

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 8 February 2024, 2.34pm and 4.04pm
LOCATION	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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Frank Ko
CONSULTANT PLANNER	Gerard Turrisi
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
APPLICANT REPRESENTATIVES	Leigh Manser, Andrew McBride, Simon Hill, Paul Lalich, Andrew Hipwell, Madeline Ryan, Tom Goode
OTHER	Nil

KEY ISSUES DISCUSSED**Council briefing: 2.34pm - 3.01pm**

- Location and background to date outlined, noting legal appeal and upcoming S.34 conciliation conference
- Proposal outlined as a 9 storey mixed use development, basement car parking, retail and commercial tenancies and strata subdivision
- Variation to Council's Development Control Plan, noting urban design issues:
 - Building configuration and envelope controls
 - Amenity interface impacts and building separation
- Height control transition zone - built form and location of heritage item
- Location of substation
- Area of commercial tenancies – justification required for proposed variation

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- Potential solar access impacts – subject to future development of adjoining sites
- View loss

Applicant briefing: 3.15pm – 4.04pm

- Preference for DA process
- Amended plans submitted to Council for review as part of S.34 process
- Amended plans for appeal outlined -
 - deletion of Level 8 and inclusion of a roof top garden
 - Reduction in street wall height
 - Typical floor replan
 - West façade/police station interface
- Consideration of DCP controls and outline of journey to existing design and planning outcomes to be provided

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

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