

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSSH-84 – Sutherland Shire Council – DA21/0629
APPLICANT / OWNER	Mr Adam Martinez / Caringbah Bowling and Recreation Club
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 Draft Design and Place State Environmental Planning Policy (SEPP)
CIV	\$64,427,272.00 (excluding GST)
SCHEDULED MEETING DATE	16 August 2021

REQUIRED ATTENDEES

APPLICANT	Aaron Sutherland, Adam Martinez, Joseph Scuderi, Nick Byrne
PANEL CHAIR	Helen Lochhead
COUNCIL OFFICER	Carine Elias, Mark Adamson, Lauren Franks
CASE MANAGER	Alexandra Hafner and Leanne Harris

OTHER ATTENDEES

RSDA Team	Michelle Burns, Carolyn Hunt
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ISSUES DISCUSSED

- 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 will not be limited to the detail contained below.
- Applicant introduction to the proposal.
 - 2018, declining club membership
 - Site owned by the club. PDA joint ownership of 101 Willarong Road .
 - Isolated site, 101 Willarong Road, now purchased.
 - 70 years ownership
 - Generous open space, club facility with two bowling greens.
 - Gymnasium offering to adjoining school explained in letter from Elton Consulting. Proposed school students to use gym during school hours and residents to use outside of school hours.
 - 50% GFA affordable housing: 120 affordable housing units proposed, substantial demand in area for affordable housing. Landmark are a Tier 2/Tier 3 Community Housing Provider.
 - Transition in scale to approved development (5-8 storeys). Adjacent development 6-11 storeys. Scale difference between masterplan and subject site: design sought to transition down and maintain solar access and views.

KEY ISSUES FOR COUNCIL TO CONSIDER

1. Clause 4.3 Height: LEP permits 16m (5 storeys) with application seeking variation to 3 buildings on site ranging from 2.6m – 10.4m. Applicant confirmed building height variation not a function of the FSR. Options analysis to be included for further consideration. Applicant to send through to the Panel.
2. Clause 4.4: LEP permits FSR of 1.2:1, applicant seeking bonus under ARH SEPP
3. Character: redevelopment of site is consistent in terms of proposed land use and density in that, intensifying land use to RFB is occurring along Willarong Road on both sides and reflective of emerging character of Street although built form, scale, and character need further detail to evaluate more fully.
4. Deep soil and drainage: applicant confirmed located around periphery also, with 30% landscaped area. Chair recommends accommodating additional deep soil in communal open spaces not just periphery. Retention of existing trees and open space is supported.
5. Carparking: Council believes compliant with numerical requirements of the ARHSEPP. Council has referred to the submitted SEE only and has not yet undertaken an in-depth investigation of the plans to confirm this.
6. Interface issues: there is significant cross fall across the site that poses interface issues in relation to adjoining land uses potentially impacting drainage, solar access and overshadowing, privacy and overlooking that need further detail.,
7. Affordable Rental Housing SEPP permits 0.5:1 bonus, FSR 1.2:1 permitted, FSR 1.7:1, proposing 1.7:1 under ARH SEPP.

REQUESTS FOR INFORMATION

These points are based on a preliminary review and not reflective of all items that will be requested for information.

- Cross falls and applying consistent levels across the site, retention of natural ground levels particularly at interface with adjoining properties
- Establishing a landscaped setting especially around periphery of the site with tree retention

REFERRALS

- Landscape architect: where trees remnant and endemic, would like to see retention of, subject to Arborist Report.
- Additional referrals undertaken and sent to NSW Police, Water NSW, TfNSW, Public Assets, Engineer, Traffic Engineer, Development Engineer, Building Surveyor, Environmental Scientist, Waste Officer, Architect, Environmental Health Officer.

KEY ISSUES FOR PUBLIC EXHIBITION

- Exhibition completed 10 August, 7 submissions received (parking and traffic, landscaping)
- Application to be considered at Design Review Panel on 26 August.

RFI SUBMISSION DATE – Friday 24 September 2021

PANEL BRIEFING DATE – Thursday 23 September 2021

PANEL DETERMINATION DATE – Thursday 16 December 2021