

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSEC-143 – Randwick - DA/437/2021
APPLICANT / OWNER	Cotton Development Management Pty Ltd c/- Urbis.
APPLICATION TYPE	Development Application with Capital Investment Value > \$30M
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	Water Management Act 2000 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 - Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Coastal Management) 2018 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development Randwick Local Environmental Plan 2012
CIV	\$94,032,002.00 (excluding GST)
SCHEDULED MEETING DATE	2 September 2021

REQUIRED ATTENDEES

APPLICANT	Brigitte Bradley, Russell Cotton, Michael Emery, Rob Mirams, Jacqueline Parker, Petra Magendanz
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	William Jones and Frank Ko (Randwick City Council) Margaret Roberts and Gerard Turrisi (GAT Consultants)
CASE MANAGER	Alexandra Hafner and Stuart Withington

OTHER ATTENDEES

RSDA Team	Brianna Cheeseman
OTHER	Sharon Edwards and Holly McCann

ISSUES DISCUSSED

- Introductions.
- Public exhibition extended to 11 September, controversial.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Eastern City Planning Panel and therefore is not limited to the detail contained herein.
- Applicant introduction:
 - Site content: CBH located in centre of town centre, opposite Coogee Beach, residential development to the south zoned B2 Local Centre
 - Site listed as a Heritage item: CBH itself.
 - Heritage hotel component and beer garden maintain, drive-through to east of the building is to be demolished and redeveloped.
 - Summary of proposal.
 - LEP compliance summary:
 - HOB permitted under LEP is 12m, max overall building height is 23.33m.
 - FSR permitted under LEP is 1.5L1, max overall FSR sought 1.79:1 across the site.
 - 1996 consent approved 1.841 FSR which has been activated.
 - Key benefits assessment.
 - Key issues.
- Council overview and assessment.

KEY ISSUES FOR CONSIDERATION

- Height and FSR variations: robust justification required.
- Sydney Eastern City Planning Panel, Randwick City Council and Council's Design Review Panel may like to meet and consult to review proposal and design merit collectively.
- View impacts and view loss to adjoining properties and broader catchment.
- Relationship with character of Coogee and fine grain architecture along Coogee Bay Road.
- Demand for supermarket within Coogee Bay area, noting Woolworths Metro 200m away: analysis on catchment demand required.
- Heritage
- Solar access and overshadowing.

REFERRALS REQUIRED

External

- Water NSW: outstanding
- Police: outstanding (although pre-DA comments received)
- Sydney Airport
- La Perouse Land Council
- TfNSW, Sydney Airport Corp and Ausgrid received.

Internal

- Council's Heritage Planner
- Development Engineer
- Landscape Officer
- Regulatory Building
- Transport Management Officer

- Environmental Health Officer

RANDWICK CITY COUNCIL DESIGN EXCELLENCE ADVISORY PANEL – 13 September 2021

TENTATIVE PANEL BRIEFING DATE – 21 October 2021

TENTATIVE PANEL DETERMINATION DATE – 25 November 2021