

Record of Kick-Off Briefing

Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-134 - DA23/0196 - 39 Willarong Road (22/-/DP800924) and 31A Koonya Circuit Caringbah (23/-/DP800924)
APPLICANT / OWNER	Richard Seaward
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	Other State Environmental Planning Policy - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 Other Environmental Planning Instrument (eg. Local Environmental Plan, Interim Development Order, Planning Scheme, etc) - Sutherland Shire Local Environmental Plan 2015 - Sutherland Development Control Plan 2015
CIV	\$8,466,035 (excluding GST)
BRIEFING DATE	1 August 2023

ATTENDEES

APPLICANT	Richard Seaward, Jacob Barsoum and Kieran Corcoran
PANEL MEMBERS	Annelise Tuor, Penny Holloway, Glennis James, Carol Provan and Stephen Nikolovski
COUNCIL OFFICER	Evan Phillips, Amanda Treharne and Sue McMahon
CASE MANAGER	Lillian Charlesworth (not in attendance)
PLANNING PANELS SECRETARIAT	Tim Mahoney, Lisa Foley

DA LODGED: 20 April 2023

Council is yet to undertake its full application assessment, so this record is not a final list of the issues it will need to consider in order to draft its 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.

TENTATIVE PANEL BRIEFING DATE: A date to be set for after the response to RFI has been received and the notification period has concluded.

TENTATIVE PANEL DETERMINATION DATE: TBC

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview:

The Proposal is for demolition of existing structures and construction of a medical and childcare centre.

Panel:

The Panel notes the matters raised by Council and discussed with the applicant which include:

- Pedestrian access to the childcare centre and medical centre
 - The proposal relies on parking and access to the childcare centre and medical centre from the adjoining Supercentre carpark;
 - The Supercentre lot is not included in the development site. The Applicant has agreed to amend the application to include this lot, which is in the same ownership as the development site;
 - There is sufficient parking on the Supercentre to meet the additional demand of the proposed development and the Supercentre;
 - Safety and access arrangements for the childcare centre from the Supercentre site needs to be improved – e.g. parking for childcare centre should be separated from supercentre parking;
 - The amenity and legibility of pedestrian access from the street to the childcare centre needs to be provided and improved for the medical centre.
- Setback and landscaping to Willarong Road
 - The setback from Willarong Road does not comply with the numerical requirement of 9m in the DCP.
 - Council does not support the setback as:
 - it does not provide sufficient space to provide screening for the ground level carpark, a landscape setting for the development and “green corridor”. In particular, the childcare centre component of the building is cantilevered over the carpark and landscaping (setback from Willarong Road 3770m).
 - There are two significant trees on the Willarong Road frontage which may be impacted by the excavation for the carpark. An arborist report is required and /or the design amended;
 - The applicant’s position that the setback meets the objectives for the setback needs to be further justified or the design amended.
- Details of childcare centre
 - Sufficient detail of the childcare centre, including numbers of children, size of internal and external play spaces, needs to be provided to assess the proposal under the Childcare Guidelines.

- Design resolution
 - The form of the development provides a transition between the Supercentre and surrounding residential development;
 - Based on the photo montages, the bulk of the development is broken down by the roof forms and use of materials;
 - Details of the materials need to be provided on the architectural drawings. In particular, the treatment of the large windows facing Willarong Road needs to be considered to limit reflectivity and heat loads.
- Design Review Forum (DRF) comments and suggested changes
 - The Panel notes the advice of the DRF, which was provided to the Panel, following the meeting. The Panel's comments are consistent with those of the DRF and its suggested changes need to be carefully considered by the applicant;
 - The applicant has indicated that it will be addressing the DRF comments, other than the setback to Willarong Road.
- Other
 - The site is in E3 Productivity Support Zone and the proposed land uses are permissible in this zone and consistent with its objectives. The application meets LEP standards, including height and FSR;
 - Council considers substantial redesign is required, with a full set of updated consultant reports to accompany the changes;
 - Council expects to issue an RFI this week, pending receipt of all internal referrals;
 - Council indicated a response to the RFI and required documentation may take longer than 28 days. The applicant will provide advice on timing once the RFI is received;
 - Council's preference is for the applicant to withdraw the application until such time as all the issues are addressed.

Referrals required

Internal: Response on flooding not yet provided but expected soon.

External: None issued.