

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 2 November 2020, 9am and 9.20am
LOCATION	Videoconference due to Corona virus precautions

BRIEFING MATTER(S)

PPSSEC-57 - Randwick - DA/288/2020 at 182-190 Anzac Parade & 157 Todman Avenue, Kensington

Proposed Mixed Use Development - Boarding House and Commercial Premises

Integrated development application for demolition of existing structures and construction of a nineteen (19) storey mixed-use development comprising basement / ground / first floor commercial, and a boarding house above to be used as student and key worker accommodation comprising 381 boarding rooms, provision of a public plaza and two through-site links, basement parking, signage, landscaping, earthworks and excavation and associated works (variation to height of buildings of the RLEP 2012 and motorcycle parking of the ARH SEPP).

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell, Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	As this matter involves legal actions in the Land & Environment Court that Randwick City Council is involved in. Councillors Murray Matson and Christie Hamilton both declared a non-pecuniary conflict of interest and did not participate in the Panel for this matter.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Angela Manahan, Frank Ko
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Built for controls under the Draft DCP
- Northern setback
- Frontage to Todman Ave
- Design Excellence Panel raised issues particularly in relation to the public open space
- Commercial space allocation
- FSR and Clause 4.6 requirement
- VPA process required
- Panel accepting of Councils request for delegation on the provision that

- the Panel receive a written summary after Council submit their Statement of Facts and Contentions;
- Council not to enter into any Section 34 agreement without the written approval of the Panel and in seeking that approval Council to explain and justify any departures from what is proposed and that set out in the SOFAC.

SUBMISSIONS

- 34 submissions received; unique issues raised include:
 - Building height and visual impact
 - Privacy – including overlooking to the public school to the far east
 - Overshadowing
 - Parking
 - Density

ASSESSMENT REPORT DATE & TENTATIVE DETERMINATION DATE:

- The Panel noted Councils advice that it would not be proceeding with assessment reports on this matter given that Court proceedings have already commenced.