



Draft - Report of Meeting

Sutherland Shire Local Planning Panel

Tuesday, 2 April 2024

1:00pm

e- Meeting

SUTHERLANDSHIRE

PRESENT: Robert Montgomery (chair), David Furlong, Larissa Ozog, Michael Goldrick

DISCLOSURES OF INTEREST

File Number: 2015/14239

There were no disclosures of interest from any of the members of the Panel.

SSLPP016-24 Planning Proposal 544-546 & 548-550 Box Road Jannali
File Number: 2023/477178

Speaking for the proposal was Brett Matheson

PANEL RECOMMENDATION

THAT:

1. The Planning Proposal for 544-546 & 548-550 Box Road, Jannali be received and noted.
2. The Planning Proposal for 544-546 & 548-550 Box Road, Jannali not be supported for referral to Gateway (DPHI) in its current form.
3. The proponent be invited to reduce the floor space ratio requested and demonstrate that the built form can comply with the Apartment Design Guidelines, while creating an appropriate transition to the adjoining low density residential land.

REASON FOR DECISION:

- The Panel generally concurs with the Officer's report and recommendation.
- Jannali is a Local Town Centre and is not identified as a Strategic Centre. This Town Centre and precinct, whilst well located and accessible, is not included in the Housing Strategy 2020, LSPS or the South District Plan as an area that is earmarked for any future additional density. In the absence of an overall town centre approach to density and height, the proposal lacks strategic merit.
- The additional bulk and height of a development which may occur as a result of the planning proposal would have an unacceptable impact on the adjoining low density residential area and does not allow for a suitable transition in density or height. The proposal fails to provide detailed contextual and strategic built form analysis to justify the additional height and scale.
- The proposal fails to address the Design Review Panel's comments where concerns are raised in respect to the bulk and scale, poor relationship and transition to the lower scale residential properties to the east and failure to comply with ADG provisions. Therefore, the proposal lacks site specific merit as well.
- The indicative design which accompanies the proposal is not well resolved. Any future proposal for this site would need consider the context of the site on the edge of the town centre and its relationship to adjoining commercial and residential land. A proper analysis of the context and setting would result in a more acceptable outcome.
- The Panel acknowledges that Jannali appears to be a vibrant, accessible town centre, however, could benefit from an increase in density. It is considered that any increase in density

should only occur as the result of a strategic approach to the entire town centre, which considers, among other things, the relationship to adjoining residential land. As such Council should consider the preparation of a Place Plan for Jannali that would consider any increases in height and floor space across the whole precinct in a holistic, contextual and integrated manner.

VOTES:

Unanimous

SSLPP017-24 Planning Proposal for 23 Kiora Road, 2-6 Willock Avenue Miranda
File Number: 2021/408293

Speaking for the proposal were the following:

- Michael Oliver – Director, Planning – Ethos Urban
- Adam Treffry – The Salvation Army
- Darren Rogers – The Salvation Army
- James McCarthy – Director – Turners
- Ben Fairfax – Managing Director – Formus
- Adam Lucas – Director - Formus
- David Wing – Special Advisor – JLL
- Kirsty Vogel – Principal Planner - Ethos Urban

Only some of the speakers addressed the Panel, while the remainder were available for questions.

PANEL RECOMMENDATION

THAT:

1. The Planning Proposal for 23 Kiora Road, 2-6 Willock Avenue Miranda be received and noted.
2. The Planning Proposal for 23 Kiora Road, 2-6 Willock Avenue Miranda be supported for referral to Gateway (DPHI) with modified plans demonstrating compliance with the Apartment Design Guidelines, (unless it can be justified that any variation will create a better planning and urban design outcome) and specifically addressing design matters including bulk and height of the podium, better articulation of the building and setbacks / separation distances.
3. A Draft Voluntary Planning Agreement (VPA) should be prepared prior to progressing with the planning proposal to gateway providing Council with a clear commitment in relation to the public benefits that will be delivered, given the significant uplift. The VPA should include a minimum 5-10% affordable housing provision (preferably delivered in perpetuity not for 15 years) based on the uplift. A monetary contribution should be provided to Council (Council and the Developer can negotiate the amount) given that the public domain works are minimum requirements of any development of this nature are not considered benefits. The VPA should also include any intersection upgrades if these are required.
4. The amendment to Sutherland Shire LEP 2015 should set a maximum floor space ratio of 5.3:1, based on Council's Feasibility Analysis, a maximum height of 60 metres and include a design excellence clause which should apply to this site.

5. Detailed intersection modelling needs to occur in order to consider the impacts of the redevelopment on the key intersections and to determine whether an upgrade is required. Depending on the outcome of this assessment, if any intersection/s need upgrading to accommodate the traffic demands from this development, the upgrade works will need to be included as part of the VPA.
5. Council resolve to prepare a site-specific DCP concurrently with the planning proposal which includes, but is not limited to, developing the following controls and resolution of some design issues:
- **Built form** - greater resolution is required in relation to the height, building envelope/form and podium design and siting.
 - **Design and layout of the ground floor commercial/retail land uses** – explore smaller floor plate designs and size so that street activation is encouraged.
 - **Location of key services and utilities** - The fire stairs, hydraulic plant room and substation on the ground floor are poorly located and positioned.
 - **Entries and access** - The commercial lobby should be separated from the residential lobby and should be easily identifiable along either street frontage. In this case both lobbies are recessed too far into the building limiting legibility along Kiora Road. Also accessibility to the residential lobby is convoluted through level changes, which is undesirable.
 - **Connectivity** - Good connectivity to the adjoining buildings which are located on the boundary along Kiora Road (25-27 Kiora Rd) and Willock Avenue (“The Wilshire”) is essential. Nil setbacks are preferable to avoid large, dominating blank walls. If there is a sewer main along the southern boundary, upper levels should be designed to connect to the adjoining development and in both cases and retain the scale and verticality. Currently the development will leave some sections of the adjoining boundary walls exposed which is a poor outcome. Also creating clear linkages and connectivity within the development is important.
 - **Setbacks** - need to be carefully considered. The units along Willock Avenue above the ground floor commercial area need to be setback behind the road dedication and there should be no overhang as this increases bulk and creates a poor relationship to residential development to the west. The western section of the building should align with “The Wilshire” development to the west and have similar setbacks so that there is a consistent front alignment to the street.
 - **Design and articulation** – the design and treatment of the tower form, location of balconies, siting of windows to reduce overlooking but also break up the bulk and mass.
 - **Landscaping and communal open space**– increase deep soil where possible. The south-western corner could accommodate some deep soil and a large tree with associated plantings. A central communal courtyard on the ground floor will provide good amenity but this space needs to be easily accessible from the lobby. Consider the use of green walls and also planter boxes on balconies to increase greenery.

- **Building envelope and footprint** – needs to be clearly identified and internal layouts and building depth simplified to improve amenity for occupants and visitors.
- **Solar access** - Protection of solar access to apartments located to the south of the site
- **Unit diversity** – providing a diversity and variety in the unit types, styles and sizes.
- **Materiality and finishes** – consideration of colour palette and finishes.
- **ESD** – incorporate innovative, self-sufficient environmentally sustainable design measures.

REASON FOR DECISION:

- The Panel generally concurs with the Officer's report and recommendation.
- The Panel considers that the design of the building which has been submitted with the planning proposal could be better resolved. In this regard, it is noted that the application is to be referred to the Sutherland Design Review Panel prior to being reported to Council.
- The Panel is concerned that the "public benefit" proposed by the applicant (ie some affordable units and provision of new Salvation Army premises) may not be sufficient to justify the additional height and FSR proposed. It is considered that any public benefit should be quantified so as to facilitate Council's decision in relation to the proposal. To this end, it is recommended that a voluntary planning agreement (VPA) which clearly sets out the public benefits to be provided should be in place prior to approval of any subsequent development application.
- While the benefit of providing a new, enlarged and modernised Salvation Army premises and facilities is acknowledged, these are not considered strategic "public benefits" unless the proponent can justify this in more detail, especially given that the facilities currently exist.
- The traffic assessment for the proposal is considered appropriate, given the significant uplift in height and FSR which would result from the planning proposal.

VOTES:

Unanimous

The Meeting closed at 2:10pm