

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 6 November 2023
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSSH-135 – Georges River – DA2023/0104 - 2 – 4 Victoria Street, Kogarah - Construction of a 12 storey residential flat building with 3 levels of basement parking, alterations and additions to the heritage dwelling, landscaping and site works

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Sam Stratikopoulos and Ashvini Ambihaipahar
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brendan Leo and Nicole Askew
DEPARTMENT STAFF	Lillian Charlesworth
APPLICANT REPRESENTATIVES	Aaron Sutherland, George O'Donovan and Charbel Kazzi

KEY ISSUES DISCUSSED

The Panel notes the issues raised in Council's briefing report and the key matters discussed include:

- Council issued a request for information (RFI) on 31 October. The applicant has undertaken a preliminary consideration of the RFI and has a number of concerns in relation to the matters raised.
- The applicant indicated that the existing consent for 77 apartments is relevant to this design as the current DA adopts the same setbacks and vehicular entrance point. It also adopts the same height breach as the adjoining approved development.
- Council have requested a 6m setback of the driveway from the southern boundary and better integration as it is considered visually disruptive to streetscape and inconsistent with ADG. The applicant indicated the resulting loss of units would make the project unviable and there is a sewer easement that further constricts building design. The Panel suggested the applicant consider options such as a landscape setback to achieve the outcome sought by council.
- The applicant indicated the likelihood that the previously isolated site (at 4 Victoria Street) could be returned to the market and the existing consent would proceed should council require relocation of the driveway and increased setbacks, as this would result in less units than currently approved.

- Treatment of the heritage item has changed since the approved DA. The Panel raised concerns about the current proposal to build over the heritage item, as this does not provide meaningful retention of the heritage item or adequate curtilage. The applicant will further consider/test this.
- Options to address the heritage item include:
 - a planning proposal be pursued to delist the item if it's not considered significant, or
 - the applicant investigate its heritage significance and amend the application to demolish the heritage item, or
 - if retained, adequate separation of the heritage item from the new building needs to be provided to maintain its significance and setting.
- Council's urban designer raised numerous issues with the proposed design as part of the pre-DA meeting and those concerns remain.
- Council's view is that the bulk, scale, form and visual density of the existing approval by the Court is very different to the current proposal. Concessions have already been provided by the Court as a result of retention of the heritage item. Some increase in density is possible as a result of incorporating the isolated site, but the current design is too bulky with minimal visual relief and separation.
- The applicant will further review council's RFI and consider any possible amendments to the building envelope and design in response, then meet with council. The applicant should advise council and the Secretariat following the meeting whether it will withdraw the application, submit an amended application or progress the current application to determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBC within 275-day timeframe