

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 August 2022, 10.00am and 11.00
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSSH-103- Sutherland– DA-21/1251 – 6 Hinkler Avenue, Caringbah - Demolition of existing structures and construction of a mixed-use development (health service facility and residential units) with Torren's title and stratum subdivision.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Carol Provan, Stephen Nikolovski
APOLOGIES	Kent Johns
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Beth Morris, Amanda Treharne, Ros Read
RSDA	Sharon Edwards and Leanne Harris

DA LODGED: 13 Dec 2021

BRIEFINGS: 7 February, 5 April 2022 and 10 May 2022

KEY ISSUES DISCUSSED

The Panel discussed the various submissions made by the applicant and Council officers. Based on this information, the Panel has formed the view that the following applies:

- Commencement of the Housing SEPP 2021 was 26 November 2021
- DA fees were paid 9 December 2021
- Therefore, the DA was not made until after the Housing SEPP 2021 had commenced and therefore the Housing SEPP 2021 applies to this development
- The maximum FSR possible is the base SSLEP FSR + the bonus if all preconditions are met
- If preconditions are met the applicable FSR is 2:1
- Bonus FSR 0.5, based on the FSR 2:1, applies only for the residential component max FSR 2.5:1
- Health services facility is a DCP requirement CI 6.21 (25% GFA)
- To achieve the full 0.5 FSR uplift 50% of the residential GFA is to be Affordable Housing

The Panel is keen for the applicant to address the above issues and work with Council to finalise the application accordingly for the Panel's determination as soon as possible.

Planning Panels Secretariat

TENTATIVE PANEL DETERMINATION DATE: To be confirmed with Council following further discussion with the applicant

Planning Panels Secretariat

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