

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 9 April 2024, 11.09am and 11.34am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-308 – Bayside – DA-2023/370 – 277 The Grand Parade, Ramsgate Beach – Integrated Development - Demolition of existing structures, tree removal and construction of a mixed used development comprising of three (3) levels of basement car park, ground floor supermarket and retail premises; first floor of food and drink premises and four (4) levels of residential comprising of 44 apartments

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe and Joe Awada
APOLOGIES	Alice Spizzo and Michael Nagi
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Felicity Eberhart, Luis Melim, Marta Gonzalez-Valdes
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location and context outlined
- Site background provided
- Development proposed as residential flat building, with ground floor supermarket and retail premises and first floor food premises
- Previous application has been withdrawn, noting deferral by the Panel – requesting pedestrian access to supermarket, increased setbacks and reduction of bulk and scale
- New application does not address the Panel requested for changes of previous application, noting change of use and removal of one floor only, with increased to 3 level basement for additional parking
- Ground water issues in the area – to be considered, noting increased basement depth
- Non-compliances with Apartment Design Guidelines – communal open space, deep soil, visual privacy
- Variation requested – height (14.4% variation)
- External referrals:
 - Water NSW – integrated approval – GTAs outstanding
 - Sydney Airports
 - Ausgrid

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- Sydney Water
- TfNSW
- Internal referrals:
 - Engineering – outstanding information required
 - Development Contributions
 - Landscaping – lack of on-site landscaping
 - Environmental Health
 - Waste – confirmation required regarding waste removal
 - Design Review Panel – not supported – amendments requested
- Request for information to be sent
 - Calculation of GFA and FSR
 - Bulk and scale
 - Urban design
 - Noise impacts to neighbouring development
 - Relationship between the Grand Parade, bus stop and entrance to Coles
 - Basement design
 - Setback of the southern podium to the southern boundary(s)
- 19 submissions in objection

Panel Comments

- Request for Council meeting with applicant prior to RFI response

TENTATIVE DETERMINATION DATE SCHEDULED FOR: October 2024 – to be confirmed with Council

Planning Panels Secretariat

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