



John Brunton (9710 0474)
File Ref: DA11/0090

13 September, 2011

Dr John Roseth
Chairman
Sydney East Region Joint Regional Planning Panel
GPO Box 3415
SYDNEY NSW 2001

Dear Sir

**Council Submission: JRPP Reference Number 2011SYE020
(DA11/0090) 273A Fowler Road, Illawong
Construction of Residential Flat Building Consisting of 70 Apartments
Over Basement Parking & Strata Subdivision**
[In response, please quote File Ref: DA11/0090]

At its meeting of 12 September 2011 Council considered a report in relation to this application for the erection of an apartment complex in the Illawong local centre.

In the hierarchy of centres in Sutherland Shire it is recognised that Illawong is situated within a low density residential precinct not served by a railway line. It is categorised as a local centre. As such, during the planning for the area it was recognised that there may be a need for shop top housing or a similar form of mixed use development. Certainly Council did not envisage that the centre would be the location for medium rise residential buildings.

The proposal incorporates sections which rise to four storeys and technically five storeys. A building of such height is out of character with the neighbourhood. As the surrounding areas are restricted to a height of 2 storeys, enforcing the 3 storey height limit in the centre is necessary to maintain amenity for neighbours and the character of the neighbourhood. As a result it was resolved that the Panel be informed that Council considers the proposal is unsatisfactory and that the objection under State Environmental Planning Policy No. 1 does not warrant support.

It follows that if the requested variation to the development standard for **building height** is not granted, the development application should be refused.

While acknowledging that the proposed development does not achieve the permitted maximum floor space ratio Council was of the opinion that it is unreasonable to expect that this quantity of floor space should be achievable for a section of the centre used exclusively for residential purposes. The

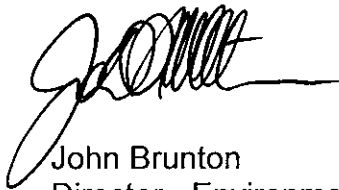
topography of the site and its relationship to the street and adjoining land present considerable constraints which reduce the development potential.

As a result of the intensity of development on the site several adverse consequences arise. After considering the merits of the proposal Council is of the opinion that it does not warrant support due to:

- (i) lack of adequate vehicular access as a result of only one entry/exit at a difficult location;
- (ii) inadequate building setback to Hobart Place where a setback commensurate with a residential zone is more appropriate;
- (iii) the bulk of the building when viewed from adjacent residential areas, particularly Hobart Place;
- (iv) lack of public transport; and
- (v) increase in vehicular traffic.

For the reasons outlined above Council does not support the variation to the development standard for building height and considers that the application for residential flat development should be refused to avoid the identified adverse consequences.

Yours faithfully



John Brunton
Director - Environmental Services
for J W Rayner
General Manager