

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 16 September 2021, 10.22am – 11.15am
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSSH-84 – SUTHERLAND SHIRE - DA21/0629

101-109 Willarong Road, Caringbah NSW 2229

Demolition of existing structures and construction of a mixed-use development (residential apartments and new bowling club facility with two bowling greens) and 4 lot Stratum 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>	Carine Elias, Lauren Franks, Mark Adamson
<b>OTHER</b>	Sri Soerono – Development Assessment Officer (observe only)

**RSD TEAM**

<b>CASE MANAGER</b>	Leanne Harris, 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 is a significant development of size and scale that will have a substantial impact on the future neighbourhood character and amenity and needs to consider the interface with the neighbourhood context more carefully.

- The proposal has buildings up to 8 storeys while the LEP permits 16m (5 storeys) consistent with the prevailing height of new development in the area. Justification for the height breach is required.
- It is noted that the LEP permits FSR of 1.2:1 and the applicant seeking bonus under ARH SEPP
- The development indicates significant excavation of the site, up to 3 m below street level in parts, resulting in sunken ground plane and sub-basement apartments and floor space with lower amenity. Justification for this configuration and disruption to the existing ground plane needs to be made considering the implications on site accessibility, existing tree retention, overland drainage and the significant cross fall across the site that poses interface impacts.
- The larger ground plane as presented does not clearly mitigate the impacts of the excavation, height and bulk proposed, reduced setbacks and lack of landscaping.

## **IS THE APPLICATION READY FOR DETERMINATION?**

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