

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-103 – Sutherland Shire – DA-21/1251 – 6-20 Hinkler Avenue and 319-333 Taren Point Road, Caringbah
APPLICANT / OWNER	Adam Martinez - Hinkler Ave 1 Pty Limited Hinkler Ave 1 Pty Limited; Hinkler Ave 2 Pty Limited; Hinkler Ave 3 Pty Limited;
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP
KEY SEPP/LEP	SEPP 55, Design & Place SEPP, Affordable Rental Housing SEPP, BASIX SEPP, Sutherland Shire LEP 2015
CIV	\$71,061,819.00 (excluding GST)
MEETING DATE	7 February 2022

ATTENDEES

APPLICANT	Adam Martinez, Aaron Sutherland, Nick Byrne, David Felicio, Joseph Scuderi
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Heather Warton, Stuart McDonald
COUNCIL OFFICER	Amanda Treharne, Beth Morris, Ros Read
SENIOR PLANNING OFFICER	Carolyn Hunt
RSDA TEAM	Sharon Edwards, Jeremy Martin

- Introduction
- Summary:
 - Through the consolidation of multiple sites, the development proposes an alternative building configuration and mix of uses to address the site specific DCP, including affordable housing, purpose designed medical facilities plus ground level activation and through site link
 - 104 Affordable housing units to be provided
 - Reconfiguration gives improved residential amenity, solar access, consolidated open space, street activation and minimises vehicular service and access points
 - Presents as 3 different buildings.
 - Architectural variation proposed with design and materials
 - Partial breach of height controls relating to sloping site

- Compliant with FSR (including LEP bonus) and uses.
- Public exhibition is yet to be completed.
- 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

- Traffic and parking compliance
- Building design – articulation, bulk and scale
- Clarification and details of how the FSR controls have been determined for the mixed-use development, including application of bonus provisions
- Council and community issues

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Currently on exhibition – 28/01/22 - 18/02/22
- 4 submissions have been received to date
 - Parking
 - Traffic and access to properties
 - Traffic congestion exacerbated by development
 - Overdevelopment

REFERRALS REQUIRED

Internal

- Environmental Scientist
- Environmental Health
- Landscape architects
- Engineers
- Building design
- Design Review Forum

External

- TfNSW
- NSW Police

RFI SUBMISSION DATE – Council is to notify the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE – 05/04/22

TENTATIVE PANEL DETERMINATION DATE – 07/06/22