



File Ref: 2023/477178

28 June 2024

Louise McMahon  
Director Planning Proposal Authority  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2150

Attention: Kimberley Beencke  
[email: [kimberley.beencke@planning.nsw.gov.au](mailto:kimberley.beencke@planning.nsw.gov.au)]

Dear Ms McMahon

**RE: Rezoning review – 544-550 Box Road, Jannali (RR-2024-8)**

I refer to your recent correspondence regarding the above Planning Proposal which seeks to amend Sutherland Local Environmental Plan 2015 to increase the maximum height of buildings from 20m to 30m, increase the floor space ratio from 2:1 to 3.8:1 and introduce a minimum non-residential clause of 0.6:1 to land at 544-550 Box Road, Jannali.

The application was lodged on 7 December 2023. Additional Information was provided by the proponent on 6 February 2024. The proposal was considered by the Sutherland Shire Design Review Panel on 7 March 2024 and the Sutherland Shire Local Planning Panel on 2 April 2024. The applicant attended both meetings.

I can confirm that the proposal which has been submitted for a rezoning review is the same proposal that is being considered by Council.

Please find attached Council report (PLN019-24) which will be considered by the Council Planning and Growth Committee on Monday 1<sup>st</sup> July, and full Council on 15<sup>th</sup> July 2024. The report outlines officer's concerns regarding the strategic merit of the proposal.

As discussed with Kimberley Beencke, given Council's meeting cycle, it will not be possible to provide an endorsed Council view of the proposal until after the full Council meeting on the 15<sup>th</sup> July 2024, and further correspondence will be forwarded at that time.

Should you require further information on this application please contact me on 9710 0376 or [bmorris@ssc.nsw.gov.au](mailto:bmorris@ssc.nsw.gov.au).

Yours sincerely,

Beth Morris  
Acting Manager Strategic Planning  
Planning & Growth