

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT SUTHERLAND COUNCIL ON THURSDAY, 15 DECEMBER 2011 AT 3.30PM

## PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member – item 1 only
Adam Seton	Panel Member – item 1 only
Carol Provan	Panel Member – item 2 only
Bruce Walton	Panel Member – item 2 only

## IN ATTENDANCE

Luke Murtas	Sutherland Council
Evan Phillips	Sutherland Council
Colleen Baker	Sutherland Council

## APOLOGY: NIL

1. The meeting commenced at 3.30pm.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2011SYE090 – Sutherland - DA11/0763 - Demolition of Existing Buildings and Construction of a New Mixed Use Development Comprising of Retail and Residential Units - 19-21 Gerrale Street, Cronulla***

## 4. Public Submission -

Anthony Nitsios	Addressed the panel <b>against</b> the item
Benjamin Black	Addressed the panel <b>against</b> the item
Patricia Cripps	Addressed the panel <b>against</b> the item
Craig Barton	Addressed the panel <b>for</b> the item
Adrian Galasso	Addressed the panel on behalf of the applicant
Tony Polvere	Addressed the panel on behalf of the applicant
Frank Stanisic	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

***ITEM 1 - 2011SYE090 – Sutherland - DA11/0763 - Demolition of Existing Buildings and Construction of a New Mixed Use Development Comprising of Retail and Residential Units - 19-21 Gerrale Street, Cronulla***

1. The Panel resolves unanimously to refuse the application on the grounds that the proposed building is too big for its site.

2. The Panel is aware that a LEP for this site permitting a FSR of 3:1 is likely to be gazetted in the near future. The Panel notes that this control is a maximum control and that the applicant is not entitled to a building of that magnitude where it creates unacceptable impacts.
3. The Panel considers that the proposed building occupies too high a proportion of its site, that its setbacks from all its boundaries are inadequate and that the setback from the southern boundary is critically inadequate. Hence its impact on its southern neighbour is unacceptable.
4. The proposal fails to meet the criteria of the Residential Flat Design Code and does not justify its failure to meet these criteria.

## 6. Business Items

***ITEM 2 - 2011SYE095 – Sutherland - DA11/0834 - Commercial Development - Construction of Neighbourhood Shopping Centre Comprising Woolworths Supermarket, 3 Specialty Shops & 7 Advertising Signs - 152 Old Illawarra Road, Barden Ridge***

## 7. Public Submission -

Dorothy Fraser	Addressed the panel <b>against</b> the item
Michael Farmer	Addressed the panel <b>against</b> the item
Michael Rumble	Addressed the panel on behalf of the applicant
Rohan Dickson	Addressed the panel on behalf of the applicant
Tim Rogers	Addressed the panel on behalf of the applicant
Peter Strudwick (Urbis)	Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

***ITEM 2 - 2011SYE095 – Sutherland - DA11/0834 - Commercial Development - Construction of Neighbourhood Shopping Centre Comprising Woolworths Supermarket, 3 Specialty Shops & 7 Advertising Signs - 152 Old Illawarra Road, Barden Ridge***

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application.
2. The principal reason for refusal is that the proposal is too large in terms of retail floor space, bulk and scale for a neighbourhood centre for which this site is zoned. It is inconsistent with the zone objectives of Zone 10 and does not respond to the neighbourhood character of the surrounding residential area.
3. The Panel notes that retail developments at the scale of this proposal tend to locate in local and urban centres in Sutherland Shire.

The meeting concluded at 6.15pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
16 December 2011