

DATE OF DEFERRAL	5 December 2023
PANEL MEMBERS	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Marea Wilson, Joanne McCafferty
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 22 November 2023.

MATTER DEFERRED

PPSSEC-215 - DA/395/2022 – Randwick – 77-103 Anzac Parade and 59a, 61-63, 69-71 Boronia Street, Kensington – 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). (As described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the information presented at the meetings and observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until January 2024 and not before the provision of a complying BASIX certificate referred to below. The matter was deferred to allow for the provision and assessment of the BASIX certificate when provided.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination:

1. The Panel directed that the Applicant shall provide to the Council assessment staff a complying BASIX certificate and upload all documentation to the Planning Portal by 8 December 2023.
2. The Panel requested that the Applicant and Council assessing staff discuss a suitable condition to be provided requiring the installation of EV wiring to every residential parking space, to future proof the design of the development.
3. Council is requested to provide an addendum assessment report responding to the complying BASIX certificate and any condition amendments, which is to be uploaded to the Planning Portal by 11 January 2024.

If the outstanding information is not provided by 22 December 2023, the Panel may move to determine the DA based on the information then currently at hand.

PANEL MEMBERS



Carl Scully (Chair)



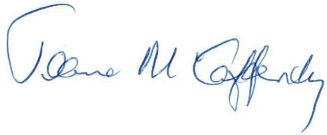
Amelia Thorpe



Alice Spizzo



Marea Wilson



Joanne McCafferty

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-215 - DA/395/2022 – Randwick
2	PROPOSED DEVELOPMENT	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 243 parking spaces, ground level retail premises including a supermarket, a total of 195 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) (Water NSW approval required).
3	STREET ADDRESS	77-103 Anzac Parade and 59A-71 Boronia Street, Kensington
4	APPLICANT OWNER	Anson Group Investments Pty Ltd & Anson Solutions Pty Ltd Anson Group Investments Pty Ltd & Anson Solutions Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Development Control Plan 2013 ○ Randwick Kensington and Kingsford Town Centres DCP 2020 • Planning agreements: Yes • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 21 November 2023 • Clause 4.6 variation requests - Clause 4.3, 4.3A(5) and 6.17 of RLEP 2012 (Building Height) • Written submissions during public exhibition: six (6) • Total number of unique submissions received by way of objection: six (6)

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick-off Briefing: 6 October 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell ○ <u>Council assessment staff</u>: Ferdinando Macri, Scott Cox ○ <u>Applicant representatives</u>: Tom Hu, Wilson Pak, Edmand Lee (Anson Group, Applicant) Anna Wang, Amber Can (Urbis, Planning) Nelson Silva, Andreas Pelosi (Argentum Group, Project Management) Peter Titmuss, Sebastian Tsang (BVN, Architect) ○ <u>Department staff</u>: Jane Gibbs, Suzie Jattan, Jordan Clarkson • Assessment Briefing: 13 April 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Alice Spizzo ○ <u>Council assessment staff</u>: Ferdinando Macri ○ <u>Applicant Representative</u>: Anna Wang, Peter Titmuss, Sebastian Tsang ○ <u>Department Staff</u>: Lillian Charlesworth and Suzie Jattan • Site inspection: 2 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, and Marea Wilson ○ <u>Council assessment staff</u>: Ferdinando Macri and Angela Manahan • Applicant Briefing: 30 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Marea Wilson, Joanne McCafferty ○ <u>Applicant representatives</u>: Tom Hu, Edmand Lee, Anna Wang, Stephen White, Andreas Pelosi, Stephen Fitzpatrick, Sebastian Tsang and Peter Titmuss ○ <u>Council assessment staff</u>: Ferdinando Macri and Angela Manahan ○ <u>Department staff</u>: Louisa Agyare • Final briefing to discuss council's recommendation: 30 November 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Marea Wilson, Joanne McCafferty ○ <u>Council assessment staff</u>: Ferdinando Macri and Angela Manahan ○ <u>Department staff</u>: Louisa Agyare
9	COUNCIL RECOMMENDATION	Approval (Deferred commencement)
10	DRAFT CONDITIONS	Attached to the Council Assessment Report