

## BRIEFING DETAILS

|                             |                                      |
|-----------------------------|--------------------------------------|
| <b>BRIEFING DATE / TIME</b> | Monday, 30 August 2021, 1pm – 1.45pm |
| <b>LOCATION</b>             | Teleconference                       |

## BRIEFING MATTER

PPSSSH-78 – SUTHERLAND SHIRE – DA21/0562 - 3-23 Kingsway, Cronulla - 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.

## PANEL MEMBERS

|                                 |                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Jack Boyd, Peter Scaysbrook |
| <b>APOLOGIES</b>                | None                                                                                 |
| <b>DECLARATIONS OF INTEREST</b> | None                                                                                 |

## OTHER ATTENDEES

|                                 |                               |
|---------------------------------|-------------------------------|
| <b>COUNCIL ASSESSMENT STAFF</b> | Carine Elias, Mark Adamson    |
| <b>DPIE STAFF</b>               | Leanne Harris, Michelle Burns |

## KEY ISSUES DISCUSSED

The Panel was briefed by Council's consultant. The site is an amalgamation of a number of lots on the Kingsway, Cronulla. The context is diverse in scale, age, and character. The development is for a mixed-use development with a 2-storey podium accommodating a range of retail tenancies at street level, and commercial above, with 2 residential towers above the landscaped podium level. A site specific DCP anticipated a more incremental development of this block rather than a consolidated site development as proposed.

A range of issues were raised:

- The proposal deviates from the site specific DCP on several counts:
  - DCP envisaged a thru site link. The proposal does not accommodate this.
  - The street wall to the Kingsway is staggered rather than reinforcing the street alignment as envisaged.
  - The towers are staggered and oriented to the view rather than aligned to the street and block which is considered inconsistent with DCP intent.
  - A clear case for these deviations from the DCP needs to be demonstrated.
- On street loading bay on Abel Place is not supported. This should be accommodated on-site
- Interface to adjoining properties along north-west boundary with a 6m wall that is over scaled and has insufficient deep soil for landscaping does not sufficiently mitigate impacts of this wall. A more generous landscaped buffer could be investigated

- Non-compliance with LEP height. A Cl 4.6 variation in support of additional height has been submitted. Part of the top-level that includes habitable rooms plus plant and equipment exceeds the height limit. The Cl 4.6 case needs to be better reasoned.
- Built form alleviates some overshadowing but improves other aspects
- Geotechnical analysis of impacts over Sydney Water sewer main is required
- Ausgrid concerns over servicing provisions of the site need to be addressed
- Relocation of hydraulic system is also required by the Govt agencies that may also have impacts on the site layout and design
- SEPP 55 investigation and considerations need to be demonstrated
- SEPP 65 considerations need to be demonstrated notably privacy, overlooking, and overshadowing of neighbouring properties

**TENTATIVE PANEL MEETING DATE: NA**