

# MINUTES OF THE SOUTHERN REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT HUSKISSON COMMUNITY CENTRE ON THURSDAY, 1 DECEMBER 2011 AT 2.30 PM

## PANEL PRESENT:

Pam Allan	Chair
Alison McCabe	Panel Member
Allen Grimwood	Panel Member

## COUNCIL STAFF IN ATTENDANCE

Tim Fletcher	Director, Development & Environmental Services, Shoalhaven City Council
Robert Russell	Development Manager, Shoalhaven City Council
James Bonner	Acting Senior Development Planner, Shoalhaven City Council
Intan Abdul Aziz-Kallus	Project & Policy Coordinator, Shoalhaven City Council

## APOLOGY: Nil

1. The meeting commenced at 2.30 pm
2. **Acknowledgement to Country**
3. **Declarations of Interest**

Allen Grimwood advised that he had worked for Shoalhaven City Council on the draft LEP that bears no relation to the matter listed for hearing.

## 4. **Business Items**

***ITEM 1 - 2011STH019 - Shoalhaven City Council, RA11/1003, Proposed construction of a 4 storey Residential Flat Building containing 46 Apartments & a basement car park for 90 vehicles, 11-17 Fegen Street, Huskisson – Lot 8 DP 758530 Sec 6 & Lots A & B DP 390332***

James Bonner, Acting Senior Development Planner, Shoalhaven City Council, provided a PowerPoint presentation giving an overview of the proposed development, Council's S79C Assessment and recommendation.

## 5. **Public Submission -**

The following people addressed the meeting in relation to this matter:

Mr Graeme Gibson, Chair, Huskisson Woollamia Community Voice

Mr Rob Donaldson, Assistant General Manager, Shoalhaven City Council

Mr Wayne Meami – **moved** Allen Grimwood, **seconded** Alison McCabe – extension of time.

Mr Geoff Barlow

Ms Leslie Lockwood – **moved** Allen Grimwood, **seconded** Alison McCabe – extension of time.

Mr Andrew Gibbes

Mr Robert Pincevic, Applicant

Councillor John Fergusson – **moved** Alison McCabe, **seconded** Allen Grimwood – extension of time.

Ms Bronwyn Seiden, Applicant's Town Planner

Mr Mark Jones, Applicant's Architect - **moved** Allen Grimwood, **seconded** Alison McCabe – extension of time.

Mr Tim Brikich, Applicant - **moved** Allen Grimwood, **seconded** Alison McCabe – extension of time.

Mr Garry Kelson - **moved** Allen Grimwood, **seconded** Alison McCabe – extension of time.

Mr Trevor Fitzpatrick, from Purdon Associates, was requested to respond to matters raised in the public submissions.

## 6. Business Item Recommendations

***2011STH019 - Shoalhaven City Council, RA11/1003, Proposed construction of a 4 storey Residential Flat Building containing 46 Apartments & a basement car park for 90 vehicles, 11-17 Fegen Street, Huskisson – Lot 8 DP 758530 Sec 6 & Lots A & B DP 390332***

**Moved** Allen Grimwood, **Seconded** Alison McCabe, that RA11/1003 (JRPP Reference 2011STH019) the application be refused for the following reasons:

- a) The proposed development does not meet the objectives of Development Control Plan 99 in regards to building design, height restrictions and Floor Space Ratio (FSR).
- b) The proposed development is not suitable to the site in regards to the bulk and scale of the building in relation to the existing and desired future character of the locality as described in the urban design strategy for the locality by Ruker Urban Design and subsequent Purdon Review in regards to building design, height restrictions, Floor Space Ratio (FSR) and landscaping provisions.
- c) The use of Kent Lane as a frontage for units with minimal setbacks to the lane is unsuitable from an amenity perspective having inadequate separation distances from the laneway and neighbouring properties.
- d) The proposed development is an overdevelopment of the site and is not in the public interest.
- e) A heritage impact statement prepared in accordance with the provisions of SLEP1985 has not been submitted addressing the impact upon the heritage item of local significance located at 7 Fegen Street that is in the vicinity of the proposed development. In this regard, Council is not satisfied that the heritage impact of the proposal has been adequately addressed.

**MOTION CARRIED.**

The meeting concluded at 3.45 pm

A handwritten signature in blue ink that reads "Pam Allan". The signature is written in a cursive, flowing style.

Pam Allan  
Chair  
Southern Joint Regional Planning Panel  
Date: 20 December 2011