

DATE OF DETERMINATION	4 June 2026
DATE OF PANEL DECISION	3 June 2026
DATE OF PANEL MEETING	2 June 2026
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Marea Wilson
APOLOGIES	Danny Said
DECLARATIONS OF INTEREST	None

Determination meeting held by videoconference on 2 June 2026 – 11:00am to 12.05pm.

Papers circulated electronically on 21 May 2026.

MATTER DETERMINED

PPSSEC-444 – RANDWICK – DA/414/2020/C – 172–180 Anzac Parade and 116R Todman Avenue, Kensington.

Section 4.56 Modification application to amend the Development Consent DA/414/2020 for an approved 18-storey mixed-use development comprising commercial uses and a boarding house. The modification includes:

- amended operational waste management strategies;
- replacement of the car lift with a ramp;
- deletion of the ground floor turntable;
- deletion of the On-Site Detention (OSD) tank; and
- associated internal reconfiguration of the basement and ground floor (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

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

Modification Application

The panel is satisfied that the modification application, as approved, is substantially the same development as the original approval.

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

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the modification application for the reasons set out in the Council Assessment Report (dated 21 May 2026).

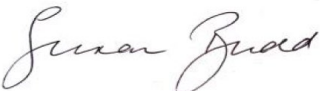
CONDITIONS

The Modification Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- The deletion of Condition 2(g)

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Carl (Patrick) Scully	 Susan Budd
 Alice Spizzo	 Marea Wilson

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-444 – RANDWICK – DA/414/2020/C
2	PROPOSED DEVELOPMENT	Section 4.56 modification to an approved mixed-use development (boarding house and commercial), including: changes to waste management, replacement of car lift with ramp, deletion of turntable and OSD tank, and internal reconfiguration.
3	STREET ADDRESS	172–180 Anzac Parade and 116R Todman Avenue, Kensington
4	APPLICANT/OWNER	Willowtree Planning Pty Ltd/Perpetual Trustee Company Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>Randwick Local Environmental Plan 2012</i> - Draft environmental planning instruments: Nil - Development control plans: <i>Randwick Development Control Plan 2013</i> - 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: 21 May 2026 - Draft Conditions (attached to the Assessment Report) uploaded to the NSW Planning Portal on 21 May 2026 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Determination Meeting to discuss Council’s final recommendation: 2 June 2026 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Marea Wilson <u>Council assessment staff</u>: Ivy Zhang, Ferdinando Macri <u>Applicant representatives</u>: Cameron Gray (Willowtree Planning), Mitch Ryan (Newbridge), Michael Santoro (Newbridge). <u>Department staff</u>: Nicole McNamara, Gail Fletcher
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 21 May 2026