

DATE OF DEFERRAL	9 August 2024
DATE OF PANEL MEETING	6 August 2024
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
APOLOGIES	None
DECLARATIONS OF INTEREST	Amelia Thorpe declared a conflict of interest as she is an employee of UNSW. She did not participate in any Panel meetings.

Public meeting held by teleconference on 6 August 2024, opened at 10.33am and closed at 2.17pm. The meeting was adjourned at 11.57am and resumed at 12.16pm to enable participants to take a short break.

MATTER DETERMINED

PPSSEC-281 – Randwick – DA/168/2023 – 215B Anzac Parade, Kensington – Construction and use of five (5) buildings for mixed uses including student accommodation, UNSW university space, retail premises, communal and publicly accessible open space (West Mall), and basement car parking (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter until the following further issues have been canvassed with the applicant:

- The footprint of Building D be reduced to accommodate a turning circle for B99 vehicles as referred to in the Colston Budd Rogers and Caffey's report lodged on behalf of NIDA (dated 31 July 2024).
- The footprint of Building C be reduced to ensure that the setback of both Building B and C is the same 10 metres (with an additional 3m wide colonnade at ground level) from its boundary with NIDA along the whole length of the northern elevation. Noted that a consistent colonnade or something similar to be constructed on both buildings.
- Discussions between Council and the applicant occur around a workable drop off zone in the event the turning circle is provided for B99 vehicles.

The Panel noted that if it determines to approve the application subject to the satisfactory conclusion of the above issues that the draft conditions would need to be amended to provide as follows:

- Contributions to only be 1% of CIV (S. 7.12)
- Car parking – delete irrelevant condition for carparking management draft Condition 17. No resident parking on site – draft Condition 159 to be retained
- General Community consultative committee meeting – meeting every 4 weeks in person to be incorporated
- Information posted regularly on website / stakeholder electronic forum to be implemented.
- Iglu delegate (name and contact number) to be made available
- One sign only permitted on the top of Building A, with no signs on Building B as per current draft


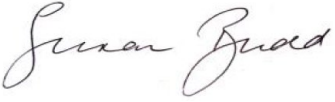

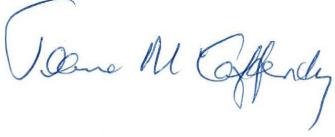

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Panel and Council officers will meet in the near future with the Applicant and Iglu to discuss the above matters.

If the outstanding information is not provided within 6 weeks the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Carl Scully (Chair)	 Susan Budd
 Alice Spizzo	 Joanne McCafferty
 Marea Wilson	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-281 – Randwick – DA/168/2023
2	PROPOSED DEVELOPMENT	Construction and use of five (5) buildings for mixed uses including student accommodation, UNSW university space, retail premises, communal and publicly accessible open space (West Mall), and basement car parking
3	STREET ADDRESS	215B Anzac Parade, Kensington
4	APPLICANT/OWNER	University of New South Wales (UNSW) - Clare Hall University of New South Wales (UNSW)
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Development Control Plan 2013 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 30 July 2024 • Clause 4.6 variation - Cl. 4.3 (Height of Buildings) • Written submissions during public exhibition: 584 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Bill Peirson, Lauren Sideris, Gerard Hill, Liz Hughes, Catherine West, Philipa Veitch, Travis Cardona, Sigrid Thornton, Wendy Gray, Rachel Palazzi, Dr Benjamin Schostakowski, Nick Day, Kylie Harris, Kristen Hunter ○ Council assessment officer – Louis Coorey, Frank Ko, Meryl Bishop, Ferdinando Macri ○ On behalf of the applicant – Tim Beattie, Guy Lake, Tim Manning, Michael Oliver • Total number of unique submissions received by way of objection: 449
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 5 October 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson

- Council assessment staff: Louis Coorey, Angela Manahan and David Appleby
- Applicant representatives: Tim Manning, Mark Pellan, David Sok, Guy Lake, Clare Hall, Timothy Beattie, Clare Swan, Jethro Yuen
- Department staff: Carolyn Hunt and Lisa Ellis
- Briefing: 14 March 2024
 - Panel members: Carl Scully (Chair), Susan Budd, Joanne McCafferty and Marea Wilson
 - Council assessment staff: Louis Coorey, Kerry Kyriacou, Ferdinando Macri and David Appleby
 - Applicant representatives: Tim Manning, Mark Pellan, David Sok, Guy Lake, Clare Swan, Jethro Yuen, Alex Longley, William Miller, Dane Sinclair and Clare Hall
 - NIDA representatives: Liz Hughes, Rebecca Rush
 - Department staff: Carolyn Hunt and Lisa Ellis
- Briefing: 09 April 2024
 - Panel members: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
 - Council assessment staff: Louis Coorey, Kerry Kyriacou and Frank Ko
 - Applicant representatives: Tim Manning and Tim Beattie
 - Department staff: Carolyn Hunt and Lisa Ellis
- Briefing: 18 June 2024
 - Panel members: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
 - Council assessment staff: Louis Coorey, Frank Ko, Ferdinando Macri and Meryl Bishop
 - Applicant representatives: Tim Manning, Tim Beattie, Clare Hall and Dane Sinclair
 - Department staff: Carolyn Hunt and Lisa Ellis
- Briefing: 17 July 2024
 - Panel members: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
 - Council assessment staff: Louis Coorey, Frank Ko, Ferdinando Macri, Meryl Bishop and Stella Agagiotis
 - Applicant representatives: Clare Hall, Tim Manning, Dane Sinclair
 - NIDA representatives: Liz Hughes, Nick Read and Catherine West
 - Department staff: Carolyn Hunt, Lisa Ellis and Renah Givney
- Site inspection: 21 September 2023
 - Panel members: Carl Scully (Chair) and Marea Wilson
 - Council assessment staff: Louis Coorey
 - Applicant representatives: Tim Beattie, Tim Manning and Guy Lake
- Site inspection – 215 Anzac Parade, Kensington: 5 October 2023
 - Panel members: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson
 - Council assessment staff: Louis Coorey and Angela Manahan
 - NIDA representatives: Nick Read, Liz Hughes, Dan Brindle, Steve Kennedy and Danashree Chavan

		<ul style="list-style-type: none"> • Final briefing to discuss Council’s recommendation: 06 August 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joanne McCafferty and Marea Wilson ○ <u>Council assessment staff</u>: Louis Coorey, Frank Ko, Meryl Bishop and Ferdinando Macri ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Provided with the Council Assessment Report