

DATE OF DETERMINATION	Thursday 20 October 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Louise Camenzuli, Carmelo Pesce, Peter Scraysbrook
APOLOGIES	Peter Scraysbrook
DECLARATIONS OF INTEREST	Carmelo Pesce declared a non-pecuniary interest in that he knows the applicant and objector

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney on Thursday 20 October 2016, opened at 1:35 PM and closed at 3:25 PM.

MATTER DETERMINED (AS DESCRIBED IN SCHEDULE 1)

2016SYE074 – Sutherland – DA16/0834

36A Gerrale Street and 6R The Esplanade Cronulla

Alterations & Additions to Cronulla Surf Life Saving Club

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

There is general agreement that the renewal of the Surf Club is necessary, desirable and serves a social purpose. The public objections to it related to the impact on the views obtained from apartments at 3 Ocean Road and from the dining room and the bistro of the nearby RSL Club. One objection was also to the additions not being sympathetic to the original building. As concerns the latter objection, the Panel is satisfied on the basis of the council's heritage advice that the proposed alterations are appropriate.

The major issue that concerned objectors was clearly the impact on views. The Panel has considered the objections voiced at the public meeting as well as the justification for the proposal given by representatives of the applicant. On balance the Panel accepts that, in the context of the panoramic views available to the apartments at 3 Ocean Road and to the RSL Club, the view impact is acceptable. The Panel accepts also that a lowering of the roof would make very little change to that impact, which is mainly due to the roof extending towards the ocean. However, if the roof were required to be pulled back, the usefulness of the balcony as a public venue would be greatly reduced.

The Panel notes that the proposal has gone through a long period of consultation with council and is partly the result of consultation with the council's Architectural Review Advisory Panel.

For the above reasons, the Panel accepts the recommendation of the assessment report to approve the application.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report as amended by the council's memorandum entitled "Conditions prepared by Director of Planning – Peter Barber" and dated 20.10.16.

PANEL MEMBERS		
 John Roseth (Chair)	 Sue Francis	 Louise Camenzuli
 Carmelo Pesce		

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYE074 – Sutherland – DA16/0834
2	PROPOSED DEVELOPMENT	Alterations & Additions to Cronulla Surf Life Saving Club - Demolition and reconstruction of southern portion of building, restoration of central heritage portion of building. Minor external modifications and additions to northern portion of building. Major internal reconfiguration to address fire safety and equitable access, new roof and entry to central building.
3	STREET ADDRESS	36A Gerrale Street and 6R The Esplanade Cronulla
4	APPLICANT / OWNER:	Cronulla Surf Life Saving Club Inc
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy 71 – Coastal Protection (SEPP71) ○ Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • Draft environmental planning instruments: Nil • Development control plans: ○ Draft Sutherland Shire Development Control Plan 2015 (DSSDCP2015) • Planning agreements: Nil • 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> and <i>Environmental Planning and Assessment Regulation 2000</i>. • The public interest, including the principles of ecologically sustainable development.
7	MATERIAL CONSIDERED BY THE PANEL	Council Assessment Report: 10 October 2016 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: • Support – None. • Object – Ian Buxton, Alan Steege, Brian Rowston on behalf of Sue McNeill • On behalf of the applicant – Rob Short, Angelo Korsanos, Kirk Osborne.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Briefing Meetings: 28 September and 20 October 2016 Site Inspection: 28 September 2016
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	As per council assessment report