

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 2 November 2023, 1.37pm and 3.22pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSSEC-268– Randwick – DA/80/2023 - 138 Maroubra Road MAROUBRA – 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**

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

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Ferdinando Macri
<b>COUNCIL CONSULTANT PLANNER</b>	Krystal Narbey
<b>APPLICANT</b>	Leigh Manser, Aaron Hogan, Andrew McBride, Paul Lailch, Andrew Hipwell, Tom Goode
<b>DEPARTMENT STAFF</b>	Carolyn Hunt

**KEY ISSUES DISCUSSED****Council briefing – 1.37-2.05pm**

- Background to the proposal, including notation of LEC process running concurrently
- Site context – one parcel of land with frontage to Maroubra Road and Piccadilly Place
- Comments received
  - Internal – Environmental Health, Building Regulation – conditions recommended, development engineering/traffic/landscaping – concerns raised
  - Design Excellence Panel – further information requested – solar access, reduced building height and compliant building separation
  - Ausgrid and Sydney Airport Corporation – no issues raised
  - Water NSW – GTAs issued

- NSW Police - objection to interface with the Police Station, balconies sight lines into rear of premises
- Amended plans proposed by the applicant to address objections:
  - Winter gardens and screenings proposed by applicant and proposal agreement on adjoining site (police station) for car port over area – unable to be done on adjoining site
- 49 submissions received relating to traffic generation, parking, building height (overshadowing, visual impacts, view less, natural ventilation, minimal separation and privacy), excavation, demolition and construction impacts (work from home and childcare centre impacts, basement flooding, structural defects), lack of sustainable measures and green space, acoustic impacts and loss of business land and economic impacts to Pacific Square
- Maroubra Junction Masterplan currently being prepared – public domain, cycleway and public art improvements. Revised block plans to commence December 2023 which may alter proposed development potential of the site
- Key issues identified as:
  - Insufficient sustainability measures incorporated
  - Poor ground activation due to substation retention on Marouba Road
  - Stair connectivity and ceiling height issues
- 25m height limit on the site, proposal for 32.5m (30% variation) – impacts associated with variation outlined (amenity, visual privacy, solar access, view sharing, excessive bulk and scale) – height is contrary to desired future character and established 6 storey transition zone from adjacent Pacific Square development
- No FSR Control – RDCP includes envelope controls and 6/7 storey – 9 storeys proposed, with increased density and apartments compared with DCP scheme
- No detailed view analysis
- RFI sent in October, noting the following:
  - Block control recommending no residential development on first 2 levels
  - Masterplan design and height limit
  - Non-compliant visitor/commercial parking rate – non compliance of 36 spaces
  - Carpark design non-compliances – ramp grades, ceiling clearances, space dimensions, sight lines
  - Pre-lodgement notes – flood affectation at rear (Piccadilly Place) not managed in design
  - ADG Building separation – side boundaries and rear reliant on snorkel window design – non-compliance with ADG and Maroubra DCP, acoustic impacts from Police and childcare
  - ADG non-compliant – solar access, cross ventilation and storage
  - Landscaping – detailed planting schedule required
  - Contamination – detailed site investigation and soil sampling not undertake to confirm onsite contamination status
  - Waste management – amended waste plan required to address plan inconsistencies and details on presentation area/laneway obstruction
  - Stormwater management – insufficient information regarding basement rainwater tank system, management and collection from onsite landscaped areas, structural requirements/impact to basement ceiling clearance heights

#### **Applicant briefing – 2.15-3.22pm**

- Applicant has been working on LEC appeal documentation, with preference for DA process
- Working through Council's RFI request and providing a without prejudice meeting package for 29 November meeting
- S.34 agreement scheduled for 20 February 2024
- Proposal to amend DA to address Council's RFI
  - Consultation with Police to address visual privacy and safety/security concerns – winter gardens on balconies and proposed carport on police site (but included in application)
  - Bulk and scale on top of building and impact on the neighbours –

#### **Planning Panels Secretariat**

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- Change in mix of units (number of bedrooms) and increased solar access to living areas
  - Removal of 1 level of residential apartments and reduced height (but lift overrun remaining at 32m)
- Increased setback of 3 metres on level 7
- Compliant with residential parking requirement, but not retail/commercial component
- Council's key concerns:
  - Parking
  - Waste management
  - Composition of the building on the first floor (residential development)
  - Confirmation of commercial tenancy demand
  - Ability for smaller commercial uses and retro-fitting to commercial options
  - View sharing impacts analysis for amended design
- Panel Comments:
  - Consideration of the inclusion of affordable housing units
  - EV charging points
  - Gas cooking to be included for BASIX compliance
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**TENTATIVE FURTHER BRIEFING DATE SCHEDULED FOR:** 7 February 2024

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 5 March 2024

## Planning Panels Secretariat

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