

Record of Briefing

SYDNEY SOUTH PLANNING PANEL

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday 12 August 2024, 10:30am |
| LOCATION | MS Teams Videoconference |

BRIEFING MATTER(S)

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

PANEL MEMBERS

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

OTHER ATTENDEES

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| COUNCIL REPRESENTATIVES | Sue McMahon, Adrian Melo and David Sheehan |
| APPLICANT REPRESENTATIVES | Colin McDonald, Andrew Whiteman, Jessica Male, Chris Curtis, Jethro Yuan and Noa Galapo. |
| PLANNING PANEL STAFF | Lillian Charlesworth, Joel Burgess |

KEY ISSUES DISCUSSED

The Panel notes council's briefing presentation and the matters discussed with the applicant and council during the briefing. In particular, the Panel notes the key remaining outstanding issues are:

- TfNSW has still not issued its concurrence due to its requirement for signalisation of the intersection at Captain Cook Drive/Endeavour Road. The applicant is preparing a VPA which would seek to utilise its s7.11 and Housing and Infrastructure contributions to undertake the signalisation work. The VPA would need to be advertised and Council/TfNSW/DPHI would need to agree to contributions being diverted to fund roadworks, which are not in the s7.11 plan or roadworks program. The applicant is also preparing a VPA for the roundabout at Captain Cook Drive/Gannons Road, which will require dedication of land to Council. This VPA will also need to be advertised and agreed to by council.

- Options for stormwater disposal remain unresolved. Council does not support the applicant's proposal to utilise the existing canal to the north of the site, as it is already at capacity. Council considers other options should be explored, to disperse the disposal of stormwater, in particular, utilising the existing overland flow path towards the centre of the site. However, the applicant considers this option would have greater ecological impacts on the mangroves. The council's and the applicant's stormwater experts need to meet to discuss the different assumptions, design options and impacts ASAP.
- Approx. 450 trees are proposed to be removed and approx. 360 replacement trees planted, which does not meet the DCP 8:1 ratio. The applicant considers that tree canopy, rather than number of trees, and vegetation management of the foreshore area as an offset, would compensate for the tree loss. Council considers that minimisation of tree loss and more tree replacement is required, which could be achieved by greater separation between buildings 3 and 4. This could also facilitate the relocation of the existing access to the Augrid tower from within the foreshore area and the option of an overland flow path. Council and the applicant are to discuss this further following the briefing.
- The appearance and interface of buildings adjoining the public domain needs to be improved through greater consideration of the façade design and landscape setting of these buildings.
- The applicant confirmed that the proposed Child-care centre fit out forms part of the DA, although the operator is not yet known (but may be soon). A further DA would only be required if the operator requires an alternative fit-out and/or Plan of Management.

Next steps

- Applicant is to finalise VPAs and submit to Council for advertising. The applicant will need to demonstrate support from TFNSW/DPHI and council to utilize contributions for roadworks.
- Meeting to be held between council's and applicant's stormwater engineers regarding stormwater disposal options, by next week.
- Applicant and Council to discuss (and agree) by next week, a realistic timeframe for determination of the DA and whether a further RFI is required, based on whether the applicant intends to amend the DA/submit further information to address the remaining issues.
- Council to provide an update to the Planning Panels Team on the remaining issues and timeframe by 23 August.

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

Planning Panels

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