

**Record of Briefing
Sydney Eastern City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC- 268, 138 MAROUBRA ROAD MAROUBRA, - DA/80/2023 – Randwick
APPLICANT / OWNER	Applicant – Leigh Manser - MAROUBRA PROPERTY DEVELOPMENTS PTY LIMITED Owner – Bonrill Pty Limited
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Randwick Local Environmental Plan 2012
CIV	\$40,300,000.00
BRIEFING DATE	11 April 2023

ATTENDEES

APPLICANT	Leigh Manser with Andrew MacBride, Aaron Hogan and Andrew Hipwell
PANEL	Carl Scully
COUNCIL OFFICERS	Ferdinando Macri
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Suzie Jattan and Lillian Charlesworth

DA LODGED: 10 March 2023

COUNCIL ISSUES RAISED

- Currently undergoing internal and external referrals
- Exhibition period 23 March to 24 May (traffic generation, rear lane access, height and excavation impacts raised)
- Flood affectation at rear Picadilly Place
- Encourage street activation on main road
- Design Excellence Panel to meet in May
- RFI advice expected to be sent to applicant by early June.

APPLICANT DISCUSSION

- Demolition of existing 2 storey commercial building and construction of 9 storey mixed used building
- Design has considered potential future development of the adjoining police station (not currently for sale by Crown Lands) to address site isolation.
- Due to high accessibility of the area, proposed parking is below the current DCP rate
- Clause 4.6 proposed height variation of 30%

KEY ISSUES IDENTIFIED BY PANEL FOR CONSIDERATION

- Design Excellence Panel to provide commentary on visual quality.
- DCP indicates site should be amalgamated with the police station site and will be further considered. Need to see adequate evidence that a suitable attempt has been made at site amalgamation. Should explore directly with Police (perhaps the Police Association) the potential development of air rights above their site, despite an Aboriginal land claim impacting the site.
- The proposed additional height does not seem appropriate. Adequate justification is needed and comment by the Design Review Panel. Photomontage comparisons would assist to illustrate impacts of a compliant versus non-compliant height.
- Fire hydrants should be sympathetically blended into the building design whilst remaining accessible.

ASSESSMENT BRIEFING DATE: 8 June 2023

DETERMINATION DATE: Estimated early August