

## MEETING NOTES

### MEETING WITH SOUTHERN AREA COMMUNITY CONSULTATIVE BODIES

WEDNESDAY 14<sup>TH</sup> MAY 2008

Committee Rooms 1, 2 & 3, City Administrative Centre, Bridge Road, Nowra.

The meeting commenced at 10.05 am.

#### PRESENT

Russ Pigg – Chairperson – arrived 10.16 am

Clr Anderson

Clr Willmott – arrived 11.00 am

Ernie Royston – Director Strategic Planning Group

Warwick Papworth – Ulladulla Office Manager

Lachlan Harris – Media Manager – arrived 10.16 am

Peter Hudson – Red head Villages Association (formally Manyana)

Ian Barrett – Red Head Villages Association

Geoff Elliott – Tabourie Lake Ratepayers and Residents Association

Robin Watt – Ulladulla and Districts Community Forum

Jan Shalhoub – Ulladulla and Districts Community Forum

#### 1. Welcome and Introduction

Mr Warwick Papworth, Ulladulla Office Manager opened the meeting as Chairperson and welcomed all participants to the meeting. Mr Papworth explained that the General Manager was running a little late and the meeting would commence on the City Services & Operations Items in the Agenda.

#### 2. STRATEGIC PLANNING

##### a) Update – Citywide Growth Management Strategy and LEP

Mr Royston advised that Council had received the final report from the Consultant on the Citywide Growth Management Strategy community consultation and the matter would be reported to Council.

Council is moving ahead with the new LEP template despite constant changes being made to the template by the State Government. The process for the LEP will be for Council to adopt/amend the document before forwarding to the Department of Planning for certification to exhibit (this is expected to take several months), then after public exhibition the document goes back to Council for final ratification and then is sent to the Minister for Planning for final gazettal.

#### *Community Representatives*

The following questions were raised by the CCBs:

1. whether any new major zones would be created,
2. if any rural areas would change to urban,
3. will there be new zoning identified
4. will there be public access to the document and will the whole document be there

5. If Council wants something particular to go in will it happen
6. Will it affect DCP 56
7. Will optional height restrictions be changed
8. Will the Ulladulla heights change

### *Council Response*

Mr Royston provided the following information.

1. Staff were trying to adjust to the existing zones, will go down from 40 zones to 22 zones.
2. No major changes will be done it is more of a tidy up to make consistent state wide.
3. No major urban expansion.
4. Yes, the document is available on the Department of Planning website, the whole LEP template is there with a couple of hundred definitions
5. Council can discuss this with the Department of Planning
6. Floor space ratios and height controls will be in the LEP not DCPs, eventually there will be 1 DCP which will be a major undertaking to take the existing DCPs and convert into one document
7. Height restrictions in CBDs will be optional, but Department of Planning has indicated they want them in major CBDs.
8. Council recently adopted, for exhibition, the draft DCP 56 for a height restriction of 25 metres varying over the CBD. This was as a result of Clr Briefing s and Workshops.

#### **b) Audit Sports Field – Future Park (*Friends of 2538*)**

This item was not addressed at the meeting as there were no representatives from Friends of 2538 at the meeting. Mr Royston supplied written information, as follows, to be included in the meeting notes.

In developing the Sporting Facilities Strategic Plan 2007-2036 an audit was undertaken of all existing grounds, the level of facilities at each site, as well as usage data, (best that is currently available).

Each site was assessed taking into consideration any issues or limitations of each site to proposed future directions and recommended actions.

Where there was a shortfall of sites to meet the needs of adopted population projections to the year 2036, there were sites identified that could accommodate expansion, or modifications as well as potential new sites identified for future acquisition.

#### **c) Claydon Park – C Blizzard's Proposal (*Friends of 2538*)**

This item was not addressed at the meeting as there were no representatives from Friends of 2538 at the meeting. Mr Royston supplied written information, as follows, to be included in the meeting notes.

Claydon Park is not C. Blizzard's proposal and Tim Fletcher, Director Development and Environmental Services, can provide information on that.

C. Blizzard's proposal (LEP 371 Lot 1 DP 780801 and Lot 1 DP 737576 Milton Meadows Retirement Village) was reported to Council on 13 May 2008 and Council resolved to

- a) *Council rezone Lot 1 DP 780801 and Lot 1 DP737576 from Rural 1(b) to Residential (minimum lot size 4000m<sup>2</sup>) 2(a3) and remove the scenic hatching;*
- b) *Council include objectives which allows the development of a retirement village within this location;*
- c) *Council forward a new Section 54 notification to the LEP Review Panel for consideration.*

**d) Caravan Parks – Policy Re: Rural Land (*Red Head Villages Association*)**

Mr Royston advised that caravan parks are permitted in rural zones and that unfortunately legislation in regard to caravan parks was the same for metropolitan areas as for rural areas.

**e) Climate Change (*Red Head Villagers Association*)**

Mr Royston advised the CCBs that it was resolved at the Ordinary Meeting of January 2008 that Council:

- a) *Stay abreast of climate change policy/legislation, identify and act in accordance with legal obligations relevant to planning and operations;*
- b) *Form a working group to identify opportunities to innovate and ensure a coordinated approach to risk management;*
- c) *Investigate membership to Cities for Climate Protection Program based on the experience of surrounding Councils; and*
- d) *The membership of the Working Group be the Mayor, available Councillors and the General Manager.*

Since then the Climate Change Risk Management Working Party has been formed, with their first meeting being held in March 2008. The next meeting is scheduled for July 2008. Council takes Climate change seriously and all its major facilities have been audited for environmental usage. Council also sponsors university students in climate change studies, has the “Sustainable House” project, which demonstrates best practise in sustainability and is involved with climate protection programs, acid sulphate issues and coast line management.

**f) Ulladulla Future Park/Redevelopment of Disused Sewerage Treatment Plant (*Ulladulla & Districts Community Forum*)**

The meeting was advised that Council resolved to proceed to develop sporting fields on the whole area that forms the former Ulladulla Sewage Treatment Site (both sites) and are looking at alternate layouts.

Note: Since this meeting Council has further resolved to only proceed with Stage 3 and subject to its approval will then allow the Future park proponents further time to assess the site, seek grant funds and demonstrate the projects viability.

Note: Mr Russ Pigg, General Manager, and Mr Lachlan Harris, Media Manager arrived the time being 10.16 am.

**g) Exhibition of Draft DCP 56 Amendment 4 (*Ulladulla and Districts Community Forum*)**

Mr Royston advised that following the previous night's Ordinary meeting, Council resolved to adopt the draft DCP for the purpose of public exhibition. The document will be on exhibition for four weeks starting very soon. An advertisement will be organised for the Shoalhaven Mail. A Public Meeting will be held on 19<sup>th</sup> June and a meeting of the Ulladulla DCP 56 Review Working Party will be held on 23<sup>rd</sup> June. Submissions made to the Draft DCP and outcomes of the Working Party will be reported to Council.

**3. CITY SERVICES & OPERATIONS GROUP**

**a) Greenwaste Charges (*Bawley Point/Kioloa Ratepayers and Residents Association*)**

All gate charges at Council's Recycling and Waste Depots incorporate a NSW State Government imposed levy of \$31.60 per tonne, to increase to \$40/t as of 1 July 2008 and approximately \$57 per tonne by 2010. Council's user pays pricing policy requires the price increase imposed by the NSW State Government to be passed on to the user at the Depot Gate. Council continues to lobby the State Government over the unfair burden its waste levy places on Council and its residents.

The current break even price to manage a car boot load of green waste is approximately \$4. The nominal \$2 charge on car loads is therefore significantly subsidised by the charge applied to the larger commercial loads. In comparison to other regional Council's the charges are quite low, with Eurobodalla charging \$3.80, Wollongong \$4 and Shellharbour, Kiama and Wingecarribee all charging \$5.

**4. GENERAL MANAGER**

**a) Draft Management Plan and Budget**

Mr Pigg advised that the draft Management Plan and Budget were on public exhibition till 30 May and that three public meetings had been scheduled for the Draft Management Plan (DMP) on Wednesday 14th May 2008 at the Vincentia High School, Wednesday 21st May 2008 at the Ulladulla Civic Centre, and Wednesday 28th May 2008 at the Nowra Administrative Centre. Mr Pigg demonstrated how to access the DMP on Council's website and also, as the document is so large, how to use the "find" tool to find items pertinent to each group.

**b) Council News and Ads in the "Shoalhaven Mail"**

Council news and advertising can now be found in the fortnightly publication, Shoalhaven Mail and Council has purchased six pages. Mr Pigg advised that the Shoalhaven Mail do have a website and that copies were letterbox dropped in Milton, Narrawallee, Ulladulla, Burrill Lake and Kings Point. Manyana and Bendalong have 200 copies dropped at the General Store and Lake Conjola copies are dropped at the Bowling Club. Bawley Point receive their copies at the IGA Store and copies can be found for Termeil and Lake Tabourie at the General Store at Lake Tabourie. Mr Pigg explained that he is trying to publicise these facts so that residents become familiar with the publication.

The first issue containing Council news and ads will be released on 18<sup>th</sup> May with distribution over the next three days.

*Community Representatives*

Concerns were raised on the following issues:

- whether Council will address the areas that have been overlooked
- what if you have a “No Junk Mail” sticker
- Are there any other points you can access the publication
- Which items will still be advertised in the local newspapers
- How will the community be advised of Public Meetings

#### *Council Response*

Mr Pigg advised that some rural areas were not letterboxed but there is a total of 34,000 copies available. The publication can also be accessed from Council’s website and the Shoalhaven Mail website.

The Shoalhaven Mail were arranging for stickers to be made available for the community to place on there letterbox so that the Shoalhaven Mail will still be delivered.

Copies of the publication were also available from Council offices and Libraries.

Advertisements that will be published in the newspapers will be things like a Call for Tenders – Supply of Materials as this is aimed at businesses.

Public meetings usually generate media coverage and will also be advertised in the Shoalhaven Mail.

#### **c) Councillor “Communications” Reimbursement**

Mr Pigg advised that the amendments to the Council Members Payment of Expenses & Provision of Facilities Policy were currently on exhibition and that submissions could be made until 19 May 2008. Council had made the decision to try to get more information out to the wider community by expending the \$6,000 on various types of communication such as surveys.

#### *Community Representatives*

The CCBs asked why did Councillors need this extra money for communication at this point in time as it implies that it will be used for political purposes. Are there restrictions to the use of this reimbursement? What is the current allowance for Councillors?

#### *Council Response*

Mr Pigg explained that there will be certain criteria that must be filled such as the reimbursement must not be contrary to the ‘Code of Conduct’ and must not be used for political purposes. Councillors current allowance is \$13,000 and they are reimbursed for out of pocket expenses such as travel if they are required to go out of the area. The role of Councillors is to communicate and liaise with their constituents and the Councillors believe that the “communications” reimbursement will improve their ability to fulfil that role. Councillors are allowed 40 stamps a month to correspond with the community

#### **d) Minutes from CCBs**

Mr Pigg raised the issue of CCBs sending their minutes to Council as a reminder to all groups that under the guidelines this was a requirement of the CCBs. Mr Pigg acknowledged that most groups were abiding by this requirement and that emails containing electronic versions were encouraged.

### **e) Revision of CCB Guidelines – Special Interest Groups and Lists of Landowners**

Mr Pigg advised that different types CCBs are recognised by Council so that all people in an area can be involved. Council could recognise groups representing the Arts, Sports or Conservation with the view that the more groups that are recognised the more information will get to the community.

The amendments to the Guidelines are based on the acceptance of Special Interest Groups, such as Chambers of Tourism/Commerce and would be reported to Council soon. The guidelines for Special Interest Groups are significantly different to those for Community based groups. If the changes are adopted the document will be placed on public exhibition and will be available on the Internet. Submissions are welcome.

#### *Community Representatives*

Concerns were raised by CCBs in regard to the rules for Incorporation conflicting with the Guidelines for the Conduct of Community Consultative Bodies and whether Council would be paying the annual subsidy for CCBs to the Special Interest Groups.

#### *Council Response*

The CCBs were advised that in regard to the conflict between rules of Incorporation and the Guidelines groups that have business that is not related to their role as a CCB, then meetings should be split and the part that is not CCB related should be closed to those people that are not members of the group.

Mr Pigg advised that the annual subsidy was to assist in the running of meetings eg. hall hire. Special Interest Groups that charge member fees would not receive the annual subsidy as they have the capacity to collect money and do not require assistance.

### **f) Hard Copy Business Papers**

The CCBs were advised of the review being undertaken on the number of hard copy business papers currently being printed and the cost involved. Mr Pigg stated that 150 copies were currently being printed and in an attempt to reduce this number encouraged the CCB to rethink their need for the hard copy. A demonstration of the simplicity of searching the business paper on Council's website was given showing the groups that if certain keys words were typed into the "Find" function there was no need to have to read the whole document. Mr Pigg asked the CCBs to consider the option of accessing the business paper through the web and to advise Council of their decision.

**ACTION: CCBs to consider accessing Council's Business Papers from the Website and advise Council if they wish to cease receiving hard copies.**

## **5. DEVELOPMENT AND ENVIRONMENTAL SERVICES**

### **a) Update on Corks Lane Development (*Friends of 2538*)**

Mr Papworth advised that negotiations with the RTA were ongoing with regard to an alternative intersection with the Princes Highway.

### **b) Update on Mrs Topps (*Friends of 2538*)**

This item was not addressed at the meeting as there were no representatives from Friends of 2538 at the meeting and the following information is now provided.

At Council Meeting of 25<sup>th</sup> March it was resolved that:

*Council determine that the proposed development meets the definition of “home activity” and request staff to enter negotiations with the applicant to identify whether there are any reasonable means to address the non-compliances with DCP 109 in regard to amenity, acoustics and parking and that a comprehensive Section 79(c) assessment report be provided such that the matter can be determined by Council.*

Negotiation are still ongoing with a report to be presented to a future meeting of Council’s Development Committee.

#### *Community Representatives*

The Ulladulla & Districts Community Forum raised concerns on the idea of restaurants in homes being considered a ‘home activity’.

#### *Council Response*

Mr Papworth advised that the property must be primarily used as residential and must meet the requirements of a home activity before it can be classed that way.

## **GENERAL BUSINESS**

### **a) Recommendations to Council**

The Red Head Villagers Association raised concerns over the morale of Council staff considering the amount of Recommendations that are turned over at Council meetings. It was the opinion of the CCB that staff are trained in specific fields and that the advice they give in reports to Council should not be so easily overturned.

#### *Council Response*

Clrs Anderson and Willmott explained to the meeting that this was an example of democracy at work. Being the elected representatives for the area Councillors took their responsibilities seriously in regard to staff advice and that it was only a low percentage of items that Councillors did not agree with.

### **b) Lake Tabourie Flood Study**

Mr Papworth advised that the Study was underway. At the last meeting of the Far South Natural Resource and Floodplain Management Committee, held on 1 April 2008, the following report was submitted:

*Council has engaged consultants, BMT WBM, to undertake a detailed Flood Study for Lake Tabourie. The consultant is currently in the information and data collection phase for the project. A community workshop was held at the Lake Tabourie fire-shed on Tuesday 19th February 2008 to involve residents in the study as early as possible.*

*The objective of the workshop was to gather data such as photographs and historic flood anecdotes to feed into the study process, and in this regard, the meeting was extremely successful as many residents offered various photos and videos. A number of very informative and helpful conversations with attendees on a range of issues also resulted from*

*the introduction of the project to the community. This process ensures best possible flood data to calibrate flood models to a best fit which is important to save lives and properties during future floods.*

*A questionnaire was issued to residents at Lake Tabourie in order to gain as much historical flood data as possible. A large number of replies were received and these have been collated by Council and forwarded to the consultant for inclusion into the Study.*

*The Flood Study deals with an attempt to determine the extent of possible flooding for Lake Tabourie. It is anticipated that a second workshop will be held in approximately 12 months time to present the findings of the Study.*

There being no further business, the meeting concluded, the time being 11.25 am.

Russ Pigg  
CHAIRPERSON