

BRIEFING DETAILS

BRIEFING/DATE/TIME	12 May 2022 10.00am to 10.10am
LOCATION	Teleconference

BRIEFING MATTER

PPSSEC-186 - DA/373/2020/A – Randwick, 111 Anzac Parade, Kensington, 113-115 Anzac Parade, Kensington, 117-119 Anzac Parade, Kensington, 121, 123, 125 Anzac Parade, Kensington and 112 Todman Avenue, Kensington.

K3 site (Scape Lachlan)

S4.56 modification to approved design:

Addition of a basement level accommodating 98 car parking spaces, 106 motorcycle spaces and 114 bicycle spaces; provision of 363 student rooms in Tower A; provision of 112 key worker rooms in Tower B; reconfiguration of Tower A; new room types to Tower B and Tower A; increased floor to floor heights (2.96m); removal of commercial lift; modification to landscape area and plant area on Level 9 and 18; and site A and B lift overrun increases. S34 agreement:

Integrated development application for demolition of the existing structures and construction of a mixed-use development (19 storeys for site A and 10 storeys for Site B) up to eighteen (18) storeys need to clarify number of storeys, comprising basement parking, ground and first floor level commercial/retail use and a boarding house to be used as student and key worker accommodation comprising 507 boarding rooms, a roof-top pool, signage, public plaza, earthworks, landscaping, and associated works (variation to height of buildings, floor space ratio and non-residential floor space ratio of the RLEP 2012).

ATTENDEES

PANEL	Jan Murrell (Acting Chair) Chris Wilson Sue Francis Bill Burst Joanne McCafferty
COUNCIL STAFF	Louis Coorey Scott Cox Angela Manahan
APOLOGIES	Carl Scully Frank Ko – Council Adam Rogic – applicant
OTHER	Carolyn Hunt, Suzie Jattan and Cameron Brooks – Panel Secretariat

KEY ISSUES DISCUSSED:

Council

- Request for Information sent 11/05/22 with Design Review Panel comments and accommodation of automatic waste system in the basement (amended plans required).
- Key issues:
 - Basement layout does not accommodate the automatic waste system.
 - Justification proposal is substantially the same.

Panel

- Panel to review LEC decision.
- Council report to confirm proposal is consistent with reasons in the LEC appeal decision.
- Key issues:
 - Presentation to Anzac Parade
 - Parking allocation and traffic impacts.
 - Impact of change from student accommodation to worker accommodation on previous development bonuses.
- Assessment report is to include:
 - Comprehensive consideration of the LEC determination, including the reasons for approval and if the proposed modification application is consistent with this decision.
 - Consideration to also be given to any bonuses that were afforded to the approved development that may not be applicable to the proposed development.
 - Assessment of the S.4.56 provisions, where the application is to be substantially the same development, with consideration to be given to the additional parking and change in use to key worker accommodation
 - Increased parking assessment required in relation to the additional traffic impacts in the locality
 - Potential groundwater and contamination issues associated with the additional excavation

TENTATIVE BRIEFING DATE: 09 June 2022

TENTATIVE DETERMINATION DATE: 23 June 2022