

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SCL058
DA Number	DA/88/2017
LGA	Randwick City Council
Proposed Development	Integrated development application for development of Southern Precinct of "Newmarket Randwick" site including demolition of existing buildings and structures; The proposal seeks construction of residential development on Lots S1, S2 and S3. The proposal on Lot S1 at the western end of the site is for the construction of a five storey residential flat building containing 17 dwellings, basement car parking, and 9 three storey multi attached dwelling units with detached building at the rear fronting a new laneway containing parking for 40 vehicles with habitable unit above; on Lot S2 located at the northern end of the southern precinct, the proposal seeks the construction of a three storey residential flat building in attached configuration containing 16 dwellings, basement car parking, and 4 two storey multi-unit dwelling units and parking for 24 vehicles; on Lot S3 located at the southern end of the precinct, the proposal seeks the construction of a part 4/part7 storey residential flat building containing 112 dwellings, basement car parking for 134 spaces, and 12 two storey multi dwelling units, with two car spaces for each; also proposed is landscaping and associates works . The proposal two new roads (ST3 & DV1), a new laneway (RL1) and an extension of Jane Street (ST4).
Street Address	181 Botany Street, Randwick Lot 3 DP 1102370 28 Young Street, Randwick Part Lot 1 DP 541576 30 Young Street, Randwick Part Lot 1 DP 541576 32-42 Young Street, Randwick Lot 1 DP 1102864
Applicant/Owner	Cbus Property Sydney Residential Pty Ltd
Date of DA lodgement	23 February 2018
Number of Submissions	4
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Schedule 4A identifies development where the Sydney Planning Panel is the consent authority. In this instance, the proposed development has a capital investment value (CIV) of in excess of \$20 million. Clause 3 in Schedule 4A provides that general development with a CIV of more than \$20 million is to be determined by the relevant Planning Panel or Sydney Central Planning Panel, pursuant to the provisions of Section 23G (4) of the EP&A Act 1979.
List of all relevant s79C(1)(a) matters	Airports Act 1996; Water Management Act 2000; Heritage Act 1977; Contaminated Land Management Act 1997; Civil Aviation (Buildings Control) Regulations Statutory Rules 1988; Airports (Protection of Airspace) Regulations 1996; Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000; 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– Affordable Rental Housing 2009 State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 Randwick Local Environmental Plan 2012 Randwick Comprehensive Development Control Plan 2013
List all documents submitted with this report	Local Area Command comments; Plans are in JRPP Dropbox

for the Panel's consideration	
Report prepared by	Elias (Louis) Coorey
Report date	1 March 2018

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? **Yes / No**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes / No / Not Applicable**

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Yes / No / Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **Yes / No / Not Applicable**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes / No**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report