

DATE OF DECISION	28 May 2020
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Steve Simpson
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Forshaw declared a conflict having voted on this proposal as Councillor for Sutherland Shire Council.

PLANNING PROPOSAL

2018SSH009 – Sutherland - Sutherland – PP_2018_SUTHE_001_00 at 10 and 12-14 Merton Street, Sutherland.

The proposal seeks to amend Sutherland Local Environmental Plan 2015 increasing the Floor Space Ratio Map from 1:5:1 to 2.2:1 and increasing the Height of Buildings Map from 20 metres to 25 metres at the site.

PANEL DECISION – FORWARDING OF PLANNING PROPOSAL FOR GATEWAY DETERMINATION





As the planning proposal authority, the panel determined that the planning proposal should not be submitted for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous

REASONS

The Panel did not support the planning proposal proceeding to Gateway determination for the following reasons:

- The proposal does not demonstrate site specific merit;
- The proposal has been prepared without due regard of the urban design recommendations of the independent review commissioned and supported by the Department of Planning Industry and Environment;
- The bulk and scale of future development that would arise from the proposal is considered excessive within the context of the site and the surrounding locality;
- The future built form that would arise from the proposal is inconsistent with the streetscape and desired future character of the area; and
- The impacts on the residential amenity of future development that would arise from the proposal on the neighbouring properties have not been satisfactorily addressed.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Heather Warton	 Steve Simpson