

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 24 October 2023, 9.30am and 10.30am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSSEC-238 - Randwick - DA/483/2022 – 2, 4, 6 Girawah Place, Matraville - Proposed mixed use industrial, warehouse and recreational development across three (3) buildings and basement parking for 167 vehicles.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Amelia Thorpe, Glennys James, Joanne McCafferty and Marea Wilson
<b>APOLOGIES</b>	Alice Spizzo
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>CONSULTANT PLANNERS (FOR COUNCIL)</b>	Darren Laybutt, Gerard Turrisi
<b>APOLOGIES</b>	Frank Ko
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Louisa Agyare and Lisa Ellis
<b>APPLICANT</b>	Jeff Mead, Agy Dassakis, Dominic Bennett and Devon Claremont

**KEY ISSUES DISCUSSED****Applicant**

- Overview of amended proposal
  - Separate entrances
  - Vehicle access on northern boundary to provide access to new level of carparking (replacing the pedestrian access)
  - Car parking – additional spaces provided
  - Redistribution of height from car parking area to other levels in the building
  - Addressed parking, access and different zoning
  - Landscaping and riparian land addressed
  - Fuel pipes have been decommissioned and removed from site
  - Air quality assessment from traffic generation on Botany Road on childcare centre provided, further assessment not required under SEPP

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- Parking – number of spaces required for each use identified
- Plan of Management for gym updated
- Amended acoustic report provided to address comments from Council
- Concept approval requested for childcare centre, pool and food and drink premises – detailed DA to be provided for future use

#### **Council/Consultant Planners**

- Consultant planners receipt of additional information on previous day
- Preliminary comments -
  - Permissibility – possible resolved, but need comments from Traffic section to be provided in relation to new parking/traffic issues for final confirmation
  - Additional detail in landscape form – confirmation from Council staff required in relation to the proposed use of the adjoining open space land – no site specific setback control identified, but industrial land setback of 5m noted
- Applicant and Council to workshop the wall/façade facing the park
- Increased height of the building – to be assessed, noting no site specific height control, with site adjoining a residential zoning – no extra height on Building 1, but extra height on Buildings 2 and 3 of 1.50m
- Landscape plan and concept proposals to be assessed

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 14 November 2023

#### **Planning Panels Secretariat**

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