

# **PANEL BRIEFING PPSSEC-143 – RANDWICK – DA/437/2021**



Coogee Bay Hotel Redevelopment  
212 Arden St, 227-233 Coogee Bay Rd, 5-7 Vicar  
St & 15A Vicar St, Coogee



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# PROJECT TEAM

**Applicant:** Cotton Development Management

**Owner / Developer:** C!NC Hotels

**Architect:** Fender Katsalidis

**Town Planner:** Urbis

**Heritage Consultant:** Weir Phillips

**Landscape Architect:** Oculus

## **Acknowledgement of Country**

*The project team acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.*

*We acknowledge, the Traditional Owners on whose land we stand.*

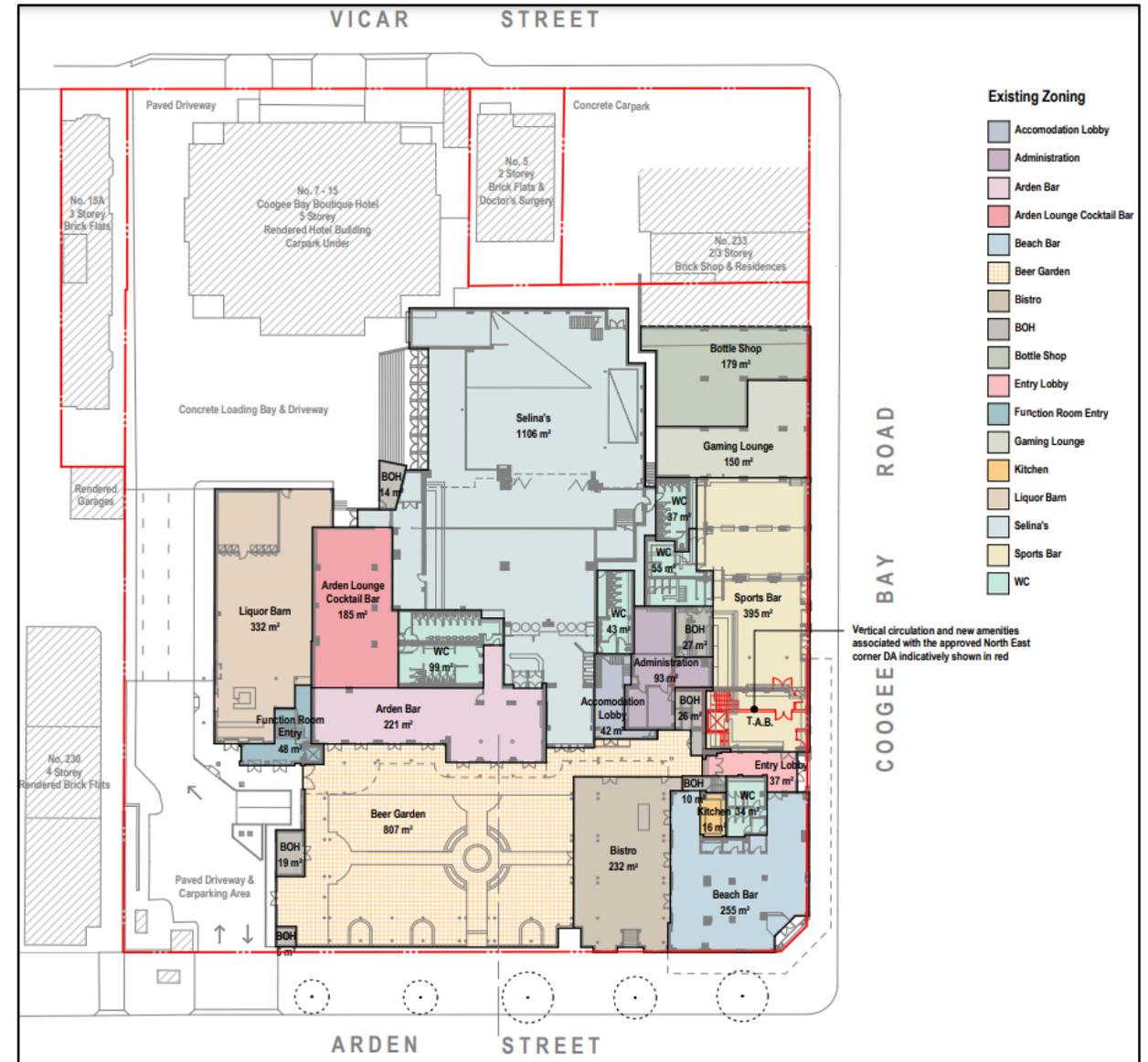


# SITE DESCRIPTION

- **Address:** the site comprises four main allotments, including 212 Arden Street, 227-233 Coogee Bay Road, 5-7 Vicar Street and 15A Vicar Street, Coogee.
- **Total site area:** 8,501sqm
- **Arden St frontage:** 80m (primary)
- **Coogee Bay Rd frontage:** 100m
- **Vicar St frontage:** 88m
- **Topography:** approx. 7.79m fall from south-west corner (Vicar St) to north-east corner (Coogee Bay Rd & Arden St intersection)
- **Access & Parking:** driveway off Arden St and Vicar St to basement, drive through bottle shop & central loading area

## Existing Development:

- Coogee Bay Hotel – local heritage listed pub/hotel with beer garden, Selina's nightclub, bottle shops
- Six-storey Coogee Bay Boutique Hotel
- Three-storey residential flat building (15A Vicar St)
- Two-storey residential flat building (5-7 Vicar St)
- Two to three storey shop top housing building with ground level retail (north-west corner 227-233 Coogee Bay Rd)



# SITE CONTEXT

- Within the Coogee Local Centre area (B2 Local Centre zone) and Foreshore Scenic Protection Area.
- Arden St and Coogee Bay Road is characterised by attached shop top housing forms ranging from two to three storeys in height with a mix of shops, restaurants and cafes located at the ground floor.
- Vicar Street is characterised by higher density residential uses with a mix of single detached dwellings and residential flat buildings ranging from two to four storeys.
- The site is a local heritage listed item – **Coogee Bay Hotel (item I48)**.



# SUMMARY OF PROPOSAL

*“The development seeks to transform the site by removing a number of underutilised buildings to provide a true mixed-use development which retains the existing heritage significance, provides housing opportunities, delivers activated publicly accessible spaces and a range of services for the local and wider community.”*

**This DA seeks approval for the redevelopment of the site, known as the Coogee Bay Hotel, for a mixed-use hotel / pub, residential (shop top housing) and commercial (retail) development, comprising:**

- **Demolition of existing buildings and structures on site** – 6-storey ‘Coogee Bay Boutique Accommodation’ hotel, residential flat buildings at 15 and 5-7 Vicar Street, retail tenancies along Coogee Bay Road, portion of hotel/pub Selina’s nightclub, as well as some existing hotel facilities and BOH spaces.
- **Retention** of the existing local heritage listed Coogee Bay Hotel (including beer garden).
- **Internal refurbishment works** – to expand hotel accommodation including 10 new hotel rooms (29 hotel rooms in total) and reconfigure internal hotel areas (bottle shop / gaming room).
- **External works** – demolish the uppermost section of the roof ridge line of the north-south portion of the hotel building to enable residential views to the water.
- **Excavation and 3-storey basement accessed off both Arden and Vicar Streets** – car parking (227 spaces), motorcycle parking, car was bay, EOTF, loading & servicing, waste collection etc.
- **Ground level commercial retail uses including** – 1,789sqm ground level supermarket towards Vicar Street (shop top housing above), 8 new retail food and beverage tenancies (cafes/restaurants) fronting a ground floor eat street precinct / Coogee Bay Road, and a bottle shop fronting Coogee Bay Road.
- **New six-storey residential shop top housing building** – above the supermarket and retail tenancies at ground level along Vicar Street and Coogee Bay Road, comprising:
  - A total of 60 apartments including a mix of 1-bed, 2-bed, 3-bed and 4-bed / penthouses.
  - Private open space including swimming pool at Level 1.
- **Site landscaping works** – including the creation of a new through-site link (public laneway) which runs from Coogee Bay Road to Arden Street, landscaped green roof, communal open space terrace and landscape perimeter edges and private residential garden areas.
- **Subdivision of the site into two lots** – one for the hotel / pub and one for the retail and residential accommodation. Stratum/Strata subdivision will be sought separately.



# KEY BENEFITS

## High quality architectural design to upgrade the precinct

- 12 metre street wall along Coogee Bay Road
- Massing relationship reflects character of Coogee Bay Road
- Rejuvenation of Coogee Bay Hotel with retention of heritage elements and Beer Garden
- Perimeter block development allows for internal communal outdoor garden and swimming pool



North and west elevation looking from corner of Coogee Bay Road and Vicar Street



Internal view of Eat Street Precinct from Coogee Bay Road to Arden Street

## High quality public domain

- Diversify retail including supermarket to service the community
- Introduction of Eat Street Precinct and pedestrian through site link
- Improved access to Hotel
- Rejuvenation of Coogee Bay Hotel
- Demolition of disparate buildings including Selina's
- All car parking, loading and waste management in managed within the basement

# SPECIALIST REPORTS AND TECHNICAL INVESTIGATIONS

In addition to the architectural and landscape design documentation, the DA was accompanied by the following specialist and technical documentation:

- QS Cost Estimate Report – Napier & Blakely
- BASIX and NatHERS Certificate – EMF Griffiths
- View Sharing Assessment – Urbis
- Heritage Impact Statement – Weir Phillips
- Preliminary Geotechnical Report and Site Investigation – Douglas Partners
- Civil Engineering Report & Plans (including flooding & stormwater) – Enstruct
- BCA Report & Accessibility Report – BM+G
- Acoustic Report – Renzo Tonin
- Traffic Impact Statement – CBRK
- Waste Management Plan – Elephants Foot
- Social Impact Assessment & CPTED Report – Urbis
- Plan of Management – C!NC Hotels
- Clause 4.6 Variation Request Height of Buildings and Floor Space Ratio - Urbis

# SUMMARY OF KEY FINDINGS

Matter / Specialist Report	Key Findings
<b>BASIX &amp; NatHERS</b>	EMF Griffiths confirm that proposal will meet regulatory sustainability requirements of BASIX SEPP and Section J of BCA.
<b>Heritage</b>	Weir Phillips concludes that the Coogee Bay Hotel has a dynamic history of alteration and change. The proposed works will have an acceptable impact on the historic and aesthetic significance of the item and the heritage items in the vicinity. The proposed works maintain the understanding of the heritage item and the contribution that the site makes to Coogee. No significant view corridors to or from nearby heritage items will be impacted upon by the proposal.
<b>Geotechnical</b>	Basement excavation will hit the water table, therefore integrated development pursuant to Part 2, Division 4.8 of the EP&A Act which requires approval from the relevant authority under the Water Management Act 2000. Intrusive geotechnical investigations (i.e. drilling boreholes) recommended to be undertaken to refine current findings and inform ongoing detailed design.
<b>Remediation</b>	Site poses a low to medium risk of significant contamination based on the review of available site history information and the site walkover undertaken. Douglas Partners have provided recommendations including intrusive soil investigations, ASS screening, conduct a HBM Survey, further assessment and testing following demolition to address potential data gaps. Site should be capable of being made suitable for proposed development subject to addressing recommendations.
<b>Civil (stormwater and flooding)</b>	Enstruct have confirmed the civil design will manage the stormwater system and overland flow paths across the site in accordance with Council's requirements. Sediment and erosion control measures will be in place during construction and finished floor levels for all buildings have been established to prevent inundation of overland flow paths. Basement driveway entrances achieve a minimum level of the 1% AEP flood level, with freeboard, through the provision of automatic flood barriers.
<b>BCA &amp; DDA compliance</b>	BM+G have indicated that the current design capable of achieving compliance with BCA / DDA standards and RDCP controls subject to being addressed throughout the detailed design phase of the project prior to the issue of a CC.

# SUMMARY OF KEY FINDINGS

Matter / Specialist Report	Key Findings
<b>Acoustic Report</b>	<ul style="list-style-type: none"> <li>• <b>Mechanical plant and equipment</b> – a quantitative assessment will be undertaken during the detailed design phase prior to CC when the exact location and specifications are known.</li> <li>• <b>Arden St driveway, loading dock &amp; car park</b> – It is proposed to install a 2.2 metre high acoustic screen to the southern boundary of the beer garden to improve noise impacts to the residential building at 230 Arden Street.</li> <li>• <b>Future patron noise to future receivers on site</b> – upgraded laminated glazing with full perimeter acoustic seals will be required to achieve the project patron noise levels internally. This construction will need to be confirmed during the detailed design phase.</li> <li>• Renzo Tonin have provided a number of recommendations to be implemented during the future detailed design stage of the project to mitigate potentially adverse acoustic impacts for new apartments, hotel rooms and the proposed commercial/retail tenancies.</li> </ul>
<b>Traffic</b>	<p><u>Parking and basement design:</u></p> <ul style="list-style-type: none"> <li>• Residential and non-residential parking consistent with RDCP controls.</li> <li>• Loading and servicing provisions are sufficient for the site. Loading Dock Management Plan can be prepared prior to CC.</li> <li>• The proposed occupant, visitor and staff bicycle parking provisions comply with the relevant RDCP requirements.</li> <li>• 78sqm EOTF area provided to accommodate show and change rooms for retail / hotel staff.</li> <li>• Key aspects of the basement car park pertaining to parking space dimensions, aisle widths, ramp gradients and transitions will be designed in accordance with Australia Standard AS2890.1-2004.</li> </ul> <p><u>Road network operation &amp; traffic generation:</u></p> <ul style="list-style-type: none"> <li>• Development will result in additional 270 two-way vehicles per hour during weekday &amp; weekend peak periods on surrounding roads</li> <li>• CBRK's assessment has found that despite additional traffic generation per hour during the peak periods, the Coogee Bay Road / Arden Street and Coogee Bay Road / Vicar Street intersections will continue to operate at a LOS C (satisfactory) and A/B (good) respectively.</li> </ul>
<b>Waste</b>	WMP has been prepared for the operational aspects of the proposed development. No design changes required.
<b>Social</b>	Overall, the precinct will provide high quality urban spaces, creating a sense of place that significantly adds to the vibrancy and appeal of the Coogee local centre. The subject site will play a crucial role in the revitalisation of Coogee's night-time economy following COVID-19 restrictions.
<b>CPTED</b>	The CPTED assessment has identified potential risk areas and provided recommendations to help reduce crime and anti-social behaviour. The assessment found that the proposal incorporates the four CPTED principles: surveillance, access control, territorial reinforcement, and space management.
<b>Management</b>	The Hotel / Pub component will be operated in accordance with the Plan of Management ( <b>PoM</b> ). A PoM will be prepared in the future for the eat street retail.

# PRE-DA CONSULTATION AND PUBLIC EXHIBITION

**Public Exhibition (extended period):** 29 July 2021 to 11 September 2021 (44 days)

**Website:** The applicant and their PR consultant Wise McBaron Communication have prepared a website which provides information on the proposal and key contact details for individuals to obtain further information. The website went live on 19 August 2021:

<https://coogeebayhotelredevelopment.com.au>

## Planned community information sessions

**Meeting with State and Federal Members** (27 August 2021)

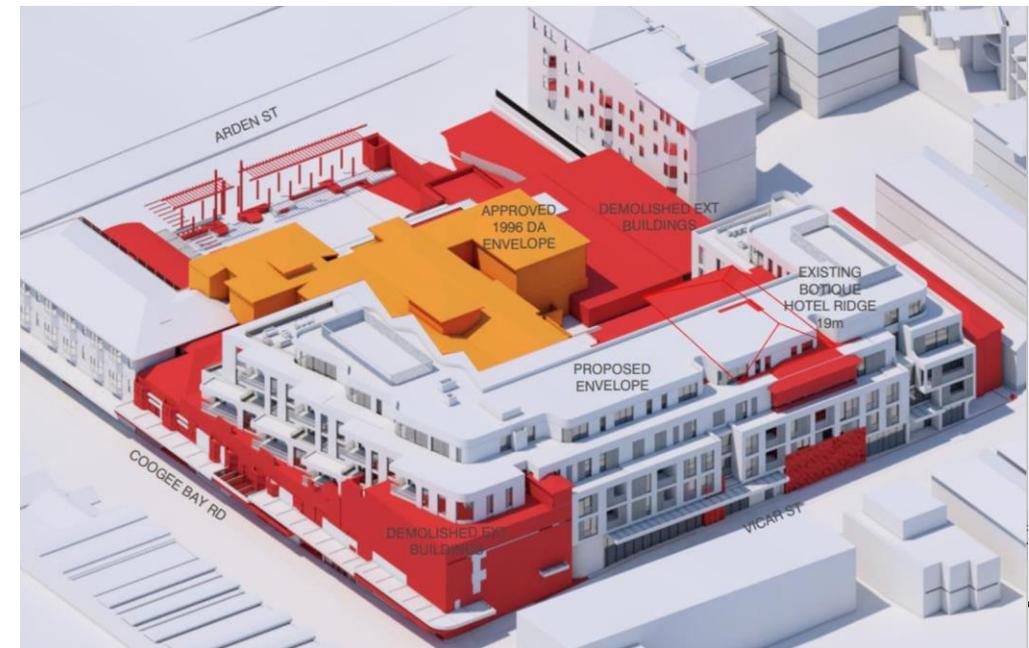
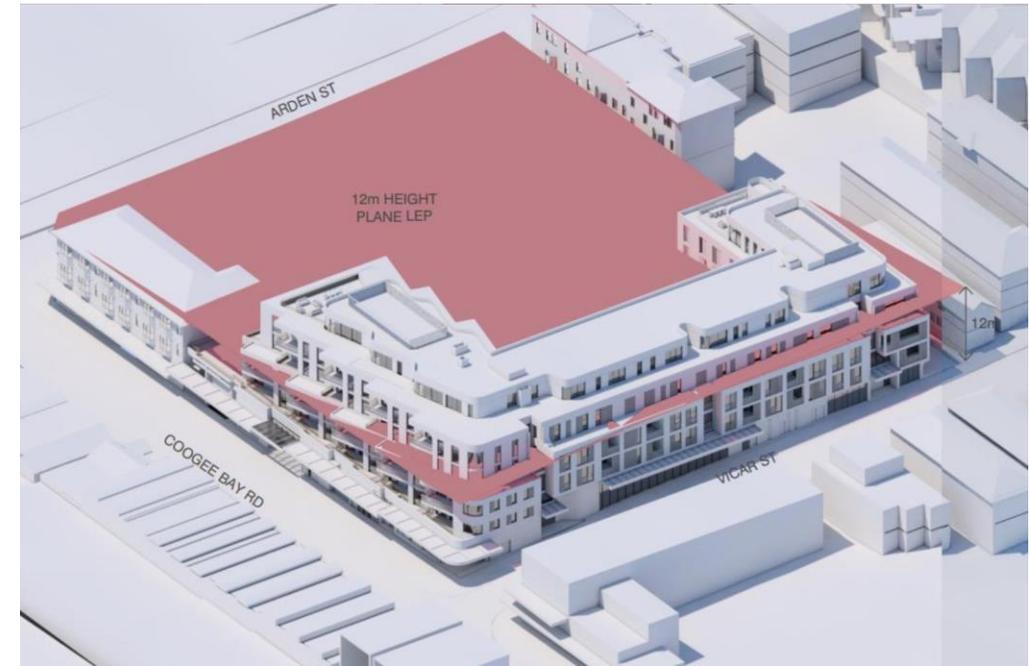
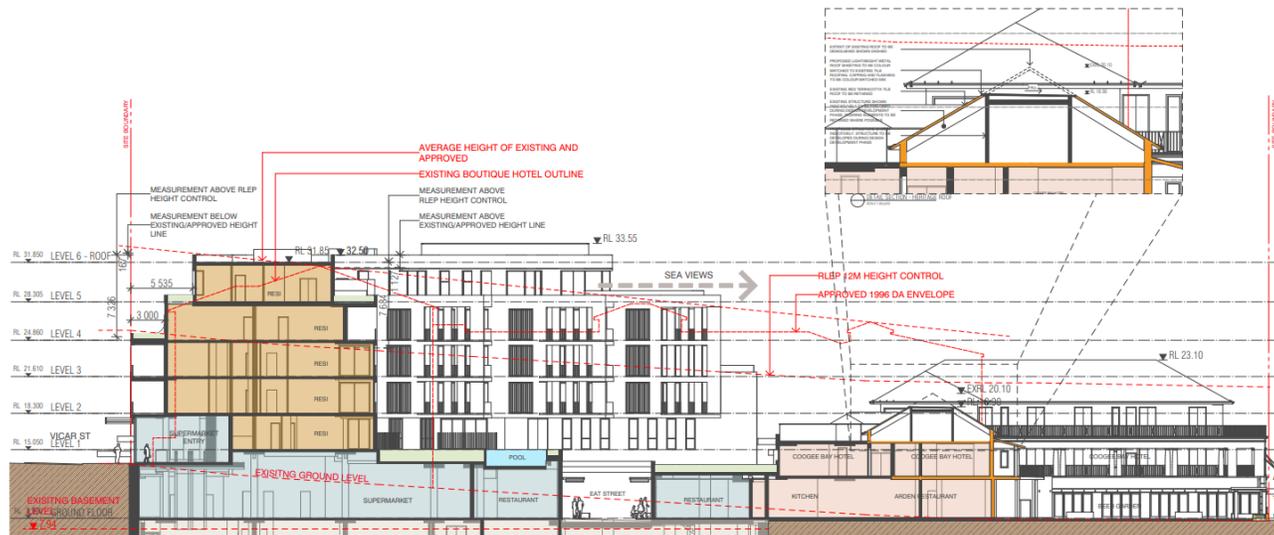
**Pre-DA consultation:** The applicant and project team have engaged with Council on various occasions prior to the submission of the DA, including:

- Initial meeting on 19 August 2019 – with Council’s Planning Director, Strategic Planning Manager, Development Assessment Manager and Heritage Officer
- DRP meeting on 14 October 2019 – DRP members and Council staff
- Formal Pre-DA on 14 November 2019 – with Council Major Assessments Coordinator and Heritage and Engineering Officers
- Follow up meeting 2 July 2020 – with Council planning and heritage officers
- Further follow up meeting 1 October 2020 – with Council planning director and statutory/strategic planning officers
- Council registered application DA/437/2021 for formal lodgement 22 July 2021

# KEY ISSUES FOR FURTHER DISCUSSION

## Height variation

- Proposal seeks to vary the 12m height control under the RLEP 2012
- Top of parapet – Coogee Bay Road (north elevation): 22.28m (10.28m)
- Top of plant – Coogee Bay Road (north elevation): 23.33m (11.33m)
- Clause 4.6 Variation request accompanies the application outlining justified reasoning for variation sought.
- Consistent with clause 4.3 Height of Buildings standard objectives
- Consistent with B2 Local Centre zone objectives
- Minimal additional impacts with regards to overshadowing and view sharing



# KEY ISSUES FOR FURTHER DISCUSSION

## FSR variation

- Proposal seeks to vary the 1.5:1 FSR control under RLEP 2012
  - Proposal includes 15,209sqm of GFA or 1.79:1 FSR, constituting a 0.29:1 or 2,457.5sqm variation (19.3%)
  - Clause 4.6 Variation request accompanies the application outlining justified reasoning for variation sought.
  - Consistent with clause 4.4 Floor Space Ratio development standard objectives
  - Consistent with B2 Local Centre zone objectives
  - Minimal additional impacts with regards to overshadowing and view sharing
- The proposed additional GFA above the 1.5:1 FSR is less than that previously approved on the site by DA599/95 but is distributed in a way that enables the site to provide improved public benefits to the community
  - A new publicly accessible eat street precinct will provide an intimate and exciting dining precinct off Coogee Bay Road, with ground floor retail complementing the existing mix of uses in this established local centre
  - The increased massing in the western portion results from a need to provide visual separation around the heritage item and to accommodate a range of complementary uses to revitalise and support the local centre.



# KEY ISSUES FOR FURTHER DISCUSSION CONT.

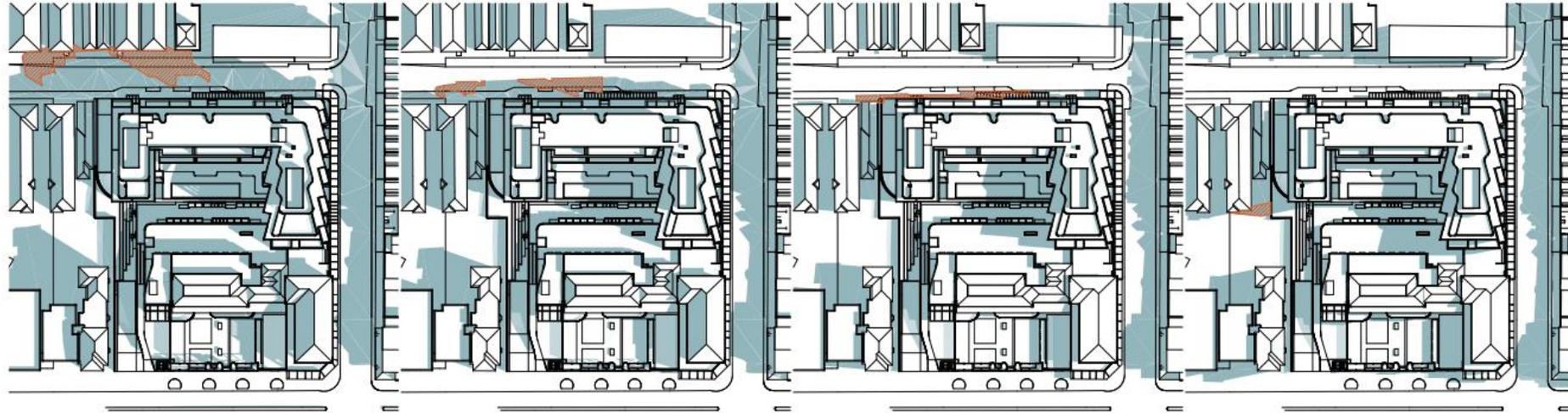
## Overshadowing impacts summary

Fender Katsalidis have prepared a shadow analysis to accompany the proposal (additional shadows cast are highlighted in orange. The shadow diagrams for Winter Solstice (21 June) demonstrate:

- During the morning period, the additional shadows will largely fall over Vicar Street to the west and south-west between 9am to 9.30am. There will be some limited overshadowing to the front setbacks of the residential properties on the western side of Vicar Street, however this will be limited to before 9.30am and ensures that there is no material overshadowing to those properties on the western side of Vicar Street at midwinter.
- From 11am onwards, overshadowing will generally be confined to within the boundaries of the site.
- Around 12 noon, there will be some additional shadows to the private open space of 17 Vicar Street to the south. Solar access will still be available during the morning period and therefore the proposal will not adversely impact on the function or enjoyment of this space.
- Between 1pm and 3pm, the additional shadows will fall across the car parking associated with 19 and 21 Vicar Street. The proposal will not adversely impact on the future redevelopment potential of these properties given these are largely unencumbered by shadows during the morning period (9am-12pm).
- The proposed development will not cast additional shadows over the north facing windows of the residential building at 230 Arden Street at any time on 21 June.

Overall, the built form will not result in any unacceptable overshadowing impacts to surrounding residential properties during the Winter Solstice on June 21. The shadow diagrams indicate that the proposal will not result in any additional overshadowing during the Spring Equinox (22 September) or the Autumn Equinox (22 March).

# SHADOW DIAGRAMS – 21 JUNE

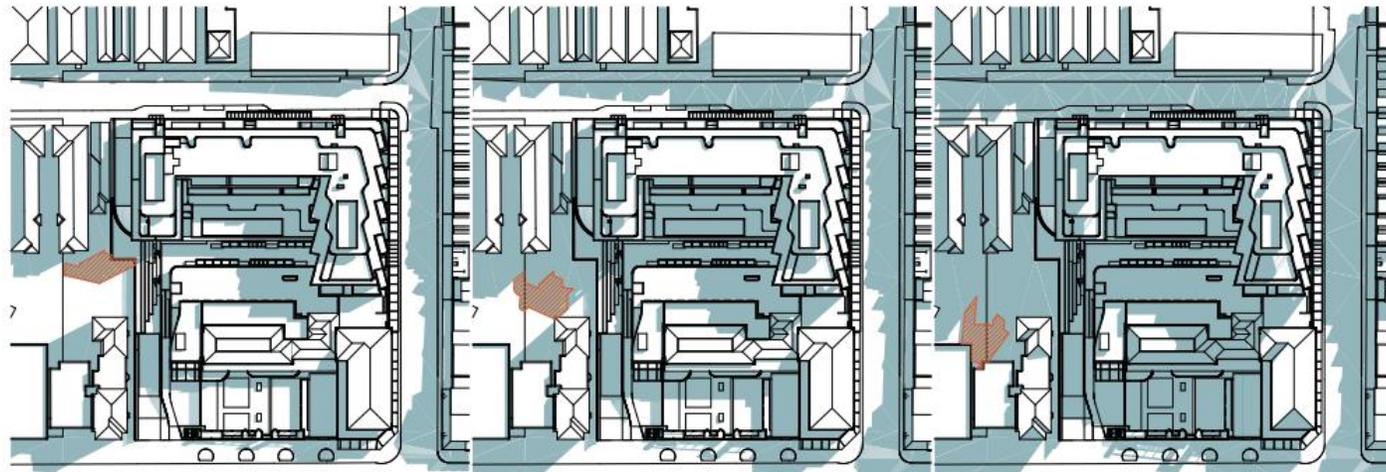


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## LEGEND

- SHADOWS
- SHADOWS CAST BY THE BUILDING

# VIEW SHARING

16 residential developments within the immediate visual catchment of the subject site were identified as potential locations from which views to or across the site could be available and potentially affected by view loss.

CGIs were created for all 16 locations and used early stages of the design development stages to inform design evolution and the current DA.

CGI modelling, fieldwork observations and an analysis of photomontages based on views taken from private residences were used to identify the visual effects of the proposed development has been undertaken which identifies:

- The majority of dwellings located along the east side of Vicar Street are unlikely to be significantly affected by potential view loss.
- Dwelling at the south end and west side of Vicar Street which are elevated in relation to the site may experience some view loss in isolated, oblique views to the north-north-east.
- One and two storey dwellings located along the west side of Vicar Street opposite the existing Boutique Hotel will not be affected by view loss given that new built form replaces existing built form. From these locations the additional height sought will block views of open sky.
- Changes to the massing of built form on the site provide net view benefits for some adjoining development including; 12 Vicar Street and 23-25 Vicar Street.
- East-facing dwellings located in mid-slope locations are potentially affected by view loss. Based on one photomontage from unit 4 at 119 Brook Street and CGI views from more elevated dwellings at 124 and 128 Brook Street, it was determined that these dwellings have view access to the north-east which likely include parts of Dolphin Point landform and a short section of land-water interface (exposed rock platform).