

## Anson Tong

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**From:** Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>  
**Sent:** Wednesday, 14 January 2026 2:58 PM  
**To:** Anson Tong  
**Cc:** David Appleby  
**Subject:** RE: Homes NS Fitzgerald Ave :Modification 1 - Design development and building compliance(SSD-71454960-Mod-1)- Reminder of Due Date for Response to Planner

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Anson

Following our review of the design modifications yesterday we confirm that the changes to setbacks, building heights and planter boxes are generally minor and we raise no issues.

We provide responses to the following matters:

### **Deep Soil**

Council requests consideration of increasing deep soil zones where possible, to support tree planting, provide shade and enhance microclimatic cooling. While the proposed 10.5% of site area is compliant, it is considered insufficient to achieve long term environmental sustainability benefits for the site. The comment in Section 6.9 *Apartment Design Guide Compliance* should be clarified in reference to the deep soil provision across the entire site.

### **External Materials**

Whilst we raise no issue with the selection of external materials in lighter sandy tones, as mentioned in our original submission there is no variation in materiality in any of the four buildings facing Fitzgerald Ave. To reduce the repetition along this interface, there is a need for greater design variation through materiality, setbacks or articulation or a combination of all three. It is recommended that a suitable condition be imposed that an alternative brick colour, material selection or other design change be adopted for buildings 1B or 1C to reduce the apparent repetition.

### **Tenant selection**

Council raised the matter of tenant selection in its original submission on the proposal. While outside the scope of the SSD approval, it is submitted that as part of future planning, an agreement be made between Homes NSW and the managing CHP to reserve a portion of the social and/or affordable portfolio specifically for Domestic and Family Violence survivors. This being an area of high priority for Council, and one where Council currently has limited dwelling stock of its own.

### **Tree species**

We note the relocation of the substation to be closer to building 1A and the need for removal of T42. A replacement tree is proposed as outlined in the modification application.

Please ensure the applicant is advised that Tuckeroo's are no longer to be planted in the Maroubra/Malabar/Matraville areas. This species has become problematic given prolific self-seeding, which has seen them invade sensitive areas such as the Malabar headland, National Park. This species has been removed from the most recent revision of our Street Tree Masterplan for this reason.

Therefore, please ensure that this species is substituted with an alternative native coastal tree.

Happy to assist with any further matters. Could you please assist to close off the portal request.

Regards

Stella

**Stella Agagiotis**  
**Manager, Strategic Planning**  
**Randwick City Council**  
02 9093 6954



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**From:** Anson Tong <anson.tong@dpie.nsw.gov.au>  
**Sent:** Tuesday, 13 January 2026 3:46 PM  
**To:** Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>  
**Subject:** RE: Modification 1 - Design development and building compliance(SSD-71454960-Mod-1)- Reminder of Due Date for Response to Planner

Hi Stella,

I hope you had a good break. Could you please provide us with an indicative timeframe for any comments you'd like to share on Maroubra Mod 1 (SSD-71454960-Mod-1). I understand the challenges of providing comments over the new year period and I'm happy to provide additional time if needed.

Let me know if you have any questions.

Thanks,  
Anson

**Anson Tong**  
**Student Para Planner**  
**Key Sites Assessment**

Planning and Assessment | Department of Planning, Housing and Infrastructure  
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*My working days are Tuesday, Wednesday and Thursday.*

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**From:** no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>  
**Sent:** Monday, 12 January 2026 1:13 AM  
**To:** Bronwyn Englaro <bronwyn.englaro@randwick.nsw.gov.au>; Stella.agagiotis@randwick.nsw.gov.au; david.ongkili@randwick.nsw.gov.au; Andrea Halcro <andrea.halcro@randwick.nsw.gov.au>; Frank Ko <Frank.ko@randwick.nsw.gov.au>  
**Cc:** Anson Tong <anson.tong@dpie.nsw.gov.au>

**Subject:** Modification 1 - Design development and building compliance(SSD-71454960-Mod-1)- Reminder of Due Date for Response to Planner

The Department is contacting you to remind you that the stage forecast date for the Response to Planner is currently 12/01/2026.

If you feel this task cannot be completed by this date please request an extension or revise the stage forecast date by signing in to your profile.

If you have any enquiries, please contact Anson Tong at [anson.tong@dpie.nsw.gov.au](mailto:anson.tong@dpie.nsw.gov.au).

To sign in to your account click [here](#) or visit the Major Projects Website.  
Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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