

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 July 2025, 9:30am-10:25am
LOCATION	MS Teams: Video Conference

BRIEFING MATTER(S)

PPSSSH-198 - SUTHERLAND – DA25/0286 - 167-169 Burraneer Bay Road BURRANEER 2230 - Childcare Centre

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Cr Carol Provan
APOLOGIES	Glennis James, Cr Diedree Steinwall
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Evan Phillips, Slavco Bujaroski, Sue McMahon, Jennifer Cauberg
APPLICANT REPRESENTATIVES	Mathew Hall (D.velop.R), Jeff Dooley (D.velop.R), Jeff Mead (Planning Ingenuity), Brian Culla (Innovative Architects)
DPHI	Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the presentation provided by the applicant and the matters discussed with the applicant and council assessment planners during the briefing. In particular, the panel notes:

- The development is classified as regionally significant development as the estimated development cost of the childcare centre is over \$5 million
- The proposal is for a 95-place childcare centre, located on a corner site and adjacent to the Burraneer Bay Primary School
- The development is located in an R2 low density zone, adjoins a primary school and is opposite a neighbourhood centre
- Driveway access is located off Gannons Road into a basement and provides for 24 parking spaces
- Council's preliminary concerns include:
 - Potential impact to existing tree (native eucalyptus), resulting from building and basement within TPZ
 - Potential shortfall in required landscaped area (LEP requires 25%)
 - Impact on residential dwelling to the north from elevated built form and play area
 - Reduced setbacks
 - No turning bay provided in basement carpark

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- 9 unique submissions received during public exhibition, mostly relating to traffic, safety, and pedestrian routes
- Council is seeking further information, including but not limited to:
 - Root mapping to determine impact to existing tree
 - Clarification of proposed landscaped area, including compliance with the landscaped development standard
 - relationship with the adjoining property (revised sections and elevations) to determine impact

Next Steps

- The Panel will undertake a site visit before determination
- Council to issue an RFI within the next 2-4 weeks

Note:

Council is yet to undertake its full assessment, and therefore future comments will not be limited to matters raised in this briefing.

TENTATIVE DETERMINATION DATE SCHEDULED FOR BEFORE DECEMBER 2025

Planning Panels Team

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