

Name of Applicant & Developer – Conquest

Site: 8-186 Willarong Road, 41-47 President Ave and 51 President Ave, Caringbah



Previous Development Application (DA19/0333):

Demolition of existing structures and construction of a shop top housing development containing a supermarket, liquor store, 8 specialty shops, internal fitout and use of the supermarket and liquor store, 120 residential apartments, advertising signs and signage zones, with associated civil infrastructure, public domain and landscape works



Modifications:

Condition 7 Trunk Drainage Construction: allow realigned trunk drainage to be fully operational prior to the Construction Certificate of the base building being issued. This will allow for the early works to commence, specifically the demolition of the building, land remediation of the site, and shoring works outside the 3-metre wide easement from Council's stormwater asset, which need to be undertaken prior to the realigned trunk main being operational.

8Aii) Trunk Drainage Design: the "jacking" technique is not possible based subcontractor feedback. It is therefore proposed to amend the wording to allow for a suitable technique to be discussed and approved with Council, prior to commencement.

8C) Before Construction: allow the WAED to occur prior to any Occupation Certificate, rather than linking it to the approved built form works. Given the WAED is part of the stormwater diversion works, if it is linked to the Construction Certificate of the built form, then it will delay the commencement of early works such as the piling and shoring.

Section 7.11 Contributions - Section 7.11 Development Contribution Plan 2016 - Caringbah Centre Precinct:

During the Covid-19 pandemic, Councils were required to defer the timing of contribution payments to the issue of the first occupation certificate.

It is acknowledged that this was only a temporary relief, which has now ceased. However, given the size of the project it is requested that this measure be applied to the development, at least to the issue of the first occupation certificate.

Additionally, it is anticipated that obtaining the first construction certificate will be delayed given the significant stormwater works involved in the development.

Delaying the payable contributions to the first occupation certificate, will ensure the project can commence without delay.

Next Steps

Council currently undertaking assessment of application.

Application requires re-notification, given integrated development.

Awaiting Council RFI letter, with any comments to be addressed.