

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 16 May 2024, 8.32am and 9.30am
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 8 storey mixed use development with 3 basement levels comprising 56 units, retail and commercial tenancies and 90 car parking spaces.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ferdinando Macri
COUNCIL'S CONSULTANT PLANNERS	Gerard Turrisi and Krystal Narbey
APPLICANT REPRESENTATIVES	Leigh Manser and Paul Lalich
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis

KEY ISSUES DISCUSSED

Council/Consultant Briefing – 8.32-9.02am

- Update on application assessment and background to date, noting applicant/Council meeting
- Amended development application (DA) package received in March – currently under assessment
- Variations to Development Control Plan (DCP) principles noted, with justification relating to inability to consolidate adjoining site and solar access
- Assessment to be completed, including consideration of specific objectives in DCP -
 - No minimum lot size for site
 - Compliance with minimum lot width of 20m (site consolidation not required)
 - Solar access to community open space - potential opportunities for height variations to enable open space and consideration of no view loss to key living areas of adjoining properties
 - Amenity - building separation (light/ventilation) and minimisation of visual bulk and scale
 - Future solar access to adjoining site to be considered when assessing proposed variation
- Application subject to legal proceedings, with hearing listed for August

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Panel Chair comments

- Consideration of any legal advice regarding the proposed amendment to include an affordable housing component
- Consideration of review of assessment report by urban design expert prior to finalisation

Applicant Briefing – 9.02am – 9.30am

- Consultation with Council and submission of amended DA package
- Underdevelopment of the site if comply with DCP requirements
- Notation of inclusion of affordable housing component, noting SEPP savings provisions and possible Voluntary Planning Agreement (VPA) arrangement
 - Council resolution required for VPA support, including consideration of site compatibility, local character of the area and impacts of the proposed additional uplift

Panel Chair comments

- Assessment to consider proposal justification for variations to DCP objectives
- Consultation with Council regarding any further proposal amendments, noting scheduled determination date

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 20 June 2024

Planning Panels Secretariat

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