

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 10 September 2024, 1.35pm and 2.40pm
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), Alice Spizzo and Joe Awada
APOLOGIES	Michael Nagi
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Felicity Eberhart, Marta Gonzalez-Valdes and Luis Melim
APPLICANT REPRESENTATIVES	Elizabeth Carpenter, Katherine Tracey, Ciaran Goodman, Jordan Green and Jeff Mead
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

Council briefing – 1.35pm – 1.57pm

- Site history, noting previous decision of Panel and recommendations in the deferral and withdrawal of application in February 2024
 - some recommendations of the Panel adopted in revised scheme, with the exception of the 1.5m setback of the southern podium wall from boundary
 - Council's DCP does not include setback provisions
- Entrance to shopping centre from Ramsgate Road provided but is noted as narrow
- Apartment Design Guidelines non-compliances include:
 - no deep soil provided (15% required)
- Shortfall of 5 car parking spaces
- Clarification of storage areas to be provided
- Key changes to development noted in amended plans:

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- reduction in height by 1.16m
- pedestrian access to the supermarket is from Ramsgate Road, with windows to the Grand Parade at the supermarket level
- removed the stairs on the corner
- removed the 'bar' element
- provided communal open space for the residents
- provided setbacks that mostly comply

Applicant Briefing – 2.00pm – 2.30pm

- Change of architects and amended plans/change in proposal to a mixed use development, noting a reduction in the height of buildings with the removal of podium level hotel
- Site impacted by flooding, which contributes to proposed height variation
- Plan amendments noted in response to Design Review Panel comments
- No setback to the southern boundary proposed, noting planning controls and design considerations

Panel Comments

- Consideration of 1.5m setback on the southern boundary -
 - Justification to be provided to support proposal of no setback proposal for southern boundary, including community response
 - Clarification of statement relating to why planting will not work in 1.5m setback area
- Timing for the submission of additional reports to support amended plans – 17/09/2024
- Council advised that renotification is required – 14 days

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 21 November 2024

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