

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 July 2024, 3.01pm and 4.26pm
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), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Amelia Thorpe

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Louis Coorey, Ferdinando Macri, Frank Ko, Meryl Bishop and Stella Agagiotis
NIDA REPRESENTATIVES	Liz Hughes, Nick Read and Catherine West
APPLICANT REPRESENTATIVES	Clare Hall, Tim Manning and Dane Sinclair
DEPARTMENT STAFF	Carolyn Hunt, Lisa Ellis and Renah Givney

KEY ISSUES DISCUSSED

NIDA Presentation – 3.01 – 3.33pm

- Acknowledgement of amendments made to application since lodgement
- Impacts of development NIDA’s short and long-term viability to provide higher education and VET programs and to generate non-government revenue
 - Expert opinions obtained to support impact from proposed development
- Setback impact
 - Proximity of buildings and vehicle service and patron access (turning areas, site access and egress, pedestrian drop off)
 - NIDA’s amenity, light, privacy and visual impact
- Access to parking for patrons
- Disruption to operations during building work (including parking and access) and potential financial impact

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- Height, bulk and scale of the development, non-compliance with planning controls and adverse impacts on NIDA building
- Noise and operational impacts during construction
- Proposed solutions
 - Setback of buildings of 24m from NIDA (or at a minimum 18m) and removal of Building C (or to setback Building C a minimum of 14m from Anzac Parade, reduce the height of Building C to the podium level of Building B and a setback of 24m from NIDA)
 - Easement of 14m including a pedestrian drop off zone and a turning bay usable by all vehicles
 - Guaranteed access to 211 readily available parking spaces
 - Compensation for disruption
 - Reduction of height, bulk and scale of the buildings

Applicant Presentation – 3.33 – 4.26pm

- Summary of change to application from lodgement
 - Setbacks increased
 - Service laneway increased
 - Building A amended to improve building separation and reduce overshadowing impacts
 - Reduced heights of Buildings A and B
 - Revised heights transition and creation of clear hierarchy
 - Revised massing to reduce visual, overshadowing and view impacts
- Response to NIDA presentation:
 - Traffic
 - Setback from the boundary to ensure front corner of NIDA
 - Application reviewed by University’s Design Excellence Panel prior to lodgement
 - Setback
 - Screening provided to increase privacy into rooms
 - Access
 - Loading bay provided
 - Additional pedestrian walkway provided
 - Articulated vehicle access for heavy vehicles up to 12.5m heavy rigid vehicles
 - Potential driveway widening – TfNSW consultation required
 - Car parking
 - Notation of previous consents in relation to the provision of parking for NIDA
 - Carparking available to all precinct uses, with permit parking during the day on weekdays to manage demand
 - Agreement to restrict student accommodation use of parking
 - Noise and Construction Management Plan
 - Consideration of assessment and potential management with conditions

Panel Comments:

- Consultation between applicant, UNSW and NIDA recommended, with consideration of parking, access and view corridors
- Access arrangements to be finalised
- Bulk, height and scale to be assessed by Council

DETERMINATION DATE SCHEDULED FOR: 06 August 2024

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