

**BRIEFING DETAILS**

|                             |                            |
|-----------------------------|----------------------------|
| <b>BRIEFING DATE / TIME</b> | Thursday, 21 October 2021, |
| <b>LOCATION</b>             | Videoconference            |

**BRIEFING MATTER(S)**

PPSSEC-143 – Randwick – DA/437/2021

212 – 233 COOGEE BAY ROAD and 5-7 & 15A Vicar St Coogee

Mixed use development

Integrated development for demolition of buildings, upgrades to the Coogee Bay Hotel and beer garden with additional hotel accommodation, construction of a 6 storey shop top housing development comprising ground level retail and business premises with supermarket, public laneway, 3 levels basement parking, 60 residential units, communal open space, lot amalgamation and subdivision, landscaping and associated works (Local Heritage Item, variations to FSR and height of buildings of the RLEP 2012).

**PANEL MEMBERS**

|                                 |   |
|---------------------------------|---|
| <b>IN ATTENDANCE</b>            | Carl Scully (Chair), Jan Murrell, Chris Wilson, Christie Hamilton, Murray Matson                          |
| <b>APOLOGIES</b>                | Roberta Ryan, Gerard Turrisi, David Ongkili, John Flannigan, Jack Kersten, Mark Elmowy, Christopher Chung |
| <b>DECLARATIONS OF INTEREST</b> | None  |

**OTHER ATTENDEES**

|                                   |  |
|-----------------------------------|--|
| <b>COUNCIL ASSESSMENT STAFF</b>   | William Jones, Frank Ko, – Randwick City Council<br>Krystal Narbey, Margaret Roberts (Independent consultants for Council) |
| <b>APPLICANT</b>                  | Brigitte Bradley, Russell Cotton, Chris Pope, Rob Mirams, Jacqueline Parker, Petra Magendanz, Cynthia McCollum             |
| <b>PLANNING PANEL SECRETARIAT</b> | Holly McCann, Stuart Withington  |

**KEY ISSUES DISCUSSED**

- Heritage items
- Views
- Green space
- RL - Height
- Solar Access
- Design review panel comments – do not support in current form due to lack of thorough holistic assessment by applicant – Eat street functionality, Visual, Proximity to beach
- Council cannot support significant breaches – FSR and RL Height controls, Heritage – visual impact, more information required – 1989 document used – more relevant statement needed to address heritage item as is, demolition of inter-war building. Not recommending approval at this stage – suggest reducing height and FSR.
- Site inspection to take place early December 2021.

## **SUBMISSIONS**

A total of 354 individual submissions have been received in response to the application, including 5 submissions providing support for the proposed development.

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE:** 2 December 2021  
16 December 2021

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.