

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-238 - DA/483/2022 – Randwick, 2, 4, 6 Girawah Place, Matraville
<b>APPLICANT / OWNER</b>	Agy Dassakis/ SPIRECORP PTY. LTD.
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 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 Randwick Local Environmental Plan 2022 Randwick Development Control Plan 2013
<b>CIV</b>	\$37,802,636.00 (excluding GST)
<b>BRIEFING DATE</b>	24 November 2022

### ATTENDEES

<b>APPLICANT</b>	Agy Dassakis, Steve Hawksley, Jeff Mead, Troy Loveday, John Wilkin
<b>PANEL CHAIR</b>	Carl Scully, Jan Murrell
<b>COUNCIL OFFICER</b>	Isobella Lucic, Tony Ristevski
<b>CASE MANAGER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	

- Introduction
  - 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 Planning Panel and therefore future comment will not be limited to the detail contained within.
- Council summary
  - Site context provided, including topography and locality
  - Project overview outlined –
    - 3 buildings between 5-7 storeys in height (ranging from 20.5m to 26.2m)
    - Mixed use development – industrial, warehouse and recreational development
    - total GFA – 10,924m<sup>2</sup>
  - Site has multiple land zonings and proposal is permissible with consent
  - Development history – LEC 2016 approval (4 modifications) for industrial subdivision and a number of other approvals granted over the site
  - Development history
  - Submissions received (2) and issues outlined as –
    - Privacy and amenity
    - Visual impacts
    - bulk and Scale
    - Landscaping
    - Construction Impacts
    - Compatibility with existing and future adjoining developments
    - Traffic conflict
    - Inconsistencies with Planning Controls
  - Referrals outstanding
  - Clarification of future subdivision proposal required to understand lot management, including servicing. Potential for lot consolidation to be considered, noting the existing community title
- Applicant introduction of proposal
  - Site location and surrounding development overview provided
  - Central podium proposed between the buildings, landscaped at ground level for communal plaza utilisation
  - Recreational uses proposed in the RE1 zone part of the site
  - Overview of proposal provided – community and recreational facilities, childcare centre, industrial workspaces, car and bicycle parking and associated services/facilities
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  - Building design included articulated facades
  - Development has been designed with distinct zones and uses as a result of separation distance requirements
  - Proposal includes one application over the 3 lots, with no immediate proposal for subdivision
  - Co-ordination of deliveries and way-finding integrated into the proposal
  - Development to support the adjoining subdivision, creating a community hub

## **PANEL COMMENTS**

- Outstanding internal referral responses
- DRP to review application – applicant to be present at meeting
- Panel briefing required following DRP meeting and receipt of internal referrals

- Setbacks and transitioning on height plane – architectural confronting for the surrounding residential locality
- Landscaping to soften the building at interface with residential development

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Privacy, amenity and visual impacts
- Bulk and Scale
- Landscaping
- Consistency with strategic and statutory planning controls
- Compatibility with existing and future adjoining developments
- Proximity to Port Botany and sensitive proposed uses
- Traffic and Parking
- Waste management
- Flooding
- Unique development site constraints – built form of residential development (north and east), compatibility with Port Botany and surrounding local context
- Potential impacts on the amenity of the adjoining properties (including backyards and public domain) – interface, envelope and positioning

## **REFERRALS REQUIRED**

### Internal

- Outstanding referrals due:
  - Engineering
  - Landscape
  - Traffic
  - Building
  - Design Review Panel
- Waste – comments received – appropriate storage facility required and clarification of future subdivision potential

### External

- Ausgrid – no objections
- Water NSW – RFI issued
- Transport for NSW – no objections
- Sydney Airport Corporation – no objections
- NRAR - outstanding
- NSW Police – no objections

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Public exhibition – 31/10/22 to 10/11/22
- 2 submissions received in objection
- Issues raised:
  - Privacy and amenity
  - Visual impacts
  - Bulk and scale
  - Landscaping
  - Dust, noise and vibration from construction
  - Development incompatible with Port Operations (current and future)

- Additional traffic impacts/conflict
- Inconsistencies with the Child Care Planning Guidelines 2017
- Urban encroachment
- Inconsistent with SEPP (Transport and Infrastructure) 2021 Section 5.1
- Inconsistent with Strategic priorities for the region and the Port

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

**DA LODGED:** 4 October 2022

**TENTATIVE PANEL BRIEFING DATE:** early February 2023

**TENTATIVE PANEL DETERMINATION DATE:** June 2022