

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-131 – MA23/0006 – 3 – 23 Kingsway, Cronulla
APPLICANT / OWNER	Matthew Crews (applicant)/John Palumbo (owner), Antonietta Palumbo (owner), GL Family Pty. Ltd. (owner), LP Family Pty. Ltd. (owner), Paul Milsted (owner), Jenell Milsted (owner), Helen Karageorge (owner), Sam's Food Bar Pty. Ltd. (owner) & CCIG Pty. Ltd. (owner)
APPLICATION TYPE	General Development over \$30M (Mod)
REGIONALLY SIGNIFICANT CRITERIA	Schedule 6, Clause 2 of the Planning Systems SEPP: General Development over \$30M
KEY SEPP/LEP	SEPP (Building Sustainability Index: BASIX) 2004, SEPP No. 65 – Design Quality of Residential Apartment Development, Sutherland LEP 2015
CIV	\$15,514,083.00 (excluding GST)
BRIEFING DATE	17 April 2023

ATTENDEES

APPLICANT	Matthew Crews, Lucy Langley, Paul Buljevic & Allen Sammut
PANEL	Annelise Tuor, Penelope Holloway, Glennis James, Carol Provan & Stephen Nikolovski
COUNCIL OFFICER	Beth Morris & Evan Phillips (assessing officer)
CASE MANAGER	Amanda Moylan
PLANNING PANELS SECRETARIAT	Sung Pak & Timothy Cook

DA LODGED: 4 April 2023

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

TENTATIVE PANEL DETERMINATION DATE: 5 June 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview:

The DA is for the modification to the consent and design changes to the proposed building. The proposed building is an 8 storey residential flat building with 3/4 levels of basement parking and a loading dock.

The site also has a second modification application that has been submitted, which will not be part of this determination by the Panel.

Panel

The Panel notes the matters raised by Council and discussed with the applicant which include:

- Condition 2
 - modification proposes to delete Condition 2, which requires design changes to the façade design of the building and its built form, which are currently being reviewed by Council's Design team
 - Northern balconies on levels 7 and 8 encroach into the ADG prescribed setback
 - Consider privacy and built form impacts of proposed changes to level 7 and 8 balconies on existing and future development to the north
 - Ground level awning follows street alignment but is indented at entry
- Other Conditions
 - Condition 37 – Hours of operation of supermarket – deliveries from 7am on Sundays and public holidays and supermarket to 12 midnight, 7 days a week
 - Changes to loading dock on ground level will result in increase in GFA by approx. 300sqm and Increased floor space ratio (FSR) to 3.071:1, which exceeds FSR standard
 - Condition 44 – Sydney Water to be consulted
- 6 submissions were received during the exhibition period concerning:
 - Traffic impacts, loading dock and noise issues
 - Hours of operation of the supermarket.

REFERRALS REQUIRED

Internal – Architect, Surveyors & Public Spaces

External – Sydney Water