

INDUSTRY SPECIFIC SEARS REQUEST
396-402 KINGSWAY & 27 FLIDE STREET, CARINGBAH



‘HDA SSDA’ REZONING & RESIDENTIAL FLAT BUILDING

**For submission to the NSW Department of Planning, Housing & Infrastructure
(DPHI)**

On behalf of Mr Taskin Satıcı

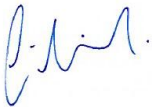
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	Name	Date	Version
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1. EXECUTIVE SUMMARY

This Scoping Report SEARs Request has been prepared by Principle Planning + Urban Design (PPUD) on behalf of Mr Taskin Satici (the proponent) in support of a concurrent rezoning and residential flat building with affordable housing at 396-402 Kingsway and 27 Flide Street, Caringbah 2229.

The detailed design is in the process of being finalised. Nevertheless, the proposal is likely to include:

- Construction of a new residential apartment building with an envelope between 28m-40m (9-13 storeys).
- Approximately 119 dwellings, in one bedroom, two bedroom and three bedroom format.
- Provision of approximately 10% of the entire proposed gross floor area for affordable housing purposes for 15 years, maintained by a community housing provider.
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

The application would also include a concurrent rezoning. The rezoning will retain the existing R4 High Density Residential land use zone as prescribed by the *Sutherland Shire Local Environmental Plan 2015* (SLEP 2015). However, it will seek to amend the floor space ratio (FSR) as prescribed by SLEP 2015 from 0.55:1 to approximately 4.2:1 and the height of buildings from 9m (or 28.6m with bonuses) to 28-40m.

The overall intent of the proposal is to provide housing for permanent, conventional households, as well as housing for key workers associated with the nearby Sutherland Hospital, or similar. The mix of housing would address various sectors of the housing market. This would address shortages across the housing market, as well as lower the financial risk for the proponent.

This report seeks the Secretary's Environmental Assessment Requirement (SEARs) for the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA). Industry Specific SEARS are requested as the development is wholly permissible on the site, does not meet thresholds for designated development and is not a concept development application.

2. THE SITE AND SURROUNDS

The site is located at 396-402 Kingsway and 27 Flide Street, Caringbah 2229, formally recognised as outlined in **Table 1** and as shown in **Figures 1 and 2**. It is within the Sutherland Shire Local Government Area (LGA).

The site, as amalgamated, has an approximate area of 3,000m².

Table 1: Legal descriptions of lots

Street Address	Legal Description
27 Flide Street	Lot 37 DP 8147
402 Kingsway	Lot 7 DP 8147
400 Kingsway	Lot 8 DP 8147
398 Kingsway	Lot 9 DP 8147
396 Kingsway	Lot 10 DP 8147

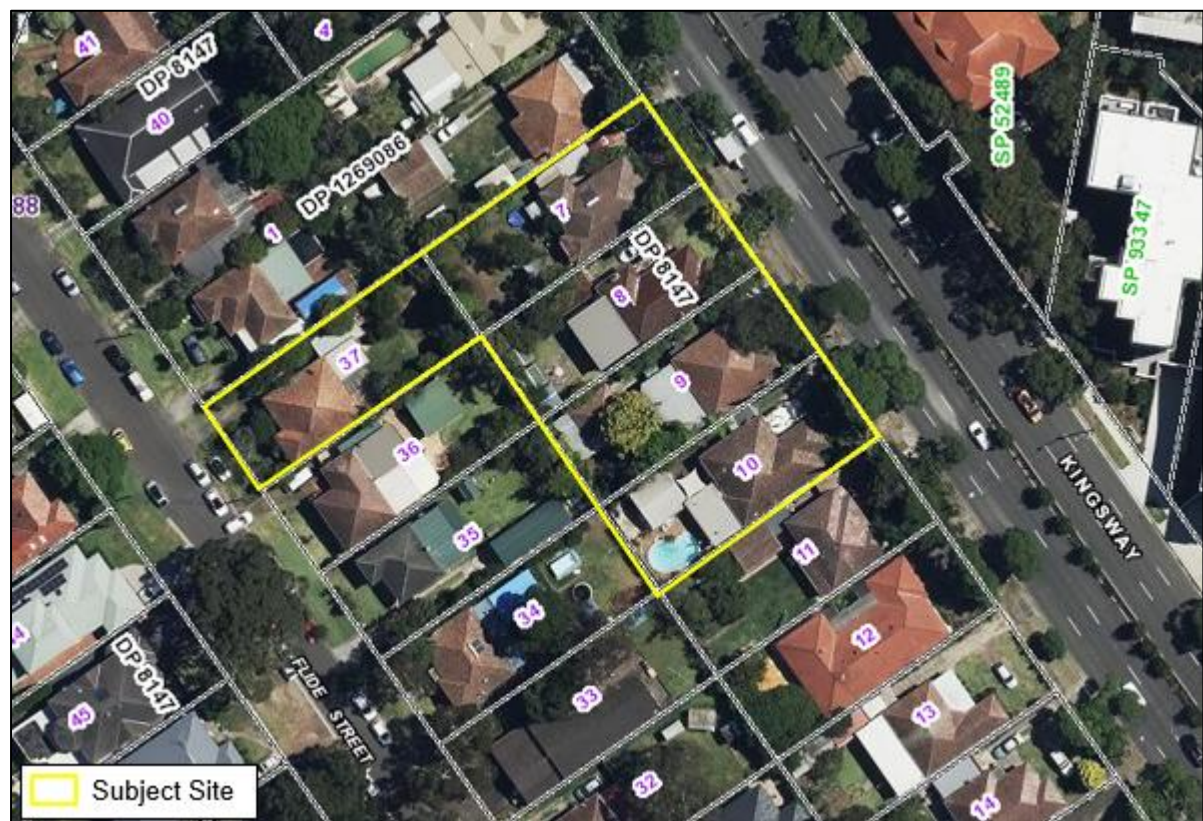


Figure 1: Aerial view of subject site (Source: SIX Maps/PPUD)



Figure 2: Locality aerial view with subject site shaded in yellow (Source: SixMaps/PPUD)

The site is irregular in shape with a depth of between approximately 40-80m. The frontage to Kingsway is 60m, with a frontage to Flide Street of 15m. Single dwelling houses currently occupy each of the lots. Access is via Kingsway or Flide Street.

The site is well located in proximity to services including bus transport, the Sutherland Hospital (500m walking distance west), Caringbah North Public School (1km walking distance north east) and Caringbah Train Station (approximately 400m walking distance south east). Bus services located on Kingsway (50m south) connect to the wider region including Cronulla, Hurstville, Miranda and Lilli Pilli. There are also bus services at Caringbah station.

Immediately to the north are low density residential dwellings in detached format. Further north west is the Sutherland Hospital precinct.

To the west and south are low density residential dwellings and some low density apartment complexes. Further south and east is the Caringbah Train Station and town centre.

To the east the site is bounded by Kingsway, on the opposite side of which is 4-5 storey apartment buildings and the Caringbah North Public School.

3. PROPOSAL DESCRIPTION

Overall Project Objective

The key objectives of the proposal are to:

- Optimise the use of a site with such a large area, minimal constraints and ease of construction.
- Improve access to the site's high level of amenity.
- Increase the overall supply of housing for conventional households, students, key workers as well as affordable housing.

Design Description

The detailed design is in the process of being finalised. Nevertheless, the proposal is likely to include:

- Construction of a new residential flat building with affordable housing in an envelope between 28m-40m (9-13 storeys).
- Approximately 119 units in one bedroom, two bedroom and three bedroom format.
- Basement parking.
- Onsite landscaping.
- Communal open space.
- Tree and vegetation removal.
- Civil services such as drainage and the like.

Statutory Planning Amendments

The proposal is entirely permissible within the R4 High Density Residential zone. The application would also include a concurrent rezoning to amend the height and FSR. The rezoning will retain the existing R4 High Residential land use zone as prescribed by the *Sutherland Shire Local Environmental Plan 2015* (SLEP 2015) given residential flat buildings are permissible in such a zone.

The FSR control on the site is proposed to be amended from 0.55:1 to 4.2:1 and the height control is proposed to be amended from 9m to 28m-40m.

4. STATUTORY PLANNING CONTEXT

The subject site is currently within land use zone R4 High Density Residential according to SLEP 2015. The objectives of the zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage the supply of housing that meets the needs of the Sutherland Shire's population, particularly housing for older people and people with a disability.*
- *To promote a high standard of urban design and residential amenity in a high quality landscape setting that is compatible with natural features.*
- *To minimise the fragmentation of land that would prevent the achievement of high density residential development.*

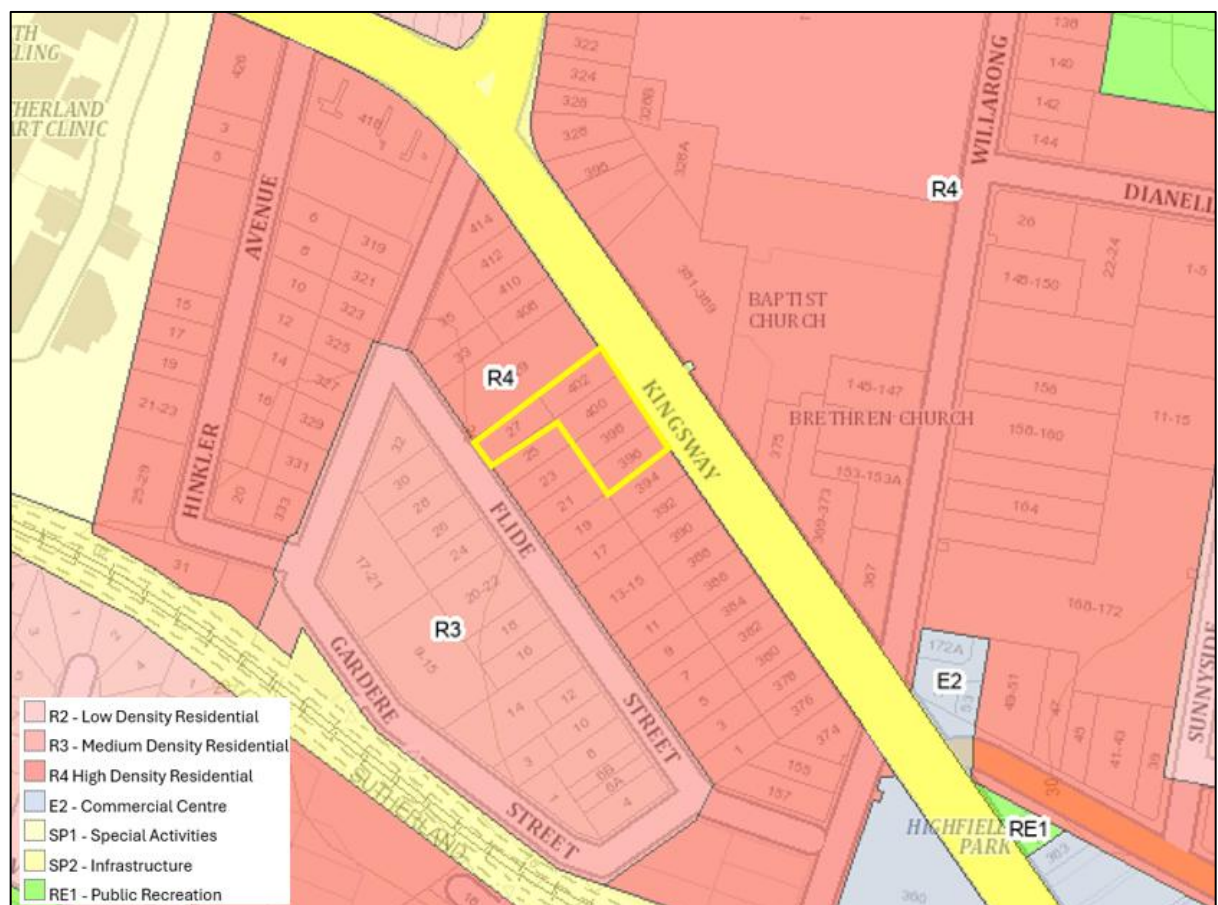


Figure 3: Extract of land use map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

The proposed land use is a residential flat building, which is permissible in the R4 High Density Residential zone in SLEP 2015. No change to the land use zone is proposed as the development is considered consistent with the zone objectives.

As is demonstrated in the following map extracts, the current FSR standard is 0.55:1 (**Figure 6**). A Height of Building standard of 9m applies to the site (**Figure 7**).

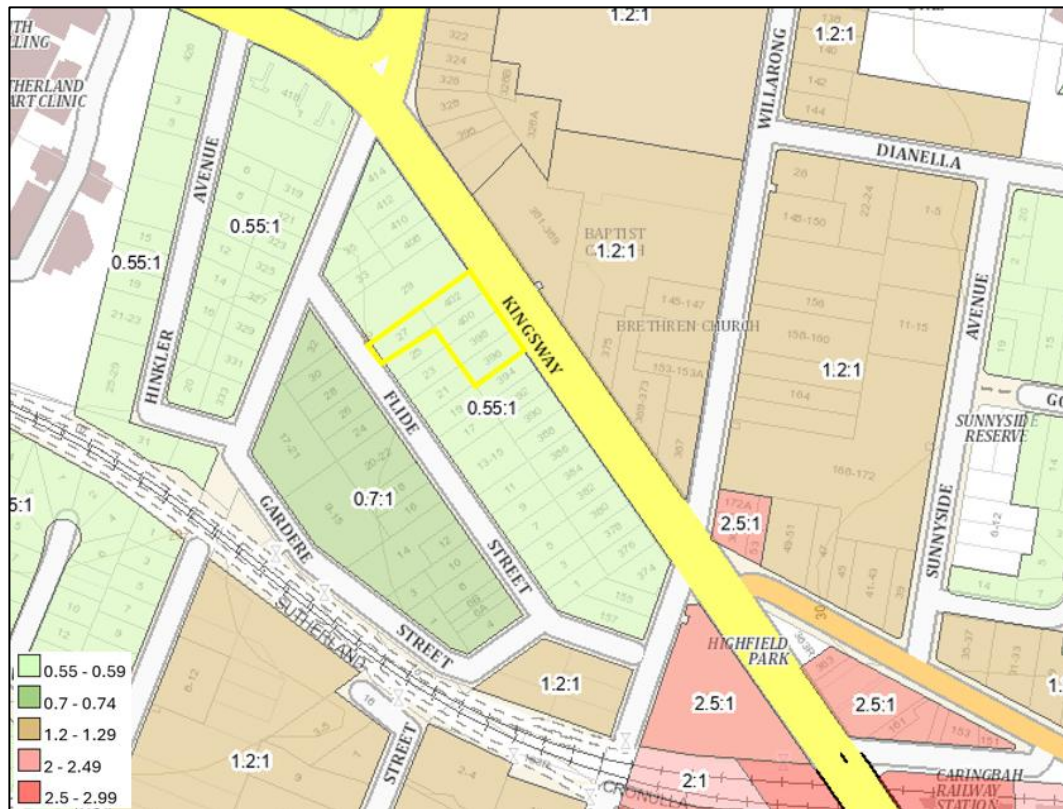


Figure 4: Extract of FSR map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

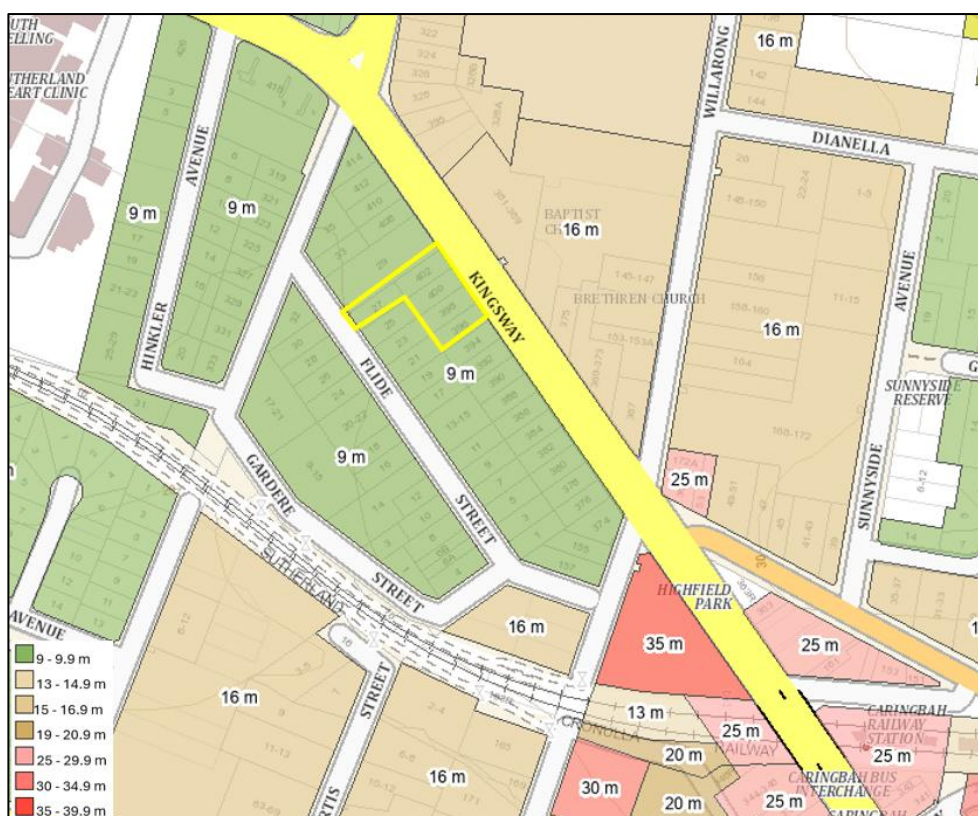


Figure 5: Extract of HOB map, with subject site outlined yellow (Source: Espatial viewer/PPUD)

The proposed building envelope is to reach 28m-40m in height. There are FSR and height bonuses under the Housing SEPP for the affordable housing delivery. As the proposed provision of affordable housing is 10%, the bonus is 20%. Furthermore, there is a height and FSR bonus under the Low Mid Rise Housing Policy. However, the proposal will not seek to rely on these as it will propose a concurrent rezoning which will reflect the proposed development standards.

Table 2: Relevant WLEP 2009 and other relevant controls

Provision	Control/comments	Proposed/comments
Zone	R4 High Density Residential	No change
Land use	Residential flat building	Permissible under SLEP 2015
Height of Building	9m + Housing SEPP bonus + LMRH bonus	28m-40m 9-13 storeys
Floor Space Ratio	0.55:1 + Housing SEPP bonus + LMRH bonus	4.2:1

Based on the above, it is proposed to amend the FSR standard applicable to the site to 4.2:1 and the height to 28m-49m as shown in **Table 2**.

It is also worth noting that the subject site does not contain any heritage items and is not affected by bushfire or flooding. It is not in a Biodiversity mapped area.

An AHIMS basic search was performed on 5 November 2025 and no Aboriginal Sites are recorded in the vicinity of the site (50m search radius).

5. CONCLUSION

The proposal seeks to capitalise on the site's location in proximity to the Sutherland Hospital and Caringbah Railway Station to develop approximately 119 dwellings for the purposes of permanent conventional households and key workers. It is proposed to offer 10% of the entire gross floor area for affordable housing purposes for 15 years, maintained by a community housing provider.

The proposal would seek to rely on the existing R4 High Density Residential land use, according to SLEP 2015, given the proposed uses are permitted in the zone. To deliver the dwellings, any EIS would seek a concurrent rezoning with an FSR of 4.2:1 and a height of 28m-40m.

Overall, the site is large and with few constraints. The site itself and those adjoining offer very high amenity. It is close to the Sutherland Hospital, Caringbah town centre, Caringbah Train Station and buses connecting to the wider region. In this regard, it is considered that the site is suitable for higher density development of the proposed uses.

The site is also in relatively close proximity to key drivers for housing, as referenced above. The Sutherland locality, as with much of NSW, is experiencing a housing crisis. In this regard, the site is well suited for additional housing, and it would also support much needed economic growth.