



Report of Meeting

Sutherland Shire Local Planning Panel

Tuesday, 19 May 2020

6:00pm

SUTHERLANDSHIRE

SSLPP026-20 **Proposal:** **2020/373819 - Planning Proposal: 138-144 Cronulla Street, Cronulla**
Property: **138-142 Cronulla Street CRONULLA**
Applicant: **Monro Operations TRUST Pty LTD**
File Number: **2020/373819**

Speaking for the proposal were Juliet Grant, Steve Kennedy and Anton Reisch.

No-one spoke against the proposal (although it has not been subject to public notification). An email from Brett Daintry was read to the Panel.

PANEL DECISION:

The Panel (by majority) is of the opinion the Planning Proposal (PP) for 138-142 Cronulla Street, Cronulla has strategic merit, although raises the following comments and observations:

- a) Given the site is part of a wider precinct which has specific controls within Sutherland DCP 2015 that the proposal is partially inconsistent with, there would be greater and more rational strategic merit in undertaking a review of the precinct, if not the B3 zone, if not the street block. This may give rise to a different massing outcome and amalgamation pattern, noting the site's sensitive interface with a park to the south;
- b) Despite the above, the Panel conceptually supports employment uses at the site, given its location in relation to a Local Centre and a metropolitan train station (and likely reduced sensitivities across the northern side boundary arising from the proposed use);
- c) While a wider review is warranted, the approach of maintaining the height limit for the site, seeking to consider and address overshadowing to the adjoining park is also conceptually supported by the Panel; and
- d) The proposed massing is likely to lead to some compromised outcomes in terms of the northern side (and eastern) setback, and potentially minor increased overshadowing.

Balancing the consideration of the above, if the proposal is to proceed, the Panel suggests:

- 1. Consideration be given in any Planning Agreement to urban domain/public art and park improvements, that may be mutually beneficial to the public and land owner;
- 2. The increased FSR be linked to the whole development being a non-residential use(s);
- 3. Mechanisms be considered to address any limitations and interface issues upon the northern adjoining site (such as avoiding adjoining glazing on the any wall on the northern boundary), although this may be a matter for a DA; and
- 4. Mechanisms be considered to ensure the activation and engagement with the public domain to the south and east is not compromised, given this is an important component to the current DCP controls.

Overall, the Panel sees strategic merit in proceeding with PP at this point in time as it facilitates a much needed commercial, non-residential development for the Cronulla Centre within very close proximity of the train station.

REASON FOR THE DECISION:

The rationale and reasons for the decision by the majority of the Panel are outlined in the recommendation above.

However, Peter Flynn has a dissenting view, for the following stated reasons.

The proposal identifies a lack of redevelopment in the Cronulla business centre that reflects the potential permitted under the current development controls introduced in SSLEP 2015. The planning proposal argues that the aims of those development controls are not being achieved at this time and need to be relaxed for the subject site in order to achieve those aims.

It is considered that the proposal will create a higher density spatial anomaly in the Cronulla business centre. This may have the effect of creating a precedent for other sites to argue for similar treatment. It may also potentially suppress the redevelopment of the remaining sites in the precinct. This is not considered to be promoting the orderly and economic use and development of land in the precinct.

The site has a certain uniqueness given its location next to the station, Monro Park, southern entrance to the mall and a major pedestrian beach access route. This uniqueness demands a high level of detailed site design preferably coordinated with the rest of the precinct. On face value the current floor space controls for the site facilitate the mitigation of potential impacts on matters such as traffic congestion, parking availability and urban design.

The current COVID-19 pandemic is a major public health issue and changed circumstance with significant social and economic welfare impacts for the community.

The current pandemic may result in a paradigm shift in the design and usage of the urban environment or be simply a blip followed by a return to business as usual where new development can play a role in stimulating economic recovery.

The applicant's Economic Impact Assessment modelling is based on pre-pandemic assumptions. The report acknowledges the uncertainty created by the pandemic and submits that there is benefit in bringing forward shovel ready investment to support local jobs and income.

Council's assessment report is silent on the planning ramifications of the pandemic.

It is considered that any assumption of "return to business as usual" should be on the basis of studied review and analysis. The proposal assumes pre-pandemic demands for and trends in office space and hospitality provision in pre-pandemic formats.

Physical distancing requirements and enhanced hygiene measures result in many detailed design issues that individually may be of little relevance at the planning proposal stage. Collectively, however, they may be more profound if they become ongoing work health and safety requirements and the result is a reduction in worker or customer density or occupancy rates. Achieving efficient vertical movement through multi-level buildings may present design challenges. Adequate onsite parking becomes more important given a changing dynamic between private vehicle usage and reduced public transport capacity limits.

It is considered that the pandemic has also seen a renewed community emphasis on the importance of plentiful sunlight and natural ventilation and the protection of public spaces.

Council is encouraged to:

- 1. Review the planning controls for the whole southern precinct of the Cronulla business centre in light of the lack of desired redevelopment achieved to date, and*
- 2. Review its planning and development controls in light of the renewed emphasis on the spatial aspects of good public health controls.*

VOTES: insert text

The decision was 3-1 in favour of the recommendation, with Peter Flynn having a dissenting view as outlined above.

The Meeting closed at 6.34pm.