

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT SUTHERLAND SHIRE COUNCIL ON WEDNESDAY, 21 SEPTEMBER AT 5:00 PM

PRESENT:

John Roseth	Panel Chair
David Furlong	Panel Member
Peter Wells	Panel Member
Phil Blight	Panel Member

IN ATTENDANCE

Peter Brooker	Sutherland Shire Council
Brad Harris	Sutherland Shire Council
Luke Murtas	Sutherland Shire Council
Colleen Baker	Sutherland Shire Council
Chris Greig	Sutherland Shire Council
Mark Adamson	Sutherland Shire Council
Michael Hornery	Sutherland Shire Council
Peter Barber	Sutherland Shire Council

APOLOGY: NIL

1. The meeting commenced at 5.00pm.

2. Declarations of Interest – Nil

Councillor Blight declared a not significant and not pecuniary interest in Item 2 advising that he knows a lobbyist who works for Australand but has not been contacted by him.

3. Business Items

ITEM 1 - 2011SYE020 - Sutherland DA11/0090 - Demolition of Exist. Structures & Construction of Residential Flat Building Consisting of 70 Apartments Over Basement Parking & 85 Lot Strata Subdivision - 273A Fowler Road, Illawong

4. Public Submission -

Mr John Brunton (Director - Environmental Services), on behalf of the elected Council	Addressed the panel against the item
Mario Tadic – Representative on behalf of Illawong Residents Group	Addressed the panel against the item
Nicholas Klamus – on behalf of a group residents on Hobart Place	Addressed the panel against the item
Lindsay Fletcher – Town Planner	Addressed the panel on behalf of the applicant

Jeff Mead – Town Planner
Rohan Dickson – Urban
Designer

Addressed the panel on behalf of the applicant
Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 -2011SYE020 - Sutherland DA11/0090 - Demolition of Exist. Structures & Construction of Residential Flat Building Consisting of 85 Apartments Over Basement Parking & 85 Lot Strata Subdivision - 273A Fowler Road, Illawong

- 1) The Panel resolves unanimously to grant consent to the application subject to the conditions recommended by the council's assessment officer plus two additional conditions, ie:
 - a) *The area of Units 4.01 and 4.02 is to be re-configured to provide a three-storey element in this position. This will involve the eastern external wall being set back from Hobart Place an additional 2m and the re-location of the northern wall of Unit 4.01 by 10.55m to the south.*
 - b) *Unit 3.11 is to be deleted to ensure adequate solar access to the community centre to the south of the site.*
- 2) The Panel notes that the only major concern of the planning assessment report was the non-compliance with height controls. The two conditions in paragraph 1 will remove any non-compliance that is either perceptible or has an impact. The Panel notes also that the council's assessment officers who recommended refusal, support the approval of the application if the above two conditions are imposed.

6. Business Items

ITEM 2 - 2011SYE064- Sutherland - DA11/0478 - Subdivision of One (1) Lot Into 71 Lots 446 Captain Cook Drive, Kurnell

7. Public Submission -

Nil

8. Business Item Recommendations

ITEM 2 - 2011SYE064- Sutherland - DA11/0478 - Subdivision of One (1) Lot Into 71 Lots 446 Captain Cook Drive, Kurnell

The Panel resolves unanimously to accept the recommendation of the planning assessment report to grant consent to the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.

9. Business Items

ITEM 3 - 2011SYE068 – Sutherland - DA11/0541 - Demolition of Existing Dwelling, Construction of Residential Flat Building (3 Units) With Basement Car Parking & Strata Subdivision - 16 Arthur Avenue, Cronulla

10. Public Submission -

Mr John Brunton (Director - Addressed the panel **against** the item

Environmental Services), on behalf of the elected Council Warwick Kent – on behalf of Body Corporate of 18 -20 Arthur Ave, Cronulla Cameron Jones	Addressed the panel against the item
Lindsay Fletcher	Addressed the panel on behalf of the applicant
Michael Cripps	Addressed the panel on behalf of the applicant

11. Business Item Recommendations

ITEM 3 - 2011SYE068 – Sutherland - DA11/0541 - Demolition of Existing Dwelling, Construction of Residential Flat Building (3 Units) With Basement Car Parking & Strata Subdivision - 16 Arthur Avenue, Cronulla

- 1) The Panel resolves unanimously that it would approve the application if the applicant removed a one-metre wide strip out of the width of the building at all levels above ground, thus re-locating the southern wall 1m towards the north. The approval would be subject to the conditions recommended in the planning assessment report.
- 2) The reasons for the Panel's decision are:
 - a) the Panel took into account the submissions of the elected council and of the objectors from the adjoining building;
 - b) the required changes would make the proposal comply, or almost comply, with the FSR and setback controls applying to the site; and
 - c) the decision is consistent with other determinations of the Panel in this area.
- 3) The Panel requests the applicant to submit amended drawings by 7 October 2011 and the council's planning assessment officer to provide a report on whether the amendments comply with the requirements set out in paragraph 1 by 14 October 2011. Following that report the Panel will communicate by electronic means to determine the application.

The meeting concluded at 8.45pm.

Endorsed by

John Roseth
Panel Chair
Sydney East Joint Regional Planning Panel
22 September 2011