

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 27 February 2025, 1.23pm and 1.44pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-356 - Randwick - DA/437/2021/A - 212 Arden Street, 227-233 Coogee Bay Road, 5-7 and 15A Vicar Street, Coogee - Section 4.55(2) Modification to the approved development to remove deferred commencement condition and amend any further conditions referencing the Noise Masterplan, and minor amendments to Basement Level 01

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Susan Budd, Aaron Magner and Dexter Gordon
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Marea Wilson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Julia Warren, Ferdinando Macri, Frank Ko, Barry Mullin and Meryl Bishop
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and location provided, including the zoning
- Application history outlined, noting approval in May 2024 and associated conditions
- Proposed modification outlined as amendment to cover page, deletion of deferred commencement condition, amend conditions relating to acoustic management, minor internal reconfigurations at basement level 01
- Timeline post determination outlined
- Key issues noted as:
 - noise masterplan required to effectively address and manage potential noise impacts associated with the development
 - comprehensive noise mitigation measures are required to protect the amenity of surrounding residential areas, especially given the mixed-use nature of the site
 - no additional acoustic documentation or data provided to support modification application
 - deletion of the deferred commencement condition would result in insufficient noise mitigation measures and would compromise the quality of life for noise-sensitive receivers (within and outside the development)

- 28 Submissions in objection received noting acoustic impacts and concerns relating to deletion of Noise Masterplan condition, vehicular and pedestrian traffic/parking concerns, concerns relating to consumption of alcohol and smoking, general objection to redevelopment of the Coogee Bay/Hotel, building height/bulk/scale, loss of affordable housing and tree removal
- Legal appeal lodged

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 28 March 2025

Planning Panels Secretariat

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