

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSSH-85 – Sutherland Shire Council – DA21/0610
APPLICANT / OWNER	Tony Legge / 344-346 Kingsway Pty Limited
APPLICATION TYPE	Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 SEPP (Affordable Rental Housing) 2009 Sutherland Shire Local Environmental Plan 2015
CIV	\$41,024,500.00 (excluding GST)
SCHEDULED MEETING DATE	16 August 2021

REQUIRED ATTENDEES

APPLICANT	Tony Legge, Ed Blakely, Jag Bola, Julie Horder
PANEL CHAIR	Helen Lochhead
COUNCIL OFFICER	Meredith Bagnall, Carine Elias and Mark Adamson
CASE MANAGER	Alexandra Hafner and Leanne Harris

OTHER ATTENDEES

RSDA Team	Michelle Burns
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ISSUES DISCUSSED

- Public exhibition is yet to occur. Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney South Planning Panel and therefore future comment is not limited to the detail contained below.
- Applicant introduction to proposal.
 - 3 retail tenancies with residential above
 - Through site link, bicycle link, communal open space
 - 8-10 stories DCP
 - Sustainability at the core of the project.
 - CLT construction with curtain wall
 - Passive systems plus solar panels employed
 - Residential apartment mix including Larger apartments

KEY ISSUES FOR COUNCIL TO CONSIDER

1. Clause 4.3 Height point encroachments in a few spots and Clause 4.4 FSR approx. 10% exceedance. Clause 4.6 justification to be reviewed and considered in detail by Council and the Panel. Bonus height provisions under the LEP. Height uplift allowed if the development provides a pedestrian plaza, pedestrian access through the land from Park Lane to Kingsway, Caringbah and vehicular access to 344-346 Kingsway, Caringbah (being Lot 1, DP219784) and 340 Kingsway, Caringbah (being SP13533)
2. Sustainability, through site links, communal open space, deep soil balance with carparking, ADG, carparking provisions.
3. Setbacks and separation is from the rear (western) adjoining lot known as 39R President Avenue, Caringbah.

REQUESTS FOR INFORMATION

- Council waiting on internal referral responses.
- Council will collate and provide RFI

KEY ISSUES FOR PUBLIC EXHIBITION

- Exhibition ended 12 August 2021.
- 6 submissions received (impacts to redevelopment potential of site to south, bonus height provisions, parking)

RFI SUBMISSION DATE – Friday 24 September 2021

PANEL BRIEFING DATE – Thursday 23 September 2021

PANEL DETERMINATION DATE – Thursday 16 December 2021