

SUTHERLAND SHIRE COUNCIL

Addendum to DA16/1411 (2016SYE122)

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Ext - 5859
DATE: 16 March 2017
FILE REF: DA16/0456
SUBJECT: Addendum: Development Application No. DA16/1411
Demolition of existing structures, consolidation of 3 lots into 1 lot and
construction of residential flat building containing 70 units and 2
basement car parking levels
Property: 680 Kingsway, Miranda, 682 Kingsway, Miranda, 678
Kingsway, Miranda

Section 9.5: Valuation of Residual Sites (p20, paragraph 1-4)

The report states that only 1 valuation report for Nos 11 and 13 Pinnacle Street were received with the original submission on 21 October 2016. However, 2 additional reports were submitted on 12 December 2016 during the assessment of this application.

The reports were provided following a request from council on 16 November 2016. The affected property owners have submitted that they object to the proposal based on a strong disagreement with the valuation and its methodology (among various other objections).

Council has considered the valuations in the context of other property sales within the Pinnacle Street Precinct and is generally satisfied that they fall within an anticipated range.

Ultimately whether agreement can be reached is a matter for the interested parties. From an assessment perspective these two properties do not currently form part of the proposal, although their inclusion is highly desirable.

Manager
Major Development Assessment
(SC)