Sutherland Shire COUNCIL

Administration Centre
4-20 Eton Street, Sutherland
NSW 2232 Australia

Please reply to:
General Manager,
Locked Bag 17,
Sutherland NSW 1499
Australia

Tel 02 9710 0333
Fax 02 9710 0265
DX4511 SUTHERLAND
Email ssc@ssc.nsw.gov.au
www.sutherlandshire.nsw.gov.au
ABN 52 018 204 808

Office Hours
8.30am to 4.30pm
Monday to Friday

Information Officer 9710 0600
File Ref: DA14/0925

22 October 2014

Cote D'Azur
Carey Beebe
Executive of Owners Corporation

Dear Sir/Madam

Development Application No. DA14/0925
Proposed : Demolition of Existing Residential Flat Building and Construction of a New Residential Flat Building Containing 11 Units
Property: 6 Gerrale Street, Cronulla

Thank you for attending, or advising of your inability to attend, the Information Session held on Thursday, 16 October 2014 concerning the above development proposal.

The following is a brief record of proceedings with additional points raised at the meeting, for your information.

Four persons attended the Information Session and two apologies were received.

In attendance from Council was Bruce Begnell (Planning and Environment Operations) who chaired the meeting, along with Michael Hornery (Assessment Officer) and Mark Young (Assessment Team Leader).

An explanation was presented about the purpose of the meeting, which for Council Officers was primarily to obtain a full understanding of the concerns raised by the residents. For the residents, the purpose was to be better informed of the processes involved with the determination of the development application and ask whatever questions they deemed appropriate pertaining to the proposed development.

It was stated that the assessment of the application had not been commenced in detail and that the Information Session was part of the assessment process.

A summary of the issues raised from the public notification was tabled and copies provided to attendees and accepted. A copy is attached to this document.

An additional item was advised from the meeting -

- Concern in relation to neighbouring property palm tree root system being damaged due to site excavation making the tree unsafe.

Comments were made in relation to a number of issues from the summary to assist Council's assessment officer in understanding the issues raised in the submissions.

These included:

- Shadow diagrams being deficient and not including impact on adjoining property 5 McDonald Street.

- Concern in relation to minimal boundary setback for such a large building impacting on the adjacent property 5 McDonald Street. Requesting additional separation between buildings.

- Inaccurate statement of environmental effects document. There are a number of inaccuracies and false statements throughout the document. In particular note is stated number of storeys and stated commercial use of lower level.

- Construction concerns in relation to impact on traffic and parking from deliveries, construction work and trucks.

- Parking and traffic concerns with McDonald Street being of narrow width and a dead end street.

The issue of neighbour notification was raised and that the strata agent for 5 McDonald Street did not receive notification of the proposed development. From a check of council records it is advised that 227 notification letters were sent out. In relation to 5 McDonald Street the postal address is to the property with no strata agent postal address recorded.

Bruce Begnell advised that the application will now go through the detailed assessment process.

If the application is to be supported and substantive issues raised by residents remain, the application will be referred to the Independent Hearing and Assessment Panel (IHAP) for their consideration before being referred to a meeting of the elected Council for determination. (An explanation sheet on this process was provided to all attendees).

In the event that the application is referred to IHAP, all persons who made written submissions will be advised of the IHAP meeting date once it is set, and will be invited to attend with some being able to make representations verbally to IHAP. The applicant will also be invited to make representations to IHAP.

As part of changing the way Council streamlines its business processes, development applications that come before IHAP will be referred to the Development Assessment and Planning Committee (DAPC)/Council for consideration and determination.

The applicant does have the right of an appeal to the Land and Environment Court at any time after 40 days from the application submission date, as explained at the meeting.

Should you have any further inquiries in relation to this application please contact the Assessment Officer, Michael Hornery on 9710 0825 during business hours.

Yours faithfully

Bruce Begnell
for J W Rayner
General Manager

Please reply to: General Manager
PO BOX 17 SUTHERLAND NSW 1499 AUSTRALIA ABN 52 018 204 808
PHONE (02) 9710 0333 DX4511 SUTHERLAND
ADMINISTRATION FAX: (02) 9710 0265

Attachment

ISSUES AND CONCERNS

1. Impact on existing views, views are being eroded by higher developments
2. Impact on privacy
3. Overshadowing adjoining units, loss of light
4. Impact on solar access
5. Height of building impacts and exceeds number of storeys permitted
6. Deficient boundary setbacks, impacts on adjoining properties and streetscape
7. Traffic/ Car parking
   a. Deficient parking provided
   b. Street parking already at a premium
   c. McDonald street is a narrow dead end street and there will be problems with additional traffic caused by this development
   d. Existing building vehicle access is off Gerrale street and the proposal should remain off Gerrale Street and not add to the traffic in McDonald Street
   e. Greater volume of traffic, difficult to get out of McDonald Street
8. Increased units impact on garbage and recycle bin placement for collection in conflict with vehicle parking
9. Increased noise from development
10. Does not comply with LEP/ DCP requirements
11. Threat of structural damage to adjoining properties
12. Impact on existing infrastructure
13. Development should be an amalgamation with 8 Gerrale St
14. Development should include provision for bicycle racks
15. Existing building is heritage significant
16. Reduce real estate value