

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 11 July 2023 – 2.15pm and 3.15pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC- 268, 138 Maroubra Road, Maroubra -DA/80/2023 – Randwick, Demolition of existing structures and construction of a 9 storey mixed use development with 3 basement levels comprising 57 units, retail and commercial tenancies, 89 car parking spaces and strata subdivision. (Approval required by Water NSW).

PANEL MEMBERS

IN ATTENDANCE	Carl Scully – Chair Alice Thorpe Amelia Thorpe Marea Wilson Joanne McCafferty
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

COUNCIL STAFF	Ferdinando Macri
DPE PANEL SECRETARIAT	Carolyn Hunt

KEY ISSUES DISCUSSED:

- Overview of project and update of assessment post April briefing, noting proposed height (30% variation) and building separation variations
- Outstanding internal referrals – Development Engineering, Traffic Engineering and Landscape Officer
- Request of Information to be sent
- Applicant consultation with NSW Police
- Submissions received (48 in objection) and external body – traffic congestion, parking, building height, overshadowing, adverse visual impacts, view loss, loss of natural ventilation, minimal separation and privacy, evaluation, demolition and construction impacts, lack of sustainable measures and green space, acoustic impacts and loss of business land and economic impacts to Pacific Square

Planning Panels Secretariat

- Design Review Panel requested further information – solar access, reduced building height and compliant building separation
- Flooding in Piccadilly Place
- External Referrals –
 - Ausgrid, Water NSW and Sydney Airport Corporation
 - NSW Police – submission received in relation to proximity of balconies – amended plans received
- Overshadowing diagrams to be reviewed
- Parking shortfall for commercial component

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council