

## Record of Preliminary Briefing

### Sydney South Planning Panel

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSSSH-171 – DA24/0369
<b>APPLICANT OWNER</b>	Kathleen McDowell Heathcote Tavern 1 Pty Ltd & Heathcote Tavern 2 Pty Ltd
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$ 64,286,364 (excluding GST)
<b>BRIEFING DATE</b>	26 August 2024

#### ATTENDEES

<b>APPLICANT</b>	Gavin Duffy, Anthony Vitale, Mark Gladman, Nigel Dickson, Alan Vidler, Kathleen McDowell, Ash Chand
<b>PANEL MEMBERS</b>	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan, Jared Phillips
<b>DECLARATIONS OF INTEREST</b>	Jarad Philips
<b>COUNCIL OFFICERS</b>	Daniel Lukic, Sue McMahon
<b>PLANNING PANELS TEAM</b>	Joel Burgess

**DA LODGED:** 17 July 2024

**DAYS SINCE LODGEMENT:** 40 days

**TENTATIVE PANEL BRIEFING DATE:** TBD in consultation with council.

**TENTATIVE PANEL DETERMINATION DATE:** Before 18 April 2025

#### KEY MATTERS DISCUSSED:

The Panel notes the applicant presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

##### Height

- The proposed building height is 26.8m, which exceeds the HOB standard under Sutherland LEP (13m) and the 30% affordable housing bonus under the Housing SEPP (14.4m). The applicant relies on a Clause 4.6 to vary these standards.

- The applicant's justifications for the increased height, include: site size; proximity to transport; mismatch with FSR standard (proposal is below the maximum FSR); retention of trees and landscaped link through the site; and massing of building on the site to provide transition.
- Whether the extent of height variation is more appropriately considered through a Planning Proposal than under cl 4.6.
- The likely future context of the site under Council's controls and whether these are expected to change in the near future or whether State government controls to encourage housing near stations would apply to the site and its context,

#### Active frontage vs landscape strip (Vino St and Princes Hwy)

- The DCP envisions a semi-active frontage to the highway including a 6m landscaping strip extending around to Vino Street. The application proposes a 1-1.5m strip.
- The balance between achieving a landscape setback and active streetscape needs consideration, within the context of the local centre, surrounding residential and a park across the road.

#### Transition to surrounding buildings and context

- There are currently no buildings within the surrounding context (other than a 4 storey building nearby) of the proposed height and size.
- Whether the proposed 6-7 storey buildings in the centre of the site and the 4-storey podium provide an appropriate transition to the street and surrounding context.

#### ADG compliance

- ADG compliance is an area that was not discussed in the Preliminary Briefing.

#### Other

- The application has been referred to Water NSW and internally, including to the Design Review Panel.

#### NEXT STEPS

- The Panel requests Council/applicant to check any applicable State controls in relation to anticipated height and density for the site and the surrounding area.
- Council expects to issue an RFI within 4 weeks.

#### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.