

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 16 September 2021, 11.33am – 12.30pm
<b>LOCATION</b>	Teleconference

## BRIEFING MATTER

PPSSSH-85 – SUTHERLAND SHIRE – DA21/0610

344-346 KINGSWAY CARINGBAH 2229

Demolition of existing structures and construction of a mixed use (commercial and residential) development and strata subdivision.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Peter Scaysbrook, Jack Boyd
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Meredith Bagnall, Carine Elias, Mark Adamson
<b>OTHER</b>	Isabelle Alexandru - Student Planner (observe only)

## RSD TEAM

<b>CASE MANAGER</b>	Carolyn Hunt
<b>PROJECT OFFICER</b>	Michelle Burns

## ASSESSMENT BRIEFING KEY ISSUES DISCUSSED

**Noting and affirming the points made in the Kick-off-briefing record (16 August 2021) with the applicant the Panel discussed and highlighted the following issues to be addressed:**

- The development seeks additional floorspace and height, however this is allowable only on the proviso that sites are amalgamated, and public improvements are delivered. The very limited street frontage to the Kingsway and all the relevant sites have not been amalgamated. It is noted that the development is providing a pedestrian link through the land from Park Lane to Kingsway and vehicular access to 344-346 Kingsway, but there is no provision of vehicular access to 340 Kingsway, Caringbah.

- The height, scale and bulk of the development have significant impacts. Justification for these variations to the base height and FSR standards needs to be demonstrated and how the isolated sites (340 and 340R Kingsway) not included can be developed.
- Public Toilets have been provided but no VPA with Council has been agreed at this point which is required.
- The through site link is cluttered and needs to provide clear access and amenity.
- The ROW needs to be widened for a medium rigid vehicle and will need to provide legal access to 348R Kingsway

**SEPP 65/ ADG considerations:**

- Setbacks and separation from the rear (western) adjoining lot known as 39R President Avenue, Caringbah is only 4m and needs to be justified
- Although in a business zone, deep soil for sufficient landscaping needs to be further investigated
- The location of the pool and the quality of communal open space is questioned
- Proximity of apartments to rail corridor will require specific consideration
- Separation of retail and residential carparking is required
- Longevity and maintenance of external timber screening and façade landscaping needs further consideration

**IS THE APPLICATION READY FOR DETERMINATION?**

**YES: DETERMINATION DATE:** Thursday, 16 December 2021