

Initial Briefing to the Sydney South Planning Panel

DA24/0369

Panel Ref # PPSSSH-171

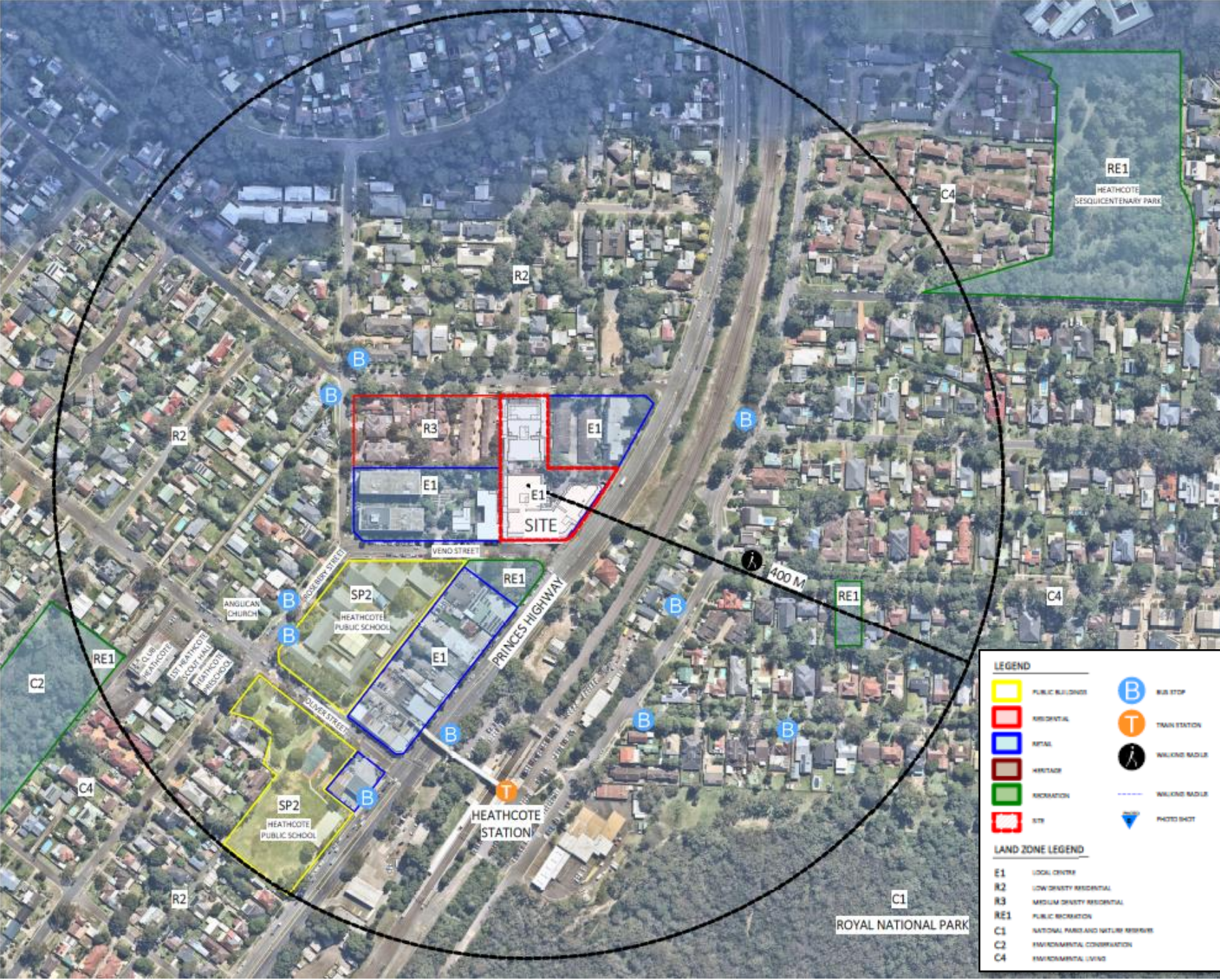
1323-1329 Princes Highway, Heathcote NSW 2233
(aka “Heathcote Tavern”)

Heathcote Tavern Pty Ltd & Heathcote Tavern 2 Pty Ltd
(Applicant/Owner/Developer)

Site Conditions

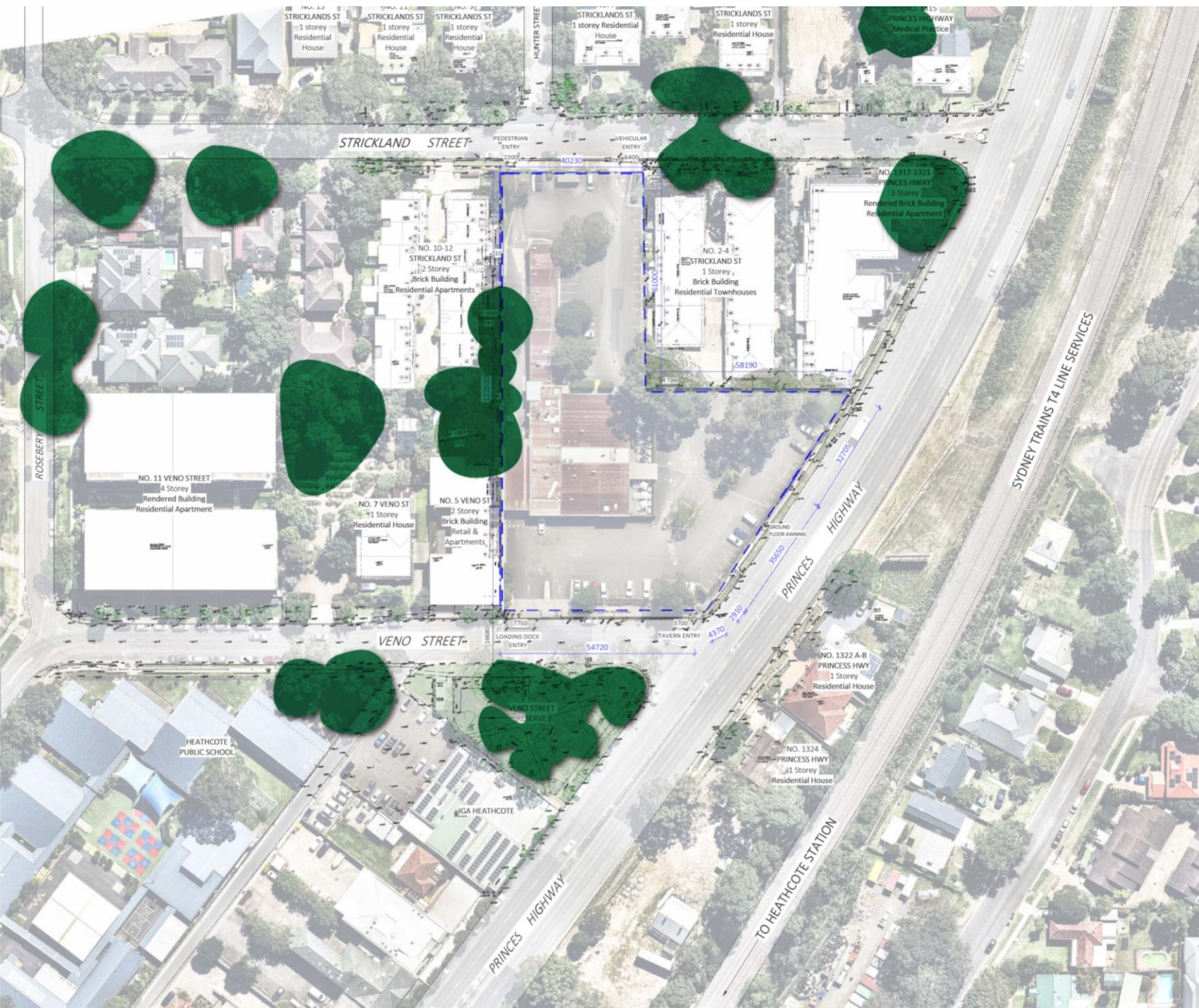
- Site dominated by surface car parking and driveways
- Poor presentation to street
- Sloping topography
- Intermittent native trees





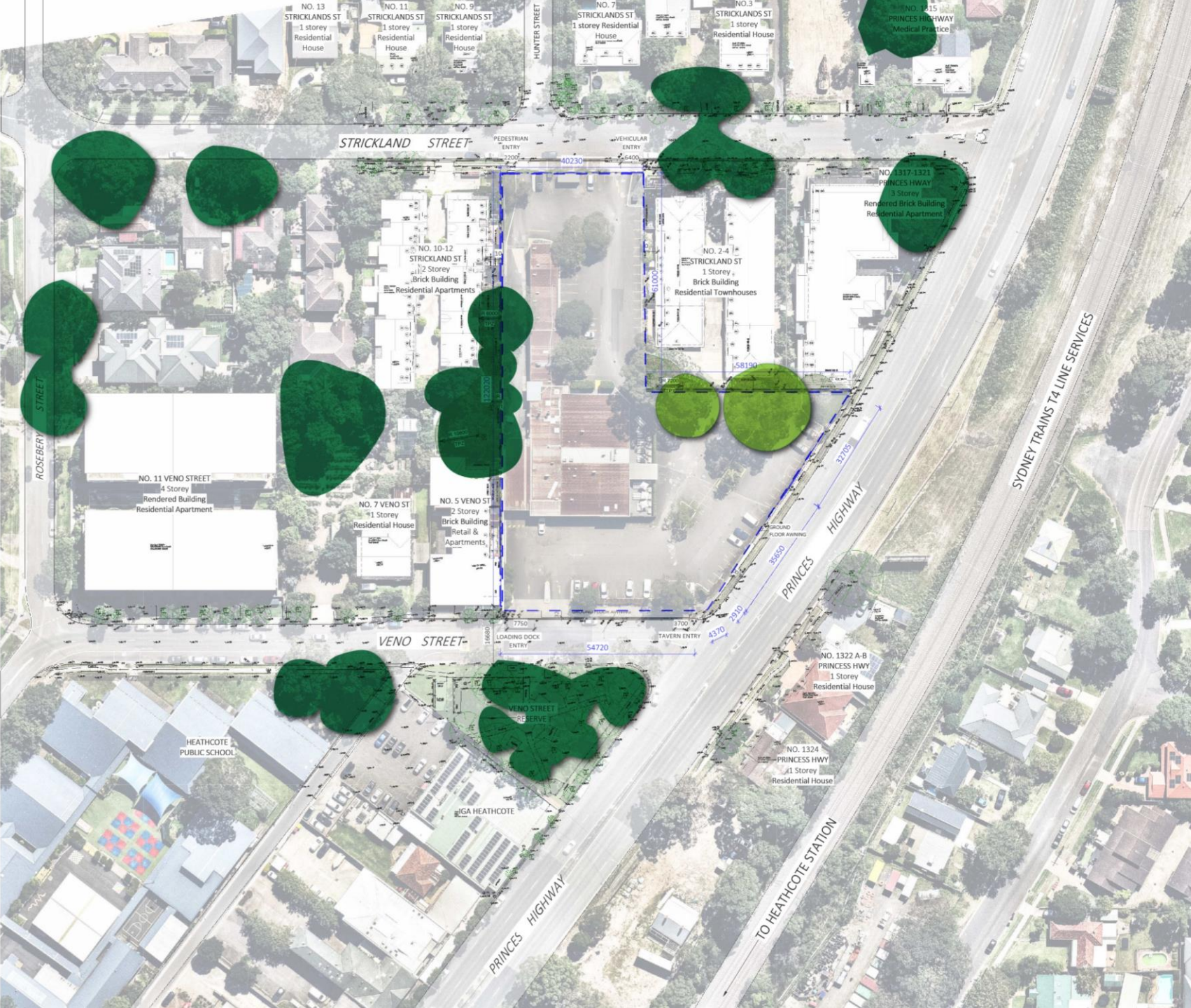
Site Context

- Within Heathcote Local Centre Zone (E1)
- 350m walk to train station
- Irregular “L” shape lot is 7,245m² in total area
- 3 street frontages
- Adjoins R3 zone to the northwest



Site Analysis

- Sydney Turpentine Ironbark Forest fragments within immediate site context



Site Analysis

- 2 large eucalypts on site



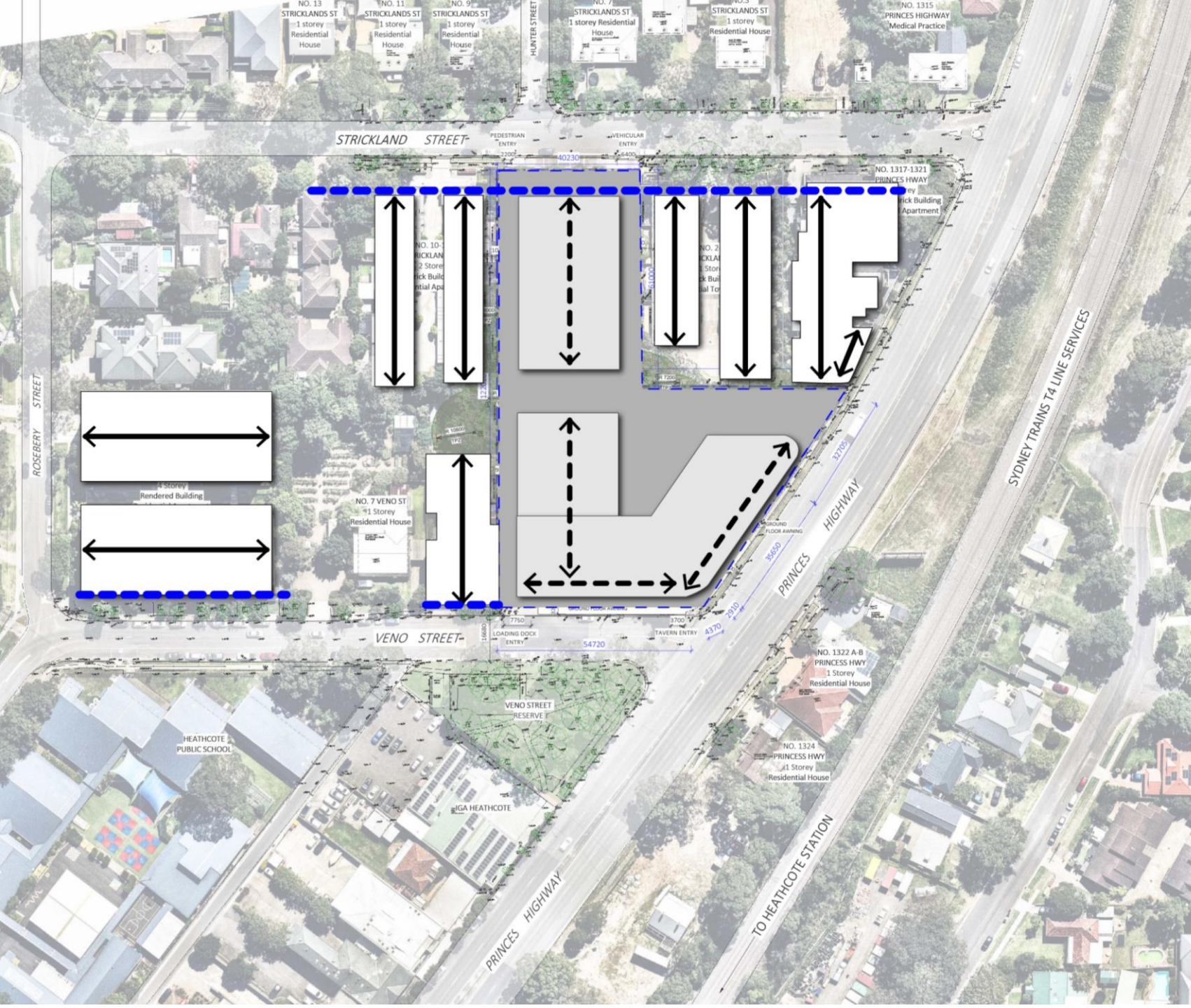
Design Principles

- Provide east-west landscape corridors connecting to existing forest fragments
- Layer landscape between buildings to achieve canopy backdrop



Design Principle

- Achieve compatibility with alignments and orientation of built form in immediate context



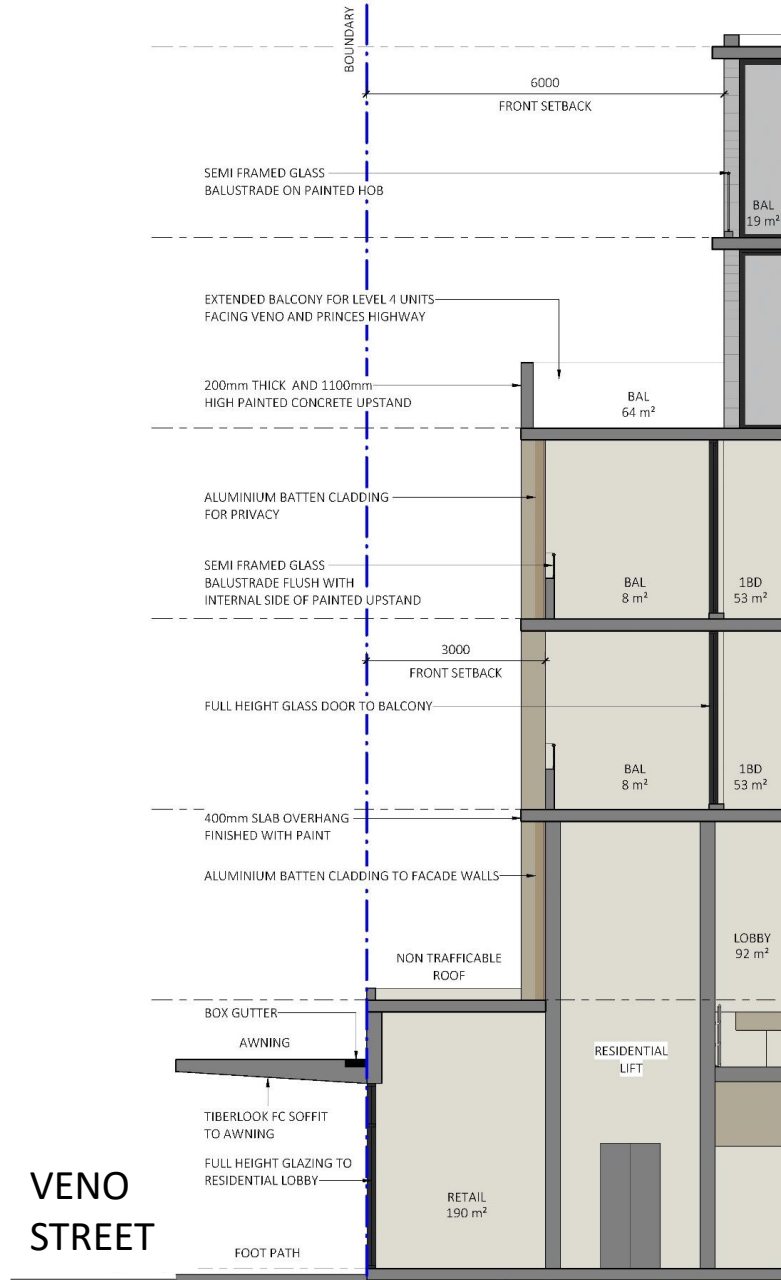
Design Principle

- Align and orient built form to be compatible with immediate context

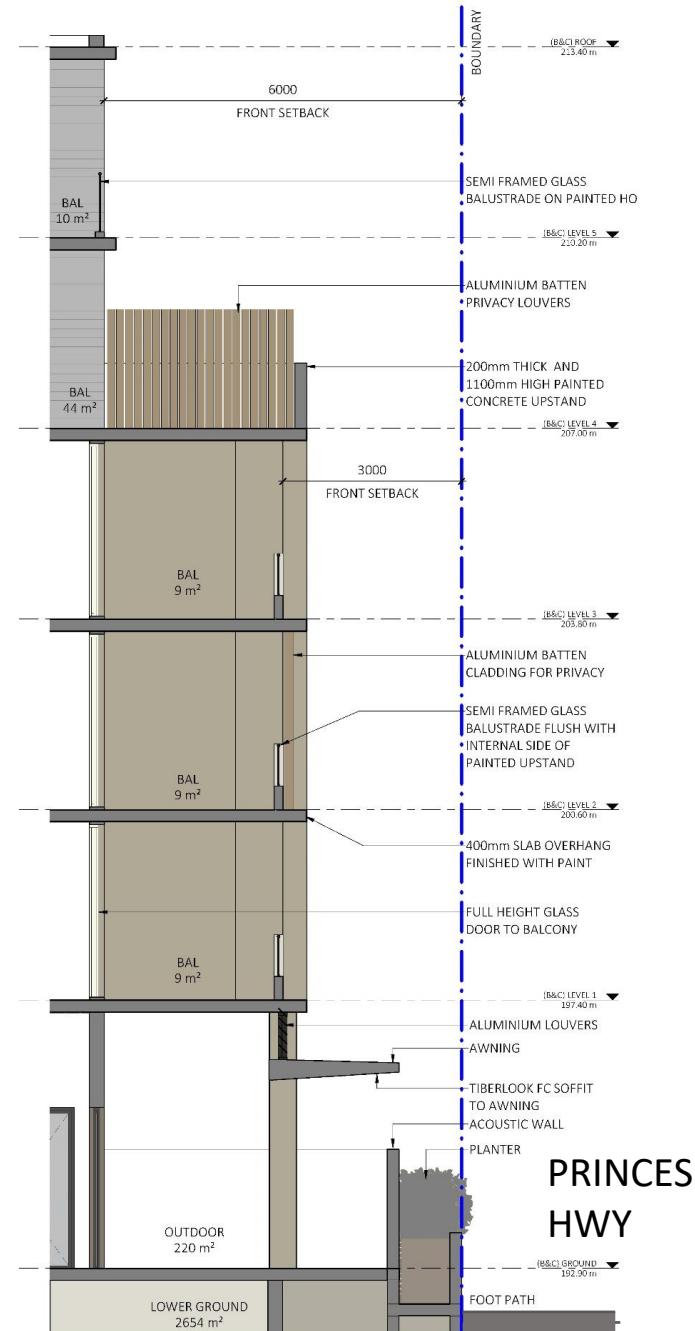


Design Principle

- Height of 6 storeys to Veno Street and Princes Highway
- Height increased to 7 storeys as land falls towards north
- Height steps down to 5 storeys to Strickland Street
- Clause 4.6 Variations to Height Standards form part of application



4 FACADE SECTION - BUILDING B
DA-0-402 1:50



3 FACADE SECTION - BUILDING C
DA-0-403 1:50

Public Domain Interface

- Active frontage to Princes Hwy and Veno Street
- 4 storey streetwall setback 3m from street boundary
- Streetwall height compatible with 4 storey scale of 11 Veno Street and LEP height limit of 13m
- Above 4 storeys total 6m setback (with exception of Building C lift)



The Proposed Development

Construction of 3 new buildings comprising:

- 168 residential units, including 25 infill affordable housing units under SEPP Housing 2021
- 1,300m² commercial floorspace (cold shell)
- 249 basement car parking spaces



CONTEXT PLAN

KEY

- SITE BOUNDARY
- EXTENT OF BASEMENT BELOW
- EXISTING TREE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE
- PROPOSED PALMS
REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS
REFER TO DETAIL AND PLANT SCHEDULE
- TURF
REFER TO DETAIL
- CONCRETE SURFACE
TO ARCHITECT'S DETAILS
- PAVED SURFACE
TO ARCHITECT'S DETAILS
- BRICK PAVING TO MATCH
HEATHCOTE TOWN CENTRE
- STEPPING STONES

The Proposed Development



Princes Highway and Veno Street



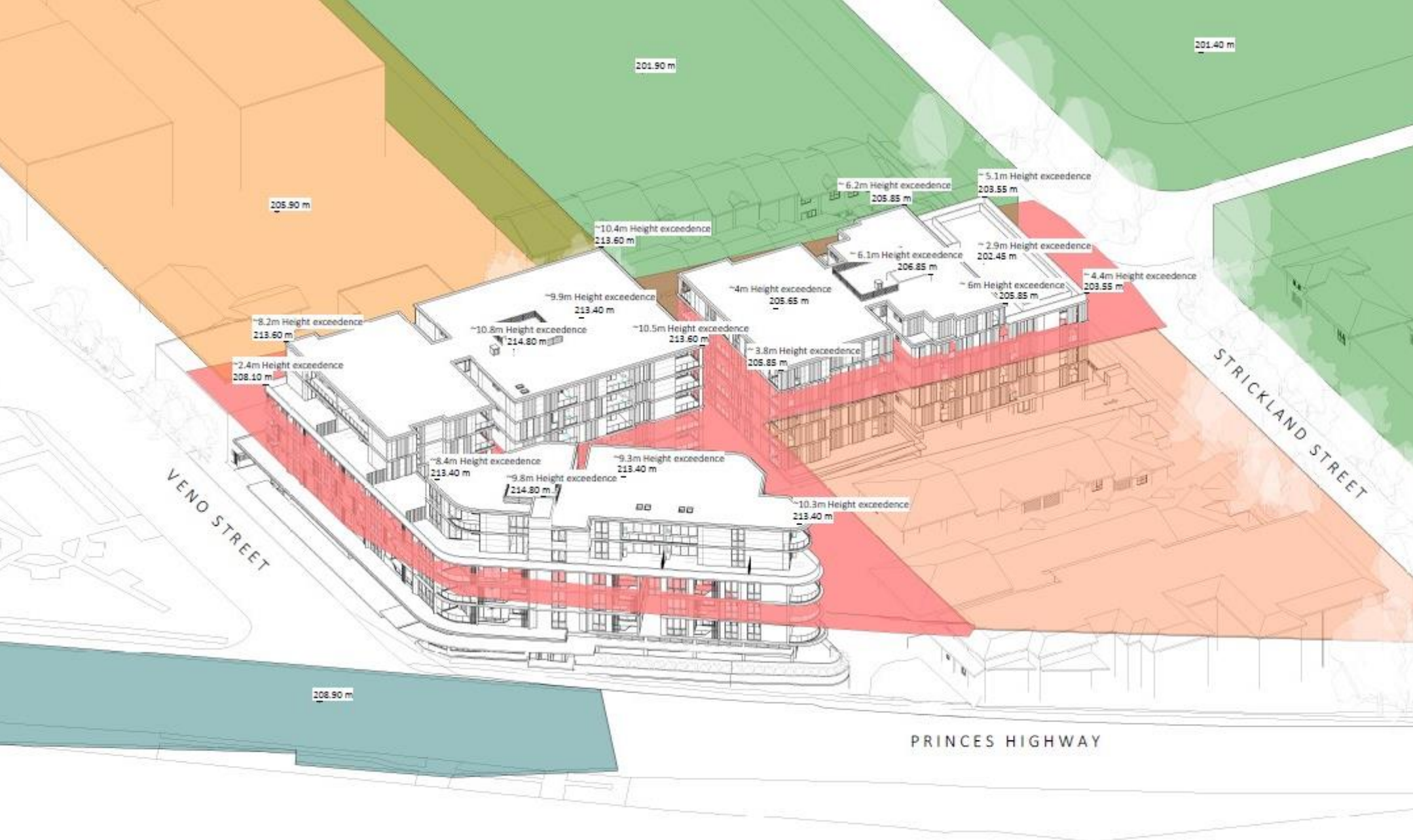
Strickland Street

Floor Space Ratio (FSR)

- Sutherland LEP FSR control = 2.0:1
- SEPP Housing permits up to 30% additional FSR (2.6:1)
 - Proposal achieves FSR of 2.216:1 (additional 10.8%)

Building Height

- Sutherland LEP height control = 13m
- SEPP Housing allows equivalent additional height (14.4m)
 - Proposal seeks to vary LEP and SEPP height controls (via clause 4.6 variations)
 - Proposed building height is a maximum of 26.8m



LEP Height Control

- 8.5-9m
- 13m Current Site
- 13m
- 16m

Specialist reports and investigations

Item	Author
Accessibility	Building Innovations Australia
Acoustics	Acouras Consultancy
Arboricultural Impact	Naturally Trees
BASIX	SLR Consulting Australia
Construction Management Plan	Duffy Kennedy Constructions
Cost of Works	Newton Fisher Group
Contamination (Detailed Site Investigation)	EI Australia
Geotechnical	EI Australia
Landscape	Habit8
Clause 4.6 Variation Requests (Height of Buildings)	Dickson Rothschild
NCC (BCA)	Building Innovations Australia
Operational Plan of Management	DK Constructions
Social Impact Assessment	Sarah George Consulting
Stormwater and Civil (including cut and fill)	Richmond + Ross
Survey	East Coast Positioning
Transport and Traffic	McLaren Traffic Engineering and Road Safety Consultants
Waste Management	Elephants Foot Consulting

Specialist reports and investigations

- Geotechnical – Groundwater Impacts, Nominated Integrated Development, referred to WaterNSW
- Contamination – Existing underground tanks, Detailed Site Investigation (DSI) setting out parameters for Remedial Action Plan (RAP)
- Arborist and Stormwater/Civil Design coordinated to minimise impacts on existing trees sought to be retained.

Specialist reports and investigations

- Car parking in basement, away from public domain.
- Off street loading for each building.
- Level of Service (LoS) of nearby intersections not changed.
- Plan of Management to guide operation of future pub which would be subject to a future DA to establish the use and fitout.

Community Consultation and Exhibition

- Community Consultation prior to DA lodgement:
7 June 2024 – 28 June 2024 (21 days)
- Summary of Consultation in Social Impact Assessment by
Sarah George Consulting dated July 2024
- Notification by Council during DA assessment:
26 July 2024 – 29 August 2024

Issues for Further Consideration

- Delivery of Affordable Housing on an accessible site
- Mismatch in Council's FSR and Height standards for achieving high-quality mixed-use building
- Merits of active frontage in Local Centre zone in contrast to a large landscaped setback
- Design provides a stepped form, with upper levels progressively setback further from street and the building stepping down in height at Strickland Street
- Transition to R3 zone and side setbacks

Contact Us

Dickson Rothschild
D.R. Design(NSW)Pty Ltd
Suite 1&2, Level 5, Grafton Bond Building
201 Kent Street
Sydney NSW 2000

Phone +61 2 8540 8720
ndickson@dicksonrothschild.com.au
www.dicksonrothschild.com.au
Nominated Architects:
Robert Nigel Dickson NSW ARB # 5364
Paul Oreshkin NSW ARB #7774

