

## RECORD OF BRIEFING

SYDNEY EASTERN CITY PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 13 April 2023 – 10.30am
<b>LOCATION</b>	Teleconference

### BRIEFING MATTER(S)

PPSSEC-215 - DA/395/2022 – Randwick – 77-103 Anzac Parade Kensington, Multiple building Shop Top Housing, Integrated development for demolition of all structures on site, construction of new shop top housing development comprising four distinct buildings having 9 storey fronting Anzac Parade and 4 storey fronting Boronia Street with 2 basement levels for 245 parking spaces, ground level retail premises including a supermarket, a total of 197 dwellings including 6 affordable dwellings, communal open spaces, removal of trees, amalgamation of existing lots, associated site and landscape works (variation to height of buildings and floor space ratio standards)(Water NSW approval required).

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully - Chair Amelia Thorpe Alice Spizzo
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

<b>COUNCIL STAFF</b>	Ferdinando Macri
<b>APPLICANT</b>	Anna Wang, Peter Titmuss, Sebastian Tsang
<b>DPE PANEL SECRETARIAT</b>	Lillian Charlesworth and Suzie Jattan

### KEY ISSUES DISCUSSED

- Coles and Woolies have expressed an interest to council in the space, provided the size/configuration is functional. Applicant indicates a larger, 2000sqm supermarket preferred by council is not feasible (versus 1500sqm proposed). Applicant to provide report to council to demonstrate that the site is viable for supermarket majors. Applicant has not amalgamated separate retail tenancies into supermarket floorplate to maximise pedestrian activation.
- November an RFI was issued (response expected to be provided to council by end April) and all referrals have been obtained
- Currently a planning proposal to increase HOB, expected to be gazetted in June 2023
- Public access through site link will be provided as per DCP requirements

### Planning Panels Secretariat

- Clause 4.6 HOB variation (mainly for rooftop features) needs to be clear on extent of non-compliance in metres and percentage terms and figures need to be confirmed by council.
- Design changes have not yet been to Design Review Panel, expected in mid-May with a written response approx. 1 week later
- Subterranean apartments have been removed
- Determination is awaiting HOB planning proposal (endorsed by Council) to be made in June. It's been exhibited, so can be taken into account by Panel prior to gazettal to speed determination. This should be considered within the cl.4.6 application.
- Determination meeting 1 August.

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)