

## MINUTES OF THE DEVELOPMENT & ENVIRONMENT COMMITTEE

**Meeting Date:** Tuesday, 1 June 2021  
**Location:** Council Chambers, City Administrative Building, Bridge Road, Nowra  
**Time:** 5.00pm

The following members were present:

Clr Patricia White – Acting Chairperson  
Clr Bob Proudfoot  
Clr Amanda Findley  
Clr Joanna Gash  
Clr John Wells  
Clr Kaye Gartner  
Clr Nina Digiglio  
Clr Annette Alldrick  
Clr John Levett  
Clr Andrew Guile - joined 6:35pm (remotely)  
Clr Greg Watson  
Clr Mark Kitchener  
Mr Stephen Dunshea - Chief Executive Officer

### Election of Chairperson

**RESOLVED** (Clr Proudfoot / Clr Wells) MIN21.350

That Clr White be appointed as the Acting Chairperson for the meeting.

CARRIED

### Apologies / Leave of Absence

A leave of absence was received from Clr Pakes.

### Confirmation of the Minutes

**RESOLVED** (Clr Findley / Clr Alldrick) MIN21.351

That the Minutes of the Development & Environment Committee held on Tuesday 11 May 2021 be confirmed.

CARRIED

**Declarations of Interest**

Nil

**DEPUTATIONS AND PRESENTATIONS**

**DE21.57 - Proponent Initiated Planning Proposal - Taylors Lane, Cambewarra (Moss Vale Road South URA) - Exhibition Outcomes and Proposed Finalisation (page 25)**

Mr Dan Thompson representing Cambewarra Ventures addressed the meeting and spoke in favour of the recommendation.

**DE21.59 - DS20/1397 – 408 Bunkers Hill Road, Barrengarry – Lot 144 DP 751262 (page 50)**

Arwen Apps and Sam Quick addressed the meeting and spoke against the recommendation.

Mr Matt Philpott of Allen Price & Scarratts addressed the meeting and spoke in favour of the recommendation.

**DE21.61 - Section 138 Application - SF10632 – Approved Subdivision, Moss Vale South URA – Lot 1 DP 949932 and Lot 3 DP 851823, Taylors Lane, Cambewarra (page 83)**

Mr Dan Thompson representing Cambewarra Ventures addressed the meeting and spoke in favour of the recommendation.

**REPORTS**

**DE21.57 Proponent Initiated Planning Proposal - Taylors Lane, Cambewarra (Moss Vale Road South URA) - Exhibition Outcomes and Proposed Finalisation**

**HPERM Ref: D21/188736**

**Recommendation (Item to be determined under delegated authority)**

That Council:

1. Adopt and finalise the Planning Proposal (PP054): Rezoning of Riparian Land at Lot 1 DP 949932, Taylors Lane, Cambewarra, as exhibited.
2. Forward PP054 to NSW Parliamentary Counsel’s Office to draft the required amendment to Shoalhaven Local Environmental Plan 2014.
3. Make the resulting amendment to the Shoalhaven Local Environmental Plan 2014 using Council’s delegation.
4. Adopt and finalise the amendment to Shoalhaven DCP 2014 Chapter NB3 - Moss Vale Road South URA as exhibited and give the required public notice advising of its commencement date.
5. Adopt and finalise the amendment to Shoalhaven CP 2019 as exhibited and give the required public notice advising of its commencement date.
6. Amend the exhibited IWCA Addendum Report to identify the subject land as “medium density / integrated housing”, consistent with the exhibited DCP amendment, then proceed to finalise it.
7. Advise key stakeholders, including the Proponent, adjoining landowners, the Cambewarra Residents and Ratepayers Association, development industry representatives and those who made a submission, of this decision and when the LEP, DCP and CP amendments will be made effective.

**RESOLVED** (Clr Findley / Clr Wells)

MIN21.352

That Council:

1. Adopt and finalise the Planning Proposal (PP054): Rezoning of Riparian Land at Lot 1 DP 949932, Taylors Lane, Cambewarra, as exhibited.
2. Forward PP054 to NSW Parliamentary Counsel's Office to draft the required amendment to Shoalhaven Local Environmental Plan 2014.
3. Make the resulting amendment to the Shoalhaven Local Environmental Plan 2014 using Council's delegation.
4. Adopt and finalise the amendment to Shoalhaven DCP 2014 Chapter NB3 - Moss Vale Road South URA as exhibited and give the required public notice advising of its commencement date.
5. Adopt and finalise the amendment to Shoalhaven CP 2019 as exhibited and give the required public notice advising of its commencement date.
6. Amend the exhibited IWCA Addendum Report to identify the subject land as "medium density / integrated housing", consistent with the exhibited DCP amendment, then proceed to finalise it.
7. Advise key stakeholders, including the Proponent, adjoining landowners, the Cambewarra Residents and Ratepayers Association, development industry representatives and those who made a submission, of this decision and when the LEP, DCP and CP amendments will be made effective.

FOR: Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

### Procedural Motion - Bring Item Forward

**RESOLVED** (Clr Wells / Clr Gartner)

MIN21.353

That the matter of item DE21.61- Section 138 Application - SF10632 – Approved Subdivision, Moss Vale South URA – Lot 1 DP 949932 and Lot 3 DP 851823, Taylors Lane, Cambewarra - be brought forward for consideration.

CARRIED

**DE21.61 Section 138 Application - SF10632 – Approved Subdivision, Moss Vale South URA – Lot 1 DP 949932 and Lot 3 DP 851823, Taylors Lane, Cambewarra**

**HPERM Ref: D21/210854**

### Recommendation (Item to be determined under delegated authority)

That this report be received for information, noting, and endorsing the intention of staff to approve the subject S138 application for roadworks within the Taylors Lane road reserve which will also require tree removal from Taylors Lane.

**RESOLVED** (Clr Findley / Clr Wells)

MIN21.354

That this report be received for information, noting, and endorsing the intention of staff to approve the subject S138 application for roadworks within the Taylors Lane road reserve which will also require tree removal from Taylors Lane.

FOR: Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

**DE21.59 DS20/1397 – 408 Bunkers Hill Road, Barrengarry – Lot  
144 DP 751262**

**HPERM Ref:  
D21/131520**

**Recommendation (Item to be determined under delegated authority)**

That modification application DS20/1397 to modify the design of the approved animal boarding and training establishment (equine education centre) at Lot 144 DP 751262, 408 Bunkers Hill Road, Barrengarry be approved subject to the recommended conditions of consent contained in **Attachment 2** of this report.

MOTION (Clr Gash / Clr Watson)

That

1. Modification application DS20/1397 to modify the design of the approved animal boarding and training establishment (equine education centre) at Lot 144 DP 751262, 408 Bunkers Hill Road, Barrengarry be approved subject to the recommended conditions of consent contained in **Attachment 2** of this report.
2. A draft condition be included in the consolidated determination notice, in Part G being Condition 52 b) (with Condition 52 renumbered to condition 52 a), as follows:
  - a. Passing bays (a minimum of 2) must be provided within the Bunkers Hill Road reserve. The bays are to be positioned in a location selected in consultation with Council's City Services and constructed to the relevant standards required by Council. The bays are to be constructed and completed prior to issue of an Occupation Certificate.
  - b. Works in the Road Reserve require Council's approval under section 138 of the Roads Act 1993. Note: A section 138 application should be made in well in advance of project completion (i.e. Occupation Certificate) and will require but not be limited to detailed drawings, traffic management details, insurance details, etc). Further information can be obtained from Council's Development Services (Subdivision & Development Engineers).

FOR: Clr Gash, Clr Watson and Clr Kitchener

AGAINST: Clr Findley, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Proudfoot and Stephen Dunshea

LOST

FORESHADOWED MOTION (Clr Levett / Clr Digiglio)

That Modification application DS20/1397 to modify the design of the approved animal boarding and training establishment (equine education centre) at Lot 144 DP 751262, 408 Bunkers Hill Road, Barrengarry be refused as it is contrary to public interest specifically with respect to traffic and safety issues.

**RESOLVED** (Clr Levett / Clr Digiglio)

MIN21.355

That Modification application DS20/1397 to modify the design of the approved animal boarding and training establishment (equine education centre) at Lot 144 DP 751262, 408 Bunkers Hill Road, Barrengarry be refused as it is contrary to public interest specifically with respect to traffic and safety issues.

FOR: Clr Findley, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Proudfoot and Stephen Dunshea

AGAINST: Clr Gash, Clr Watson and Clr Kitchener

CARRIED

**Items marked with an \* were resolved ‘en bloc’.**

<b>DE21.58</b>	<b>Natural Areas Volunteers - Parkcare Action Plans - Carrington Park / George Street Park / Greenwell Point</b>	<b>HPERM Ref: D21/167911</b>
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**RESOLVED\*** (Clr Proudfoot / Clr Gartner)

MIN21.356

That Council

1. Endorse the updated and new “Parkcare” plans for
  - a. Carrington Park – Worrigea (UPDATED)
  - b. George Street Park / Berry & District Garden Club – Berry (NEW)
  - c. Greenwell Point – (UPDATED)
2. Continue to allocate ongoing annual operating funding of \$400 (GST exclusive and CPI adjusted) for each Parkcare Group, totalling \$1,200 to cover safety PPE, miscellaneous materials, waste disposal and purchase minor tools.

FOR: Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

<b>DE21.60</b>	<b>DA16/1465 - 173 Kinghorne St and 2 &amp; 4 Albatross Rd Nowra - Lot 1, 29 and 30 DP 25114</b>	<b>HPERM Ref: D21/203656</b>
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**RESOLVED\*** (Clr Proudfoot / Clr Gartner)

MIN21.357

That Council receive this report as an update on the progress of the assessment of DA16/1465 and in satisfaction of the 11 May 2021 resolution of the Development & Environment Committee (DE21.50).

FOR: Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

<b>DE21.56</b>	<b>Proposed Amendments to Chapter G21: Car Parking and Traffic of Shoalhaven DCP 2014</b>	<b>HPERM Ref: D21/179024</b>
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**Recommendation (Item to be determined under delegated authority)**

That Council:

1. Endorse and proceed to publicly exhibit the proposed amendments to Chapter 21: Car Parking and Traffic of Shoalhaven Development Control Plan 2014 as outlined in Attachment 1, for a period of at least 28 days as per legislative requirements.
2. Receive a further report following the conclusion of the public exhibition period to consider feedback received and enable finalisation of the amendment.

3. Notify key stakeholders (including CCBs and Development Industry Representatives) of the exhibition arrangements, in due course.

**RESOLVED** (Clr Findley / Clr Wells)

MIN21.358

That the item be deferred to the Ordinary Meeting on Tuesday 29 June 2021.

FOR: Clr Findley, Clr Gash, Clr Wells, Clr White, Clr Gartner, Clr Digiglio, Clr Alldrick, Clr Levett, Clr Guile, Clr Watson, Clr Kitchener, Clr Proudfoot and Stephen Dunshea

AGAINST: Nil

CARRIED

**DE21.57 Proponent Initiated Planning Proposal - Taylors Lane, Cambewarra (Moss Vale Road South URA) - Exhibition Outcomes and Proposed Finalisation**

**HPERM REF:  
D21/188736**

Item dealt with earlier in the meeting see MIN21.352

**DE21.58 Natural Areas Volunteers - Parkcare Action Plans - Carrington Park / George Street Park/ Greenwell Point**

**HPERM REF:  
D21/167911**

Item dealt with earlier in the meeting see MIN21.356

**DE21.59 DS20/1397 – 408 Bunkers Hill Road, Barrengarry – Lot 144 DP 751262**

**HPERM REF:  
D21/131520**

Item dealt with earlier in the meeting see MIN21.355

**DE21.60 DA16/1465 - 173 Kinghorne St And 2 & 4 Albatross Rd Nowra - Lot 1, 29 and 30 DP 25114**

**HPERM REF:  
D21/203656**

Item dealt with earlier in the meeting see MIN21.357

**DE21.61 Section 138 Application - SF10632 – Approved Subdivision, Moss Vale South URA – Lot 1 DP 949932 and Lot 3 DP 851823, Taylors Lane, Cambewarra**

**HPERM REF:  
D21/210854**

Item dealt with earlier in the meeting see MIN21.354

There being no further business, the meeting concluded, the time being 7:32pm.

Clr White  
ACTING CHAIRPERSON