

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-202
DA Number	DA/311/2020/B
LGA	Randwick City Council
Proposed Development	S4.56 Modification Application to amend the design to satisfy the operational demands of the approved development involving changes to the internal floor layouts, floor levels and façade.
Street Address	391 Anzac Parade, Kingsford NSW 2032
Applicant/Owner	Mr Adam Rogic (Scape) - Scape Australia ATF Kingsford Trust/ Perpetual Trustee Company Limited
Date of DA lodgement	19 November 2021
Total number of Submissions	• 2
Number of Unique Objections	• 1
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> • Clause 2 of Schedule 7 of the SRD SEPP: General Development over \$30million. • Clause 2 of Schedule 6 of SEPP Planning Systems 2021: General Development over \$30million.
List of all relevant s4.15(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011. • State Environmental Planning Policy (Affordable Rental Housing 2009) • State Environmental Planning Policy (Planning Systems) 2021. • Randwick Local Environmental Plan 2012. • Randwick Development Control Plan – Section E6 Kensington and Kingsford Town Centres.
List all documents submitted with this report for the Panel's consideration	<p>i.e. any:</p> <ul style="list-style-type: none"> • Architectural Plans <p><u>Floor Plans:</u></p> <ul style="list-style-type: none"> • Cover – DA-00-0000 Rev 12, dated 29/10/21 • Amended Cover DA-11-0000 Rev 13, dated 26/07/22 • Location – DA-00-0100 Rev 8 dated 12/10/21 • Site – DA-00-0200 Rev 4 dated 12/10/21 • Basement – DA-10-0900 Rev 16 dated 5/11/21 • Ground floor – DA-10-1000 Rev 17, dated 29/10/21 • Level 01 – DA-10-1100 Rev 13, dated 29/10/21 • Amended Level 01-DA-10-1100 Rev 14, dated 26/07/22 • Level 02- DA-10-1200 Rev 14, dated 29/10/21 • Amended Level 02- DA-10-1200 Rev 15, dated 26/07/22 • Level 03 – DA-10-1300 Rev 13, dated 29/10/21 • Amended Level 03 – DA-10-1300 Rev 12, dated 26/07/22 • Level 04 -14 - DA-10-1400 Rev 11, dated 29/10/21 Amended Level 04 -14 - DA-10-1400 Rev 12, dated 26/07/22 • Level 15 – DA-10-2500 Rev 2, dated 29/10/21 • Roof – DA-10-2700 Rev 10, dated 12/10/21 <p><u>Elevations and Sections:</u></p> <ul style="list-style-type: none"> • North-east elevation Anzac Parade– DA-20-1000 Rev 11, dated 12/10/21 • Amended Anzac Parade Elevation North-east - DA-20-1000 Rev 12, dated 26/07/22 • Bunnerong Road South-west elevation – DA-20-2000 Rev 11, dated 12/10/21 • Amended Bunnerong Road Elevation South-west– DA-20-2000 Rev 12, dated 26/07/22 • Bunnerong Road Elevation 2 West – DA-20-2001 Rev 2, dated 25/10/21 • South elevation (Shared way) – DA-20-3000 Rev 11, dated 12/10/21 • Amended South elevation (Shared way) – DA-20-3000 Rev 12, dated 26/07/22 • Section A-A – DA-30-1000 Rev 11, dated 12/10/21 • Amended Section A-A – DA-30-1000 Rev 12, dated 26/07/22

	<ul style="list-style-type: none"> Section B-B – DA-30-2000 Rev 10, dated 12/10/21 <p><u>Other diagrams:</u></p> <ul style="list-style-type: none"> Façade Materials – DA-40-0100 Rev 5, dated 12/10/21 Area – GFA new mix option – DA-90-0020 Rev 12, dated 29/10/21 Suneye diagrams – DA-93-0100 Rev 9, dated 15/10/21 Shadow diagrams – DA-93-0300 Rev 9, dated 15/10/21 <p><u>Landscape Plans:</u></p> <ul style="list-style-type: none"> Cover Sheet – LD-S4.55-000 1, dated 28.10.21 Material & planting schedules - LD-S4.55-001 1, dated 28.10.21 Ground plane & public domain - LD-S4.55-100 1, dated 28.10.21 Level 1 Landscape plan - LD-S4.55-110 1, dated 28.10.21 Level 2 Landscape plan - LD-S4.55-120 1, dated 28.10.21 Level 3 Landscape plan - LD-S4.55-130 1, dated 28.10.21 Level 17 Rooftop - LD-S4.55-140 1, dated 28.10.21 Eastern boundary treatment & green wall system - LD-S4.55-300 1, dated 28.10.21 Landscape outline specification & typical details - LD-S4.55-900 1, dated 28.10.21 Landscape compliance <p><u>Other documents:</u></p> <ul style="list-style-type: none"> Appendix 2: Survey Statement of Environmental Effects (SEE) Landscape Compliance Letter Ecologically Sustainable Development report and BASIX Certificate (No. 1112090M_03) Traffic Statement
Clause 4.6 requests	<ul style="list-style-type: none"> N/A
Summary of key submissions	<ul style="list-style-type: none"> Excessive height Excessive number of boarding rooms
Report prepared by	Louis Coorey
Report date	8 September 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?

Not applicable

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

Not applicable

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

Yes