
MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY, 3 MAY, 2016 IN THE COUNCIL CHAMBERS, CITY ADMINISTRATIVE CENTRE, BRIDGE ROAD, NOWRA COMMENCING AT 4.00 PM

The following members were present:

Clr White - Chairperson
Clr Kearney
Clr Anstiss
Clr Gash
Clr Wells
Clr Baptist – arrived 4.09pm
Clr Findley
Clr Guile
Clr Watson
Clr Kitchener
Russ Pigg – General Manager

Apologies:

Apologies were received from Clr Tribe, Clr Robertson

1. Confirmation of the Minutes of the Development Committee meeting held on Tuesday 5 April 2016
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MOTION:

Moved: Kearney / Second: Anstiss

(MIN16.339) RESOLVED that the Minutes of the Development Committee meeting held on Tuesday 5 April 2016 be confirmed.

CARRIED

2. Deputations
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Penny Davidson addressed the Committee in relation to Item 7, Page 27 – Huskisson Foreshore Precinct Masterplan and Development Concepts – Proposed Public Exhibition of Masterplan Concepts

Note: Clr Baptist arrived – 4.09pm.

Mario Zanuttini addressed the Committee in relation to Item 8, Page 32 – Planning Proposal (Rezoning) – 5C Creston Grove, Bomaderry (Ride Australia)

Justin Sanders addressed the Committee in relation to Item 8, Page 32 – Planning Proposal (Rezoning) – 5C Creston Grove, Bomaderry (Ride Australia)

3. Procedural Motion – Bring Item Forward
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PROCEDURAL MOTION:

Moved: Wells / Second: Baptist

That the matter of the following items be brought forward for consideration.

- Item 7, Page 27 Huskisson Foreshore Precinct Masterplan and Development Concepts
- Item 8, Page 32 – Planning Proposal (Rezoning) – 5C Creston Grove, Bomaderry (Ride Australia)

CARRIED

4. Item 7 - Huskisson Foreshore Precinct Masterplan and Development Concepts – Proposed Public Exhibition of Masterplan Concepts File 50840E

MOTION:

Moved: Findley / Second: Baptist

(MIN16.340) RESOLVED that, in accordance with the Committee’s delegated authority from Council, that the Committee:

- a) Publicly exhibit the Draft Huskisson Foreshore Masterplan, including the four potential Development Concepts, for a minimum period of 40 days;
- b) Notify the Community Reference Group members, relevant Community Consultative Bodies, Business Chambers and landowners within the precinct of this resolution and the exhibition arrangements;
- c) Receive a further report following the completion of the public exhibition which comments on a preferred Masterplan option.
- d) The information placed on public exhibition includes:
 - i) All images and models depicting the current street footprint of the existing development.
 - ii) The full spectrum of views related to the Development Concepts.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Kitchener, White, Russ Pigg

AGAINST: Guile, Watson

5. Item 8 - Planning Proposal (Rezoning) - 5C Creston Grove, Bomaderry (Ride Australia) File 52920E(PDR)

MOTION:

Moved: Wells / Second: Watson

(MIN16.341) RESOLVED that, in accordance with the Committee’s delegated authority from Council, that:

- a) Consideration of the Planning Proposal be deferred to allow:

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- i) A further report being provided to Council on the Proponents amended proposal and approach regarding the use of Schedule 1 of the LEP
 - ii) Council to consult with Department of Planning regarding the use of schedule 1 for the proposed rezoning.
 - iii) Council to further consult with Roads and Maritime Services given the scale and activity of the proposed development
 - iv) Council and the proponent undertaking further consultation with the local residents
- b) That Council write to MP Gareth Ward to advise him of Councils decision in relation to the proposal.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Nil

REPORT OF THE GENERAL MANAGER

PLANNING AND DEVELOPMENT

6. Development Application - Stage 2 Subdivision of Dual Occupancy at Lot 2 DP539865 (no.28) The Wool Road, Vincentia. Applicant: Lee Carmichael Town Planning (LCTP).
Owner: J Rawlins File DA15/2576(PDR)
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MOTION:

Moved: Watson / Second: Wells

(MIN16.342) RESOLVED that in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Confirms support for the proposed exception; and
- b) The application be determined under delegated authority.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Nil

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7. Development Application - Proposed Community Title Subdivision of a Multi Dwelling Housing Development at Lot 201 DP 1173331 (No.54A) Hillcrest Avenue, South Nowra. Applicant: Lee Carmichael Town Planning. Owner: Blue Mantle Pty Ltd. File DA15/2588(PDR)

MOTION: Moved: Gash / Second: Baptist

(MIN16.343) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Confirms support for the proposed exception; and
- b) The application be determined under delegated authority.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Nil

8. Variation to Shoalhaven Development Control Plan 2014, Chapter G9 Development on Flood Prone Land, to permit a two lot residential subdivision of flood free land in Lot 2 DP1196876, Bindaree Street, Greenwell Point. File SF10495(PDR)

MOTION: Moved: Watson / Second: Baptist

(MIN16.344) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee:

- a) Support the variation to Chapter G9 to permit subdivision of flood free land within Lot 2 DP1196876, Bindaree Street, Greenwell Point.
- b) Application to be determined under delegated authority.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Findley

9. Shoalhaven Local Heritage Assistance Fund Program 2015/2016 File 1110E

MOTION: Moved: Findley / Second: Wells

(MIN16.345) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee receive the outcome of the Shoalhaven Local Heritage Assistance Fund Program 2015-2016 for information.

CARRIED

10. Stage 2 Housekeeping Amendments - Shoalhaven Development Control Plan 2014
File 50013e(PDR)

MOTION: Moved: Watson / Second: Baptist

(MIN16.346) RESOLVED that, in accordance with the Committee’s delegated authority from Council, that the Committee:

- a) Adopt the draft Stage 2 Housekeeping Amendments to Shoalhaven Development Control Plan 2014 which includes proposed amendments to the Development Control Plan dictionary and the following existing Shoalhaven Development Control Plan 2014 Chapters as detailed in Attachment “A”:
 - Chapter G6 – Coastal Management Areas
 - Chapter G9 – Development on Flood Prone Land
 - Chapter G10 – Caravan Parks in Flood Prone Areas
 - Chapter G17 – Business, Commercial and Retail Activities
 - Chapter G20 – Industrial Development
 - Chapter NB1 – Mundamia Urban Release Area
- b) Exhibit the draft amendments for a minimum period 28 days in accordance with legislation; and
- c) Consider a further report after public exhibition of the draft amendments to:
 - Consider any submissions received,
 - Rescind POL 12/118 – Flinders Estate – Zincalume Roofs
 - Adopt the Stage 2 Housekeeping Amendments for finalisation

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Nil

11. Proposed submission - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - New Controls for rural and regional NSW File 31157E(PDR)

MOTION: Moved: Guile / Second: Wells

(MIN16.347) RESOLVED that, in accordance with the Committee’s delegated authority from Council, that the comments contained within this report form the basis of Council’s submission on the proposed amendments to the State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008 - New exempt and complying development controls for rural and regional NSW.

CARRIED

FOR: Kearney, Anstiss, Gash, Wells, Baptist, Findley, Guile, Watson, Kitchener, White, Russ Pigg

AGAINST: Nil

12. Huskisson Foreshore Precinct Masterplan and Development Concepts – Proposed Public Exhibition of Masterplan Concepts File 50840E
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Note: This matter was dealt with earlier in the meeting.

13. Planning Proposal (Rezoning) - 5C Creston Grove, Bomaderry (Ride Australia) File 52920E(PDR)
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Note: This matter was dealt with earlier in the meeting.

There being no further business, the meeting concluded, the time being 5.30 pm.

Clr White
CHAIRPERSON