

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 17 February 2022, 11.30am and 12.30pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSSEC-143 - Randwick - DA-437/2021 - Coogee Bay, Hotel - 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

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell, Chris Wilson, Joanne McCafferty, Danny Said
APOLOGIES	None
DECLARATIONS OF INTEREST	None

APPLICANT	Brigitte Bradley, Jacqueline Parker, Krystal Narbey, Rob Mirams, Christopher Cheung, Cynthia McCollum, Aleksei Vills, Jane Maze-Riley
APOLOGIES	Margaret Roberts

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kerry Kyriacou, Frank Ko, Gerard Turrisi
DEPARTMENT	Stuart Withington, Brianna Cheeseman, Cameron Brooks

KEY ISSUES DISCUSSED

Applicant

Applicant confirmed preference to work with council to progress the proposal through the Panel process rather than the LEC.

Applicant noted that the Panel determination date scheduled for the 17 March 2022 is not suitable for either the applicant or the council team to review and discuss an amended proposal.

Applicant has lodged a request with the LEC to push back the date of the Section 34 Conciliation Conference from the 29 March and will update council once they have confirmed the new date.

Discussed key changes made since Panel deferral of its decision on 22 December 2021:

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- Urban design excellence and amenity:
 - Number of changes undertaken i.e. reduction in the bulk and massing etc to bring the proposal more in line with desired character of the locality.
 - Urban design analysis underway
 - Further Sections to be provided showing views from adjacent sites.
 - Overall development no higher than existing building ridgeline.
 - Increased amenity by reducing scale above eat street, removal of tunnel and widened path from Ardern Street through to Vicar Street.
- Building height:
 - Reviewed submissions and determined two main affected view lines (north-east and south-east). Presented images showing reduced height and massing at 6 key locations.
 - Additional single storey structure added to frame the beer garden and improve acoustic amenity to apartments behind.
- Floor space ratio:
 - Reduction from 1:79 to 1.73:1 and redistribution of GFA more evenly across the site.
- Heritage
 - Reduced mass of top floor, further set back Coogee Bay Road corner, retained additional heritage building, increased separation by widening eat street removal of tunnel

Council

- Acknowledged positive amendments but thorough evaluation and analysis will be required by experts i.e. heritage and urban design etc. once the updated plans and reports are provided.

Panel

- Acknowledged positive response to community concerns.
- Requested Design Excellence Panel review.
- Applicant to address amenity impacts to adjoining property (17 Vicar St).

TENTATIVE DETERMINATION DATE SCHEDULED FOR TBA

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