

## Record of Kick-Off Briefing Sydney Eastern City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-177 - DA/810/2021 - Randwick City Council – 137, 139, 143, 145A, 147-151 and 153-155 Anzac Parade Kensington 2033
<b>APPLICANT / OWNER</b>	Elizabeth Anderson / Toga Addison Unit Trust Pty Ltd
<b>APPLICATION TYPE</b>	Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 2
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 Randwick Local Environmental Plan 2012
<b>CIV</b>	\$59,394,164 (excluding GST)
<b>BRIEFING DATE</b>	17 February 2022

### ATTENDEES

<b>APPLICANT</b>	Kate Bartlett, Karl May, Steve Robson, Paul Shaw, Shewanna Mendis
<b>PANEL</b>	Carl Scully (Chair), Jan Murrell
<b>COUNCIL OFFICER</b>	Angela Manahan, Frank Ko
<b>CASE MANAGER</b>	Stuart Withington
<b>RSDA TEAM</b>	Cameron Brooks, Brianna Cheeseman

- Public exhibition is yet to occur.
- Council is yet to undertake a complete assessment of the application.
- The application is yet to be considered by the Sydney Eastern City Planning Panel.
- Future comment will not be limited to the detail contained below.

### Applicant

- Applicant introduction to the proposal:
  - Briefly discussed background, planning controls, description of the proposal and site context.

- Previous LEC appeal had two main issues: a 6 storey street wall and inclusion of residential accommodation at ground floor.
- The current proposal is for 4-5 storey street wall and retail/small office/home office (SOHOs) at ground level to activate frontage with apartments on level one.
- Long street elevation to be relieved by articulation created through bays of windows separated by balconies.
- Only lift overruns and stairs exceed the height requirements, and these are centralised.
- 5 affordable housing units.
- Applicant seeking to provide less parking than the maximum

### **Council**

- Noted multiple discussions with applicant prior to lodgement.
- No major issues, supportive of SOHO design, complies with DCP.
- Council will refer to design excellence panel.

### **Panel**

The length of street wall (60m) along Anzac Ave with no breaks will require attention. Acknowledged the bays and the varying materials attempt to mitigate this. On this aspect the Panel will be guided by the design excellence panel.

- Requested both council and applicant state their position re waste management at the next briefing given the complexity of waste management under the DCP.
- Requested investigation of how open air drying of washing can be accommodated.
- Requested investigation of concealment of outside fire hydrant structures.
- Confirmed residential units along the ground floor is not permitted through DCP.

**DA LODGED:** 22 December 2021

**EXHIBITION DATES:** 20 January 2022 through to 18 February 2022

**Tentative briefing date:** 28 April 2022

### **TENTATIVE PANEL DETERMINATION DATE**

**Estimated completed assessment report date:** 1 September 2022