

**From:** [Beth Morris](#)  
**To:** [Brett Matterson](#); [Jaya Bray](#)  
**Cc:** [Mark Carlon](#)  
**Subject:** RE: Sutherland Shire Local Planning Panel Meeting - 02 April 2024  
**Date:** Thursday, 11 April 2024 5:28:42 PM  
**Attachments:** [image001.png](#)  
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Hi Brett

The LPP meeting was considered in closed (confidential) session because Councillors have not, as yet, had the benefit of considering this proposal. The actual LPP minutes will accompany the Council report (we are aiming for Committee on 3<sup>rd</sup> June).

Following is a summary of the minutes - the Panel was not supportive of the proposal as:

- Jannali has not been identified by the LSPS or District Plan as a centre for growth
- In the absence of an overall centre approach to height and density, the proposal lacks merit
- Unacceptable impacts of building bulk and scale on adjoining low density land – transition/context, lack of built form analysis
- Bulk & Scale/ ADG compliance issues – lacks site specific merit
- Design not well resolved – edge of centre, poor relationship to adjoining land
- Any increase in density should be the result of a holistic/strategic approach to the entire centre – place plan

They suggested that the proponent be invited to reduce the floor space ratio requested and demonstrate that the built form can comply with the Apartment Design Guidelines, while creating an appropriate transition to the adjoining low density residential land.

Please let me know if you require further information

Regards

Beth

### Beth Morris

Senior Policy Advisor (MTWT)

Strategic Planning

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We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.

Aboriginal artwork from artist local to Sutherland Shire



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**From:** Brett Matterson <Brett@tcqconstruction.com.au>

**Sent:** Thursday, 11 April 2024 7:00 AM

**To:** Jaya Bray <JBray@ssc.nsw.gov.au>

**Cc:** SSLPP <sslpp@ssc.nsw.gov.au>; Beth Morris <BMorris@ssc.nsw.gov.au>; Mark Carlon <MCarlon@ssc.nsw.gov.au>

**Subject:** RE: Sutherland Shire Local Planning Panel Meeting - 02 April 2024

Dear Jaya

I trust you are well.

Further to the SLPP meeting on 2 April 2024, the panel indicated that they would have their recommendation completed within a few days. Can you please advise if the SLLP panel recommendation will be provided to the applicant?

Are you able to advise which meeting of Council the planning proposal will be considered by Council?

Look forward to hearing from you.

Brett Matterson  
0425 247 004  
Jannali No.1 Pty Ltd

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**From:** Jaya Bray <[JBray@ssc.nsw.gov.au](mailto:JBray@ssc.nsw.gov.au)>

**Sent:** Thursday, March 28, 2024 10:17 AM

**To:** Brett Matterson <[Brett@tcqconstruction.com.au](mailto:Brett@tcqconstruction.com.au)>

**Cc:** SSLPP <[sslpp@ssc.nsw.gov.au](mailto:sslpp@ssc.nsw.gov.au)>

**Subject:** Sutherland Shire Local Planning Panel Meeting - 02 April 2024

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Good Morning Brett,

The following application is listed for determination by the Sutherland Shire Local Planning Panel on Tuesday, 02 April 2024.

Application No.	Address	Proposal
RZN23/0001	544-546 Box Road Jannali	Proponent initiated planning proposal to amend Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) to increase maximum building height from

		<p>20m to 30m, and increase maximum floor space ratio from 2:1 to 3.8:1. The applicant has submitted a rezoning review to the Department of Planning, Housing and Infrastructure post Design Review Panel.</p> <p>The Planning Proposal is referred to SSLPP for advice in accordance with the referral criteria of LPP Ministerial direction.</p>
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#### Electronic Meetings

This meeting of the Sutherland Shire Local Planning Panel will be conducted electronically via Microsoft Teams. At the end of this email you will find a link to this Microsoft Teams meeting. This can be viewed through the Microsoft Teams app or via your web browser.

#### Who Attends this Meeting

- 4 Members of Sutherland Shire Planning Panel – the Chair, 2 expert members and a community representative
- From Council: Ben Latta – Manager, Development Assessment & Certification

#### Who is Invited to this Meeting

- The applicant/owner for each application

#### To Listen to this Meeting

If you wish to listen to this meeting you do not need to do anything. The meeting will commence at **1.00 pm** sharp. Please enter the meeting using the Microsoft Teams link (located below) a few minutes prior to the meeting at which point you will be placed in a “lobby” until the meeting commences.

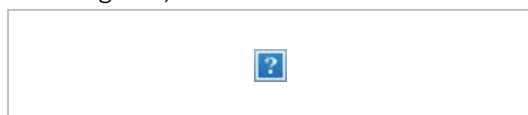
At 1.00 pm the Chair will commence the meeting and explain the rules of the meeting.

If you are registered to speak you will be able to listen to the meeting until the Chair addresses you, at which point you will be able to explain your concerns to the Panel. The Panel may also ask questions to better understand your concerns.

#### Need some assistance

If you require any assistance, please contact [sslpp@ssc.nsw.gov.au](mailto:sslpp@ssc.nsw.gov.au) prior to 11 am on the day of the meeting. If you are unable to join the meeting via Microsoft Teams please get in touch.

Kind Regards,



Assessment Teams Administration

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