

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	PPSSEC-117
<b>DA Number</b>	DA/642/2020
<b>LGA</b>	Randwick City Council
<b>Proposed Development</b>	Proposed development as amended seeks approval for demolition of existing structures (Addendincluding 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).
<b>Street Address</b>	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)
<b>Applicant/Owner</b>	Higgins Planning
<b>Date of DA lodgement</b>	25 November 2020
<b>Total number of Submissions Number of Unique Objections</b>	Original Proposal <ul style="list-style-type: none"> <li>Twenty-three (23) submissions, twenty-one (21) unique submissions.</li> </ul> Amended Proposal <ul style="list-style-type: none"> <li>Three (3) submissions, three (3) unique submissions.</li> </ul>
<b>Recommendation</b>	Approval
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	SEPP – (State and Regional Development) 2011 - Schedule 7(2): General Development with cost of work greater than \$30m.
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>SEPP (Housing for Seniors or People with a Disability) 2004;</li> <li>SEPP (Housing) 2021;</li> <li>Randwick Local Environmental Plan 2012;</li> <li>Randwick Development Control Plan 2013.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>Architectural Plans (App B Amended Randwick Architecturals, DA13b – Elevations – Rev A, DA13c – Part Elevations – Rev A), drawings and perspectives (App C Amended Randwick 3D Perspectives), dated 14 February 2022, upload date 20/02/2022;</li> <li>Landscape Plans, dated February 2022 (App D Amended Randwick landscape package), upload date 20/02/2022;</li> <li>Materials and finishes (Amended Randwick Materials and Finishes), dated 14 February 2022, upload date 20/02/2022;</li> <li>Clause 4.6 (App J Cl.4.6 Request height), dated 18 February 2022 in relation to Clause 48 &amp; 50 of SEPP Seniors, upload date 1/03/2022;</li> <li>Clause 4.6, dated 18 March 2022 in relation to clause 4.3 of RLEP 2012;</li> <li>clause 4.6 (App M Cl 4.6 variation Clause 26 final) dated 18 February 2022 in relation to Clause 26 of SEPP Seniors, upload date 20/02/2022;</li> <li>Clause 4.6 (App L Cl 4.6 Request landscaped area final), dated 18 February 2022 in relation to Clause 48 (landscaping) of SEPP Seniors, upload date 20/02/2022;</li> <li>Additional SEE (Addendum SEE), dated 18 February 2022, upload date 20/02/2022;</li> <li>BASIX Certificate (App I Amended Randwick BASIX), dated 17 February 2022, upload date 20/02/2022;</li> <li>Noise Impact Assessment (App G Amended Randwick Noise Report), dated 8 February 2022, upload date 20/02/2022;</li> <li>Vibration Monitoring Plan (App N Amended Randwick Vibration Monitoring Plan), dated 18 February 2022, upload date 20/02/2022;</li> <li>Urban Design Review (App F Amended Randwick Urban Design Review), dated 16 February 2022, upload date 20/02/2022;</li> <li>Traffic Information (App O Amended Randwick Traffic Information), dated 18 February 2022, upload date 20/02/2022;</li> <li>Plan of Management (Updated Plan of Management), dated 14 January 2022, upload date 27/01/2022;</li> <li>Access report (Appendix G), dated 21 October 2020, upload date 24/11/2020;</li> <li>Heritage Impact Statement, dated November 2020, upload date 24/11/2020;</li> </ul>

	<ul style="list-style-type: none"> <li>• BCA report, dated 24 August 2020, upload date 24/11/2020;</li> <li>• Compliance with clause 26 of Seniors SEPP report (Clause 26 Assessment Report), dated 29 June 2020, upload date 24/11/2020;</li> <li>• Clause 26 Civil Design Changes Drawing for Pram ramps, dated 25 August 2020, upload date 24/11/2020;</li> <li>• Arborist report (Arborist Statement), dated 4 June 2021, upload date 1/07/2021;</li> <li>• Remedial Action Plan, dated 31 May 2021, upload date 1/07/2022.</li> </ul>
<b>Clause 4.6 requests</b>	<ul style="list-style-type: none"> <li>• Clause 26 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to location and access to facilities;</li> <li>• Clause 48 and 50 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to building height;</li> <li>• Clause 48 of SEPP (Housing for Seniors or People with a Disability) 2004 in relation to landscaping;</li> <li>• Clause 4.3 of Randwick Local Environmental Plan in relation to height of buildings.</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• Height;</li> <li>• Setbacks;</li> <li>• Landscaping;</li> <li>• Compatibility with the streetscape and character of the area;</li> <li>• Amenity impacts upon neighbours including visual bulk, overshadowing, and privacy.</li> </ul>
<b>Report prepared by</b>	Angela Manahan
<b>Report date</b>	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**