

# **MINUTES OF THE SOUTHERN REGION PLANNING PANEL MEETING HELD AT SHOALHAVEN CITY COUNCIL ON 22 OCTOBER 2010 AT 11.05 AM**

## **PRESENT:**

|                |              |
|----------------|--------------|
| Pam Allan      | Chair        |
| Alison McCabe  | Panel Member |
| Allen Grimwood | Panel Member |

## **IN ATTENDANCE**

Robert Russell – Development Manager, Shoalhaven City Council  
Peter Marczuk – Senior Development Planner, Shoalhaven City Council  
Craig Crompton – Development Planner, Shoalhaven City Council

## **APOLOGY:**

Nil

### **1 Acknowledgement of Country**

### **2 Declaration of Interest**

Nil

### **3 Confirmation of Minutes**

The Minutes of the meeting of the Southern Region Planning Panel, held on 8<sup>th</sup> July 2010 at Shoalhaven City Council were confirmed and adopted on a Motion of Allen Grimwood, seconded Alison McCabe.

The Minutes of the meeting of the Southern Region Planning Panel, held on 27<sup>th</sup> August 2010 at Wollongong Council were confirmed and adopted on a Motion of Pam Allan, seconded Alison McCabe.

The Minutes of the meeting of the Southern Region Planning Panel, held on 30<sup>th</sup> September 2010 at Wollongong Council were confirmed and adopted on a Motion of Alison McCabe, seconded Allen Grimwood.

### **4 Business Item - 2010STH017 - Shoalhaven – RA10/1006 – Four (4) Single Story Two Bedroom Tourist Cabins, 284 River Road, Sussex Inlet, Lot 1 DP 9075 Sec 1**

Robert Russell, Development Planner, Shoalhaven City Council, provided a PowerPoint presentation giving an overview of the proposed development, Councils S79C Assessment and recommendations.

## **5 Public Submissions**

Nil

## **6 Business Item 2010STH017 – Shoalhaven (RA10/1006) Recommendation**

**Moved** Alison McCabe, seconded Allen Grimwood

That, in respect of RA10/1006 (2010STH017) for four two bedroom tourist cabins at Lot 1 DP 9075 Section 1 (No. 284) River Road, Sussex Inlet, the application be approved as an operational development consent subject to conditions contained in Attachment 'A', including an amendment to Condition 25 as follows:

### ***Internal Driveway and Car Park***

25. The internal driveway and off street car parking area shall:

- a) Be constructed to one of the following:
  - i. Two coat bitumen seal standard: With a minimum compacted pavement thickness of 2mm: or
  - ii. Asphaltic concrete (AC): with a minimum compacted pavement thickness of 200mm, surfaced with 25mm of AC10 asphaltic concrete: or
  - iii. Coloured/patterned/plain 25MPa concrete: Suitable for light vehicular loading having a minimum thickness of 100mm reinforced with SL72 mesh. The slab is to be located over 75mm of compacted fine crushed rock: and
- b) Provide no fewer than ten (10) car parking spaces on site (8 spaces for the tourist cabins, 2 spaces for the existing dwelling-house). These spaces must be constructed as follows:
  - i. Two (2) car parking spaces in addition to those shown in the site plan, are to be provided and located west of car parking space 6 as shown on the site Plan/Analysis & landscaping Plan, Job No. 1014, Sheet No.1 of 4, dated June 2010.
  - ii. The car parking shall be designed, constructed, line marked and signposted in accordance with Council's Car Parking Code (Part 2.10 of Development Control Plan No 18).
  - iii. Car parking spaces shall not be less than 2.6m x 5.5m.

**Motion Carried**

## **7 Business Item**

2010STH011 - Shoalhaven - RA10/1003 – Proposed Telecommunications Facility (35m Tower and equipment shed), 3 Geary Place, North Nowra

Robert Russell, Development Manager, Shoalhaven City Council, provided a PowerPoint presentation giving an overview of the proposed development, Council's S79C Assessment and recommendations.

## **8 Public Submissions**

Russ Pigg – General Manager, Shoalhaven City Council  
Geoff Vercoe – Resident  
Rob Cusack – Telstra  
Nick Tame – Telstra  
Nick Juradowitch – Ingham Planning

## **9 Business Item 2010STH011 – Shoalhaven (RA10/1003) Recommendation**

**Moved** Allen Grimwood, seconded Pam Allan

That, in respect of RA10/1003 (2010STH011) for the proposed mobile -tTelecommunications facility at Lot 1 DP1036505 (No. 3) Geary Place, North Nowra, the application be approved as an operational development consent subject to conditions as contained in Attachment 'F' including the following amended conditions of Consent:

### ***Landscaping***

12. a) The applicant must lodge a landscape plan with Council and approval granted prior to the issue of a Construction Certificate. The plan must be prepared by a suitably qualified professional. The landscape plan must include the following (at a minimum):
  - The planting of screen trees that are a species capable of reaching a height of 15 metres at maturity. Plant specimens must be planted at an appropriate distance so as to partially screen the monopole from the adjoining residential; properties.
  - Details on the quantity of plants and pot sizes;
  - Location of common tap/taps/irrigation system to permit all landscape works to be adequately watered; and
  - Maintenance plan till trees have grown to maturity
- b) All landscaping, including plantings, mulch, watering systems and barriers must be carried out in accordance with the approved plan.

### ***Waste Minimisation and Management***

19. A Waste Minimisation and Management Plan is to be submitted to Shoalhaven City Council prior to the issue of a construction certificate. All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Minimisation and Management Plan (WMMP) or removed to an authorised waste disposal facility (i.e. West Nowra Tip). No waste shall be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site.

Compliance with the WMMP shall be demonstrated by the retention of relevant receipts. These must be submitted to Council, upon request.

**Motion Carried** - Alison McCabe voted against the matter

The meeting concluded at 12.24 pm.

Pam Allan  
Chair, Southern Region Planning Panel  
Friday 22<sup>nd</sup> October 2010