

DATE OF DETERMINATION	14 August 2025
DATE OF PANEL DECISION	14 August 2025
DATE OF PANEL BRIEFING	12 August 2025
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Marea Wilson, Danny Said
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 August 2025.

MATTER DETERMINED

PPSSEC-409 - Randwick - DA/414/2020/B - 172, 174, 176, 178 & 180 Anzac Parade and 116R Todman Avenue, Kensington - Modification to approved development to replace approved mechanical stackers with standard car spaces and internal re-configuration (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings briefings listed at item 8 in Schedule 1.

Application for modification of consent

The Panel is satisfied that the application is substantially the same development as the development originally approved and the reasons for the original approval have been taken into consideration for this determination.

The Panel determined to approve the modification application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the modification application for the reasons outlined in the Council Assessment Report.

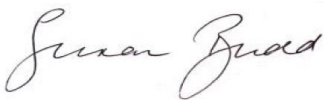
CONDITIONS

The modification application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern related to car parking.

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Carl Scully	 Danny Said
 Alice Spizzo	 Marea Wilson
 Susan Budd	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-409 - Randwick - DA/414/2020/B
2	PROPOSED DEVELOPMENT	Modification to approved development to replace approved mechanical stackers with standard car spaces and internal re-configuration
3	STREET ADDRESS	172, 174, 176, 178 & 180 Anzac Parade and 116R Todman Avenue, Kensington
4	APPLICANT/OWNER	Cameron Gray - Willowtree Planning Pty Ltd Perpetual Trustee Company Limited
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - State Environmental Planning Policy (Affordable Rental Housing) 2009 - Randwick Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council Assessment Report: 5 August 2025 - 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	- Applicant Briefing: 12 August 2025 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Marea Wilson, Danny Said <u>Council assessment staff</u>: Joseph Edmonds, Ferdinando Macri, Angela Manahan <u>Applicant representatives</u>: Cameron Gray, Mitch Ryan, Joel Barnett <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova - Final briefing to discuss Council's recommendation: 12 August 2025 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Marea Wilson, Danny Said <u>Council assessment staff</u>: Joseph Edmonds, Ferdinando Macri, Angela Manahan <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report