

## Record of Assessment Briefing

SYDNEY SOUTH PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Monday 24 June 2024, 10am
<b>LOCATION</b>	MS Teams Videoconference

### BRIEFING MATTER(S)

PPSSSH-156 – Sutherland – DA23/0721 – 13 Endeavour Road, Caringbah – Mixed use development

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Elizelle Cilliers
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

### OTHER ATTENDEES

<b>COUNCIL REPRESENTATIVES</b>	Sue McMahon, Kate Bartlett, Adrian Melo and David Sheehan
<b>APPLICANT REPRESENTATIVES</b>	Colin McDonald, Andrew Whiteman, Javier Ferre, Jessica Male, Matthew McCarthy, Gordon Kirkby, Chris Curtis, Jethro Yuan
<b>PLANNING PANEL STAFF</b>	Lillian Charlesworth, Joel Burgess

### KEY ISSUES DISCUSSED

The Panel notes council's Assessment Briefing Report and the matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- An interim RFI response has been provided with various matters still requiring additional information;
- The main issues relate to stormwater, tree retention and traffic/VPA;
- An alternate option for disposing of stormwater, requiring discharge into the Bay, is being investigated. Council's engineer will provide the applicant with additional advice on the existing drainage arrangements to the Bay to determine levels and extent of fill that may be required. If this option is feasible, the applicant will undertake further design work and a maritime ecology study to assess impacts for discussion with NSW Fisheries/Council;
- The DA involves extensive tree loss. Applicant has adjusted Buildings 3, 4 and 6 but Council considers that further design changes may be required, particularly if the alternative stormwater arrangement is feasible;

- Issues have been raised with the traffic generation of the development due to the unsatisfactory existing traffic conditions around the site. TfNSW has not issued its concurrence. The applicant has proposed two VPAs to contribute to roadworks (one for signalisation, the other for a roundabout) at different intersections:
  - Signalisation at the intersection at Captain Cook Drive/Endeavour Road. Applicant to discuss its contribution and timing of signalisation with TfNSW and Council on 27 June.
  - Roundabout at Captain Cook Drive/Gannons Road. Council is considering whether the roadworks and VPA for the roundabout are suitable.
- The applicant has received the Design Review Panel comments (seeking design changes), however, these changes need to be considered in the context of other changes to address stormwater and tree loss.

#### Next steps

- Council and the applicant to meet within a week to discuss the options for traffic/VPAs and stormwater and to set an indicative timeframe for the applicant's full RFI response;
- Council to provide a further update to the Panel next week re timing;
- A further assessment briefing of the Panel will be held, after council has received and undertaken a preliminary assessment of the RFI response (tentatively at the end of July)

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

#### Planning Panels

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