

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 14 March 2024, 10.00am and 1.13pm
LOCATION	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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Louis Coorey, Kerry Kyriacou, Ferdinando Macri, David Appleby
NIDA REPRESENTATIVES	Nick Read, Liz Hughes (NIDA) Rebecca Rush (Commonwealth Government Office of the Arts)
APPLICANT	Tim Manning, Mark Pellen, David Sok, Guy Lake, Clare Swan, Jethro Yuen, Alex Longley, William Miller, Dane Sinclair and Clare Hall
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis

KEY ISSUES DISCUSSED

Council Briefing – 10.00am – 10.59am

- Site location and surrounding development outlined
- Application history and assessment process to date, noting requests for information (RFI), Panel briefings, workshops, applicant/NIDA/Council meetings, amended plans and submissions
- Amended plans submitted for discussion (noting that the response to the RFI remains outstanding) received on 06/03/24 – request 18m setback, no provisions for semi-trailer access, no privacy measures, construction impacts be addressed prior to DA consent and no provisions for parking
 - Amendments – building A and B height reduced (enlarged footprint), increased GFA, reduction in number of rooms but increased number of two occupancy rooms
 - Ground and Civic Space – larger civic space, redesigned building A podium, easement, increased setback, colonnade for pedestrian access

- Setback and easements – vehicles limited to a maximum length of 8.8m (12.5m buses or HRV and 18.5m semi-trailers restricted)
- Reconfiguration of buildings
- Height – signification variations proposed to LEP and DCP provisions, noting visual bulk and amenity impacts on surrounding sites and areas
- View impacts outlined
- Parking – internal comments to be received on updated traffic report, noting no additional car share parking spaces, bicycle, motorcycle parking and no cycle pathway
- Subdivision along the right of way for lease purposes – not part of application, but identified as prohibited under SEPP (Transport and Infrastructure) 2021 – Clause 3.45(2)
- Privacy – amended material noting perforated screens
- NIDA concerns – construction, easement width, building separation, bulk and scale, parking

NIDA (Submitter) Briefing – 11.00am – 11.56am

- Actions since October Panel briefing
- Workshop held in November 2023 between NIDA representatives, UNSW/applicant representatives and Council – discussion included setbacks, bulk/scale/height, visual privacy, acoustic privacy, pedestrian activity, service/loading/access/drop off, car parking, parking (during construction), noise/vibration/dust (during construction), modifications to NIDA premises, temporary premises, compensation
- Supplementary reports to Randwick Council – setback renderings, light study, construction noise/vibration/dust, traffic
- NIDA recommendations to Randwick Council – 18m setback, relocation of turning bay/increased service easement width, incorporation of permanent internal drop-off zone/pedestrian pathway/easement width, reduction in overall height/bulk/scale, limited operation hours, replacement carparking spaces
- Recent Iglu consultation – March 2024, with proposed amendments
- Summary and recommendations – 18m setback, relocation of turning bay, permanent internal drop-off zone, registered right of way, height/bulk/scale reduction, Construction Management Plan (operating hour limitations), carparking and use of building
- Outline of building ownership and lease arrangements - Commonwealth Office of the Arts and NIDA

Applicant Briefing – 12.08pm – 1.13pm

- Project history to date – meetings, site inspections and amendments
- Draft amendments submitted, not yet finalised package
- Summary feedback from Design Excellence Advisory Panel and Council
- Amendments – increase ground setback, pedestrian access, landscape buffer, boom gate, service access vehicle crossover maintained, glass reflectivity, built form response (massing strategy, shadow comparison, context), view impacts
- NIDA feedback summary – building separation and amenity (visual privacy, cross viewing), relocation of turning bay and increase in service easement width, incorporation of a permanent internal drop-off zone, reduction in overall height/bulk/scale of buildings, limitations in operating hours for excavation and piling hours

Panel Comments

- Height and density excessive – consideration of reduction in height by 5 floors of each building (as currently proposed) and addressing density by considering the separation to buildings on the site
- Parking availability/operation, noting occupant and NIDA requirements, with a request for further consultation with NIDA
- Building separation with NIDA – consideration of an increase to 14m between NIDA and Building B
- Semi-trailer access to be confirmed

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- Legal advice to confirm future subdivision permissibility

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council

Planning Panels Secretariat

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