

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday, 16 November 2017
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth, Sue Francis, Brendan Roberts and Murray Matson
APOLOGIES	Brendan Roberts
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring St, Sydney on 16 November 2017, opened at 2:00 pm and closed at 2:25 pm.

MATTER DETERMINED

2017SCL046 – Randwick - DA 370/2017 AT 29-39 Young Street, Randwick (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

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

The decision was unanimous.

REASONS FOR THE DECISION





The reasons for the decision of the Panel were:

- The proposal is appropriate for the site given the desired future character of the area, and satisfies the objectives contained within SEPP 65, RLEP 2012, the relevant requirements of the RDCP 2013, Newmarket Green DCP (Part E5 of RDCP 2013) and the specific terms of the Concept Plan approval.
- The design and planning outcomes for the site will establish a positive precedent in the area and will be in the public interest.

CONDITIONS

The development application was approved subject to the amended conditions supplied by Council on 15 November 2017, with the following amendment:

- Wherever there is a reference to 'prior to Construction Certificate', the reference is to be 'prior to the relevant Construction Certificate'.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	 Murray Matson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL046 – Randwick - DA 370/2017
2	PROPOSED DEVELOPMENT	Development Application for Lots E3 and E4 within the Newmarket Randwick development comprising of demolition of existing structures, remediation works construction of 4 residential flat buildings between 3 and 7 storeys containing 165 dwellings, two levels of basement car parking with 175 residential car park spaces, 17 visitor spaces, 165 bicycle spaces, 10 motorcycle spaces, landscaping and associated works (Heritage Item).
3	STREET ADDRESS	29-39 Young Street, Randwick
4	APPLICANT/OWNER	Cbus Property Sydney Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • Randwick Local Environmental Plan 2012 • Randwick Development control plan 2013 • Draft Voluntary planning agreement under section 93F • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 6 November 2017 • Written submissions during public exhibition: three (3) • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Samantha Wilson and Thomas Ghossein
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • The Panel have visited the site in relation to another development application, and are familiar with the surrounds. • Final briefing meeting to discuss council's recommendation, 16 November 2017, 1:30 pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Maria Atkinson (Chair), John Roseth, Sue Francis, Brendan Roberts and Murray Matson ○ <u>Council assessment staff</u>: Kerry Kyriacou
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Amended conditions supplied by Randwick City Council on 15 November 2017.