



<b>DATE OF DEFERRAL</b>	22 December 2021
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Jan Murrell, Chris Wilson, Christie Hamilton, Danny Said
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held by videoconference on 16 December 2021, opened at 10.30am and closed at 12.50pm.

The Panel adjourned after the meeting to deliberate on the matter and formulate a resolution.

#### **MATTER DEFERRED**

PPSSEC-143 – Randwick – DA/437/2021 212 Arden Street, 227-233 Coogee Bay Road, 5-7 and 15A Vicar Street, Coogee - Integrated development for demolition of buildings, works to the Coogee Bay Hotel, construction of a 6 storey shop-top housing development comprising business premises with supermarket, public laneway, basement parking, 60 residential units, subdivision, landscaping and associated works (Local Heritage Item, variations to FSR and height of buildings of the RLEP 2012).

#### **REASONS FOR DEFERRAL**

The Panel agreed to defer the determination of the matter until 17 March 2022 to give the Applicant the opportunity to submit amended plans and documentation addressing a range of issues. The amended plans and additional information are to be prepared in consultation with Council. Once finalised, Council is to prepare an addendum report and draft conditions (without prejudice) should the panel determine to approve the application following a further public meeting.

The applicant is to submit amended plans and documentation including the following:






- amended plans that address concerns over height, bulk and scale, materials and finishes and solar access accompanied by an assessment under SEPP 65 and ADG requirements;
- new clause 4.6 written requests to vary the height and FSR standards, if required;
- where possible view analysis from affected private properties and the public domain;
- consideration of the Affordable Housing SEPP;
- further consideration of on-site contamination and the requirements of SEPP 55;
- an economic assessment of the potential impacts associated with the proposed supermarket and general retail on existing businesses;
- Revised Plans of Management which are to include security measures for the supermarket, restaurant, hotel, and parking;
- an acoustic report which addresses onsite operations in particular the impact of cars entering and leaving the basement carpark, the impact of acoustic walls and the late night functioning of the proposed eat street;
- arboreal advice on whether the Wentworth Palm Trees can be relocated on site;
- further consideration of traffic impacts addressing concerns about modelling, and concerns relating to the impact of the supermarket generated traffic on the local road network; and
- additional perspectives from the streetscape, in particular from Arden Street and Coogee Bay Road.

The Panel urges that Council and the Applicant's representatives have meaningful discussions early to ensure effective understanding and delivery of the above matters.

The Panel has decided that prior to determination, a further briefing on 17 February 2022 with the Applicant and the Council is required.

The Council is to prepare an addendum report on the amended plans and material, including draft conditions (without prejudice) by the 3 March 2022. The Panel will then hold another public determination meeting on 17 March 2021.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Chris Wilson	 Christie Hamilton
 Danny Said	