

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 14 March 2024, 2.00pm and 3.54pm
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, Alice Spizzo, Joanne McCafferty and Marea Wilson
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Frank Ko
CONSULTANT PLANNER	Krystal Narbey, Gerard Turrisi
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
APPLICANT REPRESENTATIVES	Leigh Manser, Andrew MacBride, Paul Lalich, Andrew Hipwell and Tom Goode
OTHER	Nil

KEY ISSUES DISCUSSED

Council briefing: 2.00pm – 2.48pm

- Site location outlined
- Preliminary assessment undertaken of amended application
- Site study based on site yield and not environmental outcome, noting Development Control Plan (DCP) site yield of 28 dwellings/units and proposal having 56 dwellings/units
- Justification for amended proposal not provided to demonstrate adequate environmental impact and DCP compliance
- Amendments outlined to each level
- Acoustic, visual and privacy issues relating to the childcare centre location adjoining Pacific Square
- Height variation - 7.5m
- Solar access – plans requested to address impact on Pacific Square complex

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- Request for information issued in October
- Outline of strategic planning -
 - Maroubra Junction Centre focus ('junction' of Maroubra Road and Anzac Parade)
 - Open space provision in the middle of the centre to provide centre focus away from the traffic noise and surrounding by shopping activity
 - Scale transition from the centre along Boyce Road, Maroubra Road and Glanfield Street to the lower scale residential buildings on the periphery
- Ability to maintain Botany Bay views,
- Court proceedings – hearing scheduled for August as conciliation process was terminated following without prejudice meetings

Applicant briefing: 3.03pm – 3.54pm

- Outline of 2013 DCP provisions, Residential Flat Design Code (2022) and SEPP 65
- Acknowledgement of not able to amalgamate sites and Police site development potential
- DCP envelope analysis – solar access for central open space and apartments issues
- Housing provision for 6 storey building
- Alternate plan form, with additional height and housing provision
 - DCP objectives of street wall, height lower than Pacific Square achieved
 - Communal Open Space located on roof
 - ADG ventilation and daylight compliance
 - Neighbour impact – compliant façade to overcome privacy concerns, low level landscape viewed from Pacific Square, more dwellings in Pacific Square to receive winter sun compared to DCP
- Council concerns outlined as solar, visual and acoustic amenity, with a request for a comparison of a complying scheme with the proposal, noting documentation discrepancies
- Justification for proposal variations to DCP to be provided
- Council to undertake the assessment of amended documents, prepare RFI (within 2 weeks) and arrange a consultation meeting with the applicant (within 1 week), who will prepare a response within a week

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council – early June

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