

Record of Briefing Meeting Sydney South Planning Panel

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSSH-109 – DA2022/0039 – 36 Gladstone Street, 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) |
| MEETING DATE | 31 May 2022 |

ATTENDEES

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| PANEL CHAIR | Helen Lochhead |
| COUNCIL OFFICER | Michael Hornery, Judy Clark, Nicole Askew |
| CASE MANAGER | Leanne Harris |
| SENIOR PLANNER | Carolyn Hunt |
| PROJECT OFFICER | Sharon Edwards |
| PANEL | Stuart McDonald, Susan Budd, Nick Katris, Sam Stratikopoulos |
| DECLARATIONS | Heather Warton – working for Georges River Council. |
| APOLOGY | None |

DA LODGED: 29 January 2022

KICK OFF BRIEFING: 22 March 2022

TENTATIVE PANEL DETERMINATION DATE: 6 September 2022

Overview

10-storey mixed use development, 148 car spaces on an irregular shaped, FSR 4:1.
Variation to height relates to non-habitable elements

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ISSUES LIST FROM KICK-OFF

- R4 Residential compliant
- FSR compliant
- SEPP 65, ADG compliance – applicant to verify
- Clause 4.6 for building height
- Modulations of massing and bulk
- Potential for additional through site link from Princes Highway 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 IDENTIFIED FOR CONSIDERATION

Referrals since Kick-off briefing:

- **Urban Design:** (
 - site amalgamation and potential for site isolation.
 - o Need for new offer in line with DCP requirements
 - Setbacks - potential for increased setback from podium and a 3-4 storey podium required.
 - street presentation - Commercial retail sits below street level.
 - o Need for level access to premises
 - Bulk – Setbacks and further articulation would mitigate bulk and scale
 - Basements extend to boundaries.
 - o Potential for recessed basements to enable deep soil
 - Need to balance communal open space, pedestrian pathway, landscape, and deep soil requirements.
 - Pedestrian path (public thoroughfare) needs to be connected, universally accessible logical, and should meet CEPTD criteria to meet community needs and expectations. Confirmation of proposed legal arrangements for proposed pedestrian path.
- **Waste management:**
 - o Need for enclosed area. This may impact FSR
- **Traffic and access:**
 - o Proximity of 2 driveways and pedestrian safety
 - o Driveway design needs further consideration
- School concerns about overlooking to be addressed
 - o Potential for screening
- Substation requirements TBC
- BCA report re: Class 2 building to be provided to confirm fire engineering requirements
- Floor space and FSR to be confirmed by accredited surveyor

REFERRALS REQUIRED

Internal

Additional information and design changes required to address:

- Council Arborist
- Traffic Engineer
- Development Engineer
- Waste Coordinator
- Urban Designer

External

Waiting on comments from NSW Ambulance and additional information and design changes to address Water NSW concerns.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Six submissions received:

- Traffic Impacts and Parking
- Privacy and overlooking
- Construction Management
- Traffic Management during demolition, construction and operation
- Noise Management
- Building Height
- Loading dock capabilities
- Ingress and egress to the site
- Dust control
- Isolation of dwellings
- Use of ground floor premises as a small bar
- Overshadowing
- Odour from waste storage areas.
- Overdevelopment of the site
- Visual impact
- Impact on school enrolments