

Record of Briefing Meeting SYDNEY SOUTH PLANNING PANEL

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-88 – MOD2021/0113 – 643A King Georges Road, Penshurst 2222
APPLICANT / OWNER	Mrs Silvina Medel -BKA Architecture
APPLICATION TYPE	Section 4.55(2) Modification of Consent (No: DA2017/0354) for stage 2 and 3 of Penshurst Park Masterplan
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 7 of the SRD SEPP: Council development over \$5 million
KEY SEPP/LEP	Hurstville Local Environmental Plan 2012
CIV	\$7,600,251.00 (excluding GST)
MEETING DATE	11 November 2021

ATTENDEES

APPLICANT	Mrs Silvina Medel
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Heather Warton; Susan Budd
COUNCIL OFFICER/S	Nicole Askew, Ryan Cole, Nicole Lennon - Consultant
CASE MANAGER	Leanne Harris
PROJECT OFFICER	Holly McCann
DECLARATIONS OF INTEREST	Heather Warton has no direct conflict but declares working for council in the past as a contractor to the legal unit.
APOLOGIES	NIL

ISSUES LIST

- Public exhibition has concluded, and 1 submission was received.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

The application seeks to modify the location of the buildings, stormwater disposal amendments, the field changing from a cricket pitch to a soccer field, deletion of the playground, grandstand reconfiguration, modification of the internal layouts of the grandstand and youth centre.

Panel comments:

The proposal under consideration is a modification to a current approval (Master Plan approved 2016 and DA Consent Stage 2 & 3 and an initial modification in 2020). This modification is a response to discovery of a Sydney Water concrete culvert that impacts the development.

The key changes are as follows:

- The building is separated to provide a curtilage to the Sydney Water culvert.
- The main building is setback to modulate the façade
- Landscape has been introduced in the street setbacks
- Configuration of field has been changed from a cricket to soccer configuration to serve as a multi-purpose field and improve usability
- External tiered seating has been removed and replaced with landscaping and seating has been accommodated in building
- New pedestrian access paths from Cambridge Street
- Some changes to material and finishes

There does not appear to be any substantive impacts of the changes proposed and improvements incorporated include modulation of the street elevation, new landscaping and pedestrian routes.

The Panel notes that these works have already been completed and that this is a retrospective approval being sought.

REFERRALS REQUIRED

Internal

Assets and Engineering – response received and satisfactory

External

- Ausgrid – conditions provided
- RMS – conditions provided
- TfNSW – no further requirements
- Sydney Water – response received and addressed through recommended conditions and amended plans
- NSW Police – no further requirements

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

The submission raised issues in relation to construction costs, Sydney Water requirements, whether works have been completed and details regarding grandstand seating

DATE MODIFICATION LODGED: 14/7/2021

TENTATIVE PANEL DETERMINATION DATE 25 November 2021

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