

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT SUTHERLAND SHIRE COUNCIL ON WEDNESDAY, 30 JUNE 2010 AT 13:00 PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Phil Blight	Panel Member

COUNCIL STAFF IN ATTENDANCE

Peter Barber	Acting Director – Environmental Services
Carolyn Howell	Environmental Assessment Officer - Planner
Brad Harris	Environmental Assessment Officer – Planner
Colleen Baker	Joint Regional Planning Panel Coordinator

APOLOGY: PETER WELLS

The meeting commenced at 1.05 pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest - Nil

2. Business Items

ITEM 1 - *2010SYE011 Sutherland DA No. 10/0076 - Demolition of Existing Residential Flat Building and Construction of a New Residential Flat Building with Strata Subdivision, 12 Ozone Street, Cronulla*

3. Public Submissions –

Mr Maikel Annalee addressed the Panel pointing out that the proposal did not comply with the minimum allotment size.

Mr Tony Griffin addressed the Panel against the item on similar grounds as above.

Mr Tony & Mrs Merylyn Offord, who live in the building currently on the site addressed the Panel in favour of the item on the basis that the existing is in poor condition.

Mr Peter Barber addressed the Panel against the item (on behalf of Sutherland Shire Council).

Ms Alison McCabe & Mr Angelo Candalepas addressed the Panel on behalf of the elected councillors, pointing out that amalgamation with the adjoining allotment would require the agreement of 12 Strata owners .

4. Business Item Recommendations

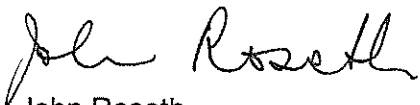
2010SYE011 Sutherland DA No. 10/0076 - Demolition of Existing Residential Flat Building and Construction of a New Residential Flat Building with Strata Subdivision, 12 Ozone Street, Cronulla

1. A 3-4 majority of the JRPP (John Roseth, David Furlong and Mary-Lynne Taylor) has resolved that it would approve the application subject to conditions of development consent being formulated by the Council's assessment staff, which include the following four conditions:
 - (a) That all the proposed work located to the east of the building intended to provide access to The Esplanade (ie the proposed access stairs, the lookout and associated landscaping and structures) be deleted from the application. Any future proposed works of this nature shall be the subject of a further development application once the site conditions are fully understood. The existing access stairs and associated structures may be demolished as part of this consent.
 - (b) That the car parking basement and the building and balconies be reduced so that they comply with the cliff setback, as described in the diagram accompanying Amendment 6 to Sutherland Shire Development Control Plan 2006 placed on public exhibition on 1 March 2010 (being a distance measured back 13 metres along the northern boundary and 11 metres along the southern boundary).
 - (c) That the applicant submit evidence to Council demonstrating that attempts have been made to achieve amalgamation with adjoining properties in order to satisfy Clause 41(6) of Sutherland Shire Local Environmental Plan 2006.
 - (d) That further information be submitted showing the design detail of the louvres, shutters and screens proposed on the side elevations demonstrating that they will be effective in achieving privacy for the residents of the adjoining buildings.
2. Councillor Phil Blight would not approve the current application because the applicant has not made a reasonable attempt at amalgamation (at least for two lots) to improve the design of the building, the amenity of local residents and to reduce non-compliance.
3. When the totality of conditions is prepared, the Panel would approve the application in a meeting conducted by electronic communication, unless a public meeting is required because of a dispute about conditions that is required to be resolved in public.

MOTION CARRIED.

The meeting concluded at 2.30 pm

Endorsed by



John Roseth
Chair, Sydney East Region Planning Panel
7 July 2010