

## Record of Preliminary Briefing

### Sydney South Planning Panel

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSSSH-154 – DA2023/0487 – 2 Wellington Street Sans Souci – Georges River |
| <b>APPLICANT / OWNER</b>                        | THE ST. GEORGE MOTORBOAT CLUB LTD<br>St George Motorboat Club             |
| <b>APPLICATION TYPE</b>                         | Development Application   |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | Designated Development - Marina   |
| <b>CIV</b>                                      | \$10,457,714 (excluding GST)  |
| <b>BRIEFING DATE</b>                            | 22 January 2024   |

#### ATTENDEES

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|--|---|
| <b>APPLICANT</b>                                 | Adrian Vermeulen, Tina Christy, Elina Braunstein, Cameron Jones, David Blyth                      |
| <b>PANEL MEMBERS</b>                             | Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar |
| <b>COUNCIL OFFICER</b>                           | Liam Frayne and Nicole Askew  |
| <b>CASE MANAGER, PLANNING PANELS SECRETARIAT</b> | Lillian Charlesworth  |

**DA LODGED:** 25/10/2023

**DAYS SINCE LODGEMENT:** 89 days

**TENTATIVE PANEL ASSESSMENT BRIEFING DATE:** TBD in consultation with council following applicant's response to RFI.

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day target

#### KEY MATTERS DISCUSSED

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

## General

- The proposal aims to enhance the current customer experience, rather than increase the number of patrons.
- A proposed increase of 288sqm gross floor area (not including the extension to terraces), an additional 84 berths, upgrade of existing parking and 53 additional parking spaces.
- There will be no change to the existing hours of operation.
- The maximum berth size will remain unchanged at 18m.
- Club facility expansion relies on existing use rights (the club has been in operation for over 100 years without complaints).
- The height control will be exceeded up to 4m at rear of site (fronting the water). The height exceedance will not be visible from the street, but impact from the water to be considered.
- The applicant has consulted with council, residents and agencies.

## Car Parking

- The upper deck of the new car park will be elevated at Wellington Street by a half level and will remain under the height control.
- The existing southern car parks have access from Plimsoll Street.
- The new car park will free up on street parking, although there have not been any parking complaints from surrounding residents.
- A Panel member and council indicated concern that the extra parking provision may be taken up by new visitors to the club and local street parking may worsen. Concern was also raised about the potential impact on views through the site to the water from the street.

## COUNCIL

- Bulk, scale, streetscape, urban design, existing use rights, traffic, water view loss and car parking are initial concerns or issues to be reviewed.
- One internal referral has been received and no external referrals received as yet.
- Internal referrals are due this week.
- The application has been notified.

## NEXT STEPS

- RFI expected to be issued two weeks after all referrals are received (mid to late Feb)
- The Panel anticipates it will undertake a site inspection in mid to late February.
- A Panel assessment briefing will be held after council has reviewed the RFI response.

## Note:

Council is yet to undertake its full application assessment and be considered by the Sydney South Planning Panel, and therefore future comment will not be limited to matters discussed at the preliminary briefing.