

Submission in Support of Proposed Residential Flat Buildings – Sanderling Avenue

To: The Planning Minister

Re: Development Application – Residential Flat Buildings at Sanderling Avenue

Date: 28 May 2026

Assessment Number: SSD-82066472

Introduction

We write in support of the proposed Residential Flat Buildings development at Sanderling Avenue.

The proposal represents an appropriate and well-considered form of development that will contribute positively to the local community, provide housing availability, and support the long-term sustainability and growth of the area.

This submission outlines the reasons why the application should be supported and approved.

1. Positive Economic and Community Benefits

The proposed development looks likely to deliver several positive economic and social benefits to the local area.

These benefits include:

- Increased local spending during construction and occupation;
- Employment opportunities for local trades and businesses;
- Greater support for local retail, hospitality, and service industries;

The increased residential population will assist in supporting local businesses and community infrastructure over the long term.

2. Housing Supply and Diversity

There is an increasing need for diverse housing options across regional and coastal communities.

Traditional detached housing alone cannot meet the changing needs of:

- Older residents wishing to downsize;
- Young professionals and workers;
- Smaller households;
- Couples without children; and
- Residents seeking lower-maintenance living options.

The proposed Residential Flat Buildings provide an important addition to the local housing mix and contribute toward addressing housing supply pressures.

Encouraging well-designed residential flat developments in appropriate locations is an important part of ensuring sustainable community growth.

3. Traffic and Infrastructure

The development is expected to operate within the capacity of the existing road network and local infrastructure.

Modern residential developments are subject to detailed engineering, parking, drainage, and servicing requirements through the development assessment process. These matters can be appropriately managed through conditions of consent where necessary.

The proposal also benefits from existing access to roads, utilities, and community services, making it a suitable location for increased residential density.

4. Design Quality and Amenity

The proposal appears to provide a high-quality built form outcome that considers:

- Landscaping and streetscape presentation;
- Residential amenity;
- Building articulation and visual appearance;
- Parking integration. This is a high priority for our Members and appears to be appropriately addressed within the proposal. Members have sought reassurance that the development will not negatively impact the existing Golf Club parking infrastructure and that sufficient, practical, and easily accessible parking will be provided on-site to adequately service the development. It is also noted that the Golf Club car park should not be relied upon as an overflow parking area, including for caravans, trailers, or visitor overflow associated with the development;
- Privacy and overshadowing considerations; and
- Appropriate setbacks and site planning.

5. Alignment with Strategic Planning Objectives

The proposal is consistent with broader planning objectives that seek to:

- Encourage housing diversity;
- Promote efficient land use;
- Support sustainable urban growth;
- Reduce urban sprawl;
- Increase residential opportunities close to services and infrastructure; and
- Facilitate appropriately scaled medium-density development.

Approving suitable developments such as this assists councils and communities in meeting future housing and population needs in a balanced and planned manner.

6. Conclusion

The proposed Residential Flat Buildings at Sanderling Avenue represent a positive and appropriate development outcome for the area.

The development will:

- Increase housing choice and supply;
- Support the local economy;
- Make efficient use of serviced land;
- Contribute positively to the streetscape and community; and
- Align with contemporary planning objectives.

For these reasons, we respectfully support the application and encourage the Planning Minister to approve the proposal.