

Record of Kick-Off Briefing

SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-110 – GEORGES RIVER – DA 2022/0061 9 Gloucester Road, Hurstville
APPLICANT / OWNER	Aaron Sutherland, GTB Hurstville Pty Ltd
APPLICATION TYPE	Demolition of structures, remediation and construction of an 8 to 18 storey mixed use development across 4 buildings containing retail and office floor space and 349 apartments above 3 basement levels.
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	\$164,644,165 (excluding GST)
BRIEFING DATE	22 March 2022

ATTENDEES

APPLICANT	Aaron Sutherland, Stephen Cox, Carolina Alvarez, Mark Maryska
PANEL CHAIR	Helen Lochhead
COUNCIL OFFICER	Michael Hornery, Judy Clarke, Catherine McMahon, Nicole Askew
CASE MANAGER	Leanne Harris
SENIOR PLANNER	Carolyn Hunt
PROJECT OFFICER	Holly McCann
PANEL	Stuart McDonald, Sam Stratikopoulos
DECLARATIONS	Heather Warton – working for Georges River Council.
APOLOGY	Susan Budd, Nick Katris

- Introduction
- Applicant/Council summary:
 - Large 9000 sqm site
 - Mixed use development permissible except Buildings D and E.
 - Buildings range from 6, 8, 12, 16 and 18 storeys

PPSSSH-110, DA2022/0061, 9 Gloucester Road, Hurstville

- Planning Proposal in train to enable Ground floor resident apartments and Residential Flat Buildings (RFBs)
- FSR compliance to be confirmed
- CI 4.6 for building height (lift overruns, structures etc) to be further assessed
- Placemaking includes through site link and accessible communal open space
- Commercial retail activation on Forest Rd

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- SEPP 65/ADG compliance to be verified
- Land use permissibility and status of the Planning Proposal
- Bulk and scale and materiality
- Potential for deep soil and tree retention
- Waste management to Council requirements

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- No responses to date – notification finishes 31 March 2022

REFERRALS REQUIRED

Internal

- Waste management
- Drainage
- Urban Design Panel

DA LODGED: 21 December 2021

TENTATIVE PANEL BRIEFING DATE: 14 June 2022

TENTATIVE PANEL DETERMINATION DATE: TBC