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**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON MONDAY, 18 JULY, 2016 IN THE COUNCIL CHAMBERS, CITY ADMINISTRATIVE CENTRE, BRIDGE ROAD, NOWRA COMMENCING AT 4.02PM**

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The following members were present:

Clr White - Chairperson  
Clr Tribe  
Clr Robertson  
Clr Kearney  
Clr Anstiss  
Clr Gash  
Clr Wells  
Clr Baptist  
Clr Findley  
Clr Guile  
Clr Watson  
Clr Kitchener  
Russ Pigg – General Manager

1. Confirmation of the Minutes of the Development Committee meeting held on Tuesday 7 June 2016
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MOTION:

Moved: Wells / Second: Baptist

(MIN16.530) RESOLVED that the Minutes of the Development Committee meeting held on Tuesday 17 June 2016 be confirmed.

CARRIED

2. Declarations of Interest
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Conflict of Interest Declaration - Clr White – pecuniary – Item 4, Page 27 – Installation of a 26.5 metre telecommunications tower and associated equipment shelter at Lot 12 DP700116, 9 Geary Place North Nowra - she receives remuneration from Telstra – will leave the room and not take part in discussion or vote.

Conflict of Interest Declaration – Clr Watson – Non Pecuniary Significant - Item 3, Page 20 – Planning Proposal (Rezoning) – 1310 Naval College Road, Worroving Heights (iArchitecture) – he is a member of the JRPP Panel which may consider an appeal on this matter if lodged – will leave the room and not take part in discussion or vote.

PROCEDURAL MOTION:

Moved: Watson / Second: Wells

RESOLVED that Clr Gash be nominated as acting Chairperson for the completion of this item.

CARRIED

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3. Deputations

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Ms Diane Milne addressed the Committee in relation to Item 2, Page 14 – Planning Proposal (Rezoning) – Lot 1, 29 & 30 DP 25114 Albatross Road & Kinghorne Street, Nowra

Lee Carmichael addressed the Committee in relation to Item 2, Page 14 – Planning Proposal (Rezoning) – Lot 1, 29 & 30 DP 25114 Albatross Road & Kinghorne Street, Nowra

Colin Urwin (on behalf of RMI Group) addressed the Committee in relation to Item 3, Page 20 – Planning Proposal (Rezoning) – 1310 Naval College Road, Worroing Heights (iArchitecture)

## **REPORT OF THE GENERAL MANAGER**

### **PLANNING AND DEVELOPMENT SERVICES**

4. Section 96 Application DS13/1445 - Sand and soil quarry and processing of soil materials and compost. Applicant: TCW Consulting Pty Ltd on behalf of Soilco Pty Ltd. Owner: AF and MA Emery File DS13/1445 (PDR)
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MOTION:

Moved: Wells / Second: Baptist

(MIN16.531) RESOLVED that the Development Committee, in accordance with authority delegated by Council, resolve to approve DS13/1445 for the modification of DA95/3205 in accordance with the attached draft Notice of Determination at Attachment A.

CARRIED

5. Planning Proposal (Rezoning) - Lot 1, 29 & 30 DP 25114 Albatross Road & Kinghorne, Street Nowra (Lee Carmichael Town Planning) File 53177e (PDR)
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MOTION:

Moved: Guile / Second: Kitchener

That, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Support the proposed rezoning, but maintain an 11 metre maximum height of building control. While this option would reduce the impact of the proposed development on adjoining properties, it may impact on the development feasibility.
- b) Request that a character assessment of the site and surrounds be required as a condition of the Gateway determination, with the possibility of stepping the building heights down towards the adjoining properties to be considered as part of the assessment.
- c) Advise the proponent, adjacent land owners and relevant community groups of this decision, noting the opportunity for formal consultation later in the process.
- d) If necessary, receive a further report following receipt of the Gateway determination.

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FOR: Robertson, Findley, Guile, Watson, Kitchener

AGAINST: Tribe, Kearney, Anstiss, Gash, Wells, Baptist, White and Russ Pigg

FORESHADOWED MOTION:

Moved: Wells / Second: Gash

(MIN16.532) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Give in principle support for the proposed rezoning and increase in building height for Lot 1, 29 and 30 DP25114 Albatross Road & Kinghorne Street, Nowra; and submit a Planning Proposal to the NSW Department of Planning and Environment for Gateway determination.
- b) Request that a character assessment of the site and surrounds be required as a condition of the Gateway determination, with the possibility of stepping the building heights down towards the adjoining properties to be considered as part of the assessment.
- c) Advise the proponent, adjacent land owners and relevant community groups of this decision, noting the opportunity for formal consultation later in the process.
- d) If necessary, receive a further report following receipt of the Gateway determination;
- e) Request the applicant give consideration that a portion of affordable housing be included in the project.

CARRIED

FOR: Tribe, Robertson, Kearney, Anstiss, Gash, Wells, Baptist, White and Russ Pigg

AGAINST: Findley, Guile, Watson, Kitchener

Note: Clr Guile left the meeting.

6. Planning Proposal (Rezoning) - 1310 Naval College Road, Worroving Heights (iArchitecture) File 53077e (PDR)

Note: Clr Kitchener left the meeting.

Conflict of Interest Declaration - Clr Watson – significant non pecuniary interest –this proposal may go to the JRPP of which he is a member - left the room, did not take part in discussion or vote.

Note: Clr Guile returned to the meeting

Note: Clr Kitchener returned to the meeting.

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MOTION:

Moved: Gash / Second: Baptist

(MIN16.533) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Defer a decision on the Planning Proposal to rezone 1310 Naval College Road, Worroving Heights to SP3 Tourist; until a more detailed strategic planning exercise that considers the future zoning of the broader precinct as per the previous Council resolution has been investigated.
- b) Report the issue back to Council following the strategic review of the broader precinct.
- c) Advise the proponent, the NSW Rural Fire Service and Department of Planning and Environment of this resolution.

CARRIED

FOR: Tribe, Robertson, Kearney, Anstiss, Gash, Wells, Baptist, Guile, Kitchener, White and Russ Pigg

AGAINST: Findley

Note Clr Watson was absent

7. Installation of a 26.5 metre telecommunications tower and associated equipment shelter at Lot 12 DP700116, 9 Geary Place North Nowra. Applicant: CPS Global. Owner: Hailbay Pty Ltd. File DA16/1213 (PDR)

Conflict of Interest Declaration - Clr White - pecuniary interest – she receives remuneration from Telstra - left the room, did not take part in discussion or vote.

Clr Gash assumed the Chair

Note: Clr Watson returned to the meeting.

MOTION:

Moved: Wells / Second: Baptist

(MIN16.534) RESOLVED that, in accordance with the authority delegated by Council to the Committee, that:

- a) Council support, pursuant to clause 4.6 (Variation to development standards) of SLEP 2014, the applicant's request to vary the height limit of 11 metres to 26.5 metres;
- b) Council approve the application subject to the conditions set out in the draft Notice of Determination at Attachment A.

CARRIED

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**NOTICES OF MOTION**

8. SLEP Amendment – Landscaping Material Supplies – IN1 & IN2 General Industrial Zones  
File 33363E (PDR)
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Clr White returned to the meeting and resumed the chair.

MOTION: Moved: Watson / Second: Guile

RECOMMENDED that:

1. That the Shoalhaven Local Environmental Plan 2014 be amended to include the use “Landscaping Material Supplies” as a permissible land use within the IN1 & IN2 General Industrial zones; and
2. That such amendment be included as part of the next Housekeeping Amendment to the LEP that Council undertakes.

CARRIED

There being no further business, the meeting concluded, the time being 5.23pm.

Clr White  
CHAIRPERSON