

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-42
DA Number	DA/40/2020
LGA	Randwick City Council
Proposed Development	Integrated development for concept plan approval to redevelop the Emanuel School site including increase in students from 785 to 920, Stage 1 works involving retention and re-use of the existing Adler building, alterations and additions including a new second floor level, foot-bridge connection, changes to building facades, landscaping and associated works (State Heritage Item & Heritage Conservation Area).
Street Address	18-20 Stanley Street, Randwick
Applicant/Owner	Owner: Emanuel School Applicant: Emanuel School c/- City Plan
Date of DA lodgement	28 January 2020
Total number of Submissions	• 84
Number of Unique Objections	• 84
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Private Infrastructure and community facilities over \$5million – an Educational Establishment with capital investment value of \$11,597,729.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • Randwick Local Environmental Plan 2012 • Randwick Development Control Plan 2013
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Development Application Assessment Report • Architectural documentation - Plans, Elevations, Sections and 3D images/photomontages • Landscape Plan • Survey Plan • Statement of Environmental Effects • Request for Information – Applicants Response • Heritage Impact Statement and addendum • Traffic Report and additional response
Summary of key submissions	<ul style="list-style-type: none"> • Traffic and parking concerns • Heritage concerns • Bulk and scale, including visual impact and streetscape presentation • Amenity concerns in relation to overshadowing, privacy, visual amenity and view loss • Increase in number of students and associated impacts • Breach of existing development consent in relation to permitted number of students.
Report prepared by	Angela Manahan – Senior Environmental Planning Officer
Report date	14 October 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No