

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 16 December 2024, 11:45am - 12:45pm
<b>LOCATION</b>	MS Teams

**BRIEFING MATTER(S)**

PPSSSH-156 – Sutherland – DA23/0721 - 13 Endeavour Road CARINGBAH 2229 - Mixed use development – eight buildings, including warehouse and distribution, light industrial, industrial retail outlet, commercial, child care and café.

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	David Sheehan, Sue McMahon, Kate Bartlett
<b>APPLICANT REPRESENTATIVES</b>	Andrew Whiteman (Aliro), Colin MacDonald (Aliro), Andrew Simpson (Aliro), Christopher Curtis (Ethos Urban), Jethro Yuen (Ethos Urban), Noa Galapo (Ethos Urban)
<b>DPHI</b>	George Dojas, Nikita Lange

**KEY ISSUES DISCUSSED**

The Panel notes the matters discussed with the applicant and Council during the briefing. In particular:

**Flooding**

- Council to advise applicant of any additional information that is required to finalise the stormwater design and any consequential changes to proposed tree retention/landscaping.

**Contamination**

- Council to advise applicant whether additional information is required to address the EPA's updated approach to bonded and friable asbestos.

**Foreshore Area**

- There should be no structures in the foreshore area that are not related to foreshore activity e.g car parking to be deleted. Currently appears to result in a non-compliance with cl 6.9 of the LEP and a cl 4.6 would be required.

**Planning Panels Secretariat**

### **Carparking and landscaping**

- The applicant advised that carparking is already approved and allocated for the existing tenancies on the site and that the additional carparking is to satisfy the requirements of the RTA Guide and Council's DCP for the proposed buildings.
- The Panel notes the expected demand generated by all development on the site is 427 car parking spaces based upon the RTA Guide and Council's DCP. The proposed development provides 562 car parking spaces, exceeding the requirements by 135 car parking spaces. Further clarification and justification are required for parking in excess of these requirements for the whole site.
- Proposed landscaping exceeds the DCP requirements. However, consideration should be given to increasing landscaping on the site to compensate for loss of trees through the deletion of car parking in excess of RTA Guide and Council's DCP requirements for the site.

### **VPA and TfNSW Concurrence**

- Applicant advised that TfNSW GTAs are expected by the end of week based on its concept design for the intersection and commitment to VPA. Council to advise the timeframe for a response to the proposed VPAs, noting concerns re credit for other contributions and certainty regarding delivery of intersection.

### **Other**

- Childcare and CDC fitouts can be resolved.
- The operation of previous consent for the site and any approval for this DA needs to be considered to ensure consistency.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBA. The application exceeds the target determination dates.** Council to advise timetable for determination once the TfNSW GTAs have been received and a date for submission of further information has been determined.