

**Record of Kick-Off Briefing  
Sydney Eastern City Planning Panel**

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-216 - DA-2022/237– Bayside Council – 277 The Grand Parade Ramsgate Beach
<b>APPLICANT / OWNER</b>	Richard Cridland, Bronxx / MOSIDE PTY LTD
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2 Schedule 6 of the Planning Systems SEPP
<b>KEY SEPP/LEP</b>	SEPP (Biodiversity and Conservation) 2021 SEPP (Industry and Employment) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 Bayside Local Environmental Plan 2021
<b>CIV</b>	\$70,405,724.00 (excluding GST)
<b>BRIEFING DATE</b>	6 October 2022

**ATTENDEES**

<b>APPLICANT</b>	Troy Loveday, Matthew Hughes, Ciaran Goodman, Charles Peters, Jaye, Angelica Rojas
<b>PANEL CHAIR</b>	Carl Scully, Jan Murrell
<b>COUNCIL OFFICER</b>	Patrick Nash, Marta Gonzalez-Valdes and Jason Perica
<b>CASE MANAGER</b>	Jane Gibbs
<b>PLANNING PANELS SECRETARIAT</b>	Suzie Jattan and Jordan Clarkson

**DA LODGED:** 10 August 2022

**TENTATIVE PANEL BRIEFING DATE:** Exhibition dates: 18 August- 15 September 2022

**TENTATIVE PANEL DETERMINATION DATE:** Estimated completed assessment report date: 1 December 2022

## **ISSUES LIST**

Public exhibition is yet to occur.

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 Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

Panel concern this may be abandoning the height restriction. Applicant notes the height breach is due to the movement of allowable mass around the site as well as concerns with flooding. Council notes they need to get to 3.5m AHD to get to 1% AEP + freeboard and keep the supermarket and a level of speciality retail about 1.5m in each of those levels.

Active street frontage clause raised as a concern as proposals transforms the frontage of the development at street level. Recommendations from design review panel needed to provide more detail on cladding and overall bulk and scale.

Setback issue relating to the rear setback, non-compliance with DCP controls. Some possible overshadowing to the rear boundary.

VPA for the making of a public plaza area at the front of the site. Complicated issue in terms of public parking, it is understood this is a part of the negotiation between the applicant and the council. Possibly lead to removing car parking underground, more information and impact of timing for decisions on this agreement sought. Plan will need to be updated if it is included in DA.

Noise attenuation up to 2.5m and car parking also identified as issues.

Possible activation of the Grand Parade would need a retail or business use on the ground floor, the bland wall with plants would not be in accordance with this intent, design review panel would need to be consulted.

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- 30 Submissions received from nearby residents
- Key issues raised surrounding height of development, noise impacts, loss of peace and quiet as well as generation of traffic.