

COUNCIL KICK OFF BRIEFING

Panel Reference	PPSSSH-135
DA Number	DA2023/0104
LGA	Georges River Council
Proposed Development	Construction of a 12 storey residential flat building containing 100 apartments with 3 levels of basement parking containing 104 car spaces, alterations and additions to the heritage dwelling and adaptive re-use as a cafe, landscaping, site works and lot consolidation.
Street Address	2-4 Victoria Street, Kogarah
Applicant/Owner	Applicant: The Hadd Group Pty Ltd Owner: Eddy Haddad
Date of DA lodgement	13 June 2023
Notification Period Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 29 June 2023 until 13 July 2023 • Three (3) • Three (3)
Summary of Issues raised in submissions	<ul style="list-style-type: none"> • Negative Impact on Heritage Item • Excessive Height • Over Development • Over Shadowing • Overlooking and Loss of Privacy • Insufficient Public Open Space in Locality
Referrals External	<ul style="list-style-type: none"> • Ausgrid – D23/150814 – conditions • Air Services - Sydney Airport – request for additional information received.
Referrals Internal	<ul style="list-style-type: none"> • Environment and Health – request for additional information received. • Heritage – 23/159149 – conditions received. • Traffic Engineering – comments not yet received. • Waste – comments not yet received. • Landscape – comments not yet received. • Development Engineer – comments not yet received. • Urban Design – comments not yet received. • Infrastructure – Drainage – request for additional information received. • Infrastructure – Road Assets/Alignment Levels/Public Domain – condition received. • Land Information – comments not yet received.
Regional Significant Development Criteria (Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	The development has a capital investment value of more than \$30 million.
Capital Investment Value of the Development	<ul style="list-style-type: none"> • \$ 30,120,000 (excluding GST)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Developments • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Planning Systems) 2021 • Georges River Local Environmental Plan 2021 • Georges River Development Control Plan 2021 • Georges River Development Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • All plans and documents accessible via Planning Portal.
Site Area	<ul style="list-style-type: none"> • 1838sqm

Zone	<ul style="list-style-type: none"> R4 High Density Residential.
Land Use Definition	<ul style="list-style-type: none"> Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing. Restaurant and Café – adaptive reuse of the dwelling house.
Permissibility	<ul style="list-style-type: none"> Permitted with Development Consent
Clause 4.6 requests	<ul style="list-style-type: none"> Georges River Local Environmental Plan 2021 clause 4.3 Height of Buildings – Control 33m, Proposed height 41.9m – Extent of Variation 26.9% Georges River Local Environmental Plan 2021 clause 4.4 Floor Space Ratio – Control 4:1, Proposed 4.29:1 - Extent of Variation 7.23%
Assessment Key Issues	<ul style="list-style-type: none"> Clause 4.6 Exceptions to development standards Height of Building Floor Space Ratio Heritage Urban design Drainage Traffic Waste
Report prepared by	Brendan Leo
Report date	4 August 2023

Existing Approval

- Development Application No. 2019/0319 for the retention and conservation of the local heritage item at 2 Victoria Street, the demolition of other structures and the construction of an 11 storey residential flat building containing 77 units and including 3 levels of basement car parking was approved by the NSW Land and Environment Court on 15 May 2020 over 16-22A Gladstone Street and 2 Victoria Street Kogarah.

Choose an item.



Application summary

The below summary table has been extracted from the Statement of Environmental Effects prepared by Sutherland and Associates Planning.

Choose an item.



Montages of the Proposed Development

Development data extracted from the SEE.

Element	Proposed
Site Area	1,838 square metres
Gross Floor Area	7,885 square metres
Levels	12 storeys
Apartments	100
Apartment Mix	<ul style="list-style-type: none"> 1 x studio apartment (1%) 23 x 1 bedroom apartments (23%) 73 x 2 bedroom apartments (73%) 3 x 3 bedroom apartments (3%)
Car parking	104 spaces comprising: <ul style="list-style-type: none"> 85 residential spaces 19 residential visitors
Bicycle Parking	50 spaces
Common Open Space	638.71 square metres (equivalent of 35% of site area)
Deep Soil Area	142 square metres (equivalent of 7.7% of site area)
Solar Access for apartments	69% - 2 hours between 9am-3pm 15% - no-sun
Cross Ventilation for apartments	66%

The application is in the preliminary stages of assessment, a full a comprehensive assessment of the proposal has not been completed.

Choose an item.

Any requests for further information will be reviewed holistically and one request for further information will be provided to the applicant.