

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 October 2024, 10.15am and 11.15am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-334 – Randwick – DA/487/2024 – 11-27 Jennifer Street, Little Bay – Amending DA to the Stage 1 Concept application to provide 15% affordable housing through increasing the overall development to a four-storey residential flat building, infill the north south through site connection and provide for the addition of a part basement level (Height Variation)

PPSSEC-335 – Randwick – DA/489/2024 – 11-27 Jennifer Street, Little Bay – Amending DA to the Stage 2 application to provided 15 additional dwellings to be used as affordable housing by adding additional storey to the 3 storey parts of the buildings, consolidating two northern buildings into a single building, new rooftop communal areas, amendments to apartment mix and layouts, reconfiguration of the basement and addition of a half basement resulting in addition 32 car spaces and dedicated bicycle parking area (Height Variation)

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair) and Alice Spizzo
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Louis Coorey, Ferdinando Macri, Frank Ko, Meryl Bishop, Angela Manahan
DEPARTMENT STAFF	Tim Mahoney and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Council gave an overview over the proposed developments and site context. The Panel and Council agreed the briefing would cover both PPSSEC-334 and PPSSEC-335.
- Council is assessing the appropriate pathway to calculate the affordable housing gross floor area.
- The panel queried if clause 4.6 applies to the variations proposed. Council advised it’s there understanding that clause 4.6 applies as it’s a variation to a development standard.
- Council advised more than 10 unique submissions by way of objection have been received in response to both applications and would require a public determination meeting.

- The panel queried if there were any services or fire hydrants proposed facing the street. Council advised there are hydrants on the current plans and these are proposed to be covered to limit visual impact on the streetscape.
- Council is awaiting on an ecological referral in relation to increased overshadowing of nearby endangered tree species.
- A tentative date for the public determination meetings was scheduled for 4 December, with assessment reports to be uploaded to the planning portal by 13 November.
- The Panel and Council agreed both matters could be considered at the same public meeting on 4 December.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 4 December 2024

Planning Panels Secretariat

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