of Management and Master Plan.

These have been identified in Table 5 below (in no particular order) with a sub heading for the key issue and potential options to consider.

**Table 5: Key directions by theme**

1. Create clear and defined spaces or precincts
<p><i>Dogs</i></p> <p>There is a current issue with off-leash dogs onsite that are not under 'effective control' and run up to, and cause conflict with, other dogs, walkers and sporting groups.</p> <p>An option, that was supported by many consulted, was to extend the existing dog agility park fencing along West Street towards the war memorial as an existing fence already runs along West Street. The extended fenced area could have smaller interconnected fenced areas to cater for different dog sizes and reduce dog conflict via separation options.</p> <p>Further, this area could contain dog signage, dog poo bags, a water tap and possible shelter to encourage off-leash dog use at this part of the Showground away from other users such as at the main oval/ pavilion area.</p> <p>The remainder of the Showground could then be on-leash dog area, apart from restriction at the main Showground oval and added area when they are booked for sport training and competition.</p> <p>It is noted the signage regarding dogs would need to be reviewed and updated across the entire showground.</p>

<p><i>Camping</i></p> <p>There is a strong concern about illegal camping, camping in unallocated areas and camping beyond the 'no camping' signs.</p> <p>A redesign of the camping precinct with the formalisation of site numbers with signage was generally supported as a potential solution.</p> <p>However, many felt that this would only go so far and that an onsite caretaker would significantly help resolve camping issues. The caretaker's role would be multi-faceted and not limited to camping, yet the current location, condition and use of the caretaker cottage would mean the caretaker may need to be situated in proximity to camping and the pavilion.</p> <p><i>Showground Oval</i></p> <p>Minor conflicts exist between sporting groups and the showtime activities on the oval, namely that vehicles damage the oval during the show which can take months to rehabilitate.</p> <p>Facilitating communication between sporting clubs and showtime use on the condition of the oval is critical and enforcing prevention methods that minimise oval damage during the show, such as matting where cars drive, could assist in this regard.</p> <p><i>Pedestrians</i></p> <p>The creation of defined spaces, including walkways/ cycleways, would also assist pedestrians who access the site for both passive and active recreation. This would reduce conflict between cars and pedestrians moving through the site, which has three vehicular access points and several more formal and informal pedestrian access points.</p>
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## 2. Retain the historic showground identity and maintain the built and natural heritage fabric of the site

### *Pavilion*

The pavilion is a highly valued space and is well utilised both during showtime and on a day-to-day basis.

General maintenance to the pavilion including repairs, and painting, would help retain its valued heritage features.

### *War Memorial*

The war memorial is currently a gateway entrance to the site and strongly contributes to the historic value.

However, vibrations from vehicles driving through the arch, alongside vehicles hitting the memorial, has caused ongoing deterioration and immediate repair is required.

Investigation into the long-term feasibility of closing the Junction Street site entrance to vehicular traffic to preserve the war memorial may be required, noting the public road (Junction Street) continues into the site.

### *Aboriginal Cultural Heritage*

The Aboriginal cultural values of the site and surrounds are also important. Integration of natural and cultural site features and links to adjoining sites (including the escarpment/ riverfront) need consideration in collaboration with the local Aboriginal community.

### *Other Heritage Aspects*

Investigate the opportunity to restore and enhance other heritage features of the showground including McKenzie's Gate (currently the male toilets) and the Announcers Box.

## 3. Create and maintain functional and high quality, multi-purpose facilities

### *Existing Buildings*

The main pavilion is booked for a wide range of uses and ensuring this facility is of high quality to meet multiple demands is critical.

The Poultry Pavilion has poor drainage and has inadequate ventilation. Plans to improve this building should continue to progress.

The ex-gymnastics building is a key site asset and is currently underutilised. Future use considerations need to focus on multi-purpose options to suit potential current and future users of the site.

### *Amenities*

The current camping amenities building is sub-standard, requires renovation and is heavily used, and shared, by both camping and sporting groups.

Investigation into the renovation, or relocation, of an amenities block specifically for camping is required. Separate amenities for sporting teams and other uses would then also be required.

### *Grant Money*

The high volume of clubs and showground user groups, presents the opportunity for these groups (and Council) to apply for grant money to fund infrastructure projects.

All grant funding opportunities need to occur in a co-ordinated manner, so all stakeholders have input and maximum benefit is afforded to the site.

Ensuring funds are spent properly and in consultation with showground user groups is essential so that future infrastructure meets the needs, for the operation of those user groups.

### *Showground Oval*

The Showground Oval receives high use throughout the year by both sporting teams and recreational users yet cannot be used effectively at night time as only half the oval has lighting. The timber seating next to the pavilion is also in relatively poor condition.

Investigating the opportunity to provide lighting around the entirety of the oval to enable night time sporting and showtime use and investigate if the timber seating requires replacement.

#### 4. Preserve and enhance natural environment and setting

##### *Hanging Rock*

This highly valued space is the key feature of the site, despite little and aging infrastructure provided here.

An option to replace the existing fence, improve parking, upgrade the picnic tables and seating and provide a BBQ area would significantly boost the amenity of this popular spot. Improving this space will benefit residents and visitors, and support events being held in this part of the site.

##### *Tree Management*

The extent of heritage listed trees, and trees generally, is a major reason that the showground retains a unique tranquil feel despite being located next to a regional centre.

However, the extent of vegetation on site, particularly larger trees, requires regular maintenance and risk assessment to avoid safety issues. A review of vegetation types that are best suited to the land use should be paramount in any future upgrades to the site.

##### *Bens Walk*

This popular walk is not fully utilised due to poor directional signage and security concerns.

Improved signage and other promotion of Bens Walk alongside an increase in security, either through a caretaker or other means, would help enable more people to enjoy this asset more often.

#### 5. Cater for access and parking

##### *Shoalhaven Hospital*

The planned and continued expansion of Shoalhaven Hospital and current paid parking within the grounds, means that more cars are travelling through, and parking at, the adjoining showground due to free parking and the scenic lunch break views at Hanging Rock.

Some staff and visitors to Shoalhaven Hospital also park in the local surrounding streets.

Planning for, and investigating ways, to improve traffic flow onsite will be critical in the future.

##### *Road Network / Entrances*

The current road surfaces require resealing and upgrading (including drainage improvements), especially toward the middle to southern end of the site.

Further, the internal road system can be confusing thus creating safety issues, and an opportunity exists to consolidate and formalise the internal roads



**6. Create a safe and secure space***Homelessness Concern*

The southern end of the showground is a concern for many stakeholders as it is used by homeless people. This leads some existing and potential showground users to deliberately avoid this area, thus this large area remains generally underutilised except at showtime and during other irregular agricultural events.

Implementing measures to increase site activation, while effectively dealing with the homelessness issue (noting this requires the collaboration of many agencies (including Council)), could alter the use of this part of the showground.

*Security*

There are concerns from several user groups regarding personal safety onsite, especially at the southern end of the showground and the camping area.

Increasing site activation and security, through either security cameras, smart technology options and/or an onsite caretaker, should be further investigated as part of any future planning for the site.

## 8. Emerging Principles to inform Future Planning

The following emerging principles have been identified based on the outcomes of the stakeholder consultation, documented in Sections 2 – 7 above. These principles should now guide and underpin the Plan of Management and Master Plan for the Showground site:

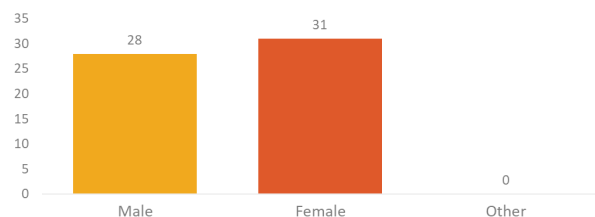
1. Define precincts within the site that respect the existing built footprints and natural environmental values, whilst supporting existing and future user groups.
2. Increase the accessibility of the space, including review of vehicular and pedestrian networks within and around the site to reduce conflict and increase pedestrian amenity.
3. Identify opportunities for directional and interpretive signage and other elements (e.g. public art) to create a stronger sense of place and increased functionality and which is consistent with recognition of the heritage significance of the site (both European and Aboriginal).
4. Increase the attractiveness of Nowra Showground as a destination by improving infrastructure to act as an “attractor” for residents and visitors alike and that enables flexible use of the site – for example improving Hanging Rock lookout area, event opportunities and camping spaces.
5. Consider options to increase activation of the southern portion of the Showground, along with improvements to safety and security within and around the site.
6. Ensure that the existing community buildings are meeting the broader needs of the community, including through opportunities to improve existing buildings to meet appropriate standards that enable multi-use or re-use of existing facilities.
7. Promote the Showground through place-making and marketing to increase use and opportunities to engage with Nowra’s heritage / history, passive and active recreation, agricultural pursuits, camping, community events and the like.
8. Improve interaction between showground users and the adjoining natural areas, including Bens Walk, the escarpment and the Shoalhaven River through viewing opportunities, safe edges, connectivity and other infrastructure improvements such as seating, waste management, BBQ facilities, shade cover and the like.
9. Establish an effective site management model to facilitate ongoing community input to the improvement and operation of the site with consideration of active on-site management and/or other management opportunities.

## Appendix A – PROJECT SURVEY OUTCOMES SUMMARY

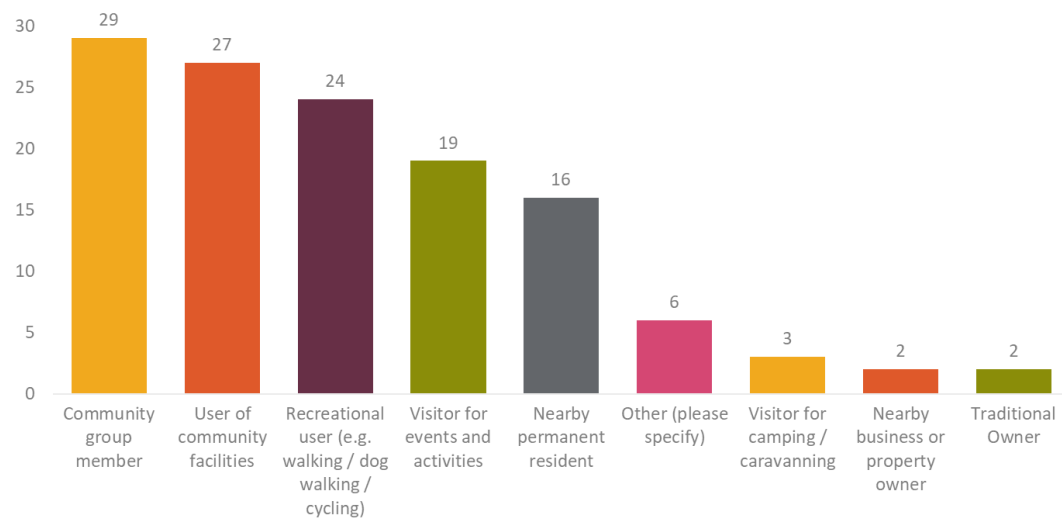
### Nowra Showground Master Plan and Plan Of Management Community Survey

This community survey was hosted on the Shoalhaven City Council's 'Get Involved' webpage between 18 February and 15 March 2021 which aimed to understand how the community values the area and what their vision for the Showground may be in the future.

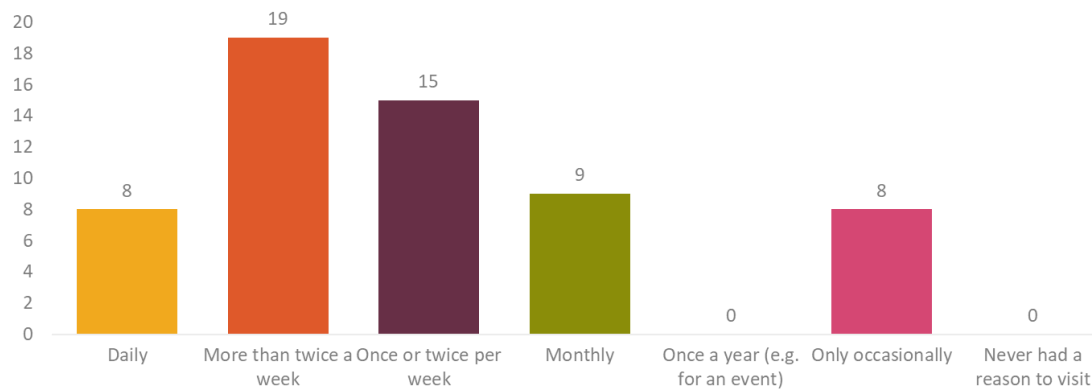
Q1. Are you?



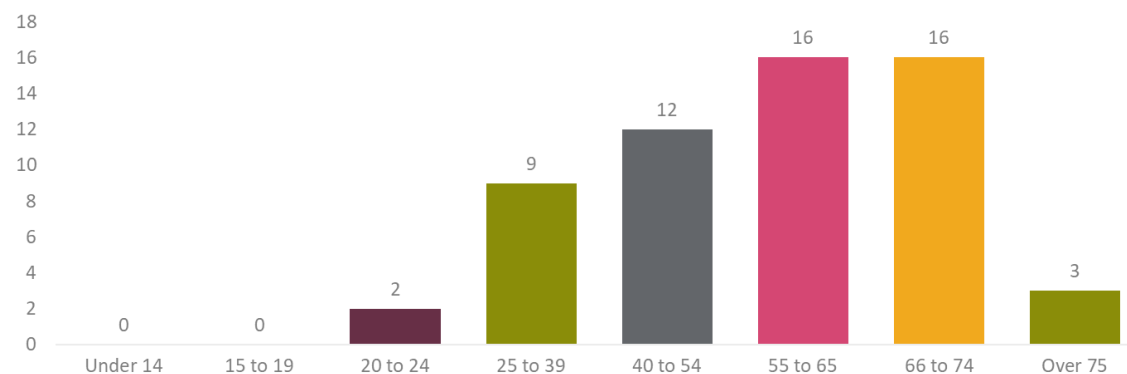
Q2. What is your relationship to the Showground? (select multiple if applicable)



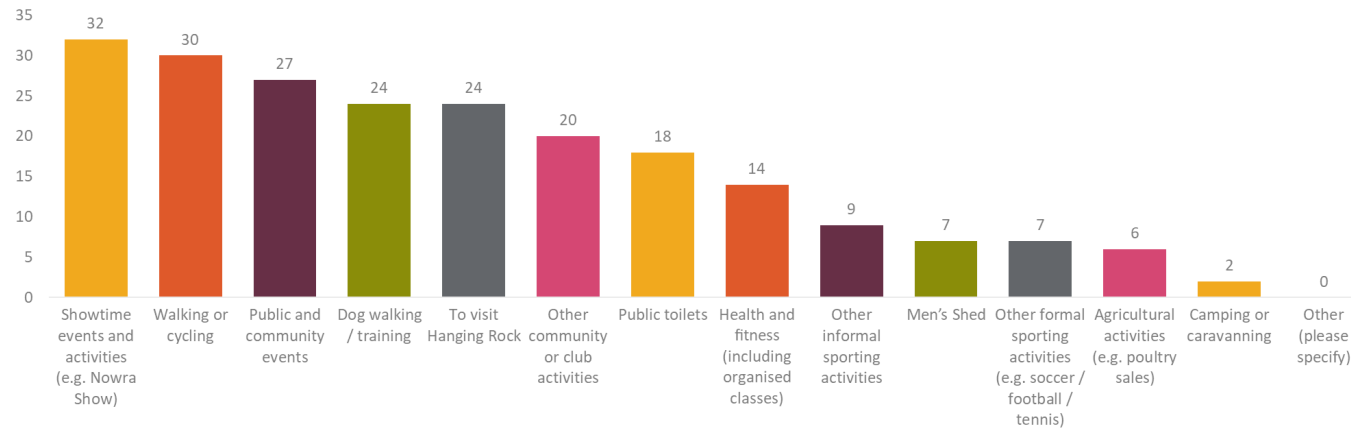
Q3. How often do you visit the showground?



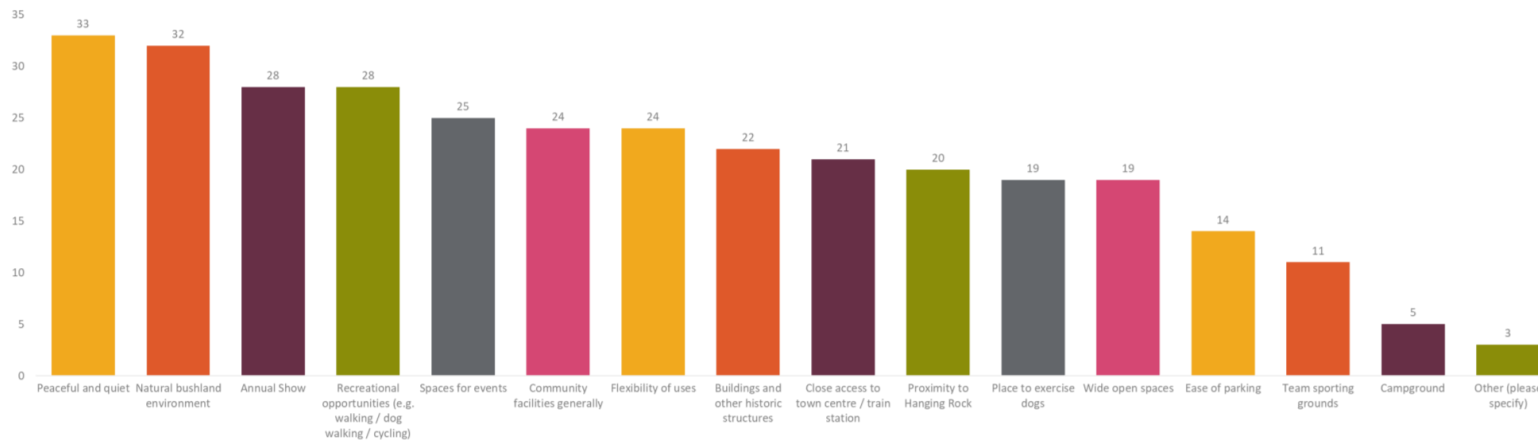
Q4. Age group:



Q5. Thinking about the existing Showground site, what do you use the area for? (select all that apply)

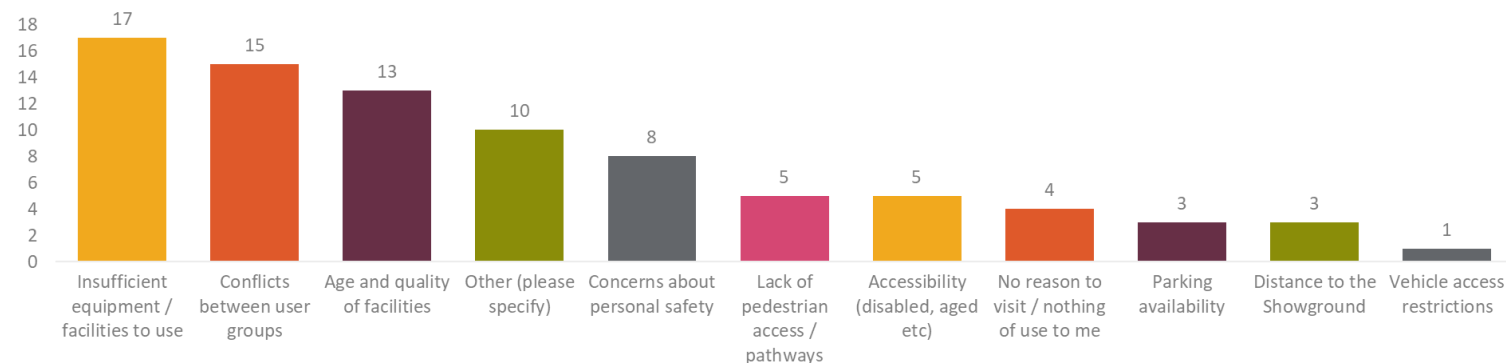


Q6. What do you value most about Nowra Showground? (select up to 5)





Q7. Are there any barriers or reasons why you don't use Nowra Showground more often? (select all that apply)



Q8. What could be improved to enhance your enjoyment of Nowra Showground?

What could be improved to enhance your enjoyment of Nowra Showground?
I think that it would be a perfect opportunity to create a dog and family friendly area that focuses on gardens, shaded sitting areas (perhaps donated benches with small plaques), and grassy spaces. Also, I'd love to see an upgrade to the puppy and dog facilities to cater for more user groups. The current area is relatively large, but this could be made a bit bigger with separate areas for smaller and larger dogs. We often change our plans to visit and use the area and facilities as larger dogs are there. There is also no tap close to the dog area which makes it difficult to stay for extended periods of
A split dog park for small and big dogs
Improved dog exercise park and off lead areas including accessibility and fencing
Improving the dog exercise area and facilities. We sometimes visit the Yass dog park which is a great example of a dog park and exercise area that caters for big dogs, little dogs, and even puppies. There are three separate areas to allow dogs of all sizes and temperaments to use the facilities. There are also great shaded areas, donated cemented dog bowls with taps to access water, seated areas and fun signage.
Split dog pens for safety of animals and people.
Dual dog pens designated for small and big dogs respectively. Too often large untrained big dogs create a risky environment for people and smaller dogs. Water troughs in the pens to prevent heatstroke for dogs.
Some recognition of the traditional custodians/owners of the land Aboriginal people's Cultural landmarks / spiritual significance of the river / land animals and sky of the Area Maybe include some gathering spaces for people to sit together - need flexible multipurpose spaces

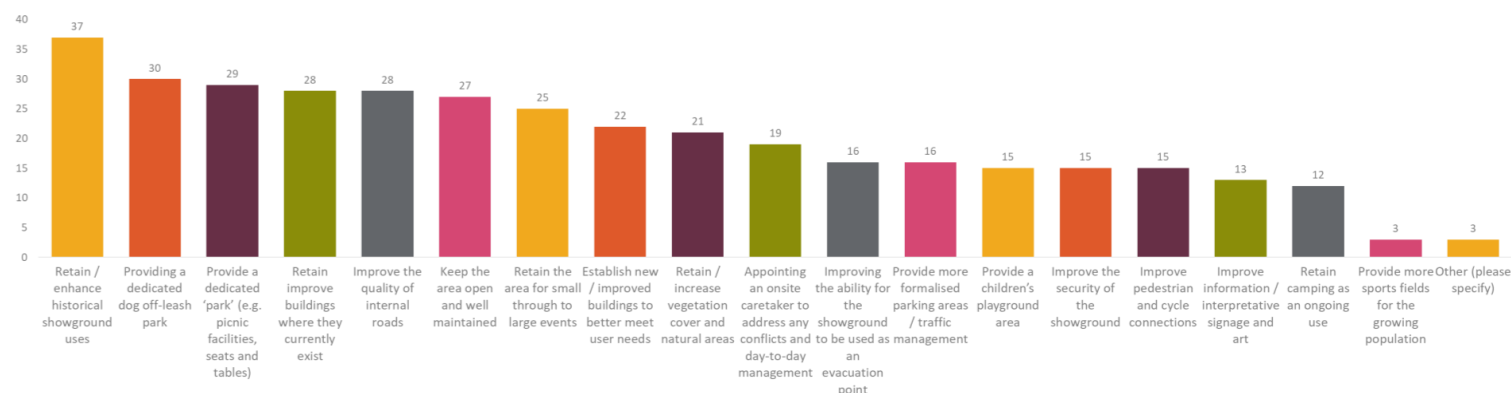
What could be improved to enhance your enjoyment of Nowra Showground?
A running track lines would be great
Better roads and drainage, some repairs needed to the Poultry pavilion
I train (running) on the showground grass. There is need for a defined border around the grass surface, fix erosion and resurface the cinders with an all-weather surface like crushed granite or similar.
The Poultry Pavilion needs to be upgraded and increased in size. A kitchen needs to be included and insulation and ventilation needs to be improved in the light of climate change and increasing temperatures.
Dog owners provided with poo bags or better still no dogs on the main arena. It's a playing / sports field and dog mess is a concern for children using this area.
Even up some of the areas where cars can be parked, especially during show time.
1. A cafe/coffee shop so you can get something to eat/drink and enjoy the beautiful view of the river and landscape. 2. Family push bike track around the boundary of the Showground with sign posts containing local historical information along the track. 3. install a permanent telescope to look down the river and at the wildlife 4. Install Bird Baths for native birds to enjoy 5. Install a yarning circle as acknowledgement of the traditional people and have art and totem poles installed.
Less very visual drug sales. Less drug paraphernalia lying around. Less abusive attacks by park users. Dog owners with better control over their animals
Disabled access and toilets. Accessible parking. Tennis/basketball courts. Bike path and parking.
Build new modern facilities which are sympathetic to the natural environment but provide comfort and relevance to future users. The showground needs to be revitalised so it is in use all year round, it must have facilities which allow people to come and stay and it has to be accessible to all users.
Regular maintenance of roadways, water supply at the dog park
I would like it to be well maintained and facilities to be up graded as needed. The drive way to the old Caretakers Cottage to be improved and made level.
would love to see better amenities for campers and also for children. So many younger families which need access to better playground facilities
Obviously move the homeless on to a more suitable location and not the nicest location in Nowra. Every town North, east and south of us have beautiful parks, pump tracks, playground, roads, coffee shops, walks while Nowra Show ground is not often used due to it being unsafe.
Given the opportunity for not-for-profit organizations to easily utilize facilities, and provide stable appropriate usage arrangements.
More shade trees at lower fenced in dog park and a water tap there.
Exercise stations in a circuit round the Showground
Cycling track connecting Nowra to Yalwal Rd via the power line easement
Plant more trees. as the ones that have been taken out not one tree has been replaced. Put the excise equipment from Marriott park up there where people can use it as visitors and locals alike can use it before and after Ben's walk. as the walk has become very popular with people keeping fit....A shipping container turned into a cafe serving breakfast/ brunch... tables and chairs that could be locked up at night... that view.. coffee.. PERFECT.. if Milton or Berry had that out look it would be put to use.. true..
Fenced off area along West St added area for dog off lead, not on main arena/oval. Caretaker to manage camping and general issues. Traffic control for speeding and reckless driving. Roads appropriate for Showground use and not a shortcut to the hospital. Better security, especially at night/out of working hours.

What could be improved to enhance your enjoyment of Nowra Showground?
Mainainance of trees and tree cover. Better waste management: reduction in litter and littering. Better weed management on perimeter. Maintenance and enhancement of valuable habitat plants; eg she-oaks (casuarinas) as feed trees for glossy black cockatoos. Introduction of nesting boxes for target species; eg, glossy black cockatoos.
I think a space for a cafe to take advantage of the best view in Nowra. Or use the show ground meeting room as a cafe. I think the oval below the old gym would be a great spot for an all-weather running track with a soccer ground on the infield. Otherwise, the I like the natural feel of the area
Get dog owners to clean up. Especially main arena.
Replace the ugly fencing at hanging rock
Camping should be more organised and monitored. Run similar to how Berry Showground camping facilities.
Maintenance and quality of facilities, roads and other infrastructure.
South Coast Beef is currently refurbishing seldom-used cattle shed to improve its fitness for purpose going forward. SCB has precipitated redevelopment of the cattle area of the Showground but is highly dissatisfied with the progress. After 3 years of little or poorly managed progress, the outcome is very disappointing. The quality of work is poor and some of the materials are unsatisfactory.
More shaded sitting area, grass needs to be mown more often, more level powered sites.
seal internal roads
Improvement and use of a grant that has stood unused for an inordinate amount of time and seems to be being relegated further back with the use of bureaucratic intrusion and poor management.
The seating at the main field could be improved. The current seating is old and splintery in parts. The dirt roads in the Showground needs attention.
Major road works are required.
Allocate land for the construction of new facilities
Upgraded facilities. Destination playground. Cafe
A lick of paint and general upkeep. Gravel roads, dirt tracks and parking areas need a bit of work, plus seating could probably be replaced or upgraded.
Restaurants, Better walkways, so much could be done along the water's edge
a safe hard surface parking area adjacent to the Showground cottage Better lighting for evening meetings. More consideration our regular activities on a Saturday when clubs want to restrict entry to anyone else.
Entitled dog owners who feel a booked ground does not impact their right to let dogs off leash and onto the booked fields. The lack of signs dealing with the above. The lack of bins and poo bag dispenser
The dog park their needs a major overhaul. There needs to be better facilities for people to use there. There's no tap down there to give water to the dogs, it would be nice to have a roll of dog poo bags down there like you offer at your beaches. The agility equipment you have there does not get used by the majority of people who use the park. Instead, it would a better idea to have the park bigger and have two parks side by side, one for little dogs and one for bigger dogs which both have facilities for people to sit down, and even something like a sandpit as well for dogs to dig around in rather than digging up the grass and causing trip hazards. I've just come back from living in Baldivis in WA, and they have a great modern dog park that I highly recommend looking at it and consider looking into as an idea on how a new dog park could look like.

**What could be improved to enhance your enjoyment of Nowra Showground?**

Proper dog facilities as current dog park are insufficient for different dog group. Water supply at dog park. More area dedicated for dogs

Q9. What elements do you think are important for the future design of Nowra Showground? (select up to five)



Q10. Do you have any other comments on the future of Nowra Showground?

**Do you have any other comments on the future of Nowra Showground?**

This is a brilliant idea to add some user-friendly areas and upgrades to the grounds

This is a great opportunity to provide an upgraded dog exercise and training area. Something that is lacking in the Shoalhaven region with the Berry dog park no longer in existence.

We enjoy our visits to the showground but hope that this process will result in an upgraded and purpose-built dog area. Not to labour the point, but the Yass dog park is a great example for any upgrades or changes to the Nowra Showground dog area.

Lovely area but not worth visiting with dogs due to unsafe pen

A great area - keep it for public use

It's a great part of Nowra's history.

This is a great opportunity. It is in a terrific position. Don't stuff it up. Keep the same footprint and enhance the experience for all.

Do you have any other comments on the future of Nowra Showground?
The location is idyllic and any future enhancements/improvements must not degrade/diminish the natural beauty of the immediate area. New buildings should be built in harmony with the heritage beauty of the site.
Maintain and improve existing buildings but Poultry Pavilion is an issue - it's not in a great place and needs major work done to it.
I don't actually like going to the show ground. I've seen too many confrontations there where people abuse one another. I've seen way too many drugs drops up there and had to pick up used needles that are left around trees. There's no water for dog in the 'dog park' and generally - it's not a place I'd really like to go if I didn't have to.
The showgrounds have one of the best views in Nowra but it's a scary place to visit much of the time. Clean it up, resettle itinerant populations and make it beautiful and accessible for the whole community to enjoy throughout the year. Consider new uses, summer outdoor cinema, sheep dog trials, cricket ....
It was great when the Show mow was racing as it encourages families to be in a low-cost sport for families. It is as important as the horse events that is out of the reach for many families
Separate small/large dog fenced areas, with running water
I hope the Nowra Showground can keep its unique qualities that distinguish from Showgrounds. Roads are improved and stay free flowing, so the user can come in one direction and exit through a different gate.
Build something that will generation income for the community
Allow the gymnastics to come back as the vast number of children in the area lack the opportunity to participate in.
Nowra Showground has been misused and neglected over the last couple of decades. We have the best showground on the Coast but because of politics and lack of attention that central Nowra seems to attract we need a total rethink
Well lit, security patrolled walking circuit for day and night use. Reference to the amazing all-purpose park in Gladstone QLD. Incorporates playground, covered picnic/BBQ areas, small playing fields, security patrolled and well-lit at night, safe walking pathway around the perimeter. The whole community uses it all year round
PLEASE PLEASE.. look after the pavilion as it is falling apart.. WHEN is it going to get painted as by the look of it the longer you leave it the harder it gets...I would love to see the trees that are around the both ovals taken care of when we are going through drought as they were planted by school children years ago.. I would like to see the rangers do there job in keeping the camping area as it should be ( no tents)... ( making sure the vans stay 14 day lots as they should be)..Also dog bags in a couple of places would be nice as other towns have them!!!! I would like to see the memorial gates looked after eg fountain cleaned regularly and paths swept.. curb and guttering and foot paths put in West St Worrige St ... the oldest part of town and NO curb and guttering so bad... and the traffic has increased and no footpaths.. the paths in around the tennis courts are neglected not using round up.. grrr Better fencing like the ones Berry Showground got nice black fencing...A communal garden would be lovely..My list could go on.. also a mailbox drop in the area for residence could know.. I was walking my dog a found out about this...
Large tree limbs regularly fall. These are a hazard to campers and pedestrians. beside regular inspections on these trees, campers shouldn't be camping underneath them at all. Compacting of soil under the historic fig trees has increased with the greater volume of traffic in the Showground since the last Plan was undertaken in 2007.
Level of litter currently is a big problem. We need to demonstrate pride in the showground.
Build some infrastructure to take advantage of the view
I love the Showground as it is. Development should be limited

Do you have any other comments on the future of Nowra Showground?
I would like to see better toilet and shower facilities for use for short term caravans. The use of caravans needs to be better structured as to what is their boundary, improved security to stop free loaders making long term use of the facilities
It is an important feature of the city and deserves to be protected, improved and maintained
This is such a picturesque spot it should be marketed for more events to increase the income that can be used to help maintain and improve the facilities.
More information signage of events
I believe it could be a facility of great importance for training and a boost for however the facilities have been left to degrade and not included in future thinking initiatives within council developmental scope.
The Nowra Showground has been the historical home of the Nowra Cricket Club for over a century. That relationship should be maintained. Also, the Showground is a centrepiece for Nowra. Its historical significance should be maintained. Therefore, new buildings should be sympathetic to the historical heritage (unlike the fitness centre, for example).
This facility is the crown jewel for Nowra and needs to be recognised as such. It is the community's largest relaxation park in Nowra and needs to continue to provide (even with possible new facilities) the ambience that has made it such a loved and much used location. It needs to be treasured
Not particularly. Think I have covered most points. Just needs some general maintenance and love providing the natural beauty of the showground is retained. As a member/follower of a number of sporting organisations, I would prefer the dogs were assigned another dedicated off leash area as they damage the playing surface and some of their owners fail to clean up after them.
A beautiful garden



