

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 5 October 2023, 1.30pm and 2.55pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSSEC-281 – Randwick – DA/168/2023 – 215B Anzac Parade, Kensington – Integrated Development - Demolition of existing structures, removal of five trees on-site, excavation and remediation. Construction and use of five buildings for mixed use including student accommodation, UNSW university space, and ancillary retail, new communal and publicly accessible open space, and basement car parking.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty, and Marea Wilson
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Amelia Thorpe

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Louis Coorey, Angela Manahan and David Appleby
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>APPLICANT</b>	Tim Manning Mark Pellan David Sok, Guy Lake, Clare Hall, Timothy Beattie, Clare Swan, Jethro Yuen

**KEY ISSUES DISCUSSED**

**Applicant Briefing – 1.30 – 2.40pm**

- Extensive waiting list for student accommodation, noting that the current facilities are at capacity and students utilising the nearby private market housing stock
- Existing accommodation on campus outlined
- Development to provide part of the solution to increasing housing shortage, proposing 1066 beds in mixed use development
- Continuing growth of university
- Strategic planning controls outlined, which include increased density to support population growth
- Design incorporates boundary setbacks, landscaping, pedestrian pathways and retail areas
- Justification for height variation noted comparison with other approved developments in locality, provision of beds, open space and public precinct areas
- Consideration of concerns raised by NIDA:
  - Location of NIDA building on boundary of site with easement for access
  - Turning area to accommodate a 12.5m vehicle

- Building separation within the proposed development
- Use of rooms in NIDA building
- Increase setback from road to increase NIDA building visibility
- Summary of NIDA consultation over past 2 years
- Cycleway construction along the site frontage not supported by applicant

#### **Panel Comments**

- Acknowledgement of site inspection at NIDA, noting main issue as setback (particularly from lower levels)
- Reconsideration of separation to be undertaken, with consideration of ADG requirements
- Further consultation recommended between the operational managers of both NIDA and the university, with mediator involvement (if required). Council's strategic planning team representative to attend consultation discussion, with Council assessment officer to attend as an observer.
- Parking availability and reliance of NIDA on upgraded car park area for night time performances, but not a formalised arrangement
- Future subdivision proposed to formalise lease and easements arrangements, with site to be retained by the university
- Further consultation with residents on existing lower density residential developments in locality

#### **Council Briefing – 2.40 – 2.55pm**

- Amended plans required in relation to setback and height
- DRP response provided to applicant, with further review following RFI response
- Internal referrals outstanding – to be expediated to provide response to applicant
- Confirmation of Crown development provided

**TENTATIVE BRIEFING DATE SCHEDULED FOR:** 14 March 2024

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 23 April 2024

#### **Planning Panels Secretariat**

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