

Record of Kick-Off Briefing

SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-109 –Georges River– DA2022/0039 36 -38 Gladstone Street and 59-69 Princes Highway Kogarah
APPLICANT / OWNER	Alexander Dakhoul / GC Property Investments
APPLICATION TYPE	Demolition works and construction of a mixed-use development.
REGIONALLY SIGNIFICANT CRITERIA	SEPP (Planning Systems) 2021 - Clause 2 Schedule 6 – development greater than \$30 million
KEY SEPP/LEP	SEPP 65, SEPP BASIX, SEPP (Resilience and Hazards), SEPP (Transport and Infrastructure), Georges River LEP 2021
CIV	\$45,974,117.00 (excluding GST)
BRIEFING DATE	22 March 2022

ATTENDEES

APPLICANT	Alexander Dakhoul, Wendy Tong, Elyse Kenny, Richard Andary
PANEL CHAIR	Helen Lochhead
COUNCIL OFFICER	Michael Hornery, Judy Clark, Nicole Askew
CASE MANAGER	Leanne Harris
SENIOR PLANNER	Carolyn Hunt
PROJECT OFFICER	Holly McCann
PANEL	Stuart McDonald, Susan Budd, Sam Stratikopoulos
DECLARATIONS	Heather Warton – working for Georges River Council.
APOLOGY	Nick Katris

- Introduction
- Applicant/Council summary:
The proposal generally involves:
 - Demolition of all existing structures on the site and excavation
 - Construction of a 10-storey building containing:
 - 106 residential apartments (47 x 1 bedroom, 47 x 2-bedroom, 12 x 3 bedroom)
 - 112 Serviced apartments (85 x studio, 22 x 1 bedroom, 5 x 2 bedroom)
 - ancillary hotel areas including conference rooms, pre-function room, restaurant, gym, and café.

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- 1 x shop and 1 x neighbourhood shop.
- Removal of 52 trees, planting of 39 new trees and landscaping and communal rooftop space.
- Two levels of basement parking containing 147 cars and 57 bicycle parking spaces
- Associated civil works.
- Potential for 3m widening of existing pedestrian link to north
- Local Heritage item adjacent on Prices Hwy- Church and Hall

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- R4 residential compliant
- FSR compliant
- SEPP 65, ADG compliance - applicant to verify
- Clause 4.6 for building height (lift overruns etc)
- Modulations of massing and bulk
- potential for additional through site link from Prices Hwy to Gladstone St
- DCP setback compliance – (setbacks min 8.5m, steps back at upper levels)
- Setbacks to heritage item
- Deep soil requirements
- Remediation

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Public exhibition 17/2/2022 to 3/3/2022 and now being re-notified until 21 April

- 3 submissions so far identified privacy, traffic, construction noise as key issues

REFERRALS REQUIRED

Internal

- Urban Design Panel
- Waste management
- Drainage
- RAP
- Heritage
- Landscaping
- Health

External

- Office of Water
- TfNSW
- Ausgrid
- Sydney Airport
- Ambulance NSW

DA LODGED: 29 January 2022

TENTATIVE PANEL BRIEFING DATE: 31 May 2022

TENTATIVE PANEL DETERMINATION DATE: 6 September 2022 - TBC with Council

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