

COUNCIL SUPPLEMENTARY REPORT

SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSSH-154 – DA 2023/0487
PROPOSAL	Demolition works, marina expansion, construction of a new carpark, alterations and additions to the existing club
ADDRESS	2 Wellington Street, Sans Souci (Gorges River LGA) – Lot 1 DP 956068, Lots 1, 2 & 3 DP 1012626, Lot 5A Sec 9 DP 1816, Lot 1 DP 957802, Lot 1 DP 441596, Lot 1 DP 106035, Lot 1 DP 78902
APPLICANT	The St. George Motor Boat Club Ltd
OWNER	The St. George Motor Boat Club Ltd
DA LODGEMENT DATE	25 October 2023
APPLICATION TYPE	Development Application - Designated (s4.10 of EP&A Act & Schedule 3 of Regulations) & Integrated Development (s4.46 of the EP&A Act)
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 7(1)(b) of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares it regionally significant development as it proposes Particular Designated Development being marinas or related facilities that meet the requirements for designated development under Schedule 3, section 32 of the <i>Environmental Planning and Assessment Regulation 2021</i>
CIV	\$11,503,485.00
CLAUSE 4.6 REQUESTS	CI 4.6 variation to height of building development standard requested (CI 4.3(2) of the GRLEP 2021)
KEY SEPP/LEP	<ul style="list-style-type: none"> • SEPP (Planning Systems) 2021 • SEPP (Biodiversity & Conservation) 2021 • SEPP (Resilience & Hazards) 2021 • SEPP (Transport & Infrastructure) 2021 • SEPP (Industry & Employment) 2021 • Georges River Local Environmental Plan 2021 • Georges River Development Control Plan 2021
TOTAL SUBMISSIONS KEY ISSUES IN SUBMISSIONS	41 submissions (all objections) - 27 submissions (1 st notification) & 14 (2 nd notification)
DOCUMENTS SUBMITTED FOR CONSIDERATION	<ul style="list-style-type: none"> • Architectural Plans (Revision F, 11 November 2024) • Landscape Plans (Revision D, 2 November 2024) • Revised Clause 4.6 Request

	<ul style="list-style-type: none"> Revised Noise Impact Assessment (Revision 8)
RECOMMENDATION	Conditions provided for the Panel
DRAFT CONDITIONS TO APPLICANT	To be provided
SCHEDULED MEETING DATE	15 November 2024
PLAN VERSION	Revision F dated 11 November 2024
PREPARED BY	Kim Johnston (Planning consultant)
DATE OF REPORT	2 December 2024

EXECUTIVE SUMMARY

The proposal seeks the extension of the existing marina facility at the site, alterations and additions to the existing club facility and reconstruction of a car park for the St George Motor Boat Club (**SGMBC**).

Following the preparation of an Assessment Report by Council dated 4 October 2024 recommending refusal (**Council's assessment report**), the Panel deferred their decision at a meeting held on 25 October 2024 in a Record of Deferral dated 28 October 2024. This Deferral was provided to allow the applicant the opportunity to lodge amended plans to address the concerns raised by Council in the assessment report.

Subsequently, the applicant lodged amended plans and additional information on 7 November 2024 in response to the Panel's Record of Deferral.

This Supplementary Report considers the amended plans lodged by the applicant on 7 November 2024, which are considered to satisfy the requirements outlined in the Panel's Record of Deferral.

Recommended draft consent conditions are included at **Annexure A** of this report.