

## Record of Assessment Briefing

SYDNEY SOUTH PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday 17 June 2024, 9am
<b>LOCATION</b>	MS Teams Videoconference

### BRIEFING MATTER(S)

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

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

### OTHER ATTENDEES

<b>COUNCIL REPRESENTATIVES</b>	Liam Frayne, Linley Love and Kim Johnston
<b>APPLICANT REPRESENTATIVES</b>	Adrian Vermeulen and David Blyth
<b>PLANNING PANEL STAFF</b>	Lillian Charlesworth and Joel Burgess

### KEY ISSUES DISCUSSED

The Panel notes council's verbal briefing, the briefing note provided during the briefing and the matters discussed with the applicant and council. In particular, the Panel notes:

#### Outstanding issues

- Council has reviewed the amended plans and considers further amendments are needed to address matters raised in the RFI, including:
  - Removal of the southern portion of the first floor level and lowering the overall height of the car park to reduce its dominance and impact on public and private view loss,
  - improved design resolution to the foreshore elevation and roof terrace,
  - suitable depth of planter boxes to support proposed planting, including trees, and
  - limit hours of operation in new areas such as the terrace, consistent with the acoustic report.

- The EPA raised issues regarding noise, potential increased use of slipway and if it needs upgrading and potential changes to underground fuel storage tanks. Council is awaiting further advice from EPA.

#### Car Parking

- A further car parking survey was conducted over the Easter weekend, which council accepts is representative of the likely demand for parking from the marina berths ie 1 space per 6.2 berths (13.54 spaces).
- Further information has also been provided which clarifies the existing parking provided and approved on site.
- The development would generate a demand for approx. an additional 32 spaces (based on additional internal GFA and berths) to 45 spaces (based on additional internal gfa, terraces and berths), versus 52 provided.
- The proposed number of car spaces would need to be reduced by about 13 spaces if council's design requirements are addressed.
- The peak demand for parking generally occurs at weekends/nights when functions occur.
- The club has measures, such as 4 buses to pick up customers, to minimise car usage. Other management measures could be explored
- The increased demand for parking will potentially be generated mostly by the additional terrace areas.
- The increased intensity of use, the demand for parking and the resultant size of the carpark are interrelated issues, which need to be carefully considered.

#### Next steps

- Council to provide its Briefing Report to the applicant
- Applicant to advise Council within 7 days whether the plans will be further amended or whether the application should be determined based on the current plans
- Council to update the Panel Chair on 24 June on timeframe for determination
- Any further amended plans would be expected within the following 3 weeks
- If the impacts are reduced, amended plans are unlikely to require re-advertising

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

#### **Planning Panels**

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