

**BRIEFING DETAILS**

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

**BRIEFING MATTER**

PPSSSH-143 – Georges River – DA2023/0222 - 1 - 5 Stanley St and 1-11 Princes Hwy, Kogarah - Demolition, construction of a 10 storey mixed use development, four levels of basement car parking, landscaping and site works

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Liam Frayne, Brendan Leo and Nicole Askew
<b>DEPARTMENT STAFF</b>	Lillian Charlesworth
<b>APPLICANT REPRESENTATIVES</b>	Aaron Sutherland, Tony Owen 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 which raised issues including site amalgamation, setbacks to the west, through site link and connectivity with open space as well as urban design issues.
- The applicant has undertaken a preliminary consideration of the RFI and noted it would seek to address key issues by:
  - preparing a concept plan for potential future development of the adjoining properties (7, 9 and 9A Stanley Street);
  - setting back the podium 6m from the western boundary. The upper floors would not be set back but additional articulation and "windows" would be introduced.
  - considering a pedestrian link along the western boundary, that terminates at the rear triangle to enable council to consider options for the link to be extended in future through three adjoining properties and the feasibility of providing a through site link on the site. The easement for a future pedestrian link could be utilised for communal open space until it is required.
  - greater connection of the proposed ground level open space.

- The applicant is encouraged to hold further discussions with council to resolve issues identified in the RFI. The applicant undertook to prepare a block plan, which addressed the matters outlined above, in advance of a meeting with council in 1 to 2 weeks time.
- The Panel noted that further consideration should be given to also increasing the set back to the west boundary of the upper floors above the podium to provide separation of building bulk with future development on the adjoining property.
- The applicant indicated that, following the meeting with council, it would take up to 4 weeks for an RFI response, including any amended plans, to be submitted to council.
- Council advised that any amended plans would need to be renotified.
- The Panel requested that, following the meeting, council advise the Secretariat of a timetable for determination of the application, including notification.
- A further panel briefing may be required (most likely in the new year) prior to determination.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBD - within 275 day target**