



General Manager's Determinations

Independent Hearing and Assessment Panel

Thursday, 6 October 2016

IHAP002-17	Proposal:	Demolition of Existing Buildings and Construction of Residential Flat Building Containing 12 Units with Basement Car Park - Gerrale Street, Cronulla
	Property:	Lots 1-4 S/P 9056 & Lots 1-4 S/P 9752 (Nos. 1-4/131 & 1-4/133) Gerrale Street, Cronulla
	Applicant:	Duke Developments Australia Pty Ltd
	File Number:	DA16/0416

GENERAL MANAGER'S DETERMINATION

I confirm that I have:

1. Read the officer's report to IHAP together with recommended conditions of consent;
2. Attended the IHAP meeting on 6 October 2016 and heard submissions made in opposition to and in support of the application;
3. Read the IHAP's report together with its recommendation that the application be approved; and
4. Familiarised myself with the street and surrounds.

I note that the development application is permissible under SSLEP2015, generally complies with Council's planning controls and achieves an appropriate balance taking into consideration the characteristics of the site and the existing character of the locality. I further note that Council's officers and the IHAP have expressed support for the development, with the IHAP recommending additional conditions of consent.

Upon my assessment, assisted by the expert reports, **I consider the application worthy of consent subject to conditions recommended by the Council officer's report.** I am not persuaded by the need to remove the rooftop structures as suggested by the IHAP. The rooftop structures are ancillary to the development, would not further impact upon adjoining land and are consistent with Council's approach to similar developments.

IHAP003-17 **Proposal:** **Demolition of Existing Structures, Tree Removal and Construction of a Child Care Centre with Basement Parking - View Street, Miranda**

Property: **Lots 5, 6 & 7 DP 26332 - (No.1) View Street, Miranda**

Applicant: **Innovative Architects Pty Ltd**

File Number: **DA15/1382**

This matter was withdrawn prior to the Meeting.

IHAP004-17 **Proposal:** **Demolition of Existing Structures and Construction of a Residential Flat Building - President Avenue, Sutherland**

Property: **Lot 6, 7 & 8 DP 14764, 14764 & 14764, (Nos. 552-556) President Avenue, Sutherland**

Applicant: **Shire PDT Developments (NSW) Pty Ltd**

File Number: **DA16/0350**

GENERAL MANAGER'S DETERMINATION

I confirm that I have:

1. Read the officer's report to IHAP together with recommended conditions of consent;
2. Attended the IHAP meeting on 6 October 2016 and heard submissions made in opposition to and in support of the application;
3. Read the IHAP's report together with its recommendation that the application be approved; and
4. Familiarised myself with the street and surrounds.

I note that the development application is permissible under SSLEP2015, generally complies with Council's planning controls and achieves an appropriate balance taking into consideration the characteristics of the site and the evolving character of the locality towards higher density residential flat buildings. I further note that Council's officers and the IHAP have expressed support for the development, with the IHAP recommending additional conditions of consent.

Upon my assessment, assisted by the expert reports, **I consider the application worthy of consent subject to conditions recommended by the IHAP except as follows:**

- * Condition No. 3 - Design Changes: Delete IHAP's recommended condition 3 viii and ix. By way of explanation, I am of the opinion that any benefit the privacy screens may have is outweighed by the visual impact those devices would have on the front façade of the building. They are unnecessary.
- * Condition No. 9 - Access Road: Add wording to achieve the retention of the existing access carriageway at the front of the site rather than replace the access way with public space landscaping.