

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 6 June 2023 – 4:00 pm
LOCATION	MS Teams

BRIEFING MATTER(S)

Sydney South Planning Panel – Georges River – DA2022/0061 – 9 Gloucester Road, Hurstville – Demolition and Construction of Mixed-use Development

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Elise Borg & Nick Stratikopoulos
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Elise and Nick declared a minor involvement in a related planning proposal and the Chair will advise further whether those members should stand aside for the determination.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nicole Askew & Brendan Leo
OTHER	Nil

RSD TEAM

CASE MANAGER	Lillian Charlesworth
PROJECT OFFICER	Timothy Cook

KEY ISSUES DISCUSSED

The Panel notes the key issues raised in Council's Briefing Note, in particular the following matters were discussed:

- Council is still resolving clause 4.6 and urban design issues to reconcile with the DCP and LEP requirements.
- Council's Urban Designer has raised concerns in relation to the original plans lodged with the DA, including setbacks, building height, the sub-station location and site access points, which the amended plans have not fully addressed.
- Traffic and parking issues are considered resolved, although onsite waste collection requires further consideration.
- Applicant will be further addressing impact on trees and deep soil.

Planning Panels Secretariat

- Part of the development is elevated to address localised flooding.
- Council has no current Planning Proposal or Masterplan for the area around the site.
- Updated plans were submitted 23 March 2023 and are still pending internal referrals, including to Council's Urban Designer. The comments from the Urban Designer in the briefing note to the Panel are based on the former plans and related planning proposal.

The Panel notes:

- Council does not have a Design Review Panel and could consider engaging an independent urban designer for a peer review.
- Concerns with exceeding the height controls (all buildings rely on cl.4.6) given the recent planning proposal, site specific DCP, surrounding context and comments from Council's Urban Designer.
- A full Apartment Design Guide assessment is required.
- Agency referrals have been completed.
- Internal referrals should take a further 3 weeks, no re-notification is required.
- Given the already extended timeframe, the assessment report should be based on the amended plans submitted in March 2023. Any further amendment to address issues should not delay the determination date, without further consulting the Panel.

DETERMINATION DATE – End July/August 2023.

A site inspection will be undertaken by the Panel.