

MINUTES OF THE DEVELOPMENT COMMITTEE

Meeting Date: Tuesday, 14 August 2018
Location: Council Chambers, City Administrative Building, Bridge Road, Nowra
Time: 5.02pm

The following members were present:

Clr Joanna Gash - Chairperson
Clr Patricia White
Clr John Levett
Clr Nina Cheyne
Clr Annette Alldrick
Clr Kaye Gartner
Clr Andrew Guile
Clr Greg Watson
Clr Mark Kitchener
Clr Bob Proudfoot
Clr John Wells (left 7.06pm)
Clr Mitchell Pakes
Mr Russ Pigg - General Manager

The Chairperson read a statement advising those present that the proceedings of this meeting (including presentations, deputations and debate) will be webcast and may be recorded and broadcast under the provisions of the Code of Meeting Practice.

Apologies / Leave of Absence

An apology was received from Clr Findley.

Confirmation of the Minutes

RESOLVED (Clr Cheyne / Clr Levett) MIN18.600

That the Minutes of the Development Committee held on Tuesday 03 July 2018 be confirmed.

CARRIED

Declarations of Interest

Nil.

DEPUTATIONS AND PRESENTATIONS

DE18.50 - Proposed New Commercial Development - 16 Additional Motel Rooms at the Bangalee Motel - Lot 100, DP 1057897, 180 Queen Street, BERRY - DA17/1359 (Page 6)

Mr Stuart Coughlan spoke against the recommendation.

Mr Anthony Houghton (Berry Chamber of Commerce and Tourism) spoke for the recommendation.

DE18.53 – Development Application - DA17/1678 – 87 Tallwood Ave, Mollymook Beach – Lot 51 DP1193578 (page 65)

Ms Jan Gregory (Ulladulla Forum) spoke against the recommendation.

Mr Tony Freeman (Molnar Freeman Architects) spoke for the recommendation.

DE18.58 – Development Application DA17/2435 - 148 Island Point Road, St. Georges Basin - Lot 43 DP 25550 - Access and Section 7.11 (94) Contributions (Page 95)

Mr Travis Harpley spoke for the recommendation.

REPORTS

Procedural Motion - Bring Item Forward

RESOLVED (Clr Pakes / Clr Wells)

MIN18.601

That the matter of items DE18.50, DE18.53, DE18.58 and DE18.56 be brought forward for consideration.

CARRIED

DE18.50 Proposed New Commercial Development - 16 Additional Motel Rooms at the Bangalee Motel - Lot 100, DP 1057897, 180 Queen Street, BERRY - DA17/1359.

**HPERM Ref:
D18/169024**

Recommendation (Item to be determined under delegated authority)

That Development Application DA17/1359 for the construction of two, 2 storey motel buildings consisting of 16 units and associated site works on the land at 180 Queen Street, Berry - Lot 100, DP 1057897 be approved subject to the recommended conditions of consent contained in Attachment 6 to this report.

RESOLVED (Clr Guile / Clr Wells)

MIN18.602

That Development Application DA17/1359 for the construction of two, 2 storey motel buildings consisting of 16 units and associated site works on the land at 180 Queen Street, Berry - Lot 100, DP 1057897 be approved subject to the recommended conditions of consent contained in Attachment 6 to this report.

FOR: Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Aldrick, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Clr Gartner

CARRIED

DE18.53 Development Application - DA17/1678 – 87 Tallwood Ave, Mollymook Beach – Lot 51 DP1193578

HPERM Ref: D18/223258

Recommendation (Item to be determined under delegated authority)

That Council:

1. Confirm that it supports, pursuant to clause 4.6 (exceptions to development standards) of SLEP 2014, the applicant's request to vary the maximum building height standard of 11m to increase the existing maximum building height from 13.514 to 14.714m; and
2. Refer the development application (DA17/1678) back to staff for determination.

MOTION (Clr Guile / Clr Levett)

That Council:

1. Does not support the applicant's request to vary the maximum building height standard for the development; and
2. Refers the development application (DA17/1678) back to staff for determination.

FOR: Clr Levett, Clr Gartner, Clr Guile and Clr Pakes

AGAINST: Clr Gash, Clr White, Clr Wells, Clr Cheyne, Clr Alldrick, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

LOST

MOTION (RESOLVED) (Clr Gash / Clr Cheyne)

MIN18.603

That Council:

1. Confirms that it supports, pursuant to clause 4.6 (exceptions to development standards) of SLEP 2014, the applicant's request to vary the maximum building height standard of 11m to increase the existing maximum building height from 13.514 to 14.714m; and
2. Refers the development application (DA17/1678) back to staff for determination.

PROCEDURAL MOTION (Clr White / Clr Wells)

That the MOTION be PUT.

CARRIED

The MOTION was PUT and CARRIED.

FOR: Clr Gash, Clr White, Clr Wells, Clr Cheyne, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Clr Levett, Clr Alldrick, Clr Gartner, Clr Guile and Clr Pakes

DE18.58 Development Application DA17/2435 - 148 Island Point Road, St. Georges Basin - Lot 43 DP 25550 - Access and Section 7.11 (94) Contributions

HPERM Ref: D18/261085

Recommendation (Item to be determined under delegated authority)

That Council:

1. Commit to funding the upfront costs for the construction of the remaining section of the St Georges Basin Village Centre Service Lane identified in Contribution Project (CP) 03ROAD2113 through:
 - a. Funding the initial expenditure of the works and land acquisition using recoupment funds that may be available following the completion of the Shoalhaven Contributions Plan review or through general revenue allocations in the future Capital Works Program of up to \$200,000 (2018/19 Indexed Estimate for Project Costs rounded up) and request a further report should it require more than this amount.
 - b. Recouping the expended funds through Section 7.11 development contributions levied by Shoalhaven Contributions Plan 2010 for future development.
 - c. Including the design and construction of the remaining section of the St Georges Basin Village Centre Service Lane with an additional minimum width of 4.2m within properties that adjoin the existing service lane area adjacent to the IGA supermarket in Council's capital works planning.
 - d. Commencing the process of land acquisition for land required for the ultimate construction of the service lane and existing service areas identified in CP 03ROAD2113 to allow full public access in the service lane.
2. Continue to assist the applicant of DA17/2435 to facilitate the required interim access arrangements until the St Georges Basin Village Centre Service Lane is constructed.
3. Request Council's Strategic Planning team to provide advice to the applicant of DA17/2435 to recommend available methods to reduce the monetary amount of Development Contributions payable.
4. Include the updated service lane design and costing in a future amendment to Shoalhaven Contributions Plan 2010 and Shoalhaven Development Control Plan (DCP) 2014 Chapter N23: St Georges Basin Village if necessary.

RESOLVED (Clr Proudfoot / Clr White)

MIN18.604

That Council.

1. Prepare a detailed design review of the remaining section of the St Georges Basin Village Centre Service Lane identified in Contribution Project (CP) 03ROAD2113 to establish what can now be practically achieved and if necessary report the outcome back to Council.
2. Continue to assist the applicant of DA17/2435 to facilitate the required interim access arrangements until the St Georges Basin Village Centre Service Lane is constructed.
3. Request Council's Strategic Planning team to provide advice to the applicant of DA17/2435 to recommend available methods to reduce the monetary amount of Development Contributions payable.
4. Include the updated service lane design and costing in a future amendment to Shoalhaven Contributions Plan 2010 and Shoalhaven Development Control Plan (DCP) 2014 Chapter N23: St Georges Basin Village if necessary.

FOR: Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

RECOMMENDATION (Clr Proudfoot / Clr White)

That Council depending on the outcome of detailed design review, commit to funding the upfront costs for the construction of the remaining section of the St Georges Basin Village Centre Service Lane identified in Contribution Project (CP) 03ROAD2113 through:

1. Funding the initial expenditure of the works and land acquisition using recoupment funds that may be available following the completion of the Shoalhaven Contributions Plan review or through general revenue allocations in the future Capital Works Program of up to \$200,000 (2018/19 Indexed Estimate for Project Costs rounded up) and request a further report should it require more than this amount.
2. Recouping the expended funds through Section 7.11 development contributions levied by Shoalhaven Contributions Plan 2010 for future development.
3. Including the design and construction of the remaining section of the St Georges Basin Village Centre Service Lane with an additional minimum width of 4.2m within properties that adjoin the existing service lane area adjacent to the IGA supermarket in Council's capital works planning.
4. Commencing the process of land acquisition for land required for the ultimate construction of the service lane and existing service areas identified in CP 03ROAD2113 to allow full public access in the service lane.

FOR: Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

**DE18.56 Draft Medium Density Amendment - Shoalhaven
Development Control Plan 2014 - Post Exhibition
Consideration and Finalisation**

**HPERM Ref:
D18/234448**

Recommendation

That Council:

1. Adopt the draft Medium Density Amendment as exhibited, with the inclusion of the changes to draft Chapter G13 as highlighted in Attachment 1.
2. Acknowledge that the dual occupancy, manor house and multi dwelling housing (terraces) provisions in the draft Amendment satisfy the requirements of the Environmental Planning and Assessment Regulation 2000 with regards to the application of the new Low Rise Medium Density Design Guide for Development Applications.
3. Notify the adoption of the Medium Density DCP Amendment in local newspapers in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulations.
4. Rescind the following existing Shoalhaven Development Control 2014 chapters when the Medium Density Amendment is made effective:
 - a. Chapter G13: Dual Occupancy Development.
 - b. Chapter G14: Other Residential Development.
5. Advise key stakeholders, including relevant industry representatives, of this decision, and when the Medium Density Amendment will be made effective.

RECOMMENDATION (Clr Guile / Clr Pakes)

That Council:

1. Adopt the draft Medium Density Amendment as exhibited and as per attachment 1, but with the following additional changes:
 - a. Delete any reference to 'Mandatory Controls' as such content would be contrary to Section 4.15 (3A) of the EPA Act 1979, which requires the council to be flexible in applying DCP provisions and allow reasonable alternative solutions that achieve the objects of those standards for dealing with an aspect of a proposed development. The current DCP if adopted would lead to breaches of the EPA Act if mandatory controls were contained within it.
 - b. Delete reference to minimum lot size of 1000m2 for battle-axe lots in A1.1.
 - c. Amend Figure 3 and table 2 such that a maximum setback to a secondary street is 5m for dual occupancy dwellings on corner lots.
 - d. Amend Table 2 to remove reference to 4m rear setback to dwellings and replace with 3m (average) rear setback.
 - e. Amend Table 4 to remove reference to 4m rear setback to dwellings.
 - f. Amend A6.2 to read:

A6.2: In addition to the formal landscaping area required at A6.1, a further area of at least 20% of the site is to be provided, which:

 - i. *Has a minimum dimension of 1m in any direction.*
 - ii. *Is inclusive of 40% deep soil planting.*
 - iii. *Can Include landscaped area, decks, terraces, alfresco areas, swimming pools or other recreation areas / structures.*
 - g. Amend A11.3 to add the words 'where practicable'.
 - h. Delete Section 5.33 of the DCP in its entirety.
 - i. Delete Section 5.3.4 of the DCP in its entirety.
 - j. Delete Section 5.3.6 of the DCP in its entirety.
 - k. Amend A28.2 such that the setback required is only 5.5m and not 7.2m.
 - l. Amend Section 5.4.3 by:
 - i. Deleting reference to "Mandatory Controls"
 - ii. Amending item 1 to read as follows:

Mandatory Controls:

All Class 1a and 2 developments, as defined in the Building Code of Australia, must provide accessible or adaptable housing at the following rate:

Developments containing 3 -10 dwelling – 1 dwelling.

Developments containing 11 – 40 dwellings – 2 dwellings.

Development containing 41 – 60 dwellings – 3 dwellings.

Development containing 61 – 80 dwellings – 4 dwellings.

Developments containing 81 – 100 dwellings – 5 dwellings.
 - m. Amend A34.1 to state:

The required proportion of new Class 1a or 2 dwellings, should:

Be designed so the dwelling can be easily and affordably adaptable at a later date.

2. Notify the adoption of the Medium Density DCP Amendment in local newspapers in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and Regulations.
3. Rescind the following existing Shoalhaven Development Control 2014 chapters when the Medium Density Amendment is made effective:
 - a. Chapter G13: Dual Occupancy Development.
 - b. Chapter G14: Other Residential Development.
4. Advise key stakeholders, including relevant industry representatives, of this decision, and when the Medium Density Amendment will be made effective.
5. Should the resolution of Council be substantially different from the draft Medium Density Amendment as exhibited, further advertisement and community engagement occur.

FOR: Clr Gash, Clr White, Clr Wells, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

Clr Wells left the meeting, the time being 7.06pm.

Procedural Motion - Adjournment of Meeting

RESOLVED (Clr Guile / Clr Pakes)

MIN18.605

That the meeting be adjourned until 7.26pm.

CARRIED

Note: The meeting adjourned, the time being 7.06pm.

Note: The meeting reconvened, the time being 7.32pm

When the following members were present:

Clr Joanna Gash - Chairperson
Clr Patricia White
Clr John Levett
Clr Nina Cheyne
Clr Annette Alldrick
Clr Kaye Gartner
Clr Andrew Guile
Clr Greg Watson
Clr Mark Kitchener
Clr Bob Proudfoot
Clr Mitchell Pakes
Mr Russ Pigg - General Manager

Procedural Motion - Bring Item Forward

RESOLVED (Clr Gash / Russ Pigg)

MIN18.606

That the matter of items DE18.59, DE18.52 and DE18.57 be brought forward for consideration.

CARRIED

DE18.59 Collingwood Beach Dune Vegetation Management

**HPERM Ref:
D18/260749**

Recommendation (Item to be determined under delegated authority)

That Council endorse the Draft Collingwood Beach Vegetation two-year trial Action Plan to enable implementation of the actions contained within the Plan.

RESOLVED (Clr White / Clr Gash)

MIN18.607

That Council endorse the Draft Collingwood Beach Vegetation two-year trial Action Plan to enable implementation of the actions contained within the Plan.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

**DE18.52 Proposed South Nowra Internal Service Road Alignment
Redesign - Contributions Plan Project**

**HPERM Ref:
D18/190275**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Endorse the proposed draft road alignment and staging of the South Nowra Internal Service Road as identified in the concept drawings and costing (Attachments 3-4).
2. Commence the review of the Contributions Plan projects that relate to the subject land – 01ROAD3104 and 01ROAD3105.
3. Commence the preparation of development control plan provisions for the subject land addressing:
 - a. Onsite stormwater detention measures.
 - b. Building setbacks and landscaping.
 - c. Reduce vehicle access and egress to the Princes Highway.
 - d. Any other issues that may be identified during preparation.
4. Prepare a further report seeking a resolution to publicly exhibit the draft development control plan provisions and Contributions Plan amendment.
5. Advise the owners of the subject land, adjacent land owners and relevant community groups of this decision, noting the opportunity for formal consultation later in the process.

RESOLVED (Clr Proudfoot / Clr Gash)

MIN18.608

That Council:

1. Endorse the proposed draft road alignment and staging of the South Nowra Internal Service Road as identified in the concept drawings and costing (Attachments 3-4 to the report).
2. Commence the review of the Contributions Plan projects that relate to the subject land – 01ROAD3104 and 01ROAD3105.
3. Commence the preparation of development control plan provisions for the subject land addressing:
 - a. Onsite stormwater detention measures.

- b. Building setbacks and landscaping.
 - c. Reduce vehicle access and egress to the Princes Highway.
 - d. Any other issues that may be identified during preparation.
4. Prepare a further report seeking a resolution to publicly exhibit the draft development control plan provisions and Contributions Plan amendment.
5. Advise the owners of the subject land, adjacent land owners and relevant community groups of this decision, noting the opportunity for formal consultation later in the process.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

**DE18.57 Coastal Hazards Review - Proposed Amendments -
Shoalhaven Local Environmental Plan 2014 and
Shoalhaven Development Control Plan 2014**

**HPERM Ref:
D18/242202**

Recommendation (Item to be determined under delegated authority)

That Council:

- 1. Endorse the Coastal Hazards Review Planning Proposal (PP026) (Attachment 1) and submit it to the NSW Department of Planning and Environment for a Gateway determination.
- 2. Following receipt of the Gateway determination, concurrently exhibit PP026 and draft Chapter G6: Coastal Management Areas of Shoalhaven Development Control Plan 2014 (Attachment 2), for a period of 28 days as per legislative requirements.
- 3. Support the preparation of the online coastal hazard mapping based on current coastal risk data.
- 4. Receive a further report on PP026 and draft Chapter G6: Coastal Management Areas following the conclusion of the public exhibition period.
- 5. Advise key stakeholders, including relevant Community Consultative Bodies, of this decision.

RESOLVED (Clr Alldrick / Clr White)

MIN18.609

That Council:

- 1. Endorse the Coastal Hazards Review Planning Proposal (PP026) (Attachment 1) and submit it to the NSW Department of Planning and Environment for a Gateway determination.
- 2. Following receipt of the Gateway determination, concurrently exhibit PP026 and draft Chapter G6: Coastal Management Areas of Shoalhaven Development Control Plan 2014 (Attachment 2), for a period of 28 days as per legislative requirements.
- 3. Support the preparation of the online coastal hazard mapping based on current coastal risk data.
- 4. Receive a further report on PP026 and draft Chapter G6: Coastal Management Areas following the conclusion of the public exhibition period.
- 5. Advise key stakeholders, including relevant Community Consultative Bodies, of this decision.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

DE18.51 Nowra-Bomaderry Retail Hierarchy Review - Next Steps

**HPERM Ref:
D18/202166**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Place the *Nowra-Bomaderry Centres & Retail Assessment 2017* (David Broyd & Urbacity) on public exhibition for a minimum period of 28 days.
2. Receive a further report following the public exhibition to consider any submissions/comments received and determine the next steps.

RESOLVED (Clr Gartner / Clr White)

MIN18.610

That Council:

1. Place the *Nowra-Bomaderry Centres & Retail Assessment 2017* (David Broyd & Urbacity) on public exhibition for a minimum period of 28 days.
2. Receive a further report following the public exhibition to consider any submissions/comments received and determine the next steps.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Kitchener and Russ Pigg

AGAINST: Clr Pakes, Clr Watson and Clr Proudfoot

CARRIED

DE18.52 Proposed South Nowra Internal Service Road Alignment Redesign - Contributions Plan Project

**HPERM REF:
D18/190275**

Item dealt with earlier in the meeting see MIN18.608.

DE18.53 Development Application - DA17/1678 – 87 Tallwood Ave, Mollymook Beach – Lot 51 DP1193578

**HPERM REF:
D18/223258**

Item dealt with earlier in the meeting see MIN18.603.

DE18.55 Design Review Panel Establishment and NSW State Design Review Panel Pilot Program Nomination

**HPERM Ref:
D18/233892**

Recommendation (Item to be determined under delegated authority)

That Council:

1. Support the expansion of the Wollongong Design Review Panel for use by other councils in the Illawarra-Shoalhaven region, including Shoalhaven.
2. Trial the referral of certain development applications to the Wollongong Design Review Panel for advice.
3. Nominate a local panel member for the pilot NSW State Design Review Panel from the shortlisted applicants provided by the Government Architect NSW or a panel member with the required expertise and strong local knowledge and advise Government Architect NSW of Council's nomination.

RESOLVED (Clr Watson / Clr Pakes)

MIN18.611

That Council:

1. Defer consideration of using the Wollongong Design Review Panel for Industry consultation.
2. Nominate on a case-by-case basis its representative on the pilot NSW State Design Review Panel.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

**DE18.54 Release of the Local Strategic Planning Statements
Guideline for Councils**

**HPERM Ref:
D18/233878**

Recommendation (Item to be determined under delegated authority)

That Council receive this report, advising of the release by the NSW Department of Planning & Environment of the *Local Strategic Planning Statements Guidelines for Councils*, for information.

RESOLVED (Clr Pakes / Clr White)

MIN18.612

That Council receive this report, advising of the release by the NSW Department of Planning & Environment of the *Local Strategic Planning Statements Guidelines for Councils*, for information.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

**DE18.56 Draft Medium Density Amendment - Shoalhaven
Development Control Plan 2014 - Post Exhibition
Consideration And Finalisation**

**HPERM REF:
D18/234448**

Item dealt with earlier in the meeting.

**DE18.57 Coastal Hazards Review - Proposed Amedments -
Shoalhaven Local Environmental Plan 2014 and
Shoalhaven Development Control Plan 2014**

**HPERM REF:
D18/242202**

Item dealt with earlier in the meeting see MIN18.609.

**DE18.58 Development Application DA17/2435 - 148 Island Point
Road, St. Georges Basin - Lot 43 DP 25550 - Access
And Section 7.11 (94) Contributions**

**HPERM REF:
D18/261085**

Item dealt with earlier in the meeting see MIN18.604.

DE18.59 Collingwood Beach Dune Vegetation Management

**HPERM REF:
D18/260749**

Item dealt with earlier in the meeting see MIN18.607.

Procedural Motion - Matters of Urgency

RESOLVED (Clr Proudfoot / Clr White)

MIN18.613

That an additional item in relation to DA18/1844 – Boarding Houses – 120 Macleans Point Road, Sanctuary Point (Lot 653 DP 27855) be introduced as a matter of urgency.

CARRIED

The Chairperson ruled the matter as urgent due to extensive public interest.

DE18.60 Additional item - Development Application - Macleans Point Road, St Georges Basin

RESOLVED (Clr Proudfoot / Clr White)

MIN18.614

That DA18/1844 – Boarding Houses – 120 Macleans Point Road, Sanctuary Point (Lot 653 DP 27855) be called to Council for determination due to significant public interest.

FOR: Clr Gash, Clr White, Clr Levett, Clr Cheyne, Clr Alldrick, Clr Gartner, Clr Guile, Clr Pakes, Clr Watson, Clr Kitchener, Clr Proudfoot and Russ Pigg

AGAINST: Nil

CARRIED

There being no further business, the meeting concluded, the time being 8.14pm.

Clr Gash
CHAIRPERSON