

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 15 April 2015 at 2:30 pm

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Scott Nash and Murray Matson

Apologies: none - Declarations of Interest: Scott Nash declared that he had a past professional association with the applicant's representative, Ilya Melnikoff.

Determination and Statement of Reasons

2015SYE011 Randwick DA/320/2013/B [at 84-108 Anzac Parade, Kensington] as described in Schedule 1.

Date of determination: 15 April 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 79 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.


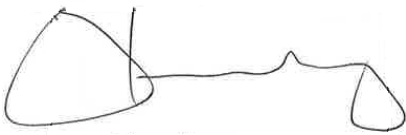



Reasons for the panel decision:

1. The amended development is substantially the same as the originally approved development.
2. The change to a more conventional method of excavation for the basement car park provides more certainty for landscaping than did the previous method.
3. The deletion of the supermarket and its substitution by apartments is acceptable. The amenity of the additional apartments is acceptable.
4. The amendments do not give rise to unacceptable amenity impacts.

Conditions:

The modification application was approved subject to the conditions recommended in the planning assessment report.

Panel members:

 John Roseth (chair)	 David Furlong	 Julie Savet Ward
 Scott Nash	 Murray Matson	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE011 Randwick DA/320/2013/B
2	Proposed development: Section 96 modification of the approved development by replacing the supermarket at ground floor level with 4 retail tenancies, total reduction of 180sqm in approved gross floor area, changes to basement parking configuration including modification to access ramp and circulation, 8 new residential units at mezzanine level, changes to loading dock configuration, reduction in total number of car parking from 283 to 200, and increase the overall building height to RL53 Original consent: Demolition of existing structures and construction of a part six (6), part seven (7) storey mixed use development
3	Street address: 84-108 Anzac Parade, Kensington
4	Applicant: Luxcon Group
5	Type of Regional development: Section 96(2) modification to development with CIV exceeding \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Randwick Local Environmental Plan 2012 • SEPP 65 – Design Quality of Residential Flat Development • Randwick Development Control Plan 2013 • Environmental Planning and Assessment Act 1979, section 96(2) • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 30 March 2015 Written submissions during public exhibition: six (6)
8	Meetings and site inspections by the panel: Briefing Meeting on 4 March 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to the assessment report