

DATE OF DETERMINATION	16 November 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet Ward, Steve Simpson, Kent Johns
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Sutherland Council, 4 Eton Street, Sutherland on Wednesday, 16 November 2016, opened at 2:30PM and closed at 3:40PM.

MATTER DETERMINED

2016SYE088 – Sutherland - DA16/1035 - 29-41 The Grand Parade & 48 Vermont Street, Sutherland (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:

- The Panel accepts unanimously the recommendation of the planning assessment report to approve the application for the following reasons:
 - The proposal is consistent with the desired future character of the area.
 - The proposal, as amended by the conditions of consent, complies with the planning controls.
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- The Panel gave careful consideration to the objectors' concern about the transition between the proposal and the adjacent low-density area as well as about the impact on traffic. The Panel notes that Conditions 2A(i) and (ii) respond to the first of these concerns. As regards traffic impact, the Panel notes that the council's engineer considers this impact acceptable.

CONDITIONS

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

1. Condition 2A(iii) is deleted.
2. Condition 2A(iv) is replaced by the following: "The waste room within Buildings C and D shall have fixed open louvres above balustrade to the ceiling in order to visually screen it."

PANEL MEMBERS	
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 Julie Savet Ward	 Steve Simpson
 Kent Johns	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE088 – Sutherland - DA16/1035
2	PROPOSED DEVELOPMENT	Demolition of 9 dwellings and construction of a residential flat building development containing 101 units in 4 buildings over basement car parking
3	STREET ADDRESS	29-41 The Grand Parade & 48 Vermont Street, Sutherland
4	APPLICANT/OWNER	Benson McCormack (Architects) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$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 (SSLEP 2015). State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55- Remediation of Land (SEPP 55) Greater Metropolitan Regional Environmental Plan No. 2- Georges River Catchment State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65). Department of Planning and Environment - Apartment Design Guide (ADG) Sutherland Shire Section 94 Contribution Plans Draft environmental planning instruments: <ul style="list-style-type: none"> Draft Sutherland Shire Development Control Plan 2015 (SSDCP 2015) Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000</i>: 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> 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: 7 November 2016 Written submissions during public exhibition: 18 Verbal submissions at the panel meeting: <ul style="list-style-type: none"> Object – Denise Jenkins; Margaret Nichols: Susan Howson On behalf of the applicant – Gerard Turrisi; Glenn McCormack
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 20 October 2016 and 16 November 2016 Site inspection: 16 November 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report