

Extract From Randwick Local Planning Panel Minutes – 8 November 2018

Miscellaneous Reports

**M4/18 Miscellaneous Report - Planning Proposal: 819-829 Anzac Parade,
Maroubra (RZ/2/2017)**

REASONS:

The Panel has visited the site and reviewed the strategic planner's report.

For the reasons outlined in the report, the Panel agrees with the recommendation that the planning proposal should not be forwarded to the Greater Sydney Commission for a Gateway determination.

RESOLUTION:

That the RLPP advises Council that the Planning Proposal should not be forwarded to the Greater Sydney Commission under *Section 3.34 of the Environmental Planning and Assessment Act 1979* for the following reasons:

1. The proposal provides insufficient justification on heritage conservation grounds to support the heritage delisting and subsequent demolition of Corio House. Comprehensive research and investigations undertaken over the past 12 months have provided a strong evidence base to support the retention of the property as a local heritage item.
2. The proposal does not meet the strategic merit test as it is inconsistent with the state and local strategic planning framework directions with regards to heritage conservation.
3. The costs to the community associated with the loss of an item of local heritage significance have not been adequately considered or addressed.
4. Approval of the Planning Proposal would create a precedent for other heritage items across the LGA.
5. A spot rezoning is not the best, most efficient or effective means of achieving a review of the planning controls applicable to the site. Council has commenced initial background work into a comprehensive Housing Strategy for the LGA and increased housing capacity, locations and densities are better identified and managed through this strategic planning process.
6. The indicated design concept would create a poor urban design outcome for Anzac Parade through increased building bulk and scale, overbearing of the adjoining heritage item at 817 Anzac Parade and potential amenity impacts to neighboring residential properties.
7. The planning proposal would result in a mix of uses that would be inconsistent with the Zone SP2 objectives.

CARRIED UNANIMOUSLY.