

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE074
DA Number	DA16/0834
LGA	Sutherland Shire Council
Proposed Development	Alterations and Additions to Cronulla Surf Life Saving Club
Street Address	Lot A DP 173271, Lot 2221 DP 1182456 - 36A Gerrale Street and 6R The Esplanade, Cronulla
Applicant	Cronulla Surf Life Saving Club Inc
Number of Submissions	3
Regional Development Criteria (Schedule 4A of the Act)	Cronulla Surf Life Saving Club is a Community Facility
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy 71 – Coastal Protection (SEPP71) • Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • Draft Sutherland Shire Development Control Plan 2015 (DSSDCP2015)
Is a Clause 4.6 variation request required?	No
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	No
Have draft conditions been provided to the applicant for comment? Have any comments been considered by council in the assessment report?	No
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Conditions of consent • Heritage Impact Statement • Plans
Recommendation	Approval
Report prepared by	Meredith Alach - Environmental Assessment Officer Sutherland Shire Council
Report date	20 October 2016

EXECUTIVE SUMMARY

REASON FOR THE REPORT

Pursuant to the requirements of State Environmental Planning Policy (Major Development) 2011, this application is referred to the Joint Regional Planning Panel (JRPP) as the development has a capital investment of more than \$5,000,000. The application submitted to Council nominates the value of the project as \$6,000,000.

PROPOSAL

The application is for alterations and additions to Cronulla Surf Life Saving Club at 36A Gerrale Street and 6R The Esplanade, Cronulla.

THE SITE

The subject site is located within the south eastern corner of Cronulla Beach. The existing building currently straddles 2 lots and Cronulla Park adjoins the boundary to the north and west. South of the site is Cronulla Sports Complex and Zimzala Restaurant and the esplanade on the eastern side of the site extends south from Wanda Beach to Bass and Flinders Point.

MAJOR ISSUES

The main issues identified are as follows:

- Heritage
- Built Form
- View Loss
- Parking
- Disabled Access
- Hours of Operation

CONCLUSION

Following detailed assessment of the proposed development the current application is considered worthy of support, subject to conditions.

ASSESSMENT OFFICER'S RECOMMENDATION

THAT:

1. Development Application No. 16/0834 for alterations and additions to community facility at 36A Gerrale Street and 6R The Esplanade, Cronulla (Lot A DP 173271 and Lot 2221 DP 1182456) be approved, subject to the draft conditions of consent detailed in Appendix "A" of the Report.

ASSESSMENT OFFICER'S COMMENTARY

DESCRIPTION OF PROPOSAL

An application has been received for partial demolition and alterations and additions to the existing Surf Life Saving Club. The proposed alterations and additions to the surf club include the following:

Ground floor level

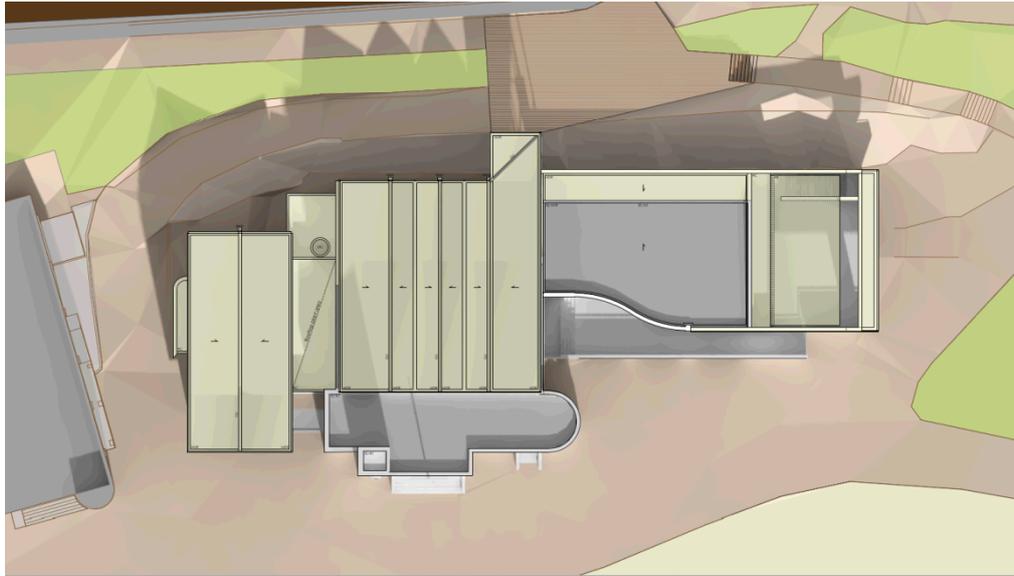
- Storage for surf boats at the southern end.
- Fitout of male and female shower/locker rooms, keg store, lockers, gymnasium, accessible toilet, new stair/lift and lobby area and gymnasium in the centre of the building.
- Reinstate the original front entrance with life savers counter and store room.
- Additional inflatable rescue boat (IRB) storage at the northern end with new roller door entrance.
- New stairs to existing public female toilets.
- New stairs on the western side of the public male toilets providing pedestrian access up to the northern terrace.

First floor level

- New kitchen, bar, lounge, cool room and storage areas at southern end.
- New covered balcony at the southern end.
- New function room in the centre of the building.
- New female, male and accessible toilets.
- New accessible ramp extending from the new lift/lobby area up to the function room at the northern end.
- New stairs connecting the function room to the existing northern terrace and extension of this terrace to the northern terrace.
- Minor extension of the northern terrace including new roof over.

Second floor level

- New administration office and lift/lobby area.
- New mezzanine floor area.
- New pedestrian bridge on the western side of the building providing pedestrian access to the road situated on the western adjoining property.



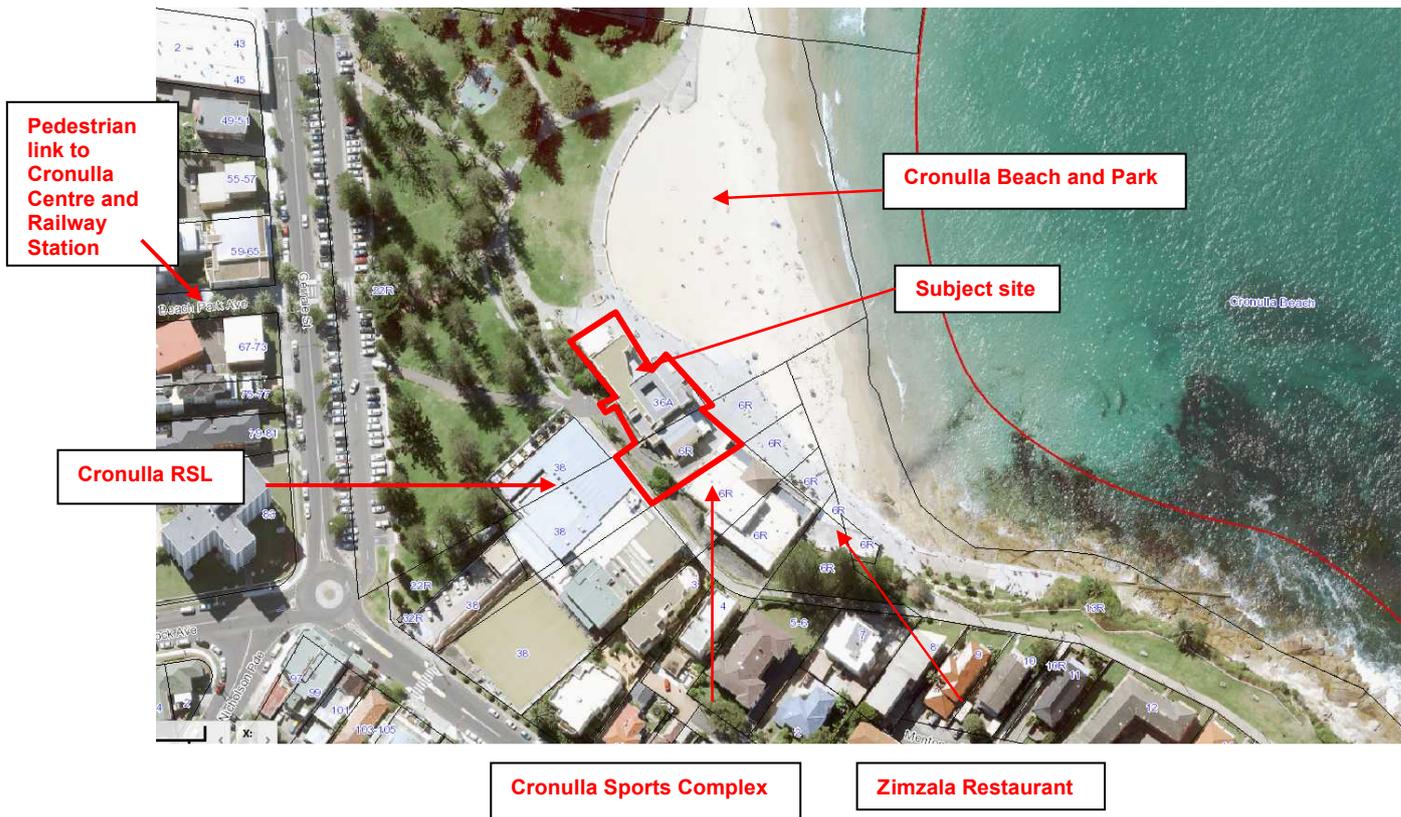
SITE DESCRIPTION AND LOCALITY

The site comprises 2 parcels of land located towards the southern end of Cronulla Beach.

The Cronulla Surf Life Saving Club, straddles both lots. A service road adjoins the western boundary of the site. This road is accessed from the car park on Gerrale Street and provides vehicular access down to the club for service vehicles, but is not open for public use.

The local area is characterised by public recreational space including Cronulla Park and beach/waterway to the north and east. The esplanade (pedestrian walkway) on the eastern side of the site and extends south from Wanda Beach to Bass and Flinders Point. The Cronulla Centre and Cronulla Railway Station are approximately 245m west of the site.

Cronulla RSL is located to the south west and Cronulla Sports Complex and Zimzala Restaurant is located to the south. Residential exists generally further south of the site. The nearest residential dwelling is at 3 The Esplanade, south of Cronulla RSL.



BACKGROUND

A history of the development proposal is as follows:

- DA91/0448 – Alterations and additions to Cronulla Surf Club building to provide additional boat storage, male and female toilets, open showers, “Nippers room”, two sun decks and a re-allocation of functions to existing facilities approved on 29 June 1992.
- A pre-application discussion (PAD) was held on 13 January 2016 regarding the proposed development. A formal letter of response was issued by Council dated 15 March 2016.
- The current application was submitted on 30 June 2016.
- The application was placed on exhibition with the last date for public submissions being 3 August 2016. Three submissions were received.
- The application was considered by Council’s Submissions Review Panel on 6 September 2016.
- Additional information was provided by the applicant 20 September 2016.

ADEQUACY OF APPLICANT’S SUBMISSION

In relation to the Statement of Environmental Effects, plans and other documentation submitted with the application or after a request from Council, the applicant has provided adequate information to enable an assessment of this application.

PUBLIC PARTICIPATION

The application was advertised in accordance with the provisions of Chapter 12 of Draft Sutherland Shire Development Control Plan 2015 (DSSDCP 2015).

Council notified 440 adjoining or affected owners of the proposal and 3 submissions were received and raised the following issues:

Address	Date of Letter/s	Issues
6/3 Esplanade	2 August 2016	View Loss and roof height
4/3 Esplanade	1 September 2016	View Loss, roof height and design not in keeping with heritage building
38 Gerrale Street	1 September 2016	View Loss

The issues raised by objectors have been addressed in the Assessment Section of the report.

STATUTORY CONSIDERATIONS

The subject land is located within *Zone RE1 Public Recreation* pursuant to the provisions of Sutherland Shire Local Environmental Plan 2015. The proposed development, being a community facility is a permissible land use within the zone with development consent from Council.

The following Environmental Planning Instruments (EPI), Development Control Plans (DCP), Codes or Policies are relevant to this application:

- State Environmental Planning Policy 71 – Coastal Protection (SEPP71)
- Sutherland Shire Local Environmental Plan 2015 (SSLEP2015)
- Draft Sutherland Shire Development Control Plan 2015 (DSSDCP2015)

STATEMENT OF COMPLIANCE

The SSLEP 2015 does not provide for any particular development standards for development of this nature in the Public Recreation Zone. Draft Sutherland Shire Development Control Plan 2015 has specific requirements for late night trading as follows:

Draft Sutherland Shire Development Control Plan 2015	
Chapter 36 Late Night Trading	
Control	Proposed
<u>Indoors:</u> <i>Base hours:</i> Monday to Saturday: 6am – 10pm Sunday: 10am to 9pm <i>Extended hours:</i> Monday to Sunday: 6am – midnight <u>Outdoors:</u> <i>Base hours:</i> Monday to Saturday: 6am – 9pm Sunday: 10am to 9pm <i>Extended hours:</i> Monday to Sunday: 6am – 10pm	<i>Lifesaving Administration and Member Service Operations:</i> Monday to Sunday: 5.30am – 8.30pm <i>Administration Office:</i> Monday: Closed Tuesday to Thursday: 10am – 2pm Friday: 12 noon – 6pm Saturday: Closed Sunday: 9am – 12 noon Public Holidays: Closed <i>Evening Functions & Meetings*:</i> Monday to Saturday: 6pm – 11.30pm with the club building vacated by 11.45pm

** The Purcell room is available for hire Monday – Saturday evenings and used on Friday evenings for member gatherings. The Monro Room generally operates on Friday evenings and may operate on other evenings for after Club committee meetings.*

SPECIALIST COMMENTS

The application was referred to the following internal and external specialists for assessment and the following comments were received:

NSW Police Service

The NSW Police provided a response, raising no objection to the proposal.

Architectural Review Advisory Panel (ARAP)

The proposed development was considered by Council's ARAP and the panel recommended that the following matters be considered further:

- *“More detail regarding colour selection and finishes, and re consideration of the expression of the Members Room and the northern termination might complete a very good scheme.*
- *Drawings that show levels of heritage significance would be helpful, as well as elevations and sections that indicate the current building line.”*

Revised plans were provided addressing the provision of sun shading structure of the eastern terrace on the first floor at the northern end.

Heritage Architect

Council's Heritage Architect considered the proposal and Heritage Impact Statement provided **Appendix “B”** and advised the following:

“The proposed works seem quite sensitive to the heritage significance of the item. An archival record of the building will be required to record the different layers of significance.

The design conserves the outer shell of the oldest building and some of the internal walls, which is a positive step towards a good heritage outcome as well as conserving the use which is the most significant part of the item as it represents the beach culture and the Cronulla SLSC tradition.

The issues of overpowering scale have been reviewed with ARAP and considering the sympathetic articulation between the old and the new and a revised perspective showing that the views from the esplanade to the north are conserved, the overall design of the southern building is acceptable.”

Architect

Council's Architect considered the ARAP report provided with the proposal and concluded the following:

“This is a commendable proposal which will provide improved amenities for the club and enhance the current buildings interface with the public domain. The building's roof will be visible to surrounding

apartment buildings and the RSL, It will effectively be the 5th elevation of the building. As such, care has been taken in the design of the roof to provide a high quality articulated form that will not be dominated by plant and equipment. Floating roof forms are an important aspect of the design strategy for this building which appears to have only minimal impact upon views from neighbouring buildings.”

Engineering

Council's Engineer considered the proposal and raised no significant concerns, subject to conditions of consent addressing stormwater management on the site and works required upon the western adjoining property to enable adequate access to the building.

Stormwater Management

Council's Stormwater Management Department considered the proposed works with regards to flooding and whether the building will be affected by sea level rise. No significant concerns were raised with regards to the proposed works.

Building Surveyor

Council's Building Surveyor considered the proposal and raised no significant concerns, subject to conditions requiring the building works to satisfy a 'Performance Solution' given that the building straddles two lots owned by different parties.

Public Domain Assets Manager

Council's Public Domain Assets Manager considered the future works required upon the western adjoining property with regards to raising and resurfacing the existing road. The final design of the works required on the western adjoining property to the road is to be approved by Council prior to the issues of a construction certificate and an operational plan will be required for deliveries and vehicular access to the site.

ASSESSMENT

Following a detailed assessment of the application having regard to the Heads of Consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979 and the provisions of relevant environmental planning instruments, development control plans, codes and policies, the following matters are considered important in the assessment of this application.

Heritage

The Cronulla Surf Life Saving Club is an iconic building in Cronulla. It is heritage listed under Sutherland Shire Local Environmental Plan 2015. The statement of significance provided for the building is as follows:

“Good example of an Inter-War International style building. Closely associated with the beginnings of Australia's beach culture. Special historical interest for its association with a 1930's unemployment relief scheme. Well presented on the beach foreshore and complemented by the adjoining sports

complex building. Essential form and character retained. Additions reasonably sympathetic. Local significance.”

The alterations and additions to the building include a large amount of internal work to improve the layout and function of the building for its prolonged use. The design conserves some of the main internal walls and outer shell of the original building, achieving a good heritage outcome.

The additions to the building include clerestory windows around the perimeter of the new roof areas to enhance the lightweight appearance and distinguish it as a new addition. The additions will increase the height of the building, however the overall building form is adequately articulated and stepped, breaking up the bulk and scale of the building, allowing the heritage value of the original building to dominate.

The subject site is also in close proximity to a number of sites identified as an item of environmental heritage SSLEP 2015 including South Cronulla Beach and Park, Cronulla Sports Complex and The Esplanade – walking path. The proposed alterations and additions are unlikely to have any significant impact on these nearby heritage items.

The new works are considered to be sensitive to the heritage significance of the original surf club building, as they are largely within the existing building footprint that will allow the original building to stand out when viewed from surrounding properties, the beach/waterway and park. Appropriate conditions of consent will apply requiring the project to be supervised by a heritage consultant.

Built Form

The building is located within the public domain along Cronulla Beach. The objectives of the zone are to enable land to be used for public open space and recreational activities by the community and protect and enhance the environment for recreation purposes.

The proposed works are to upgrade and improve the amenity of the building to meet the operational needs of the club, resulting in modifications to the internal layout and the building height increasing by 1m - 3m at different areas across the building.

No maximum density or height development standards apply to the site and therefore any new works considered are assessed on merit to ensure that the scale of the building is compatible with the local area. Heights that are applicable upon adjoining and surrounding properties for residential and commercial development vary from 16m – 30m. The additional height to the building is under these heights and the existing 3 storey section of the building is contained within the centre of the building.

The new works at the southern and northern ends of the building sit behind the façade of the building, allowing the original building to stand out when viewed from the surrounding area and beach.



Eastern elevation of the building.

The new works at the southern end of the building are two storeys in height designed with a high roof over the balcony and an open slot on the southern side giving this section a transparent appearance. This section of the building appears visually separate from the original building, as it is recessed behind the façade of the original building and is linked to the balcony by a narrow pedestrian bridge.

The new roof over the northern terrace follows the same line and height as the existing function room at the northern end. A simple awning is proposed on the eastern facade to provide sun shading to the eastern terrace. The alterations and additions together with the increase in height, results in a building that is adequately articulated breaking up the bulk and scale, maintaining a building form that is appropriate for the context of the area and retaining its appearance as a surf club in the public domain.

The proposed works to the building are considered to be modest and will improve the facilities available to the community for public recreational use and beach patrol operations. Whilst still retaining and conserving the heritage values of the original building when viewed from surrounding properties, the park, coastline and waterway allowing the building to fit comfortably within the context of the local area.

View Loss

The issue of view loss has been raised by the residential flat building (RFB) at 3 *The Esplanade* (to the south) and *Cronulla RSL* (at the rear) as a result of the increase in height and the extension of the roof and balcony over the southern section of the building.



Following is an assessment of view loss in accordance with the planning principle established by Senior Commissioner Roseth in *Tenacity Consulting v Waringah* [2004] NSWLEC 140.

Step 1 - *The first step is the assessment of views to be affected*

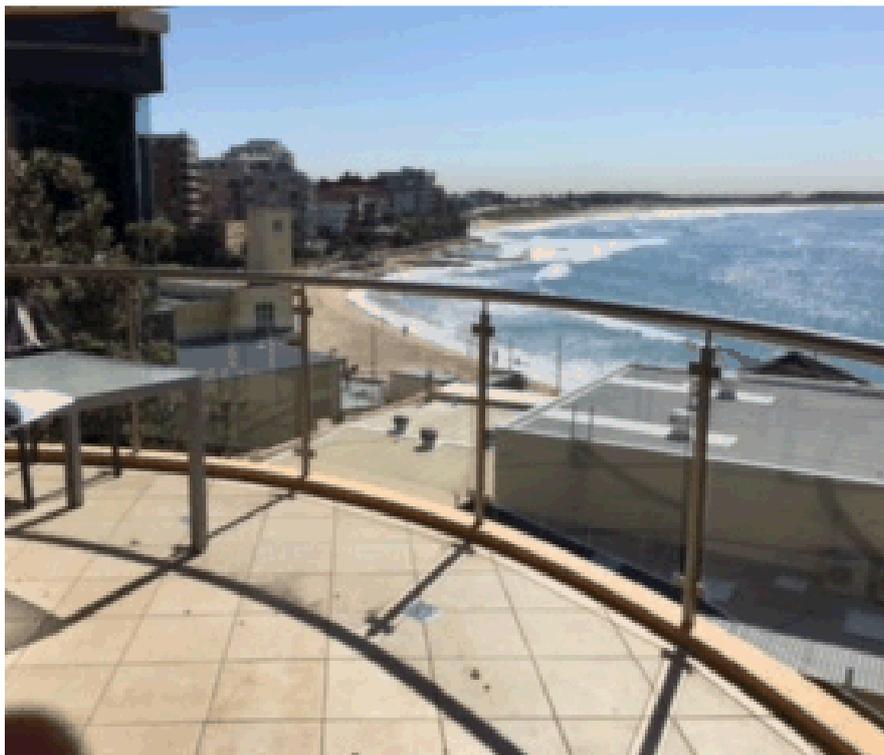
The Surf Life Saving Club is situated within the south eastern corner of Cronulla Beach and views that are currently enjoyed from the site and surrounding properties include South Cronulla Beach and Park, the coastline to the north, The Esplanade including rock pool to the north and expansive views of the ocean to the east.

Step 2 - *The second step is to consider from what part of the property the views are obtained*

The views currently enjoyed by the RFB to the south is from their balconies (attached to their living areas) over the rear and north western side boundaries of the site. The photos below show existing views from 3 units (1, 4 and the penthouse (top floor) of the RFB) looking north toward the coastline, esplanade and beach.



Looking north from the balcony of the penthouse (top level) (No 3 The Esplanade)



Looking north from the balcony on level 4 (No 3 The Esplanade)



Looking north from the balcony on level 1 (No 3 The Esplanade)

Cronulla RSL is situated behind the club at a higher ground level and comprises multiple levels. The views enjoyed by Cronulla RSL are from the first floor (pedestrian entry level) and ground level (dining area) looking toward the north and east (from the rear boundary).



View looking from the first floor of the RSL over the surf club building.



Southern portion of the existing Surf Life Saving Club

Cronulla Sports Club

View looking from the south eastern corner on the ground floor (dining area) of the RSL to the north of the beach.

Step 3 - The third step is to assess the extent of the impact

The proposed alterations and additions to the surf club will have an impact upon the following:

- *3 The Esplanade (Units: 1, 4 and top floor (penthouse))*

The proposed works will result in some view loss when looking north toward the beach (sand). The degree of loss depends on the level of the building viewed from (eg the impact on the lower level is greater than the top level.)

- *Cronulla RSL*

The RSL is situated at a higher ground level than the surf club and the new roof areas on the building will result in minor to moderate view loss from the following areas:

- The new roof over the centre of the club will have minor view loss from the top floor (bistro) looking east towards the beach/water when standing directly behind that section of the building.
- The extension and increase in height of the balcony at the southern end will have moderate view loss to level 2 when looking north from the south eastern corner of this level.

Step 4 - *The fourth step is to assess the reasonableness of the proposal that is causing the impact*

The proposal will have some impact on views the RFB to the south currently enjoy when looking north towards the beach (sand), however a significant amount of view toward the coastline and ocean will be maintained.

View loss impacts to Cronulla RSL vary depending on which level the view is enjoyed from and whether the views are from a standing or sitting position. Regardless, due to the multiple levels, length and layout of the RSL, a substantial amount of views will still be enjoyed and maintained from the building.

The new work proposed to the club is considered to be reasonable and is generally within the existing footprint and the additional height of the building. The proposal will have some impacts upon views currently enjoyed by surrounding properties, however the proposal has been designed with a lightweight roof which is not dominated by plant equipment and other roof top features.

Overall, it is concluded that whilst there is some degree of view loss it is considered reasonable given the extent of view that is lost and the significant majority of views that are retained.

Parking

Chapter 35 of DSSDCP 2015 stipulates the required parking rates based on the development and proposed use. It is realistic to expect that upgrading the building is likely to result in the building being booked more frequently for evening functions. The site currently has no onsite parking and there is no potential for parking to be provided on the site due to the unique location of the site. Furthermore, public use of the access road at the rear of the site from Gerrale Street is not permitted. Approximately 115 parking spaces exist along Gerrale Street within the public carpark and additional

parking exists within the surrounding streets. This area of Cronulla does experience some demand for street parking in the evenings, however, the club is an existing licensed premises and the site is within 300m walking distance from Cronulla Railway and Bus Stations which are very likely to be used. The proposed alterations and additions will result in significant improvements to the club to the public's benefit. On this basis, the lack of car parking is unlikely to result in significant impacts.

Disabled Access

To provide adequate access to the building, a new lift core, a ramp at ground level and new external pedestrian bridge on the western side of the building on the second floor is proposed. This bridge is to connect from the second floor level to the road on the western adjoining lot and therefore new works are required to raise and resurface the road by 870mm to meet the new bridge level.

Concerns were raised with regards to potential vehicle and pedestrian conflict on the road from VIP arrivals to the function room of the club. The information provided indicates that the use of the bridge is for service vehicles and the like only. An operation plan will need to be prepared and approved by Council for deliveries and vehicular access prior to the completion of building works. The following conditions will be imposed:

- Final designs of the road works are to be approved by SSC - the Department of Shire Infrastructure (DSI) prior to the issue of a construction certificate.
- Only delivery vehicles and the like are to access the road.
- No patrons of the club are to use the access road for any form of vehicular access when visiting the club.

Hours of Operation

The site is located predominantly within a 'low activity area' under Chapter 36 - Late Night Trading of Draft Development Control Plan 2015. Low activity areas are predominantly characterised by low density residential uses and other uses suitable for low activity areas. The site is bound by Cronulla Park to the north, Cronulla RSL to the west, Cronulla Sports Club and Zimzala Restaurant to the south and these uses are located within the 'intermediate area' (in accordance with Council's DCP) and will provide a buffer between the CSLSC and residential development to the south.

The use of the building is not proposed to change with the new works and it is to continue being used for club functions/meetings and the function room and balcony on the first floor at the northern end will continue to be available for public use. The hours of operation are as follows:

Draft Sutherland Shire Development Control Plan 2015	
Chapter 36 Late Night Trading	
Control	Proposed
<u>Indoors:</u> <i>Base hours:</i> Monday to Saturday: 6am – 10pm	<i>Lifesaving Administration and Member Service Operations:</i> Monday to Sunday: 5.30am – 8.30pm

<p>Sunday: 10am to 9pm</p> <p><i>Extended hours:</i> Monday to Sunday: 6am – midnight</p> <p><u>Outdoors:</u></p> <p><i>Base hours:</i> Monday to Saturday: 6am – 9pm Sunday: 10am to 9pm</p> <p><i>Extended hours:</i> Monday to Sunday: 6am – 10pm</p>	<p><i>Administration Office:</i> Monday: Closed Tuesday to Thursday: 10am – 2pm Friday: 12 noon – 6pm Saturday: Closed Sunday: 9am – 12 noon Public Holidays: Closed</p> <p><i>Evening Functions & Meetings*:</i> Monday to Saturday: 6pm – 11.30pm with the club building vacated by 11.45pm</p>
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** The Purcell room is available for hire Monday – Saturday evenings and used on Friday evenings for member gatherings. The Monro Room generally operates on Friday evenings and may operate on other evenings for after Club committee meetings.*

The DCP recommends base and extended hours of operation for uses situated within a ‘low activity area’. Extended hours of operation are considered and an acoustic report and management plan were provided suggesting full compliance with Council’s noise criteria with the implementation of controls can be achieved.

Regardless of the above reports provided, Council has concerns with regards to potential noise impacts from the use of the northern terrace on the first floor and therefore to minimise potential impacts a condition will be imposed requiring all external doors and louvers to the function rooms be closed from 10pm and no patrons allowed on the northern terrace after 10.30pm.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on planning, design and structure of cities and neighbourhoods and aims to reduce opportunities for crime by using design and place management principles that reduce the likelihood of crime. No significant concerns were raised to the proposal, however to alleviate potential risks to the northern terrace on the first floor, a security gate is to be provided at the bottom of the stairs and is to be locked when the terrace is not in use. Condition 22 of the appended conditions will apply.

Development within the Coastal Zone

The subject site is located within the Coastal Zone and the provisions of Clause 5.5 of SSLEP 2015 are applicable. The objectives of these clauses are to provide for the protection of the coastal environment of the State for the benefit of both present and future generations through promoting the principles of ecologically sustainable development, and to implement the principles in the NSW Coastal Policy.

Certain matters are required to be considered prior to the granting of development consent. These matters include pedestrian access to the foreshore; natural scenic quality; impacts on the amenity of the coastal foreshore; impacts on biodiversity and ecosystems as well as any cumulative impacts. The relevant matters have been considered as part of the assessment of this application and the proposal

is acceptable in this regard.

Clause 5.5 requires Council to be satisfied of certain matters prior to development consent being granted. These matters include public access; effluent disposal, stormwater disposal and coastal hazards. These matters have been addressed to Council's satisfaction.

Acid Sulfate Soils

The subject site is identified as within 'Class – 5' Acid Sulfate Soils Maps and the provisions of Clause 6.1 are applicable. The objectives of this clause are to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.

Within Class 5, the trigger under SSLEP 2015 is works within 500m of adjacent Class 1,2,3 or 4 land that is below 5m AHD and by which the watertable is likely to be lowered below 1m AHD on adjacent Class 1,2,3 or 4 ASS land.

Given the nature of the proposed works, being alterations and additions to the existing building, there is unlikely to be an impact on the water table on adjacent Class 1, 2, 3, or 4, however precautionary conditions will be imposed to the development consent.

SECTION 94 CONTRIBUTIONS

Due to its nature, the proposed development will not require or increase the demand for local and district facilities within the area. Accordingly, it does not generate any Section 94 contributions.

DECLARATION OF AFFILIATION

Section 147 of the Environmental Planning and Assessment Act, 1979 requires the declaration of donations/gifts in excess of \$1000. In addition Council's development application form requires a general declaration of affiliation. In relation to this development application the following declaration has been made by the following:

- Name of Councillor or Staff: General Manager, Scott Phillips and all Councillors.
- Nature of Affiliation or Association: Members of CSLSC, Honorary Members of SLSC by elected position.

CONCLUSION

The proposed development is for alterations and additions to an existing community facility at 36A Gerrale Street and 6R The Esplanade, Cronulla.

The subject land is located within *Zone RE1 Public Recreation* pursuant to the provisions of Sutherland Shire Local Environmental Plan 2015. The proposed development, being a community facility, is a permissible land use within the zone with development consent.

The application was placed on public exhibition and in response to public exhibition, submissions were received from 3 properties. The matters raised in these submissions have been discussed in this report and include view loss, roof height and the design is not in keeping with the original heritage building.

The refurbishment of the surf club is considered to be modest and sensitive to the heritage significance of the building and will result in a building with improved facilities for the community. When viewed from surrounding properties, the park, coastline and beach/waterway the building will unlikely result in significant visual impacts and will fit comfortably within the public domain.

The application has been assessed having regard to the Heads of Consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979 and the provisions of Sutherland Shire Local Environmental Plan and all relevant Council DCPs, Codes and Policies. Following detailed assessment it is considered that Development Application No. 16/0834 may be supported for the reasons outlined in this report.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Manager, Major Development Assessment (MALA).