

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-215 - DA/395/2022 – Randwick – 77-103 Anzac Parade Kensington
<b>APPLICANT / OWNER</b>	Applicant – Amber Can, Urbis Owner – Anson Group Investments Pty Ltd & Anson Solutions Pty Ltd
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2 Schedule 6 of the Planning Systems SEPP
<b>KEY SEPP/LEP</b>	SEPP (BASIX) 2004 SEPP (Resilience and Hazards) 2021 SEPP (Industry and Employment) 2021 SEPP No. 65 – Design Quality of Residential Apartment Development SEPP (Transport and Infrastructure) 2021 Randwick LEP 2012
<b>CIV</b>	\$103,984,225.00 (excluding GST)
<b>BRIEFING DATE</b>	6 October 2022

**ATTENDEES**

<b>APPLICANT</b>	Anson Group (Applicant) - Tom Hu, Wilson Pak, Edmand Lee  Urbis (Planning) - Anna Wang – presenter, Amber Can  Argentum Group (Project Management) - Nelson Silva, Andreas Pelosi  BVN (architect) - Peter Titmuss – presenter, Sebastian Tsang
<b>PANEL</b>	Carl Scully, Jan Murrell
<b>COUNCIL OFFICERS</b>	Ferdinando Macri and Scott Cox
<b>CASE MANAGER</b>	Jane Gibbs
<b>PLANNING PANELS SECRETARIAT</b>	Suzie Jattan and Jordan Clarkson

**DA LODGED:** 4 August 2022

**TENTATIVE PANEL BRIEFING DATE:** Exhibition dates: 18 August 2022 to 15 September 2022

**TENTATIVE PANEL DETERMINATION DATE:** Estimated completed assessment report date: 01 December 2022

## **ISSUES LIST**

Public exhibition is yet to occur.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### ***Materials and finishes***

Concern regarding the materials and finishes of the Anzac Parade street frontage in relation to the character of the area, the contrast with the adjoining contributory building and sustainability concerns.

Similar comments raised regarding the finishes and materials on Boronia Street block, including scale. It is noted there are reasonable breaks in this block, more than the Anzac Parade building.

The Panel would like more information from Council's Design Excellence Panel.

### ***Clause 4.6 variations***

The applicant has submitted Clause 4.6 variations for overall height and for exceedance of the floor space ratio for Boronia Street. The clause 4.6 variations have been submitted in relation to the current development controls applied in the Randwick LEP 2012. The Panel understands that a comprehensive LEP amendment is currently being finalised and that the clause 4.6 variation requests will require updating should the amendment be finalised before this development application is determined.

The current height limit is 12m, and the new controls are intended to create a height control of 30m. Nevertheless, the current application exceeds the old and new controls by approximately 4 metres including lift overruns and proposes a building parapet of 31m in height.

The applicant indicated a height variation was necessary due to the topography of the site and that it is flood prone.

It was recognised that the proposed height is already exceeding the new LEP amendments before they come into effect, question was raised as to whether the LEP includes lift overruns. Council confirmed that building height limits are inclusive of life overruns.

Clarification is required about the need for a clause 4.6 variation for floor space ratio if the new development standards are adopted in the updated comprehensive LEP before this DA is determined.

### ***Bulk and scale***

The Panel heard that the Design Excellence Panel has met and raised concern with the bulk and scale, especially the buildings along Anzac Parade as there was no breaks except the site throughlink. The applicant advised they did not attend the Design Excellence Panel meeting. The Planning Panel requested the design excellence panel hear the applicant's position.

The Panel requested renders and information about how the roof top space will be used, and also requested clarification concerning the separation distance between the proposed development and the adjoining contributory building. .

#### *Waste*

The applicant advised that no pneumatic waste system is proposed. The Panel requested justification as to why there is no pneumatic waste system when it is required in Council's DCP, including more information about the waste disposal.

Clarification is also sought concerning management of waste and access for waste vehicles on the site.

#### ***Supermarket design***

The Panel sought clarification about the supermarket design and size. The applicant noted that the supermarket required a higher floor to ceiling height.

#### ***Interface concerns***

The Panel asked council and applicant to work through the interface concerns with neighbouring properties. This includes the interface with the 'contributory' building immediately adjacent to the site, located at 103A Anzac Parade.

#### ***Subterranean units***

The Panel expressed concern about the inclusion of below ground floor units

#### ***Site links***

Site links were discussed, council noted they welcomed these links as they provide a variety in street scape, ensuring equitable access. Council notes the loss of central E-W link to northern boundary and Anzac Parade. Link not provided from Boronia to Duke Street Plaza due to supermarket floorplate and loading area.

Panel has asked the applicant to answer issues identified by council for more information.

#### ***Parking and traffic***

The Panel asked for information on car parking and how much is required in the DCP, and potential traffic impacts. The applicant advised that 245 car spaces have been provided and that increased density was envisaged and has been modelled.

#### ***Solar access and Electric vehicles***

The Panel asked whether solar access requirements in the ADG are met. The Panel also asked why electric vehicle charging stations are not included. Clarification is required about this point, including whether cabling would be installed during the construction phase.

The Panel requested that council and the applicant meet to discuss the issues raised further prior to the next briefing with the Panel, including council facilitating the attendance of the applicant at a meeting of the Design Excellence Panel.

#### **REFERRALS REQUIRED**

Referral responses have been received from Ausgrid, Transport for NSW (road) and Transport for NSW (rail).