

COUNCIL KICK OFF BRIEFING

Panel Reference	PPSSSH-143
DA Number	DA2023/0222
LGA	Georges River Council
Proposed Development	Demolition of existing structures, construction of a 10 storey mixed use development, comprising 112 residential apartments, 3 commercial tenancies, four levels of basement car parking providing 143 car parking spaces, landscaping and site works.
Street Address	1-5 Stanley Street and 1–11 Princes Highway, Kogarah
Applicant/Owner	Applicant: Aaron Sutherland – Sutherland & Associates Planning Owner: Kogarah Investments No.3 Pty Ltd
Date of DA lodgement	12 July 2023
Notification Period Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> 31 July 2023 until 17 August 2023 21 as at 17/8/2023
Summary of Issues raised in submissions	<ol style="list-style-type: none"> Excessive Height. Over Development. Over Shadowing. Overlooking and Loss of Privacy. View Loss. Insufficient Public Open Space in Locality. Inadequate public transport (trains crowded and infrequent). Construction Amenity Issues (traffic, parking, noise, dust, vibration, roads unsafe and lengthy delays). Proposal leaving isolated lots which should be acquired or planned for. Insufficient on street carparking in the locality. Will lead to flooding of the basement at 7 Stanley Street. Driveway location is unsafe for pedestrians. Driveway location will lead to noise impacts on 7 Stanley Street (traffic and operation of roller door 24/7). Fumes from carpark exhaust. Setbacks to adjoining properties are inadequate. Deep excavation will cause structure instability to adjoining properties. Too many apartments not enough free-standing homes in the locality- lack of housing choice. Unsafe amount of traffic on the local roads. Too many apartments, too many construction projects and 2 x schools unacceptable cumulative impact on parking in locality.
Referrals External	<ol style="list-style-type: none"> Ausgrid – D23/183460, D23/183459 & D23/183458 – conditions. Air Services - Sydney Airport – D23/177758 -conditions received. Water NSW – D23/192374 – additional information required. Transport for NSW (RMS) – D23/196790 – conditions received. Department of Planning and Environment – Water – D23/196791 – controlled activity approval not required. Bayside Council – comments on notification criterion. NSW Police – no response yet
Referrals Internal	<ol style="list-style-type: none"> Environment and Health – D23/182391 – conditions received. Building – 23/195774 - additional information required. Traffic Engineering – no response yet. Waste – no response yet. Landscape – no response yet. Development Engineer – no response yet. Urban Design – no response yet Infrastructure – Drainage – request for additional information received. Infrastructure – Road Assets/Alignment Levels/Public Domain – D23/192164 condition received. Land Information – no response yet.

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"> \$34,864,225.00 (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"> 2,398sqm
Zone	<ul style="list-style-type: none"> R4 High Density Residential.
Land Use Definition	<ul style="list-style-type: none"> <i>Mixed use development</i> means a building or place comprising 2 or more different land uses. <i>Residential flat building</i> means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing. <p>The commercial tenancies will be used for either a shop, restaurant or café all of which are permissible with development consent.</p> <ul style="list-style-type: none"> <i>Shop</i> means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises. <p>Note—Shops are a type of retail premises—see the definition of that term in this Dictionary.</p> <ul style="list-style-type: none"> <i>Restaurant or cafe</i> means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided, but does not include the preparation and serving of food and drink to people that occurs as part of— <ul style="list-style-type: none"> (a) an artisan food and drink industry, or (b) farm gate premises. <p>Note—Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.</p> <ul style="list-style-type: none"> <i>Food and drink premises</i> means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following— <ul style="list-style-type: none"> (a) a restaurant or cafe,
Permissibility	<ul style="list-style-type: none"> Permitted with Development Consent
Clause 4.6 requests	Nil
Assessment Key Issues	<ul style="list-style-type: none"> Isolation of 3 lots being 7, 9 and 9A Stanley Street Kogarah. Ensuring structural stability for adjoining development during demolition and construction phase of the development. Solar access to apartments. Lack of public art.

	<ul style="list-style-type: none"> • Protection of trees to be retained. • Blank side wall to Western Elevation. • Zero setback L1 - L3 on western side. • Site Coverage. • Apartment mix - Lack of 3br apartments. • Floor Space Ratio. • Urban design. • Drainage. • Traffic. • Waste. • Cumulative impact of traffic and carparking during construction phase.
Report prepared by	Brendan Leo
Report date	16 August 2023

Application summary

Perspectives of the Proposed Development

Choose an item.



Stanley Street Perspective looking North.



Princes Highway Perspective looking West.



Princes Highway perspective form North of Harrow Road looking South West.

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

Development data summary extracted from the SEE.

Element	Proposed
Site Area	2,398 square metres
Gross Floor Area	9,372 square metres
Levels	10 storeys
Commercial tenancies	3
Apartments	112
Apartment Mix	<ul style="list-style-type: none"> • 26 x 1 bedroom apartments (23.2%) • 76 x 2 bedroom apartments (67.9%) • 10 x 3 bedroom apartments (8.9%)
Car parking	143 spaces comprising: <ul style="list-style-type: none"> • 120 residential spaces • 16 residential visitors

	<ul style="list-style-type: none"> • 7 commercial spaces
Bicycle Parking	51 spaces
Common Open Space	<ul style="list-style-type: none"> • Ground: 438.9 square metres • Roof: 268 square metres • Total: 706.9 square metres or equivalent of 29.4%
Deep Soil Area	<ul style="list-style-type: none"> • 3m deep soil: 351.8 square metres or 14.6% • 6m deep soil: 384 square metres or 16% • Total: 735.8 square metres or 30.68%
Solar Access for apartments	87 of 112 or 77.6% - 2 hours between 9am-3pm 20 of 112 or 17.8% - no-sun
Cross Ventilation for apartments	74 of 112 or 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.