

Nowra CBD Revitalisation Strategy Committee

Meeting Date: Wednesday, 03 February, 2021
Location: Council Chambers / Microsoft Teams
Time: 4.00pm

Please note: Council's Code of Meeting Practice permits the electronic recording and broadcast of the proceedings of meetings of the Council which are open to the public. Your attendance at this meeting is taken as consent to the possibility that your image and/or voice may be recorded and broadcast to the public.

Agenda

1. **Apologies**
2. **Confirmation of Minutes**
 - Nowra CBD Revitalisation Strategy Committee - 16 December 2020 1
3. **Declarations of Interest**
4. **Reports**
 - CBD21.1 Election of Chairperson.....6
 - CBD21.2 Committee Actions Report for Ongoing/Completed Items Resolved.....8
 - CBD21.3 Artisan Food & Drink Industry - Possible Local Environmental Plan
Amendment..... 13
5. **General Business**

Membership

Mr James Caldwell - Chairperson
Clr Jo Gash
Clr Patricia White
Clr John Wells
Mr Paul Keech or delegate
Mr Robert Domm or delegate
Mr Scott Baxter
Mr Brendan Goddard
Mr George Parker
Mr Wesley Hindmarch
Ms Alison Henry
Mr Christopher Williamson
Ms Catherine Shields

Non-voting members

All other Councillors

Quorum – Five (5) members

Role

Note: Tasks in relation to 1.4 will not be undertaken by Councillors

For the purpose of this Terms of Reference, Councils annual Capital Works Budget which is defined as any Special Rate on the CBD (currently \$500,000) plus any top up funding (such as grants or loans obtained by council or other council budgetary allocations) that Council provides to deliver a project initiated by Special Rate Funding.

Note: Any other Capital Works Funding in excess of \$100,000 within the CBD will be discussed with the Committee prior to expenditure of funding.

- 1.1. Recommend to Council possible refinement of, and improvements to, the Nowra CBD Revitalisation Strategy as the committee considers appropriate.
- 1.2. Develop a list of projects (with estimated costings) for Council to consider priorities over a rolling three year time frame, that will assist in achieving the ten elements of the Nowra CBD Revitalisation Strategy. The list is to be presented to an Ordinary Meeting of Council in February each year, and thus adopted by the Council.
- 1.3. Make a formal submission to Council's annual capital works budget as it relates to the Nowra CBD, in accordance with Council's budgeting process.
- 1.4. Monitor the expenditure of Council's annual capital works budget as it relates to the Nowra CBD, in particular;
 - 1.4.1. Approving design plans and specifications at the preliminary concept stage and prior to the detailed drafting and then at final approval stage.
 - 1.4.2. In cases where the General Manager (or delegate) determines that capital works within the Nowra CBD, will be tendered out, the Committee Chair (or delegate) will approve the tender documentation before tenders are advertised.
 - 1.4.3. The Committee Chair and delegate are to participate on tender evaluation panels for capital expenditure in the Nowra CBD.
 - 1.4.4. Assign a Project Steering Working Group to endorse the payment of progress claims and endorse the approval of variations, for capital expenditure in the Nowra CBD.

- 1.4.5. In the case where Council staff undertake substantial capital expenditure (greater than \$150,000) in the Nowra CBD, the Committee will receive a report outlining progress (including expenditure updates) and plans at each of the Committee’s Meetings.
- 1.5. Act as a communication conduit between Council and the CBD stakeholders in respect to the ten elements within the Nowra CBD Revitalisation Strategy and approved Capital Works within the Nowra CBD with reasonable support from Council, at Council’s expense, as determined by the General Manager.
- 1.6. Assist Council in advocating to the community the adopted list of projects that seek to deliver on the ten elements of the CBD Revitalisation Strategy.
- 1.7. Provide a report to Council each quarter outlining the year to date expenditure of Council’s annual capital works budget as it relates to the Nowra CBD and present a report to an Ordinary Meeting of Council in August each year that explains the capital expenditure and any non-expenditure, for the previous financial year.
- 1.8. Consult with relevant stakeholders as needed.

Delegated Authority

1. To expend the funds allocated by Council annually from the Business – Nowra subcategory (currently \$500,000) to the CBD Nowra Revitalisation Strategy Committee, as the committee deems appropriate in accordance with objectives of the Nowra CBD Strategic Plan.
2. To establish Working Groups as deemed appropriate.
3. To promote the advantages of the CBD inside and outside the Local Government area, including making press releases and promoting the Nowra CBD Revitalisation Strategy and its projects.
4. Council will provide “in-kind” support to the committee in relation to
 - a. Project Design and Documentation
 - b. Facilitation of meetings
 - c. Preparation of reports for the Committee consideration

Nowra Revitalisation Committee - Sub/Working Groups

	Events / Christmas Promotions	Infrastructure (including Wayfinding signs)	Writers / Historic Walk	Mural Proposal – Bonnie Greene	Banners / Perm Lighting	Logo / Communications	Architectural Ideas Comp
James Caldwell (Chair)	Yes	Yes	Yes		Yes	Yes	Yes
Clr Gash	Yes				Yes		
Clr White	Yes				Yes		Yes
Clr Wells						Yes	Yes
Wesley Hindmarch		Yes		Yes		Yes	Yes
Scott Baxter		Yes	Yes	Yes	Yes		
Brendan Goddard		Yes				Yes	Yes
George Parker	Yes						
Alison Henry	Yes						
Christopher Williamson							
Catherine							

Shields							
Robert Domm			Yes				Yes or Rep
Paul Keech		Yes			Yes		
SCC Contact (Director / Rep)	Kate Crowe	Tom Dimec	Gordon Clark		Tom Dimec	Kate Crowe	

MINUTES OF THE NOWRA CBD REVITALISATION STRATEGY COMMITTEE

Meeting Date: Wednesday, 16 December 2020
Location: Council Chambers / Microsoft Teams
Time: 4.12pm

The following members were present:

Mr James Caldwell - Chairperson
Clr Patricia White – (Remotely) – left at 4.37pm
Clr John Wells
Mr Paul Keech - Director City Services
Mr Robert Domm - Director City Futures – (Remotely)
Mr Scott Baxter – (Remotely)
Mr Brendan Goddard – (Remotely) – arrived at 4.35pm
Ms Catherine Shields – arrived at 4.20pm

Others present:

Clr Watson – (Remotely)
Gordon Clark – Section Manager – Strategic Planning
Micaiah Tipton – Manager – Design Services
Sara McMahon – Manager – Business Assurance & Risk

Apologies / Leave of Absence

An Apology was received from Clr Gash

Confirmation of the Minutes

RESOLVED (By consent)

That the Minutes of the Nowra CBD Revitalisation Strategy Committee held on Wednesday 11 November 2020 be confirmed.

CARRIED

Declarations of Interest

Nil

REPORTS

CBD20.27 Committee Actions Report for Ongoing/Completed Items Resolved

**HPERM Ref:
D20/531642**

Gordon Clark addressed the meeting in relation to the Action list and advised that he will bring up matters in General Business.

Recommendation (Item to be determined under delegated authority)

That the:

1. Outstanding/Ongoing Action report be received for information;
2. Following completed items in the Action List attached to the report be removed from the listing:
 - a. CBD20.21 – Presentation - Kylie Legge - Place Partners - Engage - Consultant - Review - feedback - Commit Funding

RESOLVED (By consent)

That the:

1. Outstanding/Ongoing Action report be received for information;
2. Following completed items in the Action List attached to the report be removed from the listing:
 - a. CBD20.21 – Presentation - Kylie Legge - Place Partners - Engage - Consultant - Review - feedback - Commit Funding

CARRIED

GENERAL BUSINESS

Note: Gordon Clark addressed the meeting and raised the following items.

Note: Catherine Shields arrived at 4.20pm.

CBD20.28 Additional Item - Site Visit & Presentation to Committee (Kylie Legge, Place Score) 10th and 11th December 2020

Gordon Clark addressed the meeting and provided feedback in relation to the site visit from Kylie Legge, Place Score. Following email dialogue in Mid-November and agreement from the Chairperson the fee proposal of \$4,400 (+GST) was submitted and accepted.

RESOLVED (By consent)

That the Nowra CBD Revitalisation Strategy Committee fund the costs of \$4,400 (+GST) from within their budget for Kylie Legge, Place Score's visit to Nowra on 10th and 11th December 2020.

CARRIED

CBD20.30 Additional Item - Grant Support – ‘Your High Street’ Application for Nowra

Gordon Clark addressed the meeting and made the following comments:

This \$15 million grants program has the potential to provide up to \$1 million to enhance high streets in strategic centres. The aim is to assist with the provision of new projects that improve amenity and high street functionality to support local business trading. The application needs to be submitted by 29th January 2021, with successful projects completed by June 2022.

Given the work involve in preparing an application and the timeframes involved, following the 10th/11th December visit, Place Score Pty Ltd have now been engaged to assist with the preparation of an application for this grant.

Place Score submitted a fee proposal of up to \$8,500 (+GST) that has been accepted and a project inception meeting occurred on 16th December – work has now commenced to work up concepts for 2 locations discussed at the previous meeting, before 1 is quickly settled and the grant application worked up and submitted for the selected one.

The Committee may be required to help assist with letters of support and similar. Given the timing email initial advice/decisions may also be required from the Committee within the next week. The Committee may need to decide which project to move forward with from the two concepts.

RESOLVED (Clr Wells / Catherine Shields)

That the Nowra CBD Revitalisation Strategy Committee fund the engagement of Place Score Pty Ltd to assist with the preparation of a Grant Application under the ‘Your High Street’ Grant up to a fee of \$8,500 (+GST) from within their budget.

CARRIED

CBD20.31 Additional Item - Fee Proposal – CBD Revitalisation Action Plan

Gordon Clark addressed the Committee and made the following comments:

Following on from the site visit and presentation, Place Score have now submitted a fee proposal to also assist the Committee with a broader action plan to support/assist with budget allocations moving forward.

They propose to do this via a 2-stage process:

Stage 1 – Place Research

Stage 2 – Place improvement strategy (3-year action plan)

The total cost of this is quoted as \$70,350.00 (+GST).

If accepted work will commence in Late January 2021, with the delivery of a draft report in early March 2021.

RESOLVED (Clr White / Clr Wells)

That the Nowra CBD Revitalisation Strategy Committee fund the engagement of Place Score Pty Ltd to assist with revitalisation planning for the quoted fee of \$70,350 (+GST) from within their budget.

CARRIED

Note: Brendan Goddard arrived at 4.35pm

Note: Clr White left the meeting at 4.37pm

CBD20.32 Additional Item - Payday Lender - Complaints - Lease from Council

Catherine Shields raised concerns regarding the PayDay Lender who is leasing a council premises on Kinghorne Street. Catherine advised that she made a submission to Council and has not received a response.

The Chairperson advised Catherine to follow up her submission with the relevant Council staff member.

Paul Keech advised he would chase up the status of the submission and any Council resolution relating to the matter and provide feedback directly to Catherine.

CBD20.33 Additional Item - CBD Christmas Update

Clr Wells and the Chairperson advised that they are receiving positive feedback regarding the Christmas scene in Junction Court. This space has been an outstanding success.

The Chairperson thanked Clr White and Clr Gash for their time and effort contributed to the Christmas space at Junction Court and the CBD. This year has been a tremendous success and enhances the CBD as vibrant space.

CBD20.34 Additional Item - Activation Space - Shoalhaven Arts Board - Request Vacant Shops

Clr Wells advised that the Shoalhaven Arts Board Budget is limited and is seeking assistance from the Committee to establish an Arts Activation Space within the CBD.

A vacant shop is required for artists from all areas including but not limited to pottery, painting, drawing, sculpture, performance and music to utilise the space to activate the CBD.

It was advised that a detailed list of what facilities are required would need to be provided in order to determine level of assistance.

Clr Wells advised he would seek this information from the Shoalhaven Youth Orchestra and the Shoalhaven Arts Board and come back to the Committee.

Note:

Paul Keech advised that Tom Dimec has left Council and Micaiah Tipton and Melissa Dunn will be attending Committee meetings to progress matters. The Chairperson advised it would be beneficial to receive a financial update prior to each meeting.

Note: Robert Domm left the meeting at 4.56pm

Note:

The Chairperson advised that he discussed with Clr White and Clr Gash and will start to implement a 3 monthly walk around to monitor the cleanliness of the CBD.

There being no further business, the meeting concluded, the time being 5.05pm.

Mr James Caldwell
CHAIRPERSON

CBD21.1 Election of Chairperson

HPERM Ref: D20/564383

Section: Business Assurance & Risk
Approver: Paul Keech, Director - City Services

Reason for Report

To allow for the election of the Committee Chairperson in accordance with Section 3.3 of the Committee's Terms of Reference.

Recommendation (Item to be determined under delegated authority)

That the Nowra CBD Revitalisation Strategy Committee appoint a Chairperson for the period to the 2021 Local Government Elections.

Options

1. As Recommended
2. Adopt an alternate recommendation

Implications: In accordance with the Terms of Reference the Committee is required to elect a Chairperson on an annual basis.

Background

In accordance with the Terms of Reference the Committee is required to elect a Chairperson on an annual basis.

The role of Chairperson is open to all Committee members.

The Terms of Reference outlines the role of the Chairperson as follows:

3.4 The role of the chairperson is to:

- *Chair meetings of the Nowra CBD Revitalisation Strategy Committee, in accordance with Council's code of meeting practice*
- *Representative or delegate on Working Groups pertaining to Nowra CBD projects.*
- *Oversight of activities of a co-ordinator (if applicable)*
- *Attend Council/Committee meetings as appropriate*

The current Chairperson Mr James Caldwell who was first appointed as Chairperson in June 2016 and has been reappointed annually since that time.

Outlined below is the process that is followed for the Election of Office Bearers for Committees of the Council:

At the time on the agenda when the election of office bearers is listed, the following process will be followed:

1. *The chairperson to step down from the chair (unless their position is not up for election). An appropriately Senior Officer of the Council or other official should assume the chair for the nomination process.*
2. *Individually, for each position the following is to take place:*
 - a. *Nominations are called for that position and are acknowledged by the chair*
 - i. *They may be received in writing prior to the meeting or provided verbally at the meeting*
 - ii. *The Officer conducting the election shall confirm acceptance of each nominee prior to his or her inclusion in the ballot.*
 - b. *If only one nomination is received, that person is declared as elected*
 - c. *If more than one nomination is received, the Committee will be asked to resolve whether the election is to take place by open voting (i.e., show of hands) or ordinary ballot (i.e., written votes recorded and provided to the chairperson in secret).*
 - d. *Where many nominations are received, the Committee may elect to proceed by a preferential ballot, whereby ballots are consecutively taken and the nominee with the least number of votes is excluded from running after each ballot, until there are two preferred candidates remaining and a final ballot is undertaken and declared.*
 - e. *The nominee with the most ballots is declared as elected.*
 - f. *In the event of an equal number of ballots being cast for nominees, the position shall be determined by draw. The name drawn by the chairperson will be appointed to the position.*

At the conclusion of the elections, the Chairperson shall reassume control of the meeting and proceed with other business.

CBD21.2 Committee Actions Report for Ongoing/Completed Items Resolved

HPERM Ref: D21/19820

Section: Business Assurance & Risk
Approver: Paul Keech, Director - City Services

Attachments: 1. Action List for Items Resolved [↓](#)

Reason for Report

To advise and update the Committee on the Outstanding/Ongoing Actions from the Nowra CBD Revitalisation Strategy Committee.

Recommendation (Item to be determined under delegated authority)

That the:

1. Outstanding/Ongoing Action report be received for information;
2. Following completed items in the Action List attached to the report be removed from the listing:
 - a. CBD20.28 - Additional Item - Site Visit - Presentation - Committee - Kylie Legge Place Score - 10-11 December 2020 - Fund \$4,400
 - b. CBD20.32 - Additional Item - Payday Lender - Complaints - Lease from Council - Catherine Shields - Submission - Follow up required
 - c. CBD20.21 - Presentation - Kylie Legge - Place Partners - Engage - Consultant - Review - feedback - Commit Funding – Completed

Options

1. As recommended
2. Adopt an alternate recommendation

Background

The actions listed in the attachment are drawn from Resolutions made by the Committee of which an action is required.

The Action Table (**attached**) is current as at the time of drafting this report (19 January 2021).

This will be a standing report on the Agenda for each meeting to keep the Committee informed of progress on the actions/resolutions from previous meetings.

Date From:	Action Sheets Report
Date To:	

ONGOING ACTIONS FROM COMMITTEE

Meeting Name Nowra CBD Revitalisation Strategy Committee 16/12/2020	Minute No:	Item No. CBD20.28	Group: City Futures	Target date: 15/01/2021
Title: Additional Item - Site Visit - Presentation - Committee - Kylie Legge Place Score - 10-11 December 2020 - Fund \$4,400				Completed: 11/12/2020
Resolution: RESOLVED (By consent) That the Nowra CBD Revitalisation Strategy Committee fund the costs of \$4,400 (+GST) from within their budget for Kylie Legge, Place Score's visit to Nowra on 10th and 11th December 2020. CARRIED			Notes: Kylie spent time in Nowra on 10th and 11th December 2021 ahead of presenting to a Committee Workshop on 11th December 2021. Resulted in further actions/work – see CBD20.30 and CBD20.31 Action complete – awaiting invoice.	

Meeting Name Nowra CBD Revitalisation Strategy Committee 16/12/2020	Minute No:	Item No. CBD20.30	Group: City Futures	Target date: 15/01/2021
Title: Additional Item - Grant Support – 'Your High Street' Application for Nowra - Place Score - Fund \$8,500				Completed:
Resolution: RESOLVED (Clr Wells / Catherine Shields) That the Nowra CBD Revitalisation Strategy Committee fund the engagement of Place Score Pty Ltd to assist with the preparation of a Grant Application under the 'Your High Street' Grant up to a fee of \$8,500 (+GST) from within their budget. CARRIED			Notes: Place Score engaged in accordance with the resolution to assist with the preparation of the Grant Application. Option location (Junction Court) settled with input from the Committee. Community survey undertaken on the option for Junction Court. Application being finalised for submission by 29 January 2021.	

Date From:				Action Sheets Report
Date To:				
Meeting Name Nowra CBD Revitalisation Strategy Committee 16/12/2020	Minute No:	Item No. CBD20.31	Group: City Futures	Target date: 15/01/2021
Title: Additional Item - Fee Proposal – CBD Revitalisation Action Plan - Fund - Place Score - \$70,350				Completed:
Resolution: RESOLVED (Clr White / Clr Wells) That the Nowra CBD Revitalisation Strategy Committee fund the engagement of Place Score Pty Ltd to assist with revitalisation planning for the quoted fee of \$70,350 (+GST) from within their budget. CARRIED			Notes: Place Score engaged to assist with the preparation of an Action Plan following acceptance of their fee proposal – initial data gathering work will commence onsite at the end of January 2021. Workshops will be arranged with Committee members and other in February/March 2021.	
Meeting Name Nowra CBD Revitalisation Strategy Committee 16/12/2020	Minute No:	Item No. CBD20.32	Group: City Services	Target date: 15/01/2021
Title: Additional Item - Payday Lender - Complaints - Lease from Council - Catherine Shields - Submission - Follow up required				Completed:
Resolution: Catherine Shields raised concerns regarding the Payday Lender who is leasing a council premises on Kinghorne Street. Catherine advised that she made a submission to Council and has not received a response. The Chairperson advised Catherine to follow up her submission with the relevant Council staff member. Paul Keech advised he would chase up the status of the submission and any Council resolution relating to the matter and provide feedback directly to Catherine.			Notes: Follow-up email and information forwarded to members on Monday 18 January 2021. Complete – Recommended to be removed	

Date From:	Action Sheets Report
Date To:	

ONGOING ACTION FROM STRATEGY & ASSETS COMMITTEE

Meeting Name	Minute No:	Item No.	Group:	Target date:
Strategy & Assets Committee 08/12/2020	MIN20.902	CBD20.24	City Performance	07/01/2021
Title:				Completed:
Additional Item - Alcohol Prohibited / Free Area - Laneways off Egans Lane & Stewart PI Car Park - Investigation - Nowra CBD Revitalisation Strategy Comm				
Resolution:			Notes:	
RESOLVED (Clr Findley / Clr Digiglio)			21/12/2020 4:13:10 PM - Claire Andriske	
That the CEO investigate the appropriate actions that can be taken by Council to prohibit the consumption of alcohol in the Laneways off Egans Lane and Stewart Place Car Parks, near the Library, Arts Centre and commercial areas.			The area requested is not a gazetted Road or Car Park. Under the LGA 1993 the area requested cannot be established as an AFZ. However, under section 632A(4) of the LGA1993 it is possible to be established as an APA. The Laneway/Space will need to go through a consultation process prior to it being sign posted as an APA.	
CARRIED			Reassigning the action to Michael Paine.	

COMPLETED - COMMITTEE ACTIONS SINCE 14 DECEMBER 2020

Meeting Name	Minute No:	Item No.	Group:	Target date:
Nowra CBD Revitalisation Strategy Committee 11/11/2020		CBD20.21	City Services	11/12/2020
Title:				Completed:
Presentation - Kylie Legge - Place Partners - Engage - Consultant - Review - feedback - Commit Funding				19/01/2021
Resolution:			Notes:	
RESOLVED (Clr White / Catherine Shields)			25/11/2020 12:14:42 PM - Claire Andriske	
That the Nowra CBD Revitalisation Strategy Committee:			Part 1 - Gordon Clark – Completed	
1. Engage and pay for Kylie Legge (Activation Consultant, Place partners) to come to Nowra CBD for a maximum of two (2) days to undertake a review of the CBD			Part 2 - Paul Keech – completed as per CBD20.27	

Date From: Date To:	Action Sheets Report
<p>and talk to the necessary people in that time, at the end of the second day, meet with the members to provide feedback.</p> <p>2. Commit to funding:</p> <ul style="list-style-type: none"> a. Shovel ready projects to \$150,000 b. Decal Plan for shop windows \$5,000 (from Façade budget) c. Mural project up to \$60,000 d. Activation Consultant (\$TBC) e. Balance for other projects <p>CARRIED</p>	

Meeting Name Nowra CBD Revitalisation Strategy Committee 16/12/2020	Minute No:	Item No. CBD20.27	Group: City Performance	Target date: 15/01/2021
Title: Committee Actions Report for Ongoing/Completed Items Resolved				Completed: 19/01/2021
Resolution: RESOLVED (By consent) That the: 1. Outstanding/Ongoing Action report be received for information; 2. Following completed items in the Action List attached to the report be removed from the listing: a. CBD20.21 – Presentation - Kylie Legge - Place Partners - Engage - Consultant - Review - feedback - Commit Funding CARRIED			Notes: Completed and removed item 20.21	

CBD21.3 Artisan Food & Drink Industry - Possible Local Environmental Plan Amendment

HPERM Ref: D21/20298

Section: Strategic Planning
Approver: Robert Domm, Director - City Futures

Reason for Report

Ascertain whether the Committee wishes to ‘sponsor’ a Planning Proposal (Local Environmental Plan Amendment) to consider the inclusion of the ‘artisan food and drink industry’ definition in relevant commercial zones in Shoalhaven.

This consideration is consistent with the ‘setting a clear direction’ component of the Nowra CBD Revitalisation Strategy, specifically looking at greater flexibility within Landuse zones.

Recommendation (Item to be determined under delegated authority)

That the Committee

1. Support the preparation and progression of a Planning Proposal to add ‘Artisan Food & Drink Industry’ as a permissible use in the B2 Local Centre, B3 Commercial Core and B4 Mixed Use zones in the Shoalhaven Local Environmental Plan 2014.
2. Receive future updates on the progress of the Planning Proposal.

Options

1. As recommended.

Implications: This would see the Planning Proposal (PP) process commence, with the initial step being a Gateway determination request being submitted to the NSW Department of Planning, Industry & Environment.

2. Not support the proposal.

Implications: This would see the LEP remain the same and the proposed use would not be able to be considered in the Nowra CBD and other business zones in Shoalhaven.

3. Alternate recommendation.

Implications: This will depend on the nature of any recommendation.

Background

During 2018 the NSW Government amended the NSW Standard LEP Instrument to include ‘Artisan Food & Drink Industry’ as permissible use in LEP’s wherever ‘light industry’ was already permissible.

The term ‘Artisan Food & Drink Industry’ means:

a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following:

- (a) a retail area for the sale of the products,*

- (b) a restaurant or cafe,
- (c) facilities for holding tastings, tours or workshops.

This means that the land use ‘artisan food and drink industry’ is permissible with consent in the following Shoalhaven LEP 2014 zones:

- RU5 Village
- B1 Neighbourhood Centre
- B5 Business Development
- B7 Business Park
- IN1 General Industrial
- IN2 Light Industrial
- IN4 Working Waterfront.

Sub clause 5.4(10) in the LEP also controls the floor area used for retail sales in relation to an ‘artisan food and drink industry’ in an industrial or rural zone. This has been set at 20% of the gross floor area of the industry or 400 square metres, whichever is the lesser noting there is no restriction on retail sales floor area in Shoalhaven’s business zones.

The term was added to LEP’s to provide opportunities for the growing artisan and craft food and drink industry such as microbreweries or cheese makers by establishing a new definition that reflects the nature of these uses. The principal purpose of an ‘artisan food or drink industry’ must be the carrying out of an industrial activity involving the manufacture of boutique, craft or artisan food or drink.

Council also later amended its LEP via the ongoing ‘housekeeping’ process in 2019 to also include the use in the RU1 Primary Production and RU2 Rural Landscape zones. As part of this amendment a submission that asked for the use to be made permissible in the B2 Local Centre zone was received. The subsequent Council report noted:

Permitting artisan food and drink with consent in the B2 Local Centre zone across the city at this stage is a substantial change and beyond the scope of this PP and would trigger re-exhibition. More appropriate for the current PP to proceed and investigate this matter and its merit as part of a future housekeeping amendment to the LEP.

As a result of the changes to the LEP various businesses (e.g. breweries, distilleries etc.) have emerged in industrial and rural areas within Shoalhaven.

Representations have subsequently been received from Destination Sydney Surrounds South, Councils Tourism Manager and other regarding the possible inclusion of the use in the business zones throughout Shoalhaven, including possibly the Nowra CBD, to assist with the continued diversification of the visitor economy and help create new destinations/attractions. There is also the potential for this to assist with the revitalisation of the Nowra CBD by creating new opportunities that do not currently exist.

In this regard, Orange City Council amended its LEP in late 2019 to enable ‘artisan food and drink’ uses to be considered in in the following business zones in its plan:

- B1 Neighbourhood Centre,
- B2 Local Centre,
- B3 Commercial Core,
- B4 Mixed Use

They noted that “inclusion of the land use in business zones will promote tourism, leisure, and alternative consumer experiences for visitors and residents of the Orange region. Facilitating the growth of the food and wine reputation of Orange through this proposal is supported”.

Most recently representations have been received that note the following:

I write to ask Shoalhaven City Council to consider a different approach to its thinking on the commercial precincts, within the CBD.

The different approach I refer to is the way Council appears to characterise CBDs as commercial areas where people have to come for finance, shopping, work, medical, etc rather than a place of destination. If the CBD was to offer services and facilities which promote the area it would provide vibrancy and vitality. Promoting the CBD should be more than footpaths, car parking and traffic management. It should also be a place where people can walk around freely and experience buskers, window shop, enjoy food, entertainment and the excitement of high density living spaces.

I wrote in March of this year with the news that Orange City Council has allowed boutique micro-breweries and small-scale food manufacturers to be located within commercial zones in and around the CBD. Orange Council took the lead from inner city areas where these establishments provide an earthy variety to the life of inner city residents and workers. The ability to make the product on site with patrons viewing the production process and then being able to sell and consume the product on site would be a refreshing take on CBD activities. These artisan, small scale industries are places of destination and put places on the map. The point of difference, vitality and the unexpected become infectious.

A prime example of how artisan industries can redefine towns would be Hyper Hyper Coffee. Hyper has been consistently voted in the top 10 coffee outlets in NSW and Australia. In fact, one year it had a top 5 world rating! Talk about putting a town on the map. Hyper has become a place of destination and to that end so has Nowra, by association.

Not only are these artisan establishments places of destination but they take on their own persona and become vibrant hubs where people can meet, provide opportunity for entertainment via busking, allow for community events where help is organised via impromptu markets to support relief programs and most importantly, promote the CBD. The advantage of these artisan industries is that they are local; employ locals, support local industries, promote the local area, encourage foot traffic within the CBD and provide an alternative to traditional shop fronts.

I would love the opportunity to discuss the above to at least start the conversation and hopefully instigate much needed change in the Nowra CBD.

Conclusion

There is merit in investigating and pursuing the inclusion of the proposed use in the remaining business zones covered by the Shoalhaven LEP 2014 via a PP, being:

- B2 Local Centre
- B3 Commercial Core (applies to Nowra CBD)
- B4 Mixed Use (applies to Nowra CBD)

This has the potential to create a range of additional opportunities in commercial centres throughout the City, including Nowra CBD.

As such it is recommended that a PP be prepared and submitted to DPIE in this regard, requesting the initial Gateway determination. If granted the PP will then proceed through the required process and the Committee will be kept advised.

Community Engagement

There has been no specific community engagement in this regard yet.

Should the PP proceed further, there will be a formal public notification period.

Policy Implications

Given that site suitability will be the key future consideration, the need for more detailed development controls to support this proposed change to the LEP will be considered as the matter progresses.

Financial Implications

This will be managed within Councils existing Strategic Planning budget.