

## Record of Kick-Off Briefing Sydney South Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSSH-127 – MA22/0266 – 37 Gerrale Street, Cronulla
<b>APPLICANT / OWNER</b>	Lisa Zhang/The Trustee for Cronulla by Moran Unit Trust & WHSP Cronulla Pty. Limited
<b>APPLICATION TYPE</b>	General Development over \$30M (Mod)
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Schedule 6, Clause 2 of the Planning Systems SEPP: General Development over \$30M
<b>KEY SEPP/LEP</b>	SEPP (Building Sustainability Index: BASIX) 2004, Resilience and Hazards & Housing SEPPs 2021; and SEPP No. 65 (Design Quality of Residential Apartment Development), Sutherland LEP 2015
<b>CIV</b>	\$1,622,342.00 (excluding GST)
<b>BRIEFING DATE</b>	3 April 2023

### ATTENDEES

<b>APPLICANT</b>	Lisa Zhang (not present)
<b>PANEL</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James & Carol Provan
<b>COUNCIL OFFICER</b>	Beth Morris, Amanda Treharne, Dianne Copping & Sri Soreno (assessing officer)
<b>CASE MANAGER</b>	Amanda Moylan
<b>PLANNING PANELS SECRETARIAT</b>	Timothy Cook

**DA LODGED:** 7 November 2022

The Applicant has lodged a class 1 appeal to the Land and Environment Court (LEC) against the deemed refusal of the application.

**TARGET PANEL DETERMINATION DATE:** Application to be determined through LEC appeal process.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **Overview:**

The proposed modification application is the second modification to DA20/0737. This modification includes changes to the external façade finishes, courtyard entrance roof, deletion of a bathroom, addition of fire protection and rooftop upstand addition. The modification also seeks to delete conditions 6 and 40 from the consent. Condition 6 requires the dedication of land to widen Surf Lane, at the rear of the development. The purpose of the briefing is to inform the Panel of the contentions raised by Council in the LEC appeal.

### **COUNCIL**

- Building façade
  - Removal of façade panelling with white finishes
  - Wood balcony façade also replaced with white finishing
- Height of building
  - Building height to be increased from RL 47.2 metres to RL 49 metres
  - Additional height due to plant services and rooftop screening
  - Building already above height when approved
- Laneway ownership
  - Part of works involved widening Surf Lane
  - Applicant objects to condition 6 requiring dedication of land to Council, but not to the land being used to widen the lane.
  - Area for the lane widening included for the purpose of calculating the GFA of the approved development.
  - Possibly modify condition 6 to ensure public access to the lane widening is maintained during lifetime of development

### **APPLICANT**

Not present during briefing.