

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-129 – MA22/0284 – 51 President Avenue, Caringbah
APPLICANT / OWNER	David Nelson/Coles Group Property Development Ltd
APPLICATION TYPE	S4.56 modification to DA19/0333 – change wording of condition 7A and 8Aii relating to trunk drainage construction and design, 8C relating to occupation certificate and condition 12 relating to timing of contributions payment
REGIONALLY SIGNIFICANT CRITERIA	Schedule 6, Clause 2 of the Planning Systems SEPP: General Development over \$30M
KEY SEPP/LEP	Planning Systems SEPP 2021 and Sutherland LEP 2015
CIV	\$0.00 (excluding GST)
BRIEFING DATE	6 March 2023

ATTENDEES

APPLICANT	David Nelson and Anthony Kazacos
PANEL CHAIR	Annelise Tuor (Chair), Penelope Holloway, Glennis James and Carol Provan
APOLOGIES	Kent Johns
COUNCIL OFFICER	Vivian Tran, Beth Morris, David Sheehan, Amanda Treharne and Carine Elias
CASE MANAGER	Amanda Moylan
PLANNING PANELS SECRETARIAT	Sung Pak and Timothy Cook

DA LODGED: 2 December 2022

TENTATIVE PANEL BRIEFING DATE: To be announced

TENTATIVE PANEL DETERMINATION DATE: To be announced

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation. The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview

S4.56 modification to DA19/0333 – Change wording of condition 7A and 8Aii relating to trunk drainage construction and design, 8C relating to occupation certificate and condition 12 relating to timing of contributions payment.

Issues to address

- Condition 7
 - Whether trunk drainage and area around can remain in-situ to prevent damage while early works are undertaken elsewhere on the site.
- Condition 8Aii
 - Current wording allows for suitable alternative to “jacking” technique. Sufficient information on the suitable alternative is required to either modify or satisfy the condition to ensure significant tree will not be impacted.
- Condition 8C
 - Whether requirement prior to construction certificate (CC) for works, other than built form CC.
- Condition 12

Note there will only be one occupation certificate at the completion of the development and Council's concern that payment of whole s7.11 contribution should not be linked to this milestone. Also, note applicant's concern that payment of whole s7.11 contribution should not be linked to first CC. Consider staging arrangement for payment.