

DETERMINATION AND STATEMENT OF REASONS

SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	27 May 2021
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Jack Boyd, Peter Scaysbrook
APOLOGIES	None
DECLARATIONS OF INTEREST	None

MATTER DETERMINED

PPSSSH-69 – SUTHERLAND SHIRE – MA20/0412 at S/P 545, Lots 1 to 3 S/P 9336, Lots 1 to 4 S/P 48254, Lots 4 to 6 S/P 67206 – 5 to 9 Ozone Street, Cronulla – S4.56 modification to DA18/0323 – involving changes to the internal layout of basement levels 1, 2 and 3 (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the modification pursuant to section 4.56 of the *Environmental Planning* and Assessment Act 1979.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the section 4.56 modification application for the reasons outlined in the council assessment report, the proposed modifications to the internal layout of the basement levels are acceptable, subject to minor condition changes. This application satisfies the requirement that the development to which the consent as modified relates and will remain substantially the same development as the originally granted consent. The changes provide adequate car parking for the approved number of units and will have no adverse impacts in terms of access and manoeuvring on each basement level and the internal changes to the basement levels will have no impact on the building form above ground level and as approved.

CONDITIONS

The modification application was approved subject to the conditions in the council assessment report

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered one submission made during public exhibition. The panel notes that issue of concern raised in the submission did not apply to this application and the objector has clarified it is in relation to Modification Application No. 21/0080.

The panel considered the concerns raised by the community submission and acknowledge that the issue raised was not relevant to this modification.

PANEL MEMBERS		
Al-Korkhead	200d	
Helen Lochhead (Chair)	Stuart McDonald	
Heather Warton	Jack Boyd	
Peter Scaysbrook		

1 PANEL REF - LGA - DA NO. PPSSSH-69 - SUTHERLAND SHIRE - MA20/0412 S4.56 modification to DA18/0323 - involving changes to the internal layout of basement levels 1, 2 and 3 STREET ADDRESS S/P 545, Lots 1 to 3 S/P 9336, Lots 1 to 4 S/P 48254, Lots 4 to 6 S/P 67206 - 5 to 9 Ozone Street, Cronulla A APPLICANT/OWNER Ozone Cronulla Pty Ltd TYPE OF REGIONAL DEVELOPMENT CONSIDERATIONS Ozone Cronulla Pty Ltd CIV > 55M - Council interest Environmental planning instruments: Nil Davelopment control plans: Nil Provisions of the Environmental Planning and Assessment Regulation 2000: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts in the locality The suitability of the site for the development Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 or regulations The public interest, including the principles of ecologically sustainable development Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 or regulations The public interest, including the principles of ecologically sustainable development Any submissions made in accordance with the Environmental Planning and Assessment Act 1979 or regulations The public interest, including the principles of ecologically sustainable development Council assessment report: 22 April 2021 Written submissions during public exhibition: 1 Briefing: Thursday, 29 April 2021 Panel members: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaybrook Council assessment staff: Meredith Bagnall, Carine Elias, Mark Adamson Final briefing to discuss council's recommendation: Thursday, 27 May 2021 Panel members: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaybrook, Jack Boyd Council assessment staff: Meredith Bagnall, Carine Elias, Mark Adamson Panel members: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaybrook, Jack Boyd Council assessment staff: Meredith Bagnall, Carine Elias, Mark Adam		SCHEDULE 1		
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