



DATE OF DETERMINATION	Wednesday 28 September 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet Ward, Carmelo Pesce
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Sutherland Shire Council on Wednesday 28 September 2016, opened at 1:30 pm and closed at 1:41 pm.

MATTER DETERMINED

2016SYE045 –Sutherland – DA16/0223 at 41-49 Willarong Rd & 29, 31, & 39 Koonya Circ Caringbah Caringbah Homemaker Centre - Construction of additional bulky goods floor space and the introduction of new tenancies, internal upgrading and revitalization of the existing Caringbah Homemaker Centre, including additional car parking and enhancement of the landscaping. As described in Schedule 1.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION


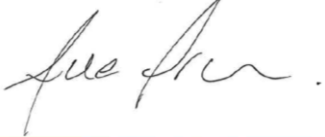


The reasons for the decision of the Panel were:

1. The proposal is consistent with the desired future character of the area.
2. The proposal improves the existing access arrangements to the site.
3. The proposal complies with all planning controls except the height control. The variation of height has been justified by a submission under cl 4.6 of the Sutherland LEP 2015, mainly on the grounds that the additional height is confined to the centre of the building where it has minimum impact.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Condition 10A amended to include a new subsection, namely “10(vii) dust management”
- In Condition 14A(ii) the words “(applies to new work only)” are added,
- In Condition 17, the words “Construction Certificate” are changed to “Occupation Certificate” and “Lots 21 to 23” are changed to “Lots 22 and 23”.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Julie Savet Ward	 Carmelo Pesce

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE045 –Sutherland – DA16/0223
2	PROPOSED DEVELOPMENT	Caringbah Homemaker Centre - Construction of additional bulky goods floor space and the introduction of new tenancies, internal upgrading and revitalization of the existing Caringbah Homemaker Centre, including additional car parking and enhancement of the landscaping.
3	STREET ADDRESS	41-49 Willarong Rd & 29,31, & 39 Koonya Circ Caringbah
4	APPLICANT/OWNER	Aventus Property
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$20 Million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64) State Environmental Planning Policy (Major Development) 2005 State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Section 94 Contributions Plans: <ul style="list-style-type: none"> Employment Lands s94ALevey Plan. Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Draft Sutherland Shire Development Control Plan 2015 (DSSDCP2015) Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000</i> The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 21 September 2016 Written submissions during public exhibition: Verbal submissions at the panel meeting: <ul style="list-style-type: none"> On behalf of the applicant – Andrew Harvey
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing Meeting 15 June & 28 September 2016 Site Inspection 28 September 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report