

DATE OF DEFERRAL	26 March 2021
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Jack Boyd, Peter Scaysbrook
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 25 March 2021, opened at 10:00am and closed at 11:25am.

MATTER DEFERRED

PPSSSH-42 – SUTHERLAND SHIRE – DA20/0737 at 37 Gerrale Street, Cronulla NSW 2203 – Construction of a new mixed-use development consisting of 37 seniors living units and 4 commercial tenancies (as described in Schedule 1).

REASONS FOR DEFERRAL





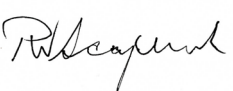
The panel agreed to defer the determination of the matter to resolve the outstanding design issues outlined below until the required information is provided by the applicant:

- Habitable floor space not to exceed the maximum height limit. Options may include removal of habitable floor space (rooftop pavilion or a level) or a redesign of a partial level to accommodate the enclosed communal facilities to achieve a satisfactory outcome that minimises impacts on the surrounding context.
- Unenclosed waste area at ground level needs to be enclosed to meet functional requirements and meet amenity standards and demonstrate compliance with the floor space standard across the development

This information is to be provided within 4 weeks to the satisfaction of Council. If this information is not received within this timeframe the Panel will determine the application on the material already provided. Any new information will be subject to a new assessment report by Council.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was 5:0 in favour. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Heather Warton	 Jack Boyd
 Peter Scaysbrook	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-42 – SUTHERLAND SHIRE – DA20/0737
2	PROPOSED DEVELOPMENT	Construction of a new mixed use development consisting of 37 seniors living units and commercial tenancies
3	STREET ADDRESS	37 Gerrale Street, Cronulla NSW 2230
4	APPLICANT/OWNER	Sage by Moran Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP). State Environmental Planning Policy (Coastal Management 2018). State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55). State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65). State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Sutherland Shire Development Control Plan 2015 (SSDCP 2015). Section 7.11 Development Contribution Plan 2016 – Cronulla Centre Precinct. Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 9 March 2021 Written submissions during public exhibition: 13 Verbal submissions at the public meeting: <ul style="list-style-type: none"> James Flaherty On behalf of the applicant – Sally Taylor, Dough Southwell, Anthony Whealey, Chris Wilson Total number of unique submissions received by way of objection: 13
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: Wednesday, 16 December 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaysbrook <u>Council assessment staff</u>: Maisie Williams

		<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: Thursday, 25 March 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaysbrook, Jack Boyd ○ <u>Council assessment staff</u>: Tenille Whiteman, Carine Elias, Mark Adamson • Public Determination: Thursday, 25 March 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaysbrook, Jack Boyd ○ <u>Council assessment staff</u>: Tenille Whiteman, Carine Elias, Mark Adamson ○ <u>Applicant representatives</u>: Ashleigh Smith, Sally Taylor, Doug Southwell, Anthony Whealey, Chris Wilson
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report