

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-104 - Sutherland Shire – DA-21/1131 – 72-78 Box Road, Taren Point
APPLICANT / OWNER	Aaron Sutherland - Mount Street 1 Pty Ltd Paduro Holdings Pty Ltd
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP
KEY SEPP/LEP	SEPP (Infrastructure); SEPP 55; Greater Metropolitan REP No. 2; Sutherland Shire LEP 2015
CIV	\$33,186,364.00 (excluding GST)
MEETING DATE	7 February 2022

ATTENDEES

APPLICANT	Aaron Sutherland, Joseph Scuderi, Ben Pomroy
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Stuart McDonald, Heather Warton
COUNCIL OFFICER	Grant Rayner, Ros Read, Carine Elias, John Arnold
SENIOR PLANNING OFFICER	Carolyn Hunt
RSDA TEAM	Sharon Edwards, Jeremy Martin

ISSUES LIST

- Introduction
- Applicant Summary:
 - The site is extremely flood prone and centrally located within an industrial precinct of self-contained units with residential to the south-west
 - A major culvert bisects the site and is inadequate to manage future flood events
 - Proposal designed to mitigate flooding
 - Ground floor slab lifted RL 3.0 -3.3m
 - Development located to east and west of culvert primarily with parking over
 - Culvert accessible by new access panels
 - Building exceeds maximum height (0.8-2.6m variation across the site) due to new elevated floor levels (max height 16m). Potential overshadowing impacts
 - FSR compliant 1.36 (1.5 FSR max)

- Landscaped pockets on northern, southern and western boundaries. 10.5% landscaped area provided (10% required)
- Parking compliant - 245 carparking proposed (238 required)
- Interface with residential dwellings, potential for greater articulation of building, additional tree planting and planter landscaping to screen the development in 3m boundary setback. Potential overlooking of rear yards from industrial units to be considered
- Daylighting and ventilation of carpark and industrial units to be demonstrated
- Acoustic impacts and mitigation to be demonstrated.
- Public exhibition has occurred (14/12/21-11/01/22) – 13 submissions received.
- 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

- Flooding
- Boundary interfaces: potential overlooking, overshadowing impacts
- Daylighting and ventilation of carpark and industrial units to be demonstrated
- Acoustic mitigation to be demonstrated.
- Key Issues raised in public exhibition

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Height exceedance
- Landscaping – buffer to Shirley Road
- Design and articulation
- Mechanical ventilation
- Solar access and ventilation
- Noise
- Hours of operation
- Parking impacts
- Narrow access roads
- Impacts on adjacent park
- Over development

REFERRALS REQUIRED

Internal

- Stormwater
- Traffic
- Development Engineering
- Design Review Panel

External

- TfNSW
- OEH

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 – 08 March 2022

TENTATIVE PANEL DETERMINATION DATE – 10 May 2022