

**BRIEFING DETAILS**

<b>BRIEFING/DATE/TIME</b>	12 May 2022 11.30am to 12.05pm
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER**

**PPSSEC-177 - DA/810/2021 - Randwick City Council – 137, 139, 143, 145A ,147-151 and 153-155 Anzac Parade Kensington**

Mixed-use Development comprising Commercial/Retail and a Residential Flat Building

Integrated development application for demolition of existing structures, site remediation, and construction of a 9 storey mixed use development comprising ground floor commercial/retail premises and 142 dwellings on floors above, 2 levels of basement parking with vehicular access from Anzac Parade, tree removal, associated landscape and public domain works (variation to building height). Approval required by Water NSW.

**ATTENDEES**

<b>PANEL</b>	Carl Scully (Chair) Jan Murrell Chris Wilson Joanne McCafferty Bill Burst
<b>CONFLICT OF INTEREST</b>	Cr K Nielson declared that this meeting invite is in relation to Toga development at 137-151 Anzac Parade, Kensington, which was refused by the Court late last year. The previous refusal also had the letter of offer considered at the Ordinary Council meeting on 3 August 2021 which she had participated in.
<b>COUNCIL STAFF</b>	Angela Manahan
<b>APOLOGIES</b>	Frank Ko Scott Cox
<b>APPLICANT</b>	Elizabeth Anderson, Karl May, Steve Robson, Shewanna Mendis, Kate Bartlett
<b>OTHER</b>	Suzie Jattan, Carolyn Hunt, Cameron Brooks – Panel Secretariat

**KEY ISSUES DISCUSSED:**
**Council**

- Background, planning history and LEC appeal dismissed (street wall)
- Confirmed the proposal is permissible.
- Non-compliance with DCP setback for upper-level.
- Awaiting internal referrals.
- Council support wing approach.
- Letter of offer for a VPA to be considered by Council in June.

**Applicant**

- Comply for all other DCP controls except setbacks.
- DCP should be applied flexibly.
- Noted previous Design Excellence Panel comments on setbacks, articulation and communal open space.

**Panel**

- New applications to be assessed on own merits.
- Key issues:
  - Setback, bulk and building articulation.
  - Justification for DCP non-compliances.
  - Updated elevations to be provided.
  - Residential and commercial/retail parking mix.
  - Plans to accommodate automatic waste system.

**TENTATIVE DETERMINATION DATE: 28 July 2022**