

Record of Applicant Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday 6 May 2024, 1pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

Sydney South Planning Panel – PPSSSH-154 – Georges River – DA2023/0487– 2 Wellington Street, Sans Souci Demolition works, marina expansion, construction of a new carpark, alterations and additions to the existing club

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos, Ashvini Ambihaipahar
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL REPRESENTATIVES	Liam Frayne, Nicole Askew, Kim Johnston (Council's consultant)
APPLICANT REPRESENTATIVES	Elina Braunstein, Tina Christy, Adrian Vermeulen, Cameron Jones, David Blyth
PLANNING PANEL STAFF	Tim Mahoney, Joel Burgess

KEY ISSUES DISCUSSED

The Panel notes the matters discussed with the Applicant and Council during the briefing. In particular, the Panel notes that the RFI sent 18th March raised issues with aspects of the proposal. The Applicant expects to submit a response on 13th May. The Applicant's proposed changes and additional information include:

Height of carpark

- Deliveries to be exclusively small rigid vehicles to lower main carpark with min head heights of 3.2m. Overall, 1.4m visual reduction achieved.
- Acoustic barrier on the top level to be a 1m crash barrier with acoustic glass above.

Additional landscaping and setbacks

- Additional landscaping proposed, including green wall and deletion of corner sign. Although setback of carpark and quantity of landscaping along street frontages has not been increased, due to parking numbers and layout.

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- Applicant considers that improved landscaping along the foreshore needs to be balanced against operational needs of Marina and carparking and improvement in landscape quality of the site overall.

Change of materials and design (new View Loss Analysis)

- Wall along Wellington Street reduced from 3.5m above footpath to 2.5m above footpath.
- Wall along Plimsoll Street ranges from 2.6m above footpath to 5.7m at highest point.
- A new 6.5m corridor through the site at pedestrian level from Wellington St through to the water.
- Updated view analysis by Contour includes three updated public domain views and six private domain views. Some of which the photographer was provided access and some were undertaken by drone photography.

Car parking space numbers

- Applicant advises that uncertainty in the initial submission around requirement for the number of parking spaces will be clarified and justified in the RFI response.
- Panel notes that the demand for parking generated by the Club and the Marina should be discussed and agreed with Council. The distribution of carparking, existing and proposed, across the site needs to demonstrate that an appropriate balance between parking and landscaping requirements, view impact etc is achieved.
- Council's consultant notes that a reduction in additional gross floor area (reducing need for car parking) rather than proposing a shortfall in either landscaping or parking spaces may be required.

Operations & other amendments

- Facility has existing use rights and Applicant's position is that it currently permits 24 hour operation. It proposes that the live-music on the terrace would be restricted to 10pm.
- Updated contamination report.
- Improvements to sustainability including new solar panels.

Other notes

- Council requests to meet with the Applicant once the RFI response is submitted to run through the changes. Council's consultant also requests changes be clearly marked in the response and for there to be consistency across all documents reflecting the changed proposal.

Next steps

- Applicant RFI response due in-full on 13th May.
- Applicant/Council to arrange meeting ASAP following the RFI response submission, to run through amendments and constraints/justification.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Within the 275-day target.

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