
MEETING NOTES

MEETING WITH ALL COMMUNITY CONSULTATIVE BODY EXECUTIVES

Thursday 12th March 2009

Reception Room, City Administrative Centre, Bridge Road, Nowra.

The meeting commenced at 10.01 am.

Apologies were received from Murramarang Progress Association, Friends of 2538, Ruth Richards (Ulladulla & Districts Community Forum)

PRESENT

Russ Pigg – Chairperson

Mayor – Clr Green – left 10.25 am

Clr Ward

Clr Guile

Clr Findley – arrived 10.05 am

Clr Miller – arrived 10.35 am

Peter Dun – Director Finance and Corporate Services

Bill Paterson – Director City Services and Operations

Tim Fletcher – Director Development and Environmental Services

Ernie Royston – Director Strategic Planning

Carmel Krogh – Director Shoalhaven Water

Martin Uptis – Infrastructure Planning Manager

Rob Spressor - Revenue Manager – arrived 10.20 am

John Burns – Basin Villages Forum

T Smith – Basin Villagers Forum

David Reynolds Basin Villages Forum

Rae Howard Riley – Bawley Point/Kioloa Progress Association

Lea Grant – Bawley Point/Kioloa Progress Association

Margaret Day - Callala Beach Progress Association

Annette Yates – Callala Bay Progress Association

Charlie Yates – Callala Bay Progress Association

Gwen Wiggins – Sussex Inlet Community Forum

David Tarbert – Sussex Inlet Community Forum

Eileen Ramaekers – Budgong Community Group

Ernie Dumbleton – Budgong Community Group

Geoff Elliott – Tabourie Lake Ratepayers and Residents Association

Felicity Welsch - Tabourie Lake Ratepayers and Residents Association

Roy Easton – Orient Point Progress Association

Lesley Sanders – Hyams Beach Villagers Association

Peter Cumes – Currarong Progress Association

Mark Corrigan – Vincentia Ratepayers and Residents Association

Brian Saunders - Vincentia Ratepayers and Residents Association

Alan Burrows – Huskisson/Woollamia Community Voice

Robyn Flack – Shoalhaven Heads Community Forum

Max Ford – Culburra Beach Progress Association

Fleur Moffatt – Culburra Beach Progress Association

Margaret Rasmussen – Red Head Villages Association
Peter Hudson – Red Head Villages Association
Dave McCorkell – Get to the Point
Robin Watt – Ulladulla and Districts Community Forum
Ellen Jerrett – Cambewarra Residents and Ratepayers Association
Rick Gainford – Berry Alliance
Keith Learn – Kangaroo Valley

1. Mayor – Cllr Paul Green

The Mayor introduced Councillors and staff and welcomed everyone to the meeting.

a) Department of Local Government - Promoting Better Practice Review Report – Council response

The Mayor advised that Council recently received the Department of Local Government's Promoting Better Practice Review report and that, as required, the report was tabled at Council's meeting of 24th February 2009. It was considered that Council did well, with 26 recommendations to implement. Quick action would ensure direction for the City and in accordance with this, Council appointed a Promoting Better Practice Review Committee, consisting of the Mayor, Deputy Mayor, Assistant Deputy Mayor and General Manager to review the recommendations, formulate and implement a required Action Plan. The Committee will provide quarterly reports to Council on the progress.

b) Council's Vision for the Future

The Mayor spoke of the worldwide financial crisis and advised that Council will have to tighten the financial belt this year. This elected Council hoped to "get back to basics" with an emphasis on issues such as drainage, the sealing of roads and cycleways with a more aggressive delivery of these objectives. These three issues would form a key part of the draft Management Plan.

Other objectives that the Mayor and Councillors wished to see pursued vigorously over the next four years are:

- Activation of the Shoalhaven River frontage with tourism type development such as coffee shops and eateries etc that would augment people's enjoyment of life;
- The installation of air conditioning in the Ulladulla Civic Centre;
- Construction of the Boardwalk at Ulladulla Harbour;
- Activation of the Ulladulla Harbour area (Woolworths looking at being involved)
- Improvements to the Shoalhaven Entertainment including an overflow room for the foyer and more amenities.

The Mayor acknowledged the community's sensitivity to the issue of high rise construction within the Shoalhaven and it was his view that development should not exceed tree level. He hoped that this term of Councillors would get the mix of subdivision, density and high rise "right".

The Mayor expressed his feeling that that he had a great team of Councillors and with the assistance of the corporate sector hoped to deliver the best for Shoalhaven families. He hopes to work closely with the community towards a better city for "work, rest and play".

2. General Manager – Russ Pigg

Mr Pigg gave an overview of the agenda for the meeting advising the CCBs that as the new rating year was fast approaching, information on the new Valuation Notices, regarding increases and decreases in different areas, would be provided by Peter Dun, Director Finance and Corporate Services. The CCBs were also advised that Rob Sutherland's replacement, Martin Uptis, Infrastructure Planning Manager, would provide a presentation on the feedback provided by the CCBs concerning their wishes for the draft Management Plan. Mr Pigg thanked the CCBs that provided their feedback saying it was good to know exactly what each community considered a priority.

The meeting was advised that following an enquiry from the Bawley Point/Kioloa Progress Association questioning the equity on 'in-kind' contributions that this topic would also be discussed.

Information on the Federal Regional and Local Infrastructure Program and the LEP would be provided by Ernie Royston, Director Finance and Corporate Services and Mr Fletcher, Director of Development and environmental Services would give an overview of the NSW Housing Codes.

CCB COMMENT

The Berry Alliance congratulated the new Council on being more policy driven and requested that the issue of Real Estate advertising signs illegally placed on main roads be addressed as this was a policy issue. It was requested that staff follow up on this policy and ensure that illegal signage is removed.

Mr Pigg advised the group of the recent restructure within Council where the Ranger Services section has been transferred to the control of the Development and Environmental Services Group.

ACTION: D&ES to ensure Rangers enforce the removal of illegal signage.

3. Director Finance And Corporate Services – Peter Dun

a) Finance Policies and 10 Year Financial Plan

Mr Dun provided the attached presentation, provided to Councillors in February 2009, on how Council puts together it's budget. The topics covered include:

- The objectives
- Where does Council receive its revenue? – Total revenue dropping eg. less DAs
- What does Council spend its funds on? – Increase in projected expenditure as Council has resolved to increase levels of service eg. pools.
- What other revenue does Council receive?
- Council's Financial Strategy
- Projected General Fund Rate increases
- Rate Revenue – Reduction expected due to economic crisis eg. less subdivision development, so no rate revenue
- Projected revenue and expenditure growth
- Impact of the Global Financial Crisis

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- Capital Expenditure
 - Annual Loan Programme
 - General Fund Loan Liability
 - Loan Repayments
 - Debt Service Ratio – Shoalhaven at 8%, target average 10-20%
 - Road Maintenance & Construction – Council spending more on these than five years ago.
 - Parks Maintenance & Construction - Council spending more on these than five years ago.
 - Public Buildings Construction - Council spending more on these than five years ago.
 - Aquatic Facilities – New Leisure Centre, North Nowra
 - Where to from here?

ACTION F&CS to provide comparative figures from other Council's in regard to Debt Service Ratios.

CCB QUESTIONS

1. Is Council looking for efficiency dividends and outsourcing services?
2. Can local employment be utilised?
3. Is the Federal Regional & Local Infrastructure Program addressed in the draft Management Plan?

COUNCIL COMMENTS

1. The meeting was advised that Council already outsource a considerable amount of services but open to looking at more. The previous Council looked at outsourcing for building of roads but decided against the idea for cost reasons.
2. Legislation changes have occurred in regard to using local employment and Council can now consider this.
3. More information would be provided on the Federal Regional & Local Infrastructure Program later in the meeting by Mr Royston.

CCB QUESTIONS

Is there a loan blowout on the Shoalhaven Entertainment Centre?
Has Council looked at models from other Councils?

COUNCIL COMMENTS

Mr Dun advised that the cost of the Centre was \$24m with loan borrowings of \$6m. This was being repaid by S94 Contributions and had a separate income stream. It is currently showing a deficit and Council has convened an Advisory Committee to look at different models of management so future years won't impact as severely on the rest of the budget.

Council is currently looking at the model from Mandurah Council in Western Australia and is attempting to find the best way to run the Centre. It will be a learning process as Council has not managed a facility like this previously.

b) Implications of Land Revaluation

- # Mr Dun introduced Robert Spresser, Council's Revenue Manager, to inform the meeting on how the revaluations will affect the Community. Mr Spressor's presentation on the Re Valuations is attached.

Mr Spresser explained to the meeting the changes relating to the recently received Valuations from the Valuer General. He advised that 60 days was given from the date of the letter for anyone to change or question their valuation. Mistakes can be made and if you think your valuation is unrealistic you should question it.

CCB QUESTIONS

1. What ability does Council have to change the mix of valuations?
2. Does Council consider pensioners?

COUNCIL COMMENTS

1. The CCBs were advised that the valuations are set by the Valuer General and must be used.
2. Pensioners make up one quarter of Council's assessment base. They are given 11 months to pay, interest free and Council does not take any action against them.

4. Infrastructure Manager – Martin Uptis

a) CCB Work Requests in the Context of Council's Works Programs

Mr Uptis explained to the meeting that basic functions such as maintenance of services, maintenance of assets and complying with legislation were Council's first priorities in formulating the budget. The Capital Works budget is formulated through investigation, studies, Councillor and community input.

Mr Uptis thanked the CCB for returning the feedback spreadsheets as they were the key documents that would assist in ascertaining each community's priorities for works. Callala Bay Progress Association's document was exceptionally well detailed and included photographs that were very helpful in distinguishing certain locations.

- # Mr Uptis proceeded to present a set of slides (attached) that detailed where the information provided by the CCBs sat within the 3 year Management Plan and the Strategy. The following issues were covered:

- Ranking methods for drainage structures, rural unsealed roads, unsealed roads,
- CCB priorities already in 3 year plan for footpaths and cycleways
- Public amenities
- Drainage
- Sealed roads
- Unsealed roads

There are gaps in the graphs due to lack of detailed information and the CCBs would be contacted in regard to details of locations etc. In future years Council will refine how this data is collected and processed.

CCB QUESTIONS

1. Cycleway request for Hyams Beach?
2. Could information be provided to CCBs next year on what was already in the 3 year plan and strategy?
3. With the requirement for developers to construct kerb and guttering and footpaths, small villages were looking like patchwork.
4. Do we contact Council in regard to lighting?
5. Mt Scanzi Road, Budgong Road is not holding up can something be done?

COUNCIL COMMENTS

1. The cycleway for Hyams Beach is in PAMP and is part of the Strategy but as yet there is no funding.
2. A list of projects already listed will be provided along with a more refined document for CCBs to include specific data for the draft Management Plan.
3. Mr Fletcher advised that in regard to “patchwork pathways and kerb and gutter, a lot depended on the future of the site and surrounding area. Council could possibly resolve this issue by coordinating with developers so deferral and collection of contributions would ensure a sizeable amount done at one time. This will require a lot of work to coordinate.
4. You may forward an application to Council for lighting.
5. Investigations will be made into Mt Scanzi Road.

ACTION: SP&I to refine the template/spreadsheet to be sent to CCBs next year regarding their wishes for the draft Management Plan.

ACTION: D&ES to take on board the community’s wishes in regard to “patchwork” pathways and kerb and gutter.

ACTION: SP&I to inspect Mt Scanzi. Budgong Road.

5. General Manager – Equity – In-Kind Projects

In regard to the enquiry from the Bawley Point/Kioloa Progress Association regarding the equity in communities contributing volunteer labour/funds to infrastructure projects Mr Pigg advised that a corporate response would be sent to all CCBs along with a copy of the letter outlining the concerns from the Bawley Point/Kioloa Progress Association.

Action: F&CS to coordinate a corporate response to the enquiry from the Bawley Point/Kioloa Progress Association.

6. Director Strategic Planning and Infrastructure - Ernie Royston

a) LEP

Mr Royston advised the meeting that the new LEP had been submitted to the Department of Planning in September 2008. There are issues that are unique to this area and some revision was required but the final plan would be sent back to DoP this week and hopefully a certificate to enable it to be placed on exhibition will be granted soon.

The LEP, with local Government Agency comments, will be on exhibition for 6-8 weeks and extensive advertising would take place. Council intends to write to every land owner and also hold community meetings. The LEP and the Shoalhaven DCP will be exhibition at the same time and both documents will be available on Council's website.

As the LEP will affect everyone in the city Mr Royston asked the CCBs to please make enquiries and forward submissions.

CCB QUESTIONS

1. What about wind farms, they seem better if they are community owned and not commercial?
2. Will the height limit change to 2 storeys citywide?
3. Can the exhibition period be longer to give time for CCBs to meet and discuss issues?
4. Do you require a DCP to raise building height levels?
5. Are height maps available?

COUNCIL COMMENTS

1. Wind farms have been included in the Rural RU1 and RU2 zones, they are only in rural zones at the moment.
2. Council can restrict the heights. The LEP will set the maximum height and the DCP can set the lower height.
3. The length of time for exhibition, as resolved by Council, is currently 8 weeks but if correspondence is received requesting additional exhibition time a further report can be submitted to Council for determination. CCBs are encouraged to write to Council expressing the wish for more consideration time for the LEP as it is such an important document.
4. The provision to raise building height levels is contained within the LEP.
5. Mr Royston can provide height maps upon request

Action: CCBs to write to Council requesting additional exhibition time for the LEP. CCBs to contact Mr Royston in regard to height maps.

b) Federal Regional and Local Infrastructure Program

Mr Royston advised that Council had applied to the Federal Government for two types of grants, one major grant for a minimum of \$2m and a grant for \$1.44m for a range of infrastructure projects.

Council applied for the major funding for the Dunn and Lewis Youth Development Foundation Project and the following is a Council media release on the matter.

Shoalhaven City Council is wholeheartedly supporting the Dunn and Lewis Youth Development Foundation project in Ulladulla, by proclaiming it a major sole project for the city.

Council is seeking funding of \$4 million from the Federal government's Regional Local Community Infrastructure Program to be solely used for the foundation project in Ulladulla.

Council resolved in December to solely support this major project for the Shoalhaven for funding under the program.

Shoalhaven City Mayor Councillor Paul Green said the Council is proud to name the Dunn-Lewis Youth Development Foundation project as the sole major project for the Shoalhaven.

“Council recognises the value and significant ongoing benefit to the youth of the Southern Shoalhaven that this project will bring,” Cllr Green said. “It is fantastic that Council is able to apply for funding up to \$4million from the Federal government’s infrastructure program. I’m hopeful that this wonderful foundation project will gain funding and we will see a spectacular place in Ulladulla that will be a fitting youth centre in the memory of Craig Dunn and Danny Lewis.”

In 2002 Craig and Danny were among the 88 Australians who died during the terrorist bombings in Kuta on the island of Bali. The Dunn and Lewis Youth Development Foundation is building the centre on the corner of Parson and St Vincent Streets.

Council has also supported the project through waiving Development Application fees and section 94 and section 64 contributions.

Council is seeking the funding under the Federal government’s \$300 million funding to Local Government to stimulate growth and economic activity across Australia and support national productivity and community well being. As part of the \$300 million, the Federal Government is making up to \$50 million available in 2008/2009 for a limited number of large strategic projects seeking a minimum Commonwealth contribution of \$2 million.

Mr Royston also advised at the meeting that Council was awaiting the outcome of the Grant request but since then, the Federal Government has approved the \$1.44m funding for the following infrastructure projects to be undertaken during the next financial year:

Project	Proposed Funding
Ulladulla Harbour terraced parklands landscaping, stage 2	\$60,000
Greenwell Point Foreshore upgrades, stage 2	\$150,000
Shoalhaven Heads River embankment improvement and stormwater drainage	\$10,000
Construction of a new Royal Volunteer Coastal Patrol Building, Sussex Inlet	\$200,000
Construction of a new storeroom at Playing Fields, Vincentia	\$50,000
Millards Creek Cycleway, between western side of St Vincent Street and Ulladulla Harbour foreshore	\$50,000
Shared footpath / cycleway along foreshore of Swan Lake, Swanhaven to Cudmirrah	\$26,000
Shared footpath / cycleway between University of Wollongong, Shoalhaven Campus, Albatross Rd to Triplarina Nature Reserve	\$300,000
Shared footpath linking residential area of Murramarang Rd, Bawley Point	\$30,000

Extend current footpath along Beinda St, Bomaderry	\$36,000
New shared footpath / cycleway along Princes Highway, Ulladulla from Kings Pt Drive to Pitman Ave	\$50,000
New footpath on Illaroo Rd from Phillip Drive to Halcott Ave, North Nowra	\$70,000
Shared footpath / cycleway on Hillcrest Ave, from Holloway Drive to Old Southern Road, South Nowra	\$180,000
Footpath on Shoalhaven St between Douglas St and Junction St, Nowra	\$60,000
New shared footpath / cycleway extension to east of shops, Vincentia from Church St to Minerva St. (foreshore)	\$50,000
New grid-interactive solar and wind power systems at Mollymook SLSC	\$8,000
New shared footpath / cycleway along Moss Vale Rd, Kangaroo Valley	\$30,000
Improvements to Berry town entrance improvements – signage and landscaping	\$80,000
New shared user path, Vincentia (stage 2)	\$1,000

7. Director Development and Environmental Services – Tim Fletcher

a) Introduction of the NSW Housing Codes

Mr Fletcher gave a quick update of the current situation with the implications of the NSW Housing Code. He briefly outlined the key requirements as well as potential implications for Council and what action is being taken to address those issues, as follows:

The NSW State Government's Housing Code SEPP commenced in NSW on 27 February 2009. The SEPP includes provisions for Exempt and Complying Development in certain specified zones within the new LEP template. At this stage the SEPP is limited to new single storey dwellings, additions and alterations to existing dwellings and ancillary development on specified lot sizes to a minimum of 600m². It is the Government's intention to extend the provisions of the SEPP to other types of development, such as dual occupancy and minor works associated with commercial and industrial development.

The new SEPP will run concurrently with Council's existing LEP and DCP requirements for exempt and complying development for a period of 12 months with the provisions of the SEPP prevailing where there is an inconsistency between the controls.

At this stage there are a number of exclusions, such as bushfire prone land, flood prone land, water catchment, and heritage that will prevent complying development (and exempt development) on affected land and Council's are required to include this information in Section 149 Planning Certificates.

The SEPP specifies prescriptive development standards, such as maximum site coverage and floor area, maximum heights, minimum boundary setbacks and the like that are, in some cases, inconsistent with Council's existing DCP controls. There are concerns that the SEPP's inconsistencies with Council's DCP's will result in complying development being constructed in areas, such as foreshore locations, where existing development has been constructed in accordance with Council's controls resulting in inequities and other problems.

Development complying with the development standards within the SEPP for exempt development require no approval from Council.

The Environmental Planning and Assessment Act has been amended to require Councils and private certifiers to determine applications for Complying Development Certificates within 10 days.

The Government has included within the legislation the ability for Councils to seek exclusions and local variations in limited circumstances but this is likely to be a lengthy process.

General Business

It was requested by the CCBs that both a hard copy and an electronic copy of the presentations given at the meeting be provided when the meeting notes are sent out

Action: F&CS to ensure electronic and hard copies of the presentations be provided when the meeting notes are forwarded to the CCBs.

Clr Ward thanked Councillors, the CCBs and staff for their input and attendance and expressed his hope that the meeting was beneficial for all involved.

There being no further business, the meeting concluded, the time being 11.59 am.

Russ Pigg
CHAIRPERSON