

RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	29 January 2024
DATE OF PANEL MEETING	23 January 2024
PANEL MEMBERS	Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson
APOLOGIES	Alice Spizzo and Joanne McCafferty
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 January 2024.

MATTER DETERMINED

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 and observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until March/April 2024. The matter was deferred to allow for the provision of the General Terms of Approval under Section 91 of the Water Management Act, 2000 and the inclusion in the assessment as it is a legislative requirement that these be obtained prior to determination of the application.

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. The Panel requested that Council obtain from the relevant agency, the General Terms of Approval under Section 91 of the Water Management Act, 2000.
2. Council is requested to provide an addendum assessment report incorporating the above, which is to be uploaded to the Planning Portal within 2 weeks of receipt of the subject General Terms of Approval.
3. When the updated assessment report is received, the Panel will undertake a final briefing with Council in April 2024 and determine the application by way of electronic determination.

PANEL MEMBERS



Carl Scully (Chair)



Amelia Thorpe



Glennis James



Marea Wilson

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 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"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 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: <ul style="list-style-type: none"> Draft Remediation of Land SEPP Draft SEPP (Environment) Draft Randwick Comprehensive Planning Proposal Development control plans: <ul style="list-style-type: none"> Randwick Development Control Plan 2013 Planning agreements: Nil 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: 7 September 2023 Addendum Council Assessment Report: 16 January 2024 Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick Off Briefing: 24 November 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Jan Murrell <u>Council assessment staff</u>: Isobella Lucic, Tony Ristevski <u>Applicant Representatives</u>: Agy Dassakis, Steve Hawkesley, Jeff Mead, Troy Loveday, John Wilkin <u>Department staff</u>: Carolyn Hunt Site inspection: 6 April 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Joanne McCafferty <u>Apologies</u>: Amelia Thorpe, Kathy Neilson

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Isobella Lucic, Scott Cox ○ <u>Applicant Representatives</u>: Jeff Mead, Agy Dassakis, Steve Hawkesley, Dom Bennett, Devon Claremont, Troy Loveday ○ <u>Department staff</u>: Lillian Charlesworth, Suzie Jattan <ul style="list-style-type: none"> • Council Briefing: 21 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson, Joanne McCafferty ○ <u>Council assessment staff</u>: Frank Ko ○ <u>Council's Consultant Planners</u>: Darren Laybutt, Margaret Roberts ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, Lisa Ellis • Applicant Briefing: 21 September 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson, Joanne McCafferty ○ <u>Applicant Representatives</u>: Agy Dassakis, Jeff Mead, Steve Hawkesley, Toby Raffael, Dominic Bennett, Devon Claremont ○ <u>Council assessment staff</u>: Frank Ko ○ <u>Council's Consultant Planners</u>: Darren Laybutt, Margaret Roberts ○ <u>Department staff</u>: Carolyn Hunt, Louisa Agyare, Lisa Ellis • Council Briefing: 23 January 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James ○ <u>Council assessment staff</u>: Angela Manahan ○ <u>Council's Consultant Planner</u>: Darren Laybutt ○ <u>Department staff</u>: Carolyn Hunt, Lisa Ellis • Applicant Briefing: 23 January 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson ○ <u>Applicant Representatives</u>: Agy Dassakis, Jeff Mead, Steve Hawkesley, Toby Raffael, Dominic Bennett, Devon Claremont ○ <u>Council assessment staff</u>: Angela Manahan ○ <u>Council's Consultant Planner</u>: Darren Laybutt ○ <u>Department staff</u>: Carolyn Hunt, Lisa Ellis • Briefing to discuss council's recommendation: 23 January 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Amelia Thorpe, Glennis James, Marea Wilson ○ <u>Council assessment staff</u>: Angela Manahan ○ <u>Council's Consultant Planner</u>: Darren Laybutt ○ <u>Department staff</u>: Carolyn Hunt, Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval (Deferred Commencement)
10	DRAFT CONDITIONS	Not Applicable