

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 15 July 2021, 9am and 9.45am
<b>LOCATION</b>	videoconference

**BRIEFING MATTER(S)**

PPSSEC-128 – Randwick - DA/20/2021

177-197 Anzac Pde, Kensington

Student Accommodation. The DA seeks development consent for the following:

- Basement level comprising 12 car spaces for staff parking, bicycle and motorbike parking areas, service areas, a waste storage room, indoor communal areas, and an outdoor courtyard with steps leading to the pedestrianised Doncaster Lane
- Ground level comprising an entry lobby, administrative office, service areas, various indoor and outdoor communal open space areas including two outdoor courtyard separated by an enclosed verandah space, a laundry and outdoor drying area, four retail tenancies fronting Anzac Parade, and student accommodation rooms facing the rear garden
- Level 1 comprising student accommodation rooms and cluster (grouped) rooms provided with communal kitchen and living areas, bathroom facilities and open space as well as several study rooms overlooking the void to main courtyard below
- Levels 2 - 9 comprising student accommodation rooms and cluster (grouped) rooms provided with communal kitchen and living areas, bathroom facilities and open space
- Rooftop level comprising accessible rooftop garden, a lobby and plant equipment
- Erection of a building and tenancy signage; and
- Associated site landscaping and civil works.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Murray Matson
<b>APOLOGIES</b>	Christie Hamilton
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Louis Coorey, William Jones
<b>OTHER</b>	Stuart Withington, Brianna Cheeseman – Planning Panels Secretariat

**KEY ISSUES DISCUSSED**

- Overview of application
- Legal Appeal update
- Affordable Rental Housing SEPP issues
- Character
- Setbacks
- Floor space ratio
- Student accommodation - floor to floor heights
- Building height
- Built form
- Site isolation and impacts on development potential for 173-175 Anzac Pde

**Planning Panels Secretariat**

- Façade – repetitive nature of design and perceived bulk

## **SUBMISSIONS**

- 10 submissions received; unique issues raised include:
  - Building height
  - Bulk and scale
  - View loss
  - Increased traffic and lack of parking
  - Tree removal
  - Inadequate internal communal space and location of communal space
  - Potential site isolation of 173-175 Anzac Parade
  - Oversupply of student housing in the area
  - Proposed signage
  - Construction impacts