

RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	11 August 2023
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Sue Francis, Marea Wilson, and Joanne McCafferty
APOLOGIES	Amelia Thorpe
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 4 August 2023.

MATTER DETERMINED

PPSSEC-243 - DA/477/2022 - Randwick - 277-291 Anzac Parade, Kingsford, Partial demolition of existing structure and construction of a Part 3, Part 18 storey mixed use development over 1 level of basement comprising Retail, Commercial, and 286 Co-Living (Student Accommodation) rooms with associated indoor and outdoor communal space and landscaping (variation to building height). (as described in Schedule 1).

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the matter until the following information is provided by applicant:

- Updated basement and ground floor plans to delete the stacked parking but provide parking for a minimum of one (1) accessible parking space and three (3) commercial spaces
- Reduce the end of trip facilities to one (1) male and one (1) female shower/toilet facilities
- Reduce the bicycle parking to no more than fifty-seven (57) spaces
- Provide for four (4) motorcycle spaces at ground floor
- Rationalise the office/commercial space in the basement by increasing this space on the ground and other levels to achieve the required 1:1 non-residential floor space ratio

The revised car parking and bicycle provisions are based on the particular use of the premises as student accommodation and the nature of the retail uses, their size, location and future use. Further, the location of the proposal in the immediate proximity to well provided public transport are reasons for why compliance with the development control plan is not necessary in this case.

The Panel expects revised information as referred to above be submitted to Council within 2 weeks from the date of this deferral record. The Panel expects supplementary assessment report from Council responding to the material and the matters raised above. Council is requested to provide a supplementary assessment report within 2 weeks of the receipt of revised information, for determination on the 26th September 2023.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Carl Scully (Chair)	 Alice Spizzo
 Sue Francis	 Joanne McCafferty
 Marea Wilson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-243 – Randwick – DA/477/2022
2	PROPOSED DEVELOPMENT	Partial demolition of existing structure and construction of a Part 3 and Part 18 storey mixed use development over 1 level of basement comprising retail, commercial, and 285 Co-Living (Student Accommodation) rooms with associated indoor and outdoor communal space and landscaping (variation to building height).
3	STREET ADDRESS	277-291 Anzac Parade, Kingsford NSW 2032
4	APPLICANT OWNER	Maryam Boroumand - The Trustee for Iglu Property Trust No. 215 Iglu No. 215 Pty Ltd (ACN: 653 910 064) ATF Iglu Property Trust No. 215
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - Randwick Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Part 6 of Randwick Development Control Plan Kensington and Kingsford Town Centres 2020 - 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	- Council Assessment Report: 3 August 2023 - Clause 4.6 variation requests – Height of Buildings (Cl. 4.3 and 6.17 of Randwick Local Environmental Plan, 2012) - Written submissions during public exhibition: 4 - Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 13 April 2023 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo <u>Council assessment staff</u>: Ferdinando Macri <u>Applicant representatives</u>: Maryam Boroumand, Kate Bertlett, Matt Davis, Marinel Dator, Ken Hollyoak, Alex Longley, and Kalyani Bhishikar <u>Department staff</u>: Lillian Charlesworth and Suzie Jattan

		• Site inspection: 10 August 2023 - o <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Sue Francis and Marea Wilson - o <u>Council assessment staff</u>: Ferdinando Macri and Angela Manahan • Applicant Briefing: 10 August 2023 - o <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Sue Francis, Marea Wilson, and Joanne McCafferty - o <u>Council assessment staff</u>: Ferdinando Macri and Angela Manahan - o <u>Applicant representatives</u>: Maryam Boroumand, Tim Manning, Kate Bartlett, Matt Davis, Ken Hollyoak - o <u>Department staff</u>: Carolyn Hunt and Barbara Gilbert • Final briefing to discuss council's recommendation: 10 August 2023 - o <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Sue Francis, Marea Wilson, and Joanne McCafferty - o <u>Council assessment staff</u>: Ferdinando Macri, Angela Manahan - o <u>Department staff</u>: Carolyn Hunt and Barbara Gilbert
9	COUNCIL RECOMMENDATION	Approval (Deferred Commencement)
10	DRAFT CONDITIONS	Attached to the Council Assessment Report