

Record of Preliminary Briefing

Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-145 - DA23/0420 - No's 6, 8, 10, 12, 14, 16, 18 and 20 HINKLER AVENUE CARINGBAH and no's 321, 323, 325, 327, 329, 331 and 333 TAREN POINT ROAD CARINGBAH
APPLICANT / OWNER	Mr Joseph Scuderi
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
CIV	\$71061819 (excluding GST)
BRIEFING DATE	28 August 2023

ATTENDEES

APPLICANT	Adam Martinez, Aaron Sutherland and Nicholas Byrne
PANEL MEMBERS	Annelise Tuor (Chair), Glennis James, Penelope Holloway, Carol Provan and Stephen Nikolovski
COUNCIL OFFICER	Sue McMahon and Amanda Treharne
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Lisa Foley

DA LODGED: 13/07/2023

TENTATIVE PANEL BRIEFING DATE - TBC

TENTATIVE PANEL DETERMINATION DATE - TBC

The Panel notes the applicant presentation and matters discussed with the applicant and council during the meeting. In particular, the Panel notes:

Key Issues

- Court proceedings:
 - There is an ongoing court matter for this site regarding PPSSSH-103 that was refused by the previous Panel on 13 December 2022.

- The current DA is materially the same as the previously refused DA.
 - The DA with the court has progressed to s34 hearing with amended plans submitted. Should the previous DA be approved through court processes, the applicant would withdraw the current DA. Should the previous DA not be approved through the court, the current DA could be amended to incorporate negotiated design changes.
- The proposal includes 3 buildings for the purposes of a medical facility, affordable housing (50% comprising 120 units targeted at key workers) and build to sell housing.
- Neighbour notification has occurred and internal and external referrals have been initiated.
- The DA is significantly inconsistent with site specific DCP controls. The applicant provided reasons for departures from controls regarding the arrangement of buildings, separation, street presentation, communal open space, vehicle access etc. The departures will need to demonstrate that the objectives of the controls are met.
- The panel targets determination of RSDAs within 250 days. The Panel recommends that Council and the applicant expedite their efforts to allow the DA to be determined within this timeframe.