

## MEMORANDUM

**DATE** 15 November 2023

**TO** **Sydney Eastern City Planning Panel**

**MEETING DATE** 21 November 2023

**MATTER** **277 The Grand Parade, Ramsgate Beach (PAN248325 & PPSSEC-216) – Response to Applicant email**

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### Introduction

The applicant's town planner has emailed the Panel Secretariat. That email is an attachment to this report. In summary, the email states:

*The assessment report for this matter has been finalised prior to consideration of three supporting documents (Traffic Report, Acoustic Assessment and BCA Report) that we uploaded to the planning portal the day that we were notified of the report having been finalised. The applicant takes responsibility for the timing of these documents, which was delayed as a result of the significant design changes that occurred prior to those reports being capable of completion.*

*We request that the Panel consider these reports in their deliberations on the matter and we would request that Council staff be asked to consider those reports and provide a short addendum note as to their position.*

*Should consideration of these documents delay the determination meeting, our client would be happy to accept that outcome. This has been a long running DA and it is our view that it is in the interests of all parties to allow for completion of a fulsome assessment*

### Response

1. As outlined in the assessment report (Background, pg. 7), the reports were received prior to finalisation of the assessment report. The dates cited as received in the report were as received by email, as opposed to uploading on the Portal.
2. The reports were summarised as relevant in the discussion of matters related to Traffic and Parking (e.g. pg. 25, 65-68), and Acoustic considerations (e.g. 69-71).
3. The BCA report was not summarised in the assessment report, given the nature of BCA matters in the context of the assessment and recommendation for refusal, and as matters related to the BCA are able to be addressed in the certification process.
4. The Council's engineers have assessed the updated Traffic and Parking Report referred to above. Their comments are attached (noting the comments relate to the DA since lodgement and relevant comments on the recent report start at page 15 of that referral).
5. Comments from TfNSW regarding the latest proposal (and associated updated Traffic and Parking Report) have not been received, although referral has occurred.

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6. The timing of receipt of the acoustic report did not allow time for the Council's Health Officer to review the report. However, the latest acoustic report received has been summarised in the report, including extracts showing the recommended acoustic mitigation measures (e.g. 69-71).
  7. The updated reports are included as attachments to this report.
  8. The reason for reporting the matter to the Panel at this stage is summarised on page 3 of the report to the Panel.
  9. The consideration of any additional information and the decision regarding the DA is a matter for the Panel.

### **Other**

There is a typographical/mathematical error in the number of submissions on page 1 of the report. The total number submissions during the 3 notification periods was 74, not 80.

Jason Perica, Director  
(consultant planner, assessing officer)

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### **Attachments**

1. Email from Applicant's planner
2. Comments from Council Engineers (pg. 15+ relevant)
3. Latest Traffic and Parking Report
4. Latest Acoustic Report
5. Latest BCA Report