

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 2 November 2020, 9.50am and 10.20am
LOCATION	Videoconference due to Corona virus precautions

BRIEFING MATTER(S)

PPSSEC-76 - Randwick - DA/414/2020 - 172 - 180 Anzac Parade & 116 Todman Ave, Kensington

Scape Boarding House

Integrated Development Application for demolition of existing structures and construction of a 19-storey mixed-use development comprising basement, ground / first / second floor commercial, a boarding house comprising 179 boarding rooms with a manager's room and communal facilities, provision of ground level courtyard and pedestrian site through-link, earthworks, landscaping, signage, and associated works.

Approval for this application is also required by Water NSW.

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. Councilors 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	Sohail Faridy, Frank Ko
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Pedestrian through link
- Design Excellence Panel comments related to volume control
- Building separation and potential site isolation
- Parking allocation and lift access arrangements
- 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;

- o 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

- 18 submissions received; unique issues raised include:
 - o Height, scale and density
 - o Traffic and parking issues
 - o Transient nature of future residents with no sense of belonging
 - o Surplus of student accommodation in the local area
 - o Overshadowing
 - o No pedestrian link provided
 - o Overdevelopment
 - o Amenity

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.