

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 14 March 2023 – 11.30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC-216 - DA-2022/237– Bayside Council – 277 The Grand Parade Ramsgate Beach, Demolition of existing structures and construction of a seven (7) storey mixed-use development comprising retail uses, hotel accommodation, food and drink premises, roof-top recreation, basement car parking, public domain works and tree removal.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully – Chair Alice Spizzo Amelia Thorpe Michael Nagi
APOLOGIES	Ed McDougall, Scott Morrissey
DECLARATIONS OF INTEREST	Nil

COUNCIL STAFF	Marta Gonzalez-Valdes, Andrew Ison, (Jason Perica - independent consultant assessing the DA),
APPLICANT	Jeff Mead, Charles Peters, Angelica Rojas, Ciaran Goodman, Matthew Hughes
DPE PANEL SECRETARIAT	Lillian Charlesworth and Suzie Jattan

KEY ISSUES DISCUSSED

- No clause 4.6 lodged to date for extra 2 stories HOB (although HOB is less than previously) and FSR is 10% in excess. Extra height due to flooding and ceiling heights for mixed use. Council and Panel not supportive of non-compliance, particularly HOB. Need to reduce height or provide further justification.
- Design Review Panel not fully satisfied with original plans due to non-compliance and aesthetics
- Panel suggest council should ascertain what the VPA would cost council to deliver and its public benefit in terms of the non-compliance. Council advise the DA should still stand on its merit independent of the VPA.
- No development proposed on adjoining Coles site.
- Design Review Panel meeting to be held on 18 April will include a site inspection with the applicant and consideration of amended plans.