

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-117
DA Number	DA/642/2020
LGA	Randwick City Council
Proposed Development	Proposed development as amended seeks approval for demolition of existing structures including the existing aged care facility, construction of a 4 storey building over two basement levels for the purposes of seniors housing with ancillary uses, comprising 83 beds (79 rooms) and 2 x 1 bedroom independent living units, rooftop terrace, basement car parking for 18 vehicles, lot consolidation, landscaping and associated works (variation to building height of RLEP 2012).
Street Address	11-19 Frenchmans Road, Randwick Lot 10 in DP 845575 (11 – 15 Frenchmans Road) Lot 3 in DP 13779 (17 Frenchmans Road) Lot 4 I DP 13779 (19 Frenchmans Road)
Applicant/Owner	Higgins Planning
Date of DA lodgement	25 November 2020
Total number of Submissions Number of Unique Objections	Original Proposal <ul style="list-style-type: none"> Twenty-three (23) submissions, twenty-one (21) unique submissions. Amended Proposal <ul style="list-style-type: none"> Three (3) submissions, three (3) unique submissions.
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	SEPP – (State and Regional Development) 2011 - Schedule 7(2): General Development with cost of work greater than \$30m.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> SEPP (Housing for Seniors or People with a Disability) 2004; SEPP (Housing) 2021; Randwick Local Environmental Plan 2012; Randwick Development Control Plan 2013.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Architectural Plans, drawings and perspectives, dated 14 February 2022; Landscape Plans, dated February 2022; Materials and finished, dated 14 February 2022; Clause 4.6, dated 18 February 2022 in relation to Clause 48 & 50 of SEPP Seniors; Clause 4.6, dated 18 March 2022 in relation to clause 4.3 of RLEP 2012; clause 4.6, dated 18 February 2022 in relation to Clause 26 of SEPP Seniors; Clause 4.6, dated 18 February 2022 in relation to Clause 48 (landscaping) of SEPP Seniors; Additional SEE, dated 18 February 2022; BASIX Certificate, dated 17 February 2022; Noise Impact Assessment, dated 8 February 2022; Vibration Monitoring Plan, dated 18 February 2022; Urban Design Review, dated 16 February 2022; Traffic Information, dated 18 February 2022; Plan of Management, dated 14 January 2022; Access report, dated 21 October 2020; Heritage Impact Statement, dated November 2020; BCA report, dated 24 August 2020; Compliance with clause 26 of Seniors SEPP report, dated 29 June 2020; Arborist report, dated 4 June 2021; Remedial Action Plan, dated 13 May 2021.
Clause 4.6 requests	<ul style="list-style-type: none"> Clause 26 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to location and access to facilities; Clause 48 and 50 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to building height; Clause 48 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to landscaping; Clause 4.3 of Randwick Local Environmental Plan in relation to height of buildings.
Summary of key submissions	<ul style="list-style-type: none"> Height; Setbacks;

	<ul style="list-style-type: none"> • Landscaping; • Compatibility with the streetscape and character of the area; • Amenity impacts upon neighbours including visual bulk, overshadowing, and privacy.
Report prepared by	Angela Manahan
Report date	18 March 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

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

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

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

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

No