

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 June 2022, 12:30pm – 1:00pm
LOCATION	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

IN ATTENDANCE	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Carol Provan, Kent Johns
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amanda Treharne, Beth Morris and Clare Brown (Urbis – consultant)
PLANNING PANEL SECRETARIAT	Sharon Edwards and Carolyn Hunt

KEY ISSUES DISCUSSED

- Height
 - Height exceedance (10% variation)
- Built form and setbacks
 - Ground floor activation
 - Street wall height and tower setback and alignment
 - Orientation of the towers
 - Interface with northern neighbours
- Zoning interface
 - separation with adjoining low scale/ low density neighbours to the north
 - additional 3m landscaped setback and deep soil to northern boundary is sought to protect privacy and amenity
- SEPP 65/ADG considerations
 - Poor compliance with amenity provisions, in particular solar access requirements
 - Relationship to context
- Traffic and parking –
 - loading provision and waste collection to be provided onsite
 - parking rates
- Remediation requirements are still outstanding
- TfNSW/RMS comments are still outstanding
- In general, height, bulk, setbacks, DCP and ADG amenity considerations contribute to significant non-compliances that need to be addressed

TENTATIVE PANEL MEETING DATE: TBC – July/August 2022