

Record of Briefing Meeting Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-104- Sutherland– 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	State Environmental Planning Policy (Planning Systems) 2021 – clause 2 schedule 6
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 Greater Metropolitan Regional Environmental Plan No. 2 Georges River Catchment, Sutherland Shire LEP 2015 and Sutherland Shire DCP 2015
CIV	\$33,186,364.00 (excluding GST)
MEETING DATE	15 March 2022

ATTENDEES

PANEL CHAIR	Helen Lochhead
PANEL CHAIR	Stuart McDonald, Heather Warton, Carol Provan, Kent Johns
COUNCIL OFFICERS	Grant Rayner, Ros Read, Carine Elias, John Arnold
CASE MANAGER	Leanne Harris
RSDA TEAM	Holly McCann

DA LODGED: 11 Nov 2021

KICK OFF BRIEFING HELD: 7 February 2021

EXHIBITION: 15 December 2021 to 11 January 2022 – 13 Submissions received.

TENTATIVE PANEL DETERMINATION DATE: 31 May 2022

PPSSSH-104, DA21/1131, 72-78 Box Road, Taren Point

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Height and setbacks – Exceeds height limit 18.6m (16m max height permissible). Clause 4.6 insufficient (amendments required)
 - Need to revisit height
 - Impact of height and bulk on neighbours, including privacy, solar access to be addressed. Potential to increase setbacks to neighbours to accommodate screen planting, limit overshadowing etc
- Density and use:
 - clarification of FSR calculations required
- Trees and landscaping- loss of trees, inadequate communal open space and lack of screen planting
 - Minimum 10% landscape requirement to be addressed
- Environmental –
 - Contamination acid sulphate soils to be addressed
 - Noise impacts and mitigation to be addressed
- Ecological assessment for impact on EEC
 - Detailed site investigation required
- Waste Management:
 - arrangements to be detailed
- Access and traffic impacts - constrained street network
 - arrangements to be detailed
- Parking – proposal does not meet minimum DCP requirements (400 spaces required) shortfall of 155 spaces
 - Additional onsite parking required
- Required legislative framework not adequately addressed (Coast Management and Regional Environmental Plan)
- Stormwater and flooding- flood prone site.
 - Detailed Council requirements to be addressed
- Built form- scale and bulk of development has significant impacts on neighbourhood.
 - Potential to reduce height, increase setbacks and articulate long facades &/or include breaks in buildings
- Amenity – internal office spaces with no natural light or direct natural ventilation
 - Need to improve amenity of office space to ensure adequate standards and enable long term flexibility

REFERRALS REQUIRED

External: TfNSW require additional information including SIDRA Network modelling, mitigation measures and a Green Travel Plan

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Height
- Flooding
- Landscaping
- Design
- Solar Access and ventilation
- Noise
- Hours of operation
- Parking
- Traffic and Access