

MEETING DETAILS

MEETING DATE / TIME	Tuesday, 13 February 2018 – 2.25pm and 3.30pm Site inspection undertaken before meeting
LOCATION	Dept. Planning and Environment - Geebung Room, Level 29, 320 Pitt St Sydney

BRIEFING MATTER

2017SSH046 – Georges River – DA2017/0597 – 18-24a Victoria St, Kogarah – Demolition of existing structures and construction of a 12 storey residential flat building containing 76 apartments with basement car parking, and associated landscaping and drainage works.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Bruce McDonald, Nicole Gurran, Con Hindi and Nick Katris
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Paula Bizimis
OTHER	Brianna Cheeseman - Planning Panels Secretariat

KEY ISSUES DISCUSSED

The panel discussed a range of issues. The key issues identified were:

- **Frontage**
The development site does not meet the minimum site frontage of 60 m required for a development of this scale and density. The site frontage is only 41 m. The applicant has not demonstrated that the adjoining site could not be acquired and included in the development.
- **Height**
The height of the proposed development at 37.6m exceeds the permissible height of 33m with significant impacts on the adjoining heritage property
- **Street setback**
- The development does not comply with required setback and does not provide any compelling contribution to the public domain to mitigate the impacts
- **Unit mix:**

There was a high proportion of 1 bedrooms and few 3 bedrooms apartments in the development. A more balanced mix needs further investigation

- **ADG compliance:**

There are several non-compliances with SEPP 65 and the Apartment Design Guide (ADG) specifically in relation to:

Unit sizes: a number of units do not meet the minimum area specified in the ADG

Snorkel windows: these windows do not provide adequate natural ventilation and light.

Separation between dwellings: the boundary setback and building separation between the proposed development and the existing heritage items does not meet the minimum distance and has consequent impacts on the neighbouring property including overshadowing and overlooking.

Amenity of open space: the ground level open space is substantially impacted by the driveway access and minimizes the amount and value of usable open space.

- **Adjoining heritage items:**

The relationship to the heritage dwellings has not been appropriately considered. Consolidation of these sites into the subject site could enable potential alternative development options that mitigate these impacts and compliance issues.

- **SEPP 55**

The response to SEPP 55 considerations was only cursory.