



Report of Meeting

Sutherland Shire Local Planning Panel

Tuesday, 16 February 2021

6pm

e-Meeting

SUTHERLANDSHIRE

PANEL: Jason Perica (Chair), Julie Savet Ward, Charles Hill, David Corry

STAFF IN ATTENDANCE: Manager, Development Assessment and Certification (Simone Plummer) and Manager, Major Strategic Planning (Mark Carlon)

Disclosures of Interest: File Number: 2015/14239 - There were no declarations of interest.

Apologies

There were no apologies

NOTE

This meeting was held by way of a teleconference between the Panel members and Council staff due to COVID19 lockdown arrangements.

All interested parties were advised of the changed meeting arrangements and given the opportunity to address the Panel during the teleconference.

The teleconference was recorded, and is available on Council's website.

It should be noted that on this occasion site inspections were limited due to the lockdown requirements. Notwithstanding this, the Panel was able to rely on plans, photographs, reporting and briefings from the Council staff in determining the applications, the subject of the teleconference meeting.

SSLPP012-21 Planning Proposal Frank Vickery Village
File Number: 2020/383533

There were no speakers against the proposal.

Speaking for the proposal were Walter Tattersall & Dan West. Other experts from the applicant team were in attendance to answer Panel questions.

PANEL RECOMMENDATION:

The Panel is of the opinion the Planning Proposal has sufficient merit to warrant referral to the Minister for Planning and Public Spaces under Section 3.34 Environmental Planning and Assessment Act 1979 for Gateway determination, subject to the following matters being considered and addressed:

1. Given the Planning proposal and strategic justification is predicated on providing housing for Seniors or People with a Disability, additional permitted uses be regulated through appropriate enforceable provisions to ensure the site is solely used for seniors housing, while allowing ancillary/supporting uses (such as medical centres, service retailing, services, community uses, recreational areas etc. but not separate residential flat buildings), with additional height and FSR being contingent on continuing this use.
2. The final FSR be derived after thorough examination of the built form massing (including siting, building size, setbacks, separation and height), resulting assumed envelope area, then discounted to derive a FSR at an appropriate ratio to provide articulation of form and elements for amenity such as balconies. This should also involve review by Council's Design Review Forum ("DRF") prior to exhibition and settling the FSR standard.
3. The total retail component being limited to 1,000 m² and the size of an individual retail premise being limited to a maximum of 500m².
4. The Landscape Area development standard remain at 35%.
5. A site-specific Development Control Plan be prepared and exhibited with the Planning Proposal, and be finalised prior to gazettal of the Planning Proposal (and if this is not possible a provision be included in the Planning Proposal requiring a DCP to be prepared prior to development approval).
6. The site-specific DCP to support the Planning Proposal include the following, as a minimum:
 - A maximum building height map which specifies the various heights permissible in the various precincts across the site;

- A height plane along the southern boundary to address potential overshadowing to the adjoining low density zone;
 - A 12m setback to Port Hacking Road;
 - Protection of important bushland as well as significant mature trees which contribute to overall existing and future desired canopy cover and the overall landscaped setting;
 - Public access within the site and the through-site link;
 - Treatment and maintenance of the Heritage Item;
 - Carparking provision and treatment, particularly at the street level/public domain, to maximise activation and the landscaped setting of the site and buildings.
7. Consideration be given to any reasonable infrastructure improvements around the site likely to be affected by the development (e.g. footpaths/powerlines etc) and any necessary infrastructure upgrades (e.g. traffic lights if needed), and the appropriate mechanism to ensure this is achieved.

The Panel recommends early engagement with TfNSW by the applicant, due to potential impact on a classified road (Port Hacking Road).

REASON FOR DECISION:

The Panel generally agreed with the assessment of the Proposal by Council staff, with some refinements as outlined in the recommendation above. The Panel was concerned about the potential loose interpretation of the term “predominantly” seniors housing. Given the whole Planning Proposal, design and justification is based on Seniors Housing, this is what should be required to be provided. Other uses should be ancillary to this use. The proposed FSR seems very prescriptive and warrants further interrogation, including review by Council DRF. The DCP should be exhibited with the Planning Proposal, so the public can visualise the proposal and understand the wider intended range of controls for the site. This should also be finalised prior to gazettal, or at least the first DA. A number of important matters warrant inclusion in this DCP, beyond that recommended by Council staff, and as suggested above.

VOTES:

The decision was unanimous.

The Meeting closed at 7.40pm