
MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY, 5 APRIL, 2016 IN THE COUNCIL CHAMBERS, CITY ADMINISTRATIVE CENTRE, BRIDGE ROAD, NOWRA COMMENCING AT 4.00 PM

1. Nowra CBD Urban Design Development Controls Report - Adoption and next steps
File 48168E
-

MOTION:

Moved: Wells / Second: Gash

(MIN16.229) RESOLVED that, in accordance with the Committee's delegated authority from Council, that the Committee

- a) Adopt the Nowra CBD Urban Design Development Controls Report as exhibited with the following minor changes:
 - i) Include a note in Section 3.2 of the report to ensure corner building setbacks do not impact on planned intersection upgrades in the CBD.
 - ii) Include a note in Section 3.9 of the report that outlines the requirements for active ground floor uses under Clause 7.16 of Shoalhaven Local Environmental Plan 2014.
- b) Advise the NSW Department of Planning and Environment and those who made submissions on the draft report of Council's resolution in this regard.
- c) Report back to Council following the public exhibition of the resulting Nowra CBD Planning Proposal and Shoalhaven Development Control Plan 2014 chapter.

CARRIED

REPORT OF GENERAL MANAGER

DEVELOPMENT COMMITTEE

TUESDAY, 5 APRIL 2016

PLANNING AND DEVELOPMENT

ITEMS TO BE DEALT WITH UNDER DELEGATED AUTHORITY

1. **Nowra CBD Urban Design Development Controls Report - Adoption and next steps**
File 48168E
-

SECTION MANAGER: Gordon Clark.

PURPOSE:

Detail the outcomes of the public exhibition and obtain Council's final adoption of the Nowra CBD Urban Design Development Controls Report.

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

- a) **Adopt the Nowra CBD Urban Design Development Controls Report as exhibited with the following minor changes:**
 - i) **Include a note in Section 3.2 of the report to ensure corner building setbacks do not impact on planned intersection upgrades in the CBD.**
 - ii) **Include a note in Section 3.9 of the report that outlines the requirements for active ground floor uses under Clause 7.16 of Shoalhaven Local Environmental Plan 2014.**
- b) **Advise the NSW Department of Planning and Environment and those who made submissions on the draft report of Council's resolution in this regard.**
- c) **Report back to Council following the public exhibition of the resulting Nowra CBD Planning Proposal and Shoalhaven Development Control Plan 2014 chapter.**

OPTIONS

1. **Adopt the recommendation of this report - this is preferred as it enables this important project and its outcomes, including the Planning Proposal (PP) to progress, establishes a clear policy direction for the CBD and provides certainty to landowners/developers.**
2. **Consider additional changes to the Urban Design Development Controls - this option is not favoured as the proposed controls were developed through extensive testing and community consultation and are considered to be a good overall outcome for the**

CBD. Any changes to the proposed controls at this point may require a re-exhibition and will potentially delay the project.

3. Not adopt the Urban Design development controls. It is important to establish a clear set of development controls for the Nowra CBD to provide certainty and direction to any future development proposals. There is also an expectation that a set of controls will be implemented for the CBD area given its regional significance.

DETAILS

Background

At the Development Committee meeting of 3 November 2015 it was resolved (under delegation) in part that:

- a) *Adopt the Nowra CBD Draft Urban Design Development Controls for public exhibition for a minimum period of 28 days.*
- b) *Report back to Council following the exhibition of the draft Nowra CBD Urban Design Development Controls.*

The full resolution of 3 November 2015 is provided as **Attachment "A"**.

The exhibited Urban Design Development Controls Report contains a range of controls for building and floor heights, building setbacks, building bulk and scale, articulation, heritage conservation and solar access. The report also identifies opportunities to build on the existing character of the different precincts within the CBD, opportunities for active street frontages, improved vehicle and pedestrian linkages, and the protection of views and vistas.

A copy of the exhibited draft Urban Design Development Controls Report will be available in the **Councillors room** for review prior to the meeting. Councillors were also given a detailed briefing by the project consultant (Di Griffiths from Studio GL) on 24 September 2015.

Public Exhibition

The draft report was public exhibited from 25 November 2015 to 8 January 2016 (inclusive). Only one (1) formal submission was received, as well as internal comments from Council's Traffic and Transport Section. The major issues raised in the submissions and the corresponding staff comments are summarised below. A copy of the submission is provided in the **Councillor's Room** for today's meeting.

Submission Comments

The submission congratulates Council on the draft report and the efforts to improve the usability of the Nowra CBD. Strongly supports the preservation of views, the recognition and preservation of heritage items, solar principles and the focus on walkability in the CBD.

The submission also made a number of suggestions in relation to civic upgrades, healthy living, historical walks and new development proposals that are generally consistent with

the Nowra CBD Master Plan and Revitalisation Strategy, but outside of the scope of the detailed Development Controls Report.

Traffic and Transport Comments

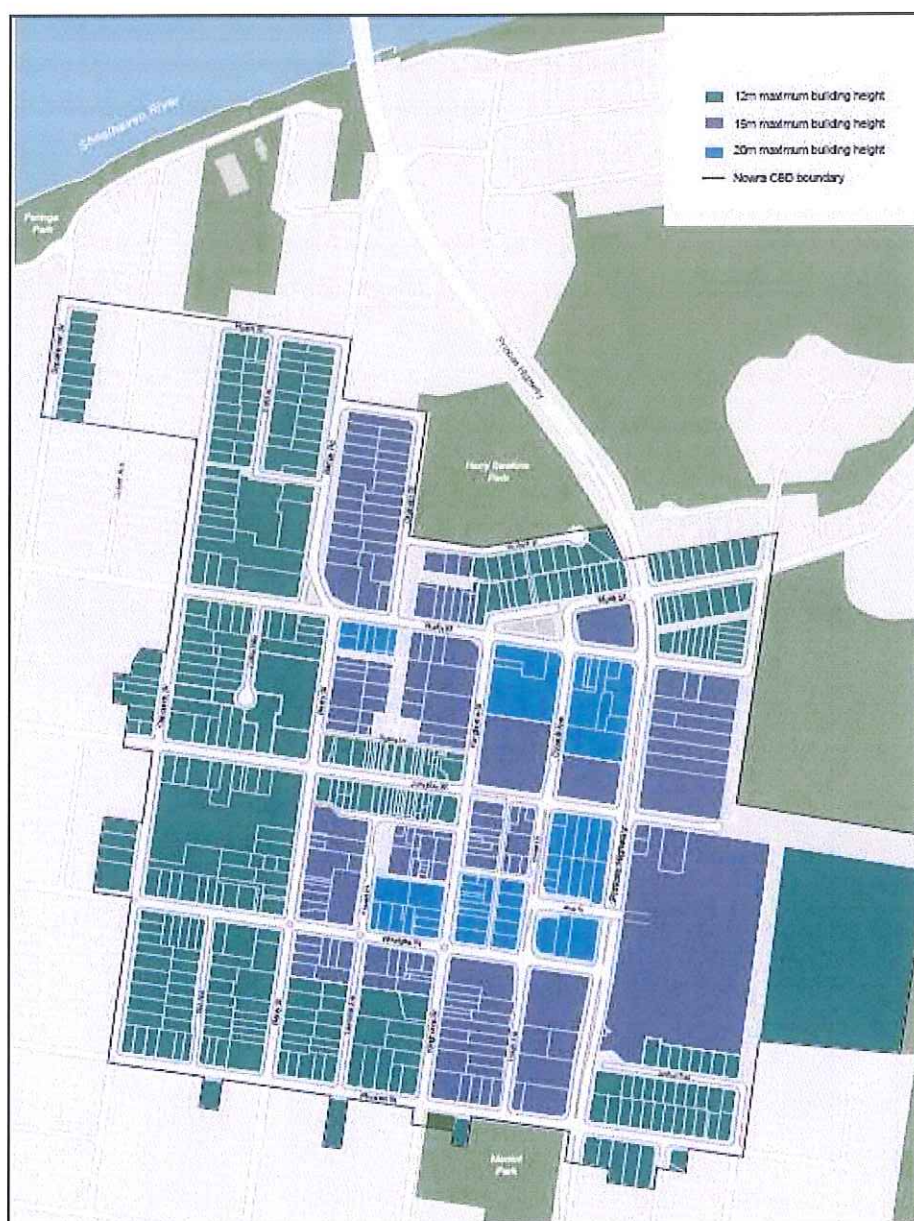
The adopted Nowra CBD Transport Strategy identifies numerous intersection improvements throughout Nowra CBD which may require additional corner setbacks in some locations. Council's Traffic and Transport Section suggest that every intersection in the CBD include additional setbacks to ensure future intersection upgrades can be accommodated.

Comments

It is considered unreasonable at this stage, and without detailed work, to include additional setback on every corner building in the CBD, however, it is recommended that an additional note be included in Section 3.2 of the report to ensure that planned intersection upgrades are considered as part of the merit based assessment of future development applications in the CBD, thus ensuring that the issue is not overlooked.

Planning Proposal (LEP Amendment) and DCP Chapter

The Urban Design Development Controls Report recommends setting building heights in the Nowra CBD, as shown in Figure 1 below. A PP has been prepared to incorporate the recommended heights into Shoalhaven Local Environmental Plan (LEP) 2014 and the other related urban design development controls will be included as a Chapter in Shoalhaven Development Control Plan (DCP) 2014. Council resolved on 5 November 2015 to prepare the required PP and DCP Chapter.



Following the receipt of Gateway determination for the PP, the proposal and draft DCP chapter will be exhibited as a package.

SHOALHAVEN RIVERFRONT PRECINCT

As part of the 5 November 2015 resolution related to this project, Council also resolved to:

Proceed to prepare detailed urban design controls for the northern Riverfront/Gateway precinct and report back to Council on the steps required to enable redevelopment of this important precinct.

An update on the status of this sub-project was included in the confidential report on the Visitor Information Centre, Graham Lodge and Civic Centre Site that was considered by

Council on the 15 March 2015. Detailed reports will be provided to Council at appropriate points in this project.

FINANCIAL IMPLICATIONS:

The current work is being undertaken and managed within the Strategic Planning budget.

COMMUNITY ENGAGEMENT:

The draft urban design development controls were prepared in consultation with a project liaison group that was made up of local property/business owners, architects, planning consultants and community representatives. The consultants facilitated 3 workshops with the group during the development and testing of the controls.

The draft report was publicly exhibited from 25 November 2015 to 8 January 2016 (inclusive) and only one (1) formal submission was received.

**MINUTES OF THE DEVELOPMENT COMMITTEE MEETING HELD ON TUESDAY,
3 NOVEMBER 2015 IN THE COUNCIL CHAMBERS, CITY ADMINISTRATIVE CENTRE,
BRIDGE ROAD, NOWRA COMMENCING AT 4.00 PM**

1. Nowra CBD – Draft Urban Design Development Controls, Proposed Public Exhibition
File 48168E, 52288E, 52289E (PDR)

MOTION:

Moved: Wells / Second: Baptist

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

- a) Adopt the Nowra CBD Draft Urban Design Development Controls for public exhibition for a minimum period of 28 days.
- b) Report back to Council following the exhibition of the draft Nowra CBD Urban Design Development Controls.
- c) Prepare a Planning Proposal to incorporate the proposed building heights into Shoalhaven LEP 2014 and submit the Planning Proposal to the Department of Planning and Environment for Gateway determination.
- d) Following the Gateway determination, publicly exhibit the Planning Proposal and a formal Amendment to Shoalhaven Development Control Plan 2014 as a package.
- e) Proceed to prepare detailed urban design controls for the northern Riverfront/Gateway precinct and report back to Council on the steps required to enable redevelopment of this important precinct.

CARRIED

FOR: Cllr White, Gash, Robertson Tribe, Kearney, Baptist, Wells Anstiss, Findley, Watson, Kitchener, McCrudden, Russ Pigg

AGAINST: Nil