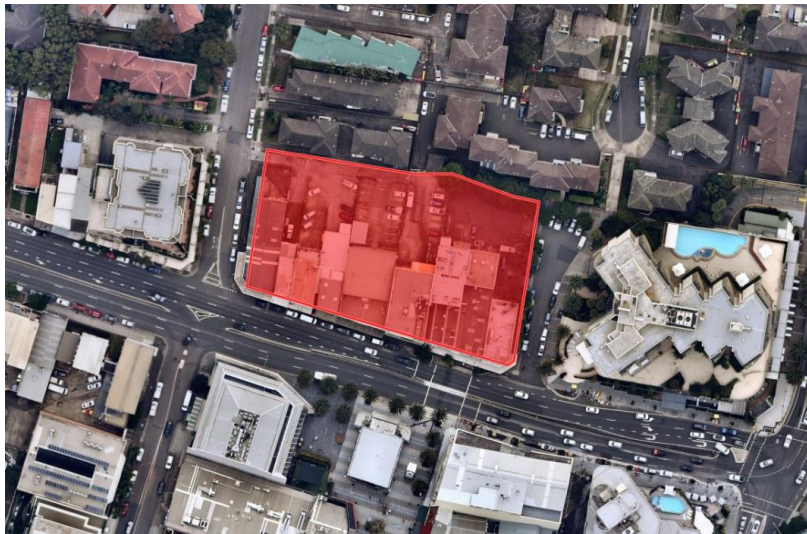


Property: 3-23 Kingsway, Cronulla

Applicant: CCIG PTY LTD

Developer: Sammut Group

Proposal: Modification of Development Application 21/0562.
Modifications reflect amendments to development description, add hours of operation for a supermarket, delete design change conditions 2i), 2ii), 2iii) and 2iv), amend condition 37, and 44 and internal layout change



Site History

Development consent DA21/0562 was granted approval by the Sydney South Planning Panel on 13 September 2022 for the

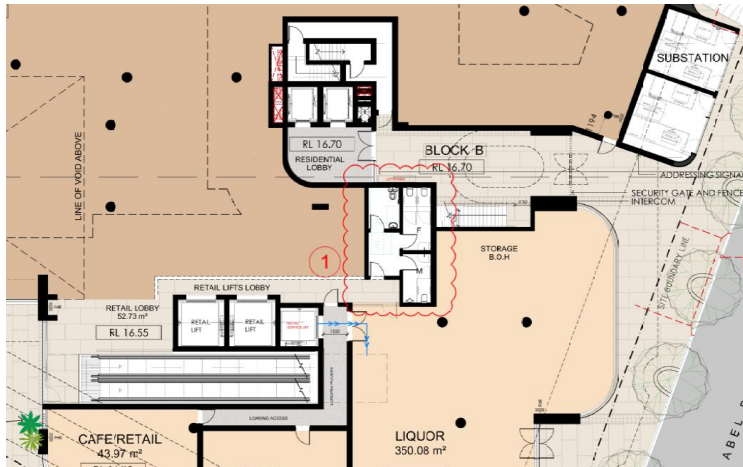
‘Demolition of existing structures and construction of a mixed use development with 3 level basement parking, two storey podium including ground floor retail and first floor commercial’

Subsequent modifications

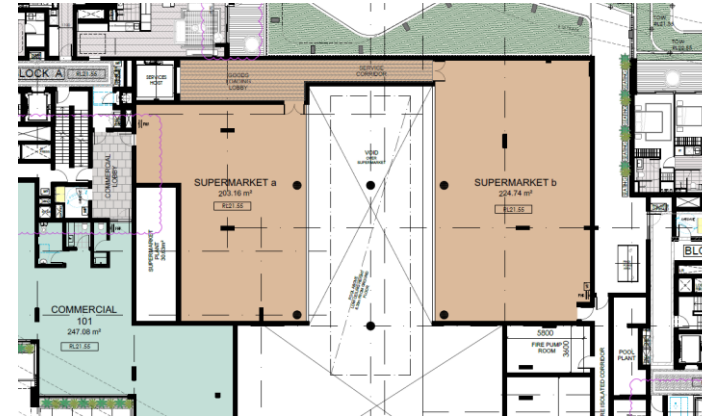
MA23/0006 (current modification) - amendments to development description, add hours of operation for a supermarket, delete design change conditions 2i), 2ii), 2iii) and 2iv), amend condition 37, and 4 and internal layout change

PAN-317098 (submitted to portal and pending formal lodgement) - rewording of some conditions of consent to incorporate additional car parking spaces within the existing basement footprint and loading bays, internal layout changes to basement levels and minor Ground floor changes resulting in a reduced GFA and minor landscaping changes to the ground floor deep soil area.

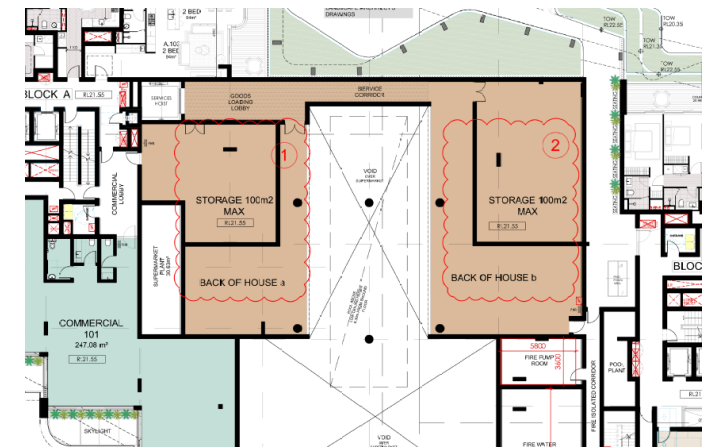
Proposed Modifications



Public amenities moved to ground floor as per Panel's request



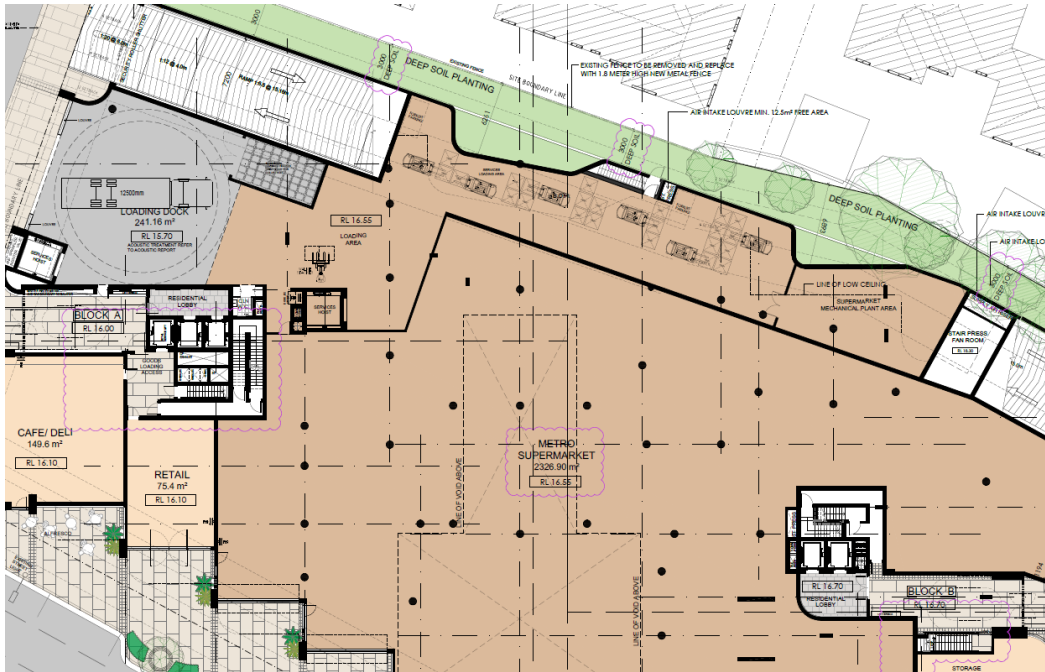
Approved Level 1



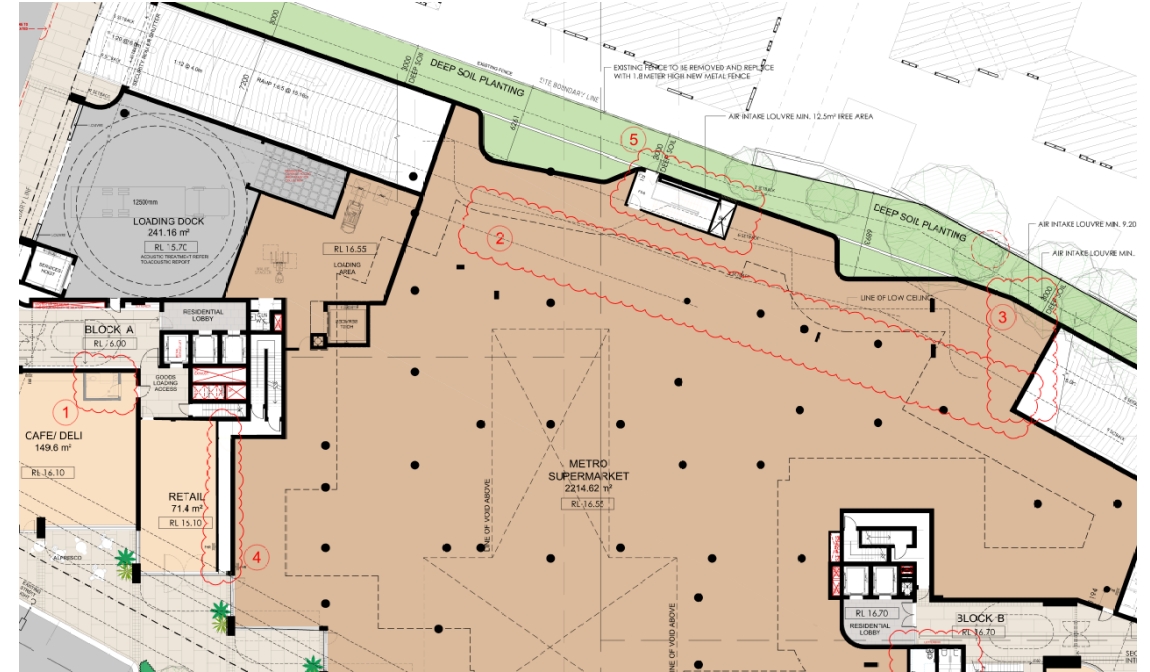
Proposed Level 1

Proposed Modifications

Changes to Loading Dock/Back of House and GFA

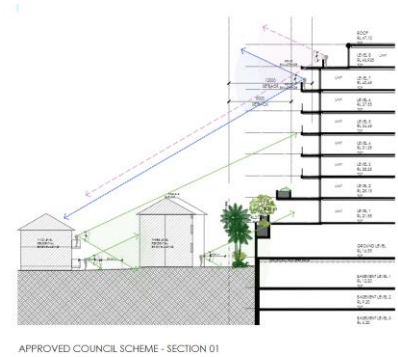
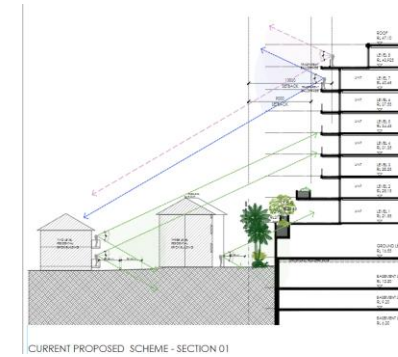
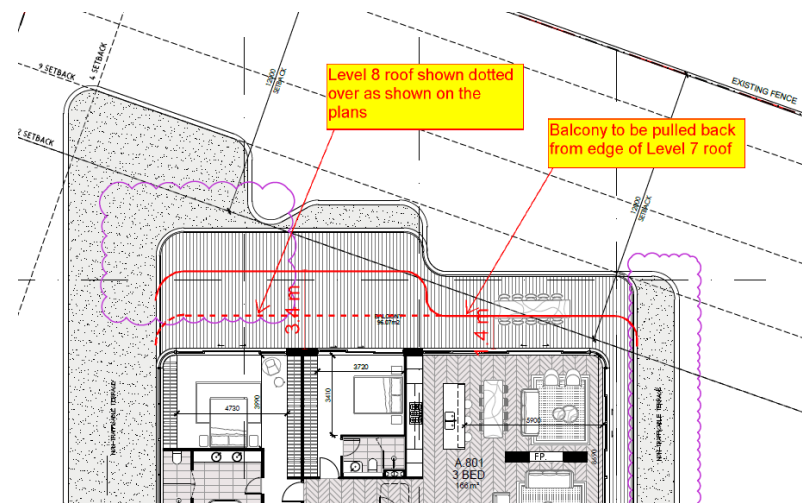
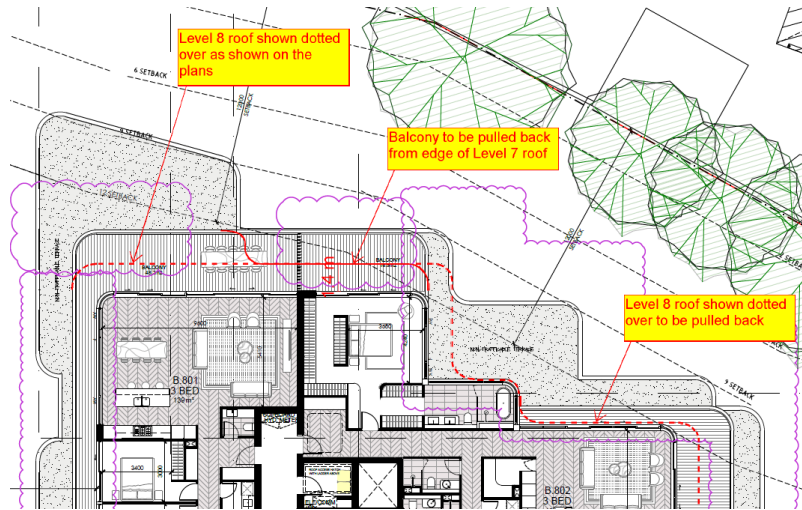


Approved Ground Floor Plans



Proposed Ground Floor Plans

Design Change Request – Level 8



Likely Impacts of the Development

The key changes relate to the deletion of conditions of consent relating to design changes to Level 7 and Level 8 and internal layout changes to the Ground Floor and Level 1. The internal layout changes have been made as a result of detailed design development to increase the functionality of the building.

Consideration has been given to the potential privacy impacts of the removal of Council's design change request on level 8 where it was found that no additional privacy is gained by increasing the balustrade setbacks.

The building's appearance, siting and use will predominantly remain as approved, with minor changes to the balconies and awning. The design and aesthetics of the building will also remain as existing including any landscaped areas. The modification will not result in additional adverse impacts in relation to overshadowing, noise, traffic impacts or view loss.