

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 20 November 2023, 10:30am
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-134 – Sutherland Shire – DA23/0196 – 39 Willarong Road and 31A Koonya Circuit CARINGBAH - Demolition of existing structures and construction of a medical and child care centre

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Luke Murtas
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amanda Treharne, Evan Phillips
APPLICANT REPRESENTATIVE	Richard Seaward, Jacob Barsoum, Kieran Corcoran, Michael Bonnici
DEPARTMENT STAFF	Lillian Charlesworth

KEY ISSUES DISCUSSED

The Panel notes the issues raised in Council's briefing report and the applicant's presentation. The RFI response was issued on 4 August and 20 October and a final response was completed on 13 November 2023. Council has not reviewed the information. Consequently, the discussion and response to the amended plans is limited. Key matters discussed include:

- The applicant provided a briefing to the Panel on the design changes to address matters raised in the RFI, which include:
 - Increased setback to Willarong Road to comply with the 9m requirement in the DCP. This will retain trees and deep soil planting and enable on-site servicing for waste.
 - Floorplans have changed to increase activation with Willarong Road and improve access to the childcare centre and medical centre.
 - The child care centre will now have a connection with the car parking on the Super Centre (dedicated parking spaces on the upper level), lift access from Willarong Road and improved pedestrian access.

- The driveway location has changed.
- The built form has not materially changed but the extent of glazing to the facades has been reduced.
- The Super Centre has been incorporated into the development application as works are proposed on this land. The site now includes 3 lots however, the amended description of the site has not been able to be uploaded to the Planning Portal due to technical issues with the Portal. The applicant/Planning Panels Team will endeavor to expedite this as the correct site is required for re-notification of the amended plans.
- The consolidated site does not comply with the landscaping standard of 10% of site area. The existing landscaping is 4.4% and proposed is 4.6%. A cl 4.6 has been submitted but the applicant is encouraged to consider increasing landscaping in the Super Centre through the use of planter boxes, to improve its amenity and streetscape presentation.
- Car parking and traffic impacts were the main issues raised in public submissions.

Next Steps

- The amended application needs to be re-notified, which will occur once the notification fee is paid and the Portal issues are resolved.
- The Planning Panels Team/applicant will attempt to escalate and resolve the Portal issues to enable notification to commence prior to the Christmas exclusion period.
- The revised plans are being re-referred, where required.
- The proposal will be reviewed by council's architect, who will advise the Panel whether the revised plans should be reconsidered by the Design Review Panel that meets again in mid-February.
- Any further changes required in response to additional submissions or Council's assessment should be conditioned or dealt with through minor revision of drawings. No further changes that would constitute an amended application, would require re-referral or delay the assessment timeframe should be submitted.
- Conditions as part of earlier consents for the Super Centre need to be reviewed and revised, if necessary, to ensure consistency.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: mid-March 2024 or earlier if possible.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels