

<b>DATE OF DEFERRAL</b>	26 September 2023
<b>DATE OF PANEL MEETING</b>	21 September 2023
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson Joanne McCafferty
<b>APOLOGIES</b>	Alice Spizzo
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 8 September 2023.

#### **MATTER DEFERRED**

PPSSEC-238 - Randwick - DA/483/2022 at 2, 4, 6 Girawah Place, Matraville – Proposed mixed use industrial, warehouse and recreational development across three (3) buildings and basement parking for 167 vehicles (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 material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until 14 November 2023. The matter was deferred to allow for the provision of additional information to address the key issues identified in Council's assessment report and recommended reasons for refusal.






The decision to defer the matter was unanimous.

#### **ACTIONS**

To allow for the progression of the Development Application to determination, the Panel directed that:

1. A Request for Further Information (RFI) shall be provided to the applicant as soon as possible and that shortly thereafter, the applicant, Council staff and their consultant planner, meet to discuss the RFI.
2. The Applicant shall provide the information identified in the RFI and upload all documentation to the Planning Portal by 13 October 2023.
3. Noting the application lodged on 04 October 2022 is likely to be amended, a formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant by 13 October 2023 outlining:
  - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
  - b. updated technical reports relied on in the amended application.
4. To facilitate the resolution of any outstanding issues ahead of the determination date, a briefing between the Panel, applicant, Council staff and their consultant planner will take place on 24 October 2023. Council is requested to provide a briefing report, identifying whether the requested additional information has been received.
5. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 07 November 2023.
6. When the updated assessment report is received the Panel will undertake a final briefing on 14 November 2023 and determine the application by way of electronic determination.

If the outstanding information is not provided by 13 October 2023 the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Carl Scully (Chair)	 Amelia Thorpe
 Glennis James	 Marea Wilson
 Joanne McCafferty	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-238 - Randwick - DA/483/2022
2	PROPOSED DEVELOPMENT	Construction of three buildings ranging in height between 5 and 7 storey containing a mixed use industrial, warehouse and recreational development with 2 basement levels for parking, storage and plant areas (Water NSW & Integrated Development).
3	STREET ADDRESS	Lot 2 DP 261143 2 Girawah Place Matraville, Lot 1 DP 219847 4 Girawah Place, Matraville and Lot 3 DP 271143 6 Girawah Place, Matraville
4	APPLICANT/OWNER	Applicant - Agy Dassakis (Spirecorp) Owner – Spirecorp Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Randwick Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: <ul style="list-style-type: none"> <li>Draft Remediation of Land SEPP</li> <li>Draft SEPP (Environment)</li> <li>Draft Randwick Comprehensive Planning Proposal</li> </ul> </li> <li>Development control plans: <ul style="list-style-type: none"> <li>Randwick Development Control Plan 2013</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 7 September 2023</li> <li>Written submissions during public exhibition: 2</li> <li>Total number of unique submissions received by way of objection: 2</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick Off Briefing: 24 November 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Jan Murrell</li> <li><u>Council assessment staff</u>: Isobella Lucic, Tony Ristevski</li> <li><u>Applicant Representatives</u>: Agy Dassakis, Steve Hawksley, Jeff Mead, Troy Loveday, John Wilkin</li> <li><u>Department staff</u>: Carolyn Hunt</li> </ul> </li> <li>Site inspection: 6 April 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Joanne McCafferty</li> <li><u>Apologies</u>: Amelia Thorpe, Kathy Neilson</li> <li><u>Council assessment staff</u>: Isobella Lucic, Scott Cox</li> <li><u>Applicant Representatives</u>: Jeff Mead, Agy Dassakis, Steve Hawksley, Dom Bennett, Devon, Troy Loveday</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Department staff</u>: Lillian Charlesworth and Suzie Jattan</li> <li>• Applicant Briefing: 21 September 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson, Joanne McCafferty</li> <li>○ <u>Applicant Representatives</u>: Agy Dassakis, Jeff Mead, Steve Hawksley, Toby Raffael, Dominic Bennett, Devon Claremont</li> <li>○ <u>Council assessment staff</u>: Frank Ko</li> <li>○ <u>Council's Consultant Planners</u>: Darren Laybutt, Margaret Roberts</li> <li>○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare and Lisa Ellis</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 21 September 2023 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson, Joanne McCafferty</li> <li>○ <u>Council assessment staff</u>: Frank Ko</li> <li>○ <u>Council's Consultant Planners</u>: Darren Laybutt, Margaret Roberts</li> <li>○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, and Lisa Ellis</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not Applicable