

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 11 March 2021, 12:50pm – 1.05pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

PPSSSH-61 – Georges River – DA2020/0387

23 Dalcassia Street HURSTVILLE 2220

Demolition Works and Construction of a New Multi Storey Mixed Use Facility for Church and Community Purposes

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Helen Lochhead (Chair), Stuart McDonald, Susan Budd, Con Hindi, Nick Katris
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Heather Warton - I have a Conflict of interest (as I do work for the council on contract, also I am friends with the assessment planner).

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Nicole Askew, Ryan Cole, Liam Frayne, Cassandra McFarlane
<b>OTHER</b>	Michelle Burns, Leanne Harris, Carolyn Hunt

**KEY ISSUES DISCUSSED**

- Zoning of SP2, so there are no planning controls currently for this specific site. Draft LEP proposes residential (R4), Height 12m, FSR 1:1. The permissibility of the residential development as ancillary to the place of worship and community uses needs verification.
- Draft LEP exceedances include:
  - Overall height (28m) relative to the context and the draft LEP proposed max height(12m)
  - FSR 1.74:1. Draft LEP proposed max FSR 1:1
- SEPP 65 and ADG no-compliances include:
  - Unit sizes,
  - Balcony sizes
  - Communal open space
- Traffic impacts
- Noise impacts of proposed uses on neighbouring development
- Waste management
- Proposed subdivision of the site has implications for the remnant undeveloped site
- Potential heritage impacts on neighbouring terraces
- Social impact assessment
- Architectural expression

**TENTATIVE PANEL MEETING DATE: N/A**