



South Sydney Planning Panel Briefing for DA 23/0721

TripleTwoNine
13 Endeavour Road, Caringbah NSW

22 January 2024

Aliro 

Introduction

Legal Description

Address: 13 Endeavour Road, Caringbah NSW

Title: Lot 2 DP 714965

Owner: Perpetual Corporate Trust Limited

Applicant: Aliro Group

DA: 23/0721

Long Term

The property is a long-term investment, funded primarily by superannuation funds. The asset will remain with Aliro to manage the tenants and property after completion of the construction phase.

Employment

Aligning with the objectives of the SP4 zoning the proposal will provide high quality employment opportunities for a range of uses.

The existing full-time equivalent on-site worker population is 472 and will be expected to reach 836 upon completion.

Sustainability

All new buildings are targeting a 4-Star Green Star rating and the entire site a 5-Star Communities Rating.

Program

It is anticipated that the DA will be approved by July 2024 with the first jobs associated with the proposal being delivered in Q1 2026 and the entire development completed by Q4 2026.

Aliro's vision for TripleTwoNine is to create an environmentally sustainable estate designed for the Sutherland Shire's Community to foster innovation, collaboration and employment opportunities.



Site Context

Context

The 12.4ha site represents a significant land holding within the Sutherland Shire and South Sydney. The strategic location and SP4 zoning allows the site to connect and transition to the surrounding environments including high density residential, industrial, recreation and mangrove wetlands.

1. Caringbah / Taren Point Industrial Area
2. Woollooware Bay & native mangrove forest (mapped as Coastal Wetland Area – Resilience and Hazards SEPP)
3. Solander Playing Fields (Council managed)
4. Captain Cook Playing Fields & Woollooware Golf Course
5. High Density Residential and Retail Woollooware Bay Town Centre & Sharks Redevelopment. 50 retail tenancies, 71 key hotel, circa 900 apartments.
6. Low density residential



Planning Context

Zoning Alignment with Vision

The site's historic and recent re-zoning to SP4 Enterprise aligns with Aliro's vision for the site in creating employment opportunities for a range of office, light industrial and supporting amenity.

Legislated Description

Zoning: SP4 Enterprise

Height: 16m

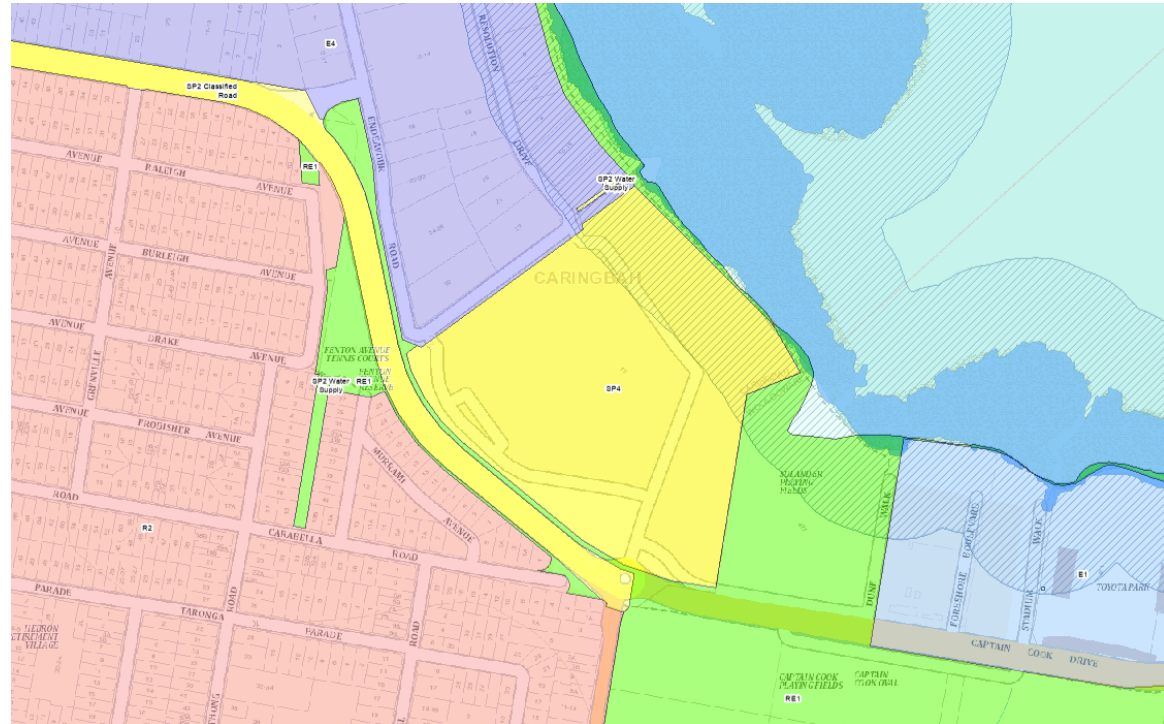
FSR: 1.5:1

LEP C16.9: Limited development in foreshore area

Codes SEPP

Part 5A Industrial and Business Buildings Code does not apply to the SP4 zone

CDC under Part 5 of the Codes SEPP cannot be undertaken on environmentally sensitive land which includes within 100m of mapped coastal wetlands. Buildings 3, 4 and part of Building 6 are affected, their fitouts would require a DA.



Zoning Map and Proximity to Coastal Wetlands



Foreshore Building Line (FSBL)

Proposal

Description

Retention of two existing tenanted buildings, demolition of three existing buildings and ancillary structures, siteworks including filling and proposed construction and operation of eight (8) new buildings in a staged manner.

Retained GFA: 28,297sqm

Proposed New GFA: 38,048sqm

Total GFA: 66,345sqm or FSR 0.54:1

Landscaped area: 14.38%

The proposal is compliant with the planning controls.

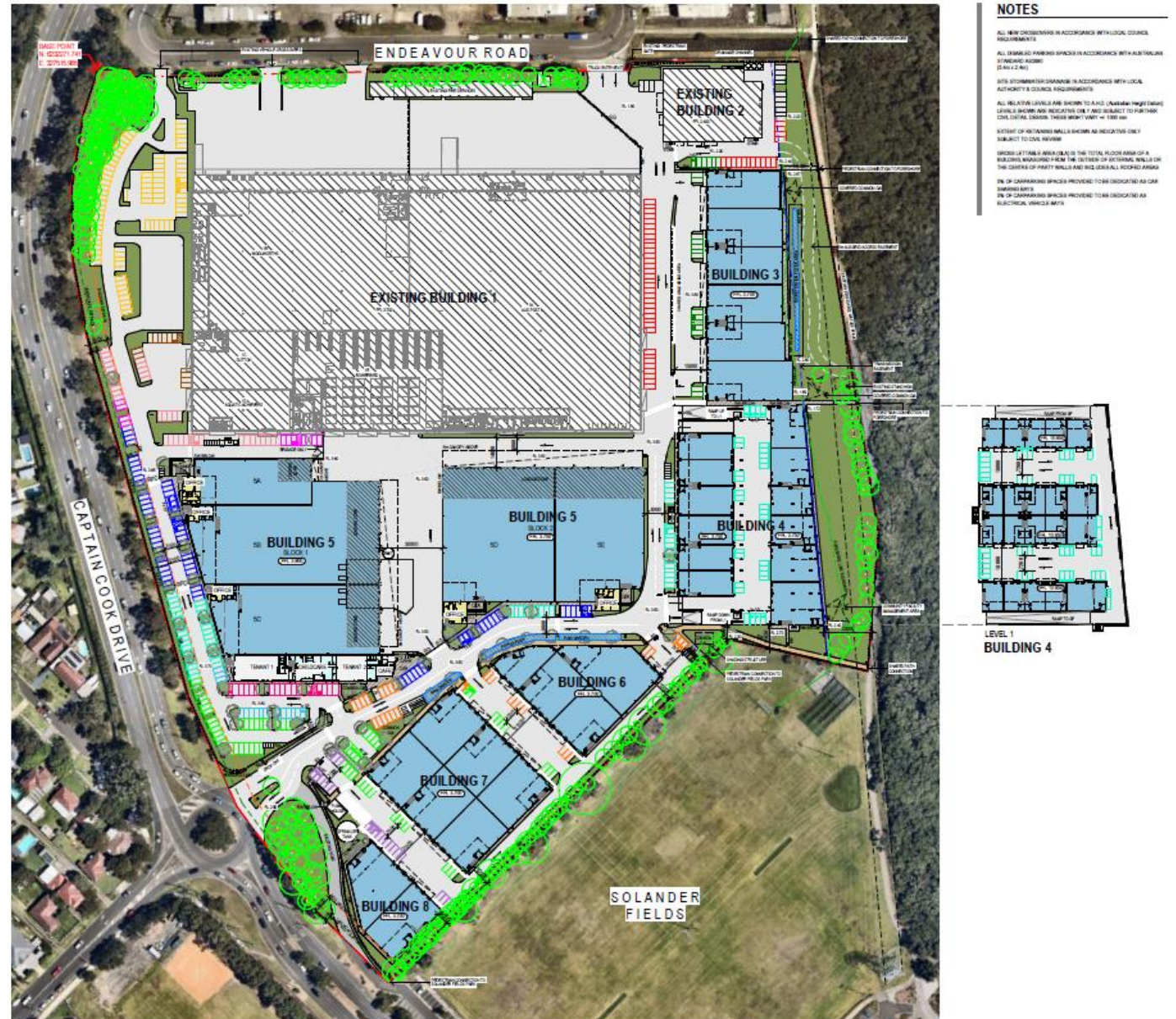
Proposed land uses:

Change of use under Part 5A of Codes SEPP does not apply. Flexibility sought for warehouse/distribution and light industrial uses to apply across the site, then determined prior to CC for each building.



- Warehouse and Distribution;
- Light industrial up to a maximum GFA of 18,519m2 across the site (limited by car parking rates)
- Industrial retail outlet (100sqm within each unit of Building 5);
- Commercial (2 tenancies);
- Childcare (68 places); and,
- Café development.

Hours of operation: 24 hours 7 days a week.

Car Parking: 563 car parking spaces in a staged manner, comprised of 189 retained car parking spaces and 374 new car parking spaces



Proposed Site Plan

-  Proposed New Buildings
 Retained existing Buildings

Proposal

Fitout approach

- Blanket fitout of Buildings 3, 4 and 6 to be approved within DA as CDC for internal alterations not permitted in environmentally sensitive area
- Detailed fitout, that complies with relevant provisions of Codes SEPP, proposed to be shown in CC plans for each unit and approved by the Certifier.

Childcare fitout

- Approval for Childcare fitout. Detailed fitout proposed to be submitted to the Certifier prior to CC

Trees & Landscaping

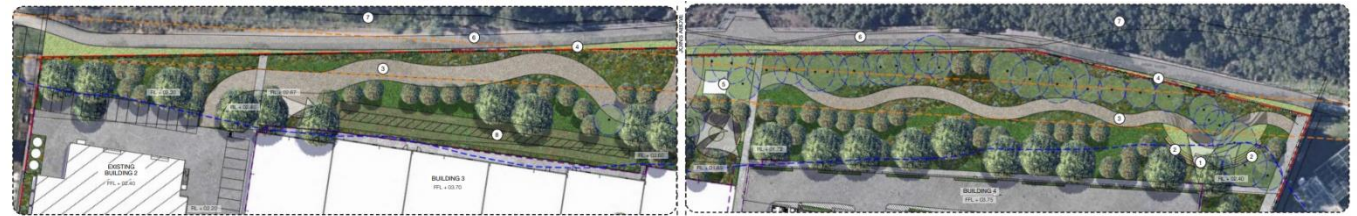
- Removal of 459 trees planted by previous owner
- Planting of 337 new trees suited for the environment
- 8,463m² of new tree canopy
- Total tree canopy of 20,467m² (23.35%)
- Edge planting retained and embellished
- Tree replacement in the form of onsite Vegetation Management Plan (VMP)

Foreshore Zone

- Revegetation of foreshore area with suitable species through a VMP
- Bio-retention basin within foreshore area to enhance stormwater quality
- Landscaping and amenity for staff and visitors to enjoy and learn about the foreshore
- Connection to the existing boardwalk to the north-east of the site via controlled access paths



Warehouse 5 with amenity including café and childcare (front)



Foreshore Zone subject to VMP

Pre-DA Consultation

Pre-DA Meeting

A Pre-DA Meeting was held with Council staff on 16 May 2023. A number of key items were discussed and feedback was received on 28 June 2023.

These issues included the below which were also a key focus of the proposal.

- Traffic and parking
- Planning matters and design
- Environmental considerations
- Engineering matters
- BCA considerations
- Supporting documentation
- Utilities and infrastructure

This DA has incorporated the feedback received from Council.

Refer to Appendix BB of the application for a detailed response to each item raised in Council's Pre-DA feedback.



Warehouse 3 (dock face)

Key Planning Considerations

Site Analysis

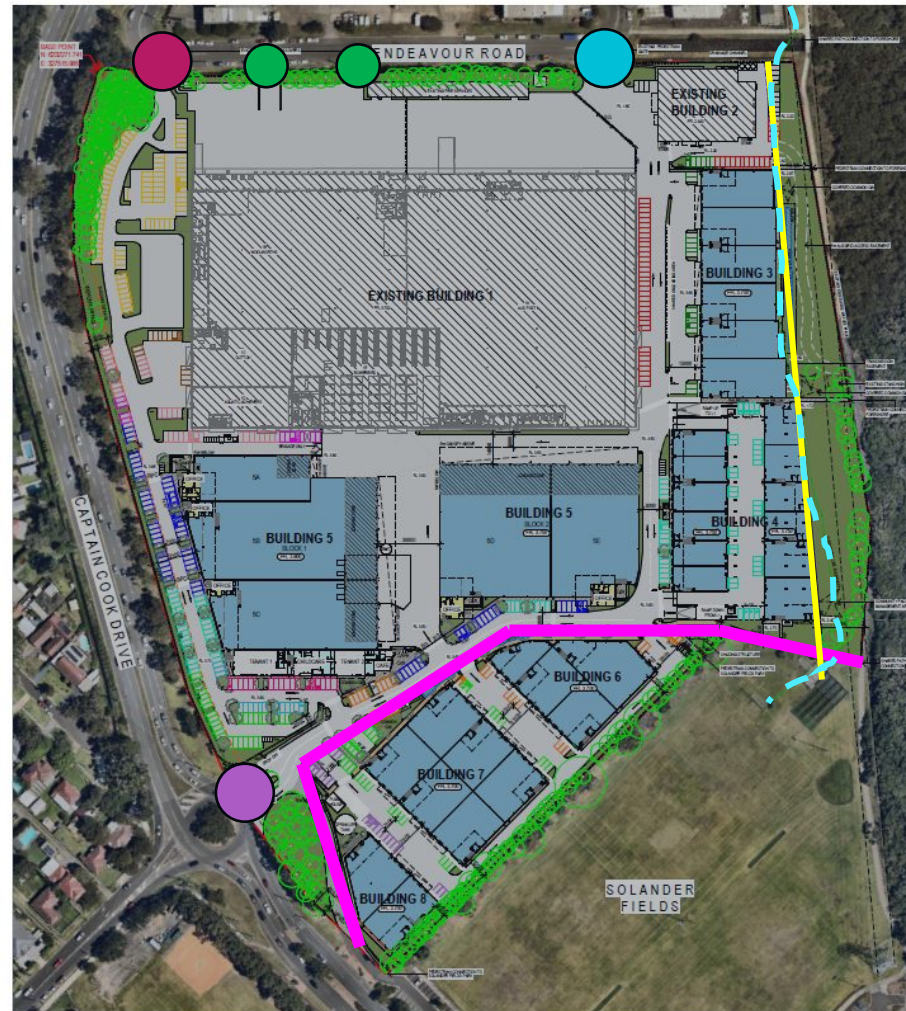
The site has been designed to provide an attractive working environment, integrated with the Caringbah community and establishing connections with the nature reserve. At the same time, the site comprises different building types including industrial and light industrial, offices, childcare and café, maximising efficiencies for businesses to access and use their tenancies.

Response to site context

- Compliance with setbacks to meet authority requirements
- Ensuring to maintain a compliant landscaping ratio
- Connection with the foreshore which included materiality, artwork, pedestrian access, landscaping and staff breakout space.
- Safe pedestrian and bicycle amenity
- Articulated façade design response with Captain Cook Dr, the Foreshore and Solander Fields
- Enhanced sense of arrival at main entry point from Captain Cook Drive
- Heavy and light vehicle separation
- Truck maneuverability
- Adequate car parking for each tenancy

Setbacks

- 9m building setback to Captain Cook Drive
- Minimum 3m landscaping setback to all boundaries
- Building 3 and 4 setback to Council FSBL and AusGrid Easement restrictions



	Endeavour Road entry/exit (light vehicles)
	Captain Cook Drive entry/exit light and rigid vehicles
	Woolworths independent hardstand access (entry + exit)
	Endeavour Road entry/exit for 20m HV
	Major shared cycle and pedestrian path
	Foreshore Building Line setback
	AusGrid powerline easement building setback

Key Planning Considerations

Built Form and Urban Design

The proposed design is fully compliant to Sutherland Shire Council's LEP and DCP. Key design components include:

Height

No building exceeds 16m in height from ground level. The tallest building is Building 4 which is 14.05m tall from proposed ground level.

Materiality

Modern, high-quality materials have been selected in response to both the industrial nature of the site and surrounding natural environment. Also giving response to the pedestrian scale with the use of more earthy tones (stack bond brick, mixed with glazing) along the main access points and street frontages. The different use of colour and materials provides contrast and articulation to the building facades.

Views

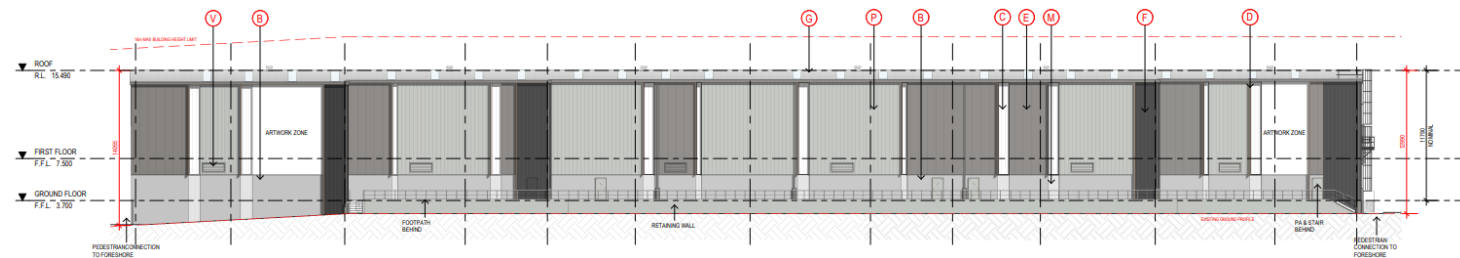
Offices have been located with the intent to maximise natural light and views to the attractive surrounding environment. Sight lines along the North/South and East/West axis have been established to maintain connection and safety through the site.

Shadows

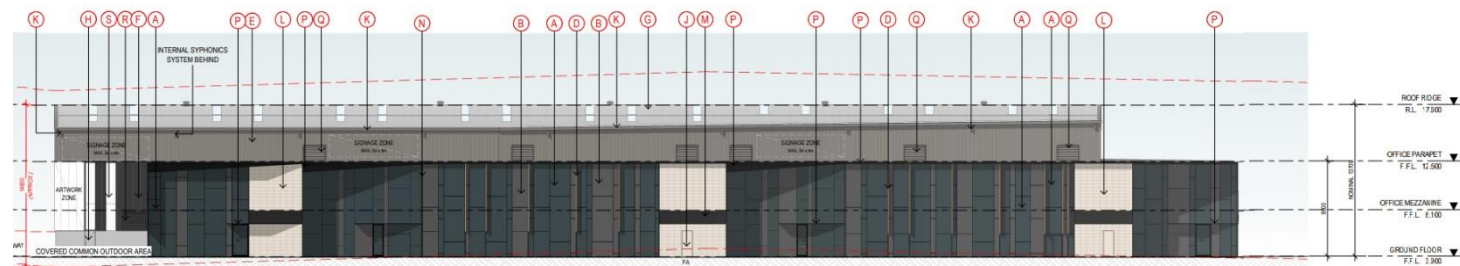
The shadow diagrams provided in the proposal show that the proposal will not result in any significant adverse overshadowing of Solander Fields or adjoining properties.



Building 4 – Two level light industrial building



Building 3 – North Ease Elevation towards foreshore



Building 5 – South Elevation to Captain Cook Drive

Key Planning Considerations

Traffic

- Consultation with Council, TfNSW and the PDU has been ongoing since the pre-DA meeting in May 2023. Traffic modeling methodology was agreed with Council and TfNSW.
- The intersection of Endeavour Rd and Captain Cook Drive is currently operating at an unacceptable level (LoS F) regardless of the proposal.
- Signalisation of Endeavour Road will improve road safety and alleviate pressure from Gannons Road roundabout.
- Gannons Road does not need upgrading if the existing failure of Endeavour Road is signalised.

Parking

- Car parking has been calculated using the RTA Guide for parking
- 563 car space have been provided which exceeds the RTA Guide by 129 spaces with each individual Building meeting the minimum requirements.
- Car parking has been designed to meet Australia Standards and the NCC for both EV, bicycle and Accessible Parking requirements

Servicing & Loading

- Building's 3 and 5 have been designed for 20m length AV access
- Building 4 will be restricted to 6.4m length small rigid vehicles and medium rigids vehicles to the ground floor.
- Buildings 6-8 will be restricted to 8.8m length medium rigid vehicles but can facilitate a 12.5m HRV to circulate in an emergency.



Key Planning Considerations

Planning Agreements

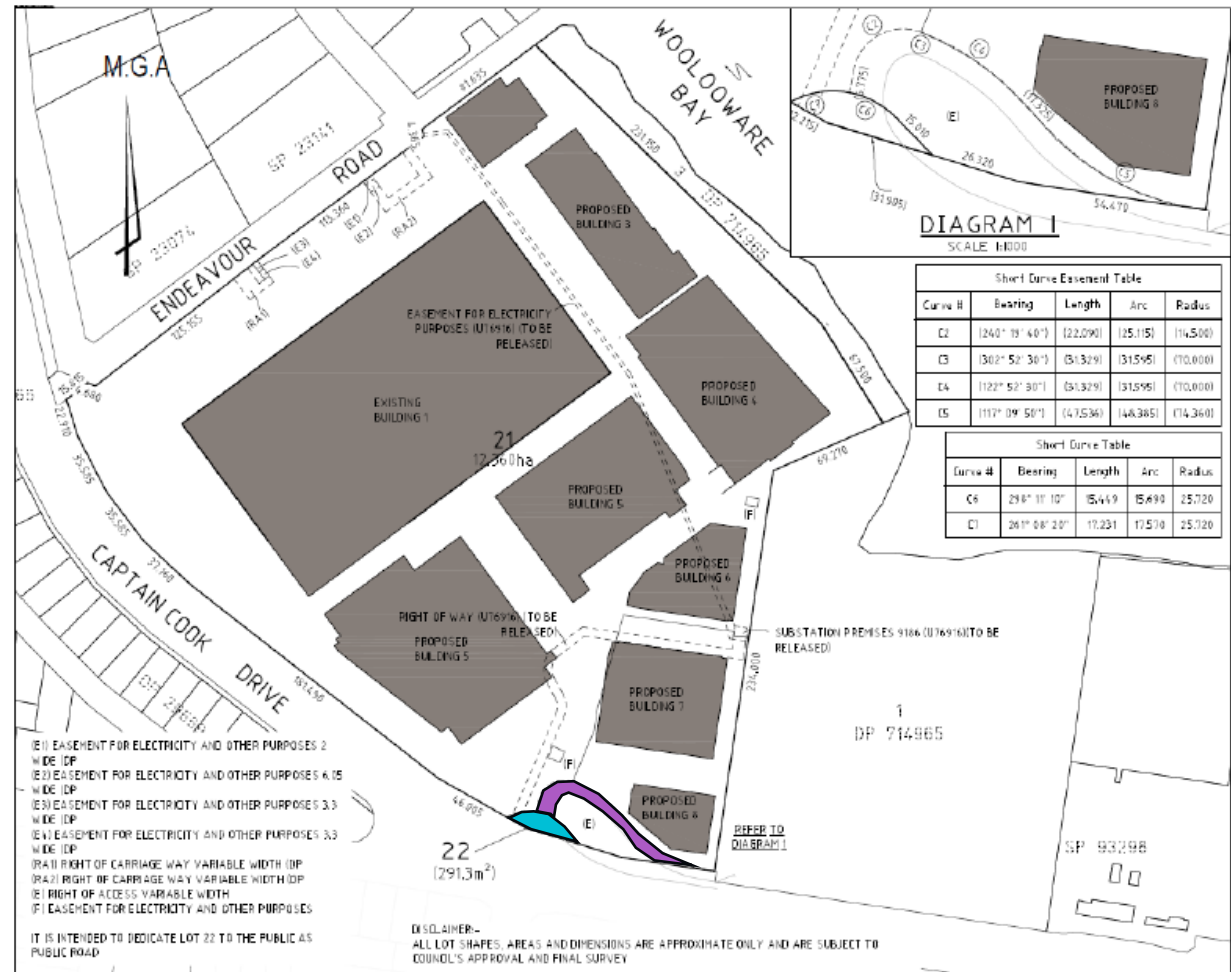
Aliro has proposed to enter into two planning agreements within the application.

PA with Council

- Dedication of land within existing Captain Cook Drive / Gannons Rd roundabout, and
- Creation of a right of way easement over existing slip road from Solander Fields through the land.

PA with the Minister for Planning

- Provision of a monetary contribution toward the signalisation of the Endeavour Road and Captain Cook Drive intersection
- The monetary contribution would be based on the nexus of the proposed traffic generation against the overall traffic network.
- The monetary contribution will offset the Housing and Productivity Contribution applying to the proposal.



Key Planning Considerations

Operations

Hours of operation proposed: 24 hours, 7 days a week

Plan of Management includes:

- Access Masterplan – reduces conflicts between vehicles and facilitates safe circulation
- Operational noise mitigation measures – limits on plant sound power levels, reduction of heavy vehicle volumes by 25% during night time periods (10pm-7am) + mitigation measures for drivers.
- Safety and security measures – including CCTV of key areas and thoroughfares
- Café POM (5am to 10pm 7 days a week)

A separate Plan of Management for the Childcare has also been provided.





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Level 38
Gateway Tower
1 Macquarie Place
Sydney NSW 2000

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