

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-143 – Georges River – DA 2023/0222 – 1 Stanley Street, Kogarah
APPLICANT / OWNER	Applicant: Sutherland & Associates Planning Owner: Kogarah Investments No.3 Pty Ltd
APPLICATION TYPE	Demolition, construction of a 10 storey mixed use development, four levels of basement car parking, landscaping and site works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 32,675,000 (excluding GST)
BRIEFING DATE	21 August 2023

ATTENDEES

APPLICANT	Tony Owen, Carbel Kazzi, Eddy Haddad
PANEL	Annelise Tuor (Chair), Glennis James, Penelope Holloway, Nick Katris, Sam Stratikopoulos
COUNCIL OFFICER	Nicole Askew, Liam Frayne, Cassandra McFarlane
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Lisa Foley

DA LODGED: 19 July 2023

DAYS SINCE LODGEMENT: 33 days

TENTATIVE PANEL BRIEFING DATE: TBC – council to advise a target date

TENTATIVE PANEL DETERMINATION DATE: TBC – council to advise a target date

The Panel notes the applicant presentation, the council briefing note and matters discussed with the applicant and council during the meeting. In particular, the Panel notes:

Key issues

- The development is intended to comply with the FSR (0.4:1) and height (33m) standards applicable to the site and includes positive features such as the north facing ground level and roof top communal open space, two connected entry lobbies, modulation of the building, including setbacks, recesses and materials.
- Western setback and elevation.
 - the first 4 floors have a nil setback and levels 4 to 9 are setback 6m from the boundary adjoining no.7 Stanley Street;
 - the western elevation is mostly a painted blank wall with patterns;
 - whether a nil setback is appropriate needs further consideration, as well as additional opportunities for further articulation of any blank walls through measures such as highlight, blind or sacrificial windows;
 - a profile showing the outline of the terrace at no.7 Stanley Street on the western elevation is required as well as consideration of demolition and construction on the boundary adjoining no. 7 Stanley Street.
- Rooftop communal open space
 - rooftop communal open space is located on the western part of the development and accessed via the western lift. It is not readily accessible to residents in the eastern part of the development.
 - the location of any rooftop plant and services needs to be shown in relation to communal open space and compliance of any rooftop structures with the height standard.
 - consideration could be given to the provision of communal open space on the rooftop of the eastern part of the building, however any benefit would need to be balanced against the potential variation to the height standard.
- Further consideration needs to be given to the potential isolation of site nos. 7, 9 and 9A Stanley Street. It should be demonstrated that future development on these properties could occur that complies with the planning framework.
- Further consideration should be given to options and feasibility for the provision of a through site link, as required by the DCP. In particular, what is the purpose of the link and what practical outcome would result, given that sites to the north are currently developed.
- As a general comment, perspectives and montages should be based on survey information to ensure accuracy as used by the Land and Environment Court;
- Council intends to issue a RFI within a month and an assessment briefing should be targeted for 2 months time;
- The panel targets determination of RSDAs within 250 days. The Panel recommends that Council and the applicant expedite their efforts to facilitate amendments or

additional information to allow Council to complete its assessment and the DA to be determined within this timeframe.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues it will need to consider in order to draft its recommendation.