

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 16 September 2021, 1.30pm – 3.05pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER

PPSSSH-87 – SUTHERLAND SHIRE – DA21/0326

138 CRONULLA STREET CRONULLA 2230

Demolition of existing structures and construction of a mixed-use development comprising food and drink premises and commercial / office floorspace, 2 basement levels, 2 signs and stratum subdivision

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Peter Scaysbrook - I declare a COI on this as I did participate in the matter of the Planning Proposal. Jack Boyd - I declare a COI on this as I did participate in the matter of the Planning Proposal.

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Carine Elias, Mark Adamson, Meredith Bagnall
<b>APPLICANT</b>	<b>Applicant Presentation – 2.20pm to 2.50pm:</b> Tina Christy, Lucy Langley, Anders Idestrom, Allen Sammut, Julian Sammut, Dora Choi, Juliet Grant

## RSD TEAM

<b>CASE MANAGER</b>	Leanne Harris, Carolyn Hunt
<b>PROJECT OFFICER</b>	Michelle Burns

## KEY ISSUES DISCUSSED

The proposal is for a 7- storey (25m) commercial building with retail/Food and Drink at ground level and includes a VPA with Council to provide and maintain public toilets and public domain works. The Panel is the consent authority for this application as there will be a future agreement with the Council regarding the use of the proposed public toilets.

The proposal takes advantage of a floor space ratio bonus (providing an uplift from 2:1 to 2.9:1). The additional floor space is achieved by a site-specific bonus provision for a 100% commercial building demonstrating a compliant building height of 25m.

Specific issues to be addressed include:

- The built form is relatively consistent with the DCP envelope, notwithstanding there are impacts on the public domain that need closer consideration:
  - Minor non-compliances with building height and FSR need to be justified. The DCP building envelope has been designed to minimise overshadowing of the park and health of significant trees. The Arborist's report needs more detail to demonstrate the large Fig tree can be protected and retained.
  - The DCP building envelope stipulates a 3 m setback along the frontage of Munro Park to facilitate pedestrian movement but is largely enclosed. The location of the public toilets within the setback is questioned. The facilities should be setback within the building to maximise activation of the park frontage.
  - The northern elevation presents a highly visible blank wall. While this condition may be temporary, architectural treatment of this elevation should be incorporated to improve the visual presentation of the building from the public domain.
  - Planted terraces are supported however viability of planting as proposed on the southern side of the building and awning is questioned.
  - Recommendations of the Design Review Forum with regards to building form, design and materials should be taken into consideration in the design development of the building.
- The use of the ground and first floor as a food and drink premises needs more detail. With capacity of 900 patrons/staff, the information provided is currently insufficient to assess the impacts of uses, such as licenced premises or pubs, in the absence of an acoustic report, a more comprehensive Plan of Management and other supporting documentation typically required for such uses.
- Traffic and parking challenges caused by proposed uses need further interrogation,
  - There is a shortfall in carparking for the development for food and drink premises that needs to be addressed
  - Loading/unloading from the site within Surf Lane and the location of the emergency vehicle hard stand area.
- The feasibility of building over the Sydney Water wastewater main needs to be demonstrated

## **IS THE APPLICATION READY FOR DETERMINATION?**

**YES: DETERMINATION DATE:** Monday, 29 November 2021

## **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)