

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 7 March 2024, 9.31am and 11.13am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-143 – Randwick – DA/437/2021 – 212 & 227-233 Coogee Bay Road and 5-7 & 15A Vicar Street, Coogee - Integrated development for demolition of buildings, upgrades to the Coogee Bay Hotel and beer garden with additional hotel accommodation, construction of a 6 storey shop top housing development comprising ground level retail and business premises with supermarket, public laneway, 3 levels basement parking, 60 residential units, communal open space, lot amalgamation and subdivision, landscaping and associated works (Local Heritage Item, variations to FSR and height of buildings of the RLEP 2012).

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Frank Ko and Victoria McGrath
CONSULTANT PLANNER	Krystal Narbey and Margaret Roberts
ACOUSTIC CONSULTANT	Glenn Leembruggen
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
APPLICANT REPRESENTATIVES	Brigette Bradley, Alexander Kingsbury, Aaron Gadiel, Rob Mirams, Cynthia McCollum, Hillary Pearce, Jacqueline Parker

KEY ISSUES DISCUSSED

Council briefing – 9.31am - 9.53am and 11.02am - 11.13am

- Update on application to date provided, noting:
 - termination of S.34 Conference
 - hearing dates for July
 - notice of motion to be filed by 08/03 for materials to be relied upon
- Remaining contentions include noise, patron numbers and natural ventilation
- Commencement of 24-Hour Economy Legislation Amendment (Vibrancy Reforms) Act 2023, its application to this development and role of NSW Liquor and Gaming

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- Council seeking confirmation of noise impacts on residential development to be able to condition the building construction

Applicant briefing – 10.15am- 11.02am

- Outline provided, noting date of lodgement and costs to date
- Outline of development as lodged and proposed amendments
- Applicant acceptance of conditioned development consent offered as part of appeal process
- Noise assessment modelling undertaken for existing and proposed development, noting no overall noise increase
- Concern regarding proposed condition for noise management masterplan across the whole site, noting separate business operations on site

Panel Comments

- Request for submission of noise modelling
- Amended plans to be uploaded to portal
- Assessment report to be prepared, following receipt of amended plans
- Council to consult with applicant in regard to draft noise conditions, which will be dependent on the provision of amending information

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 30 April 2024

Planning Panels Secretariat

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