

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 March 2021, 1.05pm – 1.25pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-28 – Georges River – DA2020/0352

61 Forest Road HURSTVILLE 2220

Demolition works, remediation, and construction of a mixed use development and stratum subdivision. The application is integrated development under the Water Management Act 2000. The application will be determined by the Sydney South Planning Panel.

PANEL MEMBERS

IN ATTENDANCE	Helen Lochhead (Chair), Stuart McDonald, Susan Budd
APOLOGIES	Heather Warton
DECLARATIONS OF INTEREST	Con Hindi, Nick Katris had a declaration of interest due to their role on Council considering the Planning proposal

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nichole Askew, Ryan Cole, Liam Frayne, Cassandra McFarlane
OTHER	Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- There is an expectation that the proposal will meet the new site-specific planning controls.
- Pre-eminence of corner tower element is expected with stepping down from the corner. This and the streetscape needs further resolution.
- Improved address and entry through increased width of site access between Building A and B
- SEPP 65/ ADG considerations including sunlight, natural ventilation and noise mitigation. Mechanical ventilation needs further consideration.
- Overall FSR compliance for overall site FSR, however for individual buildings exceed specific building FSR. Cl 4.6 required for deviation from the standard
- Height non-compliance for 3 of 4 building and reliance on Cl 4.6 to justify.
- Only entitled to a portion of FSR bonus.
- More detail required on:
 - Traffic and parking management
 - Waste management
 - Storage

TENTATIVE PANEL MEETING DATE: N/A