



**MINUTES OF RANDWICK LOCAL PLANNING PANEL MEETING
HELD ON THURSDAY, 12 MARCH 2020 AT 1:00PM**

Present:

Chairperson: Lindsay Fletcher
Expert Members: Kara Krason; Oliver Klein
Community Representative: Mio Margarit Chow

Council Officers present:

Manager Development Assessment Mr F Ko
Personal Assistant to Manager Development Assessment Ms A Halcro

Declarations of Pecuniary and Non-Pecuniary Interests

No Conflict of Interest were declared.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matters:

D8/20 79-81 COWPER STREET, RANDWICK (DA/686/2018)
Applicant Ms Celia Carroll (architect on behalf of the Applicant)

D9/20 74 DUDLEY STREET, COOGEE (DA/299/2019)
Councillor Cr Kathy Neilson
Objector Mr John Maloney
Objector Mr Mark Swain (representing objector for 76 Dudley)
Applicant Ms Margaret Roberts (town planner on behalf of the Applicant)

After the above speakers had addressed the panel, the public meeting was closed at 1.28pm. The Panel then moved to the Coogee Room to deliberate and vote on each matter. Panel deliberations and voting concluded at 3.16 PM.

Urgent Business

Nil.

Development Application Reports

D8/20 Development Application Report - 79-81 Cowper Street, Randwick (DA/686/2018)

RESOLUTION:

That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/686/2018 for demolition of garden structures, construction of multi-dwelling development comprising of 3 dwellings being 2 new 3 storey dwellings adjacent to existing dwelling resulting in 3 dwellings in total, basement car parking for 5 vehicles, swimming pool to rear, landscaping and associated works at Nos. 79-81 Cowper Street, Randwick, subject to the development consent conditions attached to this report with the following exceptions:

- Deletion of Condition 2.b).
- Insertion of a new Condition 2.g) as follows:
The entry door to proposed Unit 3 is to be redesigned to ensure pedestrian access does not necessitate walking immediately past the bedroom window of Unit 2, to the satisfaction of the Council's Manager Development Assessment.

REASON:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the reasons given in the assessment report.

CARRIED UNANIMOUSLY.

D9/20 Development Application Report - 74 Dudley Street, Coogee (DA/299/2019)

RESOLUTION:

That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/299/2019 for demolition of existing structures and construction of a part 2 and part 3 storey dwelling with rooftop terrace, semi-basement garage, swimming pool, landscaping & associated site works at No. 74 Dudley Street, Coogee, subject to the development consent conditions attached to this report with the following amendments:

Amend Condition 2 as follows:

- a. The first floor level northern balcony shall be reduced in depth on the eastern side in alignment with the western side, being setback a minimum of 6m from the front northern boundary. The balcony roof shall also be reduced in alignment with the eastern side of the balcony, as amended.
- b. The privacy screen/solid wall along the western side of the first floor level northern balcony shall be deleted and replaced with balustrade having same height and design as the adjacent balustrade.
- c. The privacy screen on the eastern edge of the central courtyard at first floor level shall be reduced to 1.6m, measured above the finished floor level. In addition, the parapet structures above the privacy screen shall be deleted. The privacy screen is to have fixed louvre openings a minimum of 25% of the screen, with individual openings not more than 30mm wide.
- d. The finished floor level of the north terrace at ground floor level, including the surrounding planter boxes/parapet wall above the garage shall be lowered by a minimum of 400mm. Steps shall be provided from the ground floor level of the dwelling down to the terrace area. The garage ceiling immediately below the terrace is to be lowered in accordance with the amendments to the terrace level.

- e. Any planting within the planter boxes on the north terrace at ground floor level shall be limited to a maximum height of 1m. Planting species should be provided within the Landscape Plan which demonstrates compliance with the above.
- f. The external vertical louvres adjacent to the internal staircase on the western elevation are to be fixed and constructed with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings.
- g. Privacy screens are to be provided along the full length of the eastern and western edge of the outdoor southern terrace on the first floor level. The screens are to be a height of 1.6m above the finished floor level of the terrace.

Privacy screen/s must be constructed with either:
 - a) Translucent or obscured glazing;
 - b) Fixed lattice/slats with individual openings not more than 30mm wide;
 - c) Fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings.
- h. The proposed "feature stone" cladding to the garage level should be of rough finished sandstone, relating to the large block sizes of early garages and retaining walls of the existing dwelling on the site and at Nos. 68 and 70 Dudley Street, and the more recent garages at Nos. 66 and 76 Dudley Street. Where practicable, the existing sandstone on site to be reused for this purpose.
- i. The ground level AC units proposed adjacent to ensuites 2 and 3 to be relocated to the external wall to bedroom 3.

These amended drawings are to be submitted to and approved by Council's Manager Development Assessment prior to a construction certificate being issued for the development.

Amend Condition 3 as follows:

Prior to the issue of a Construction Certificate, or the commencement of any works on site, an updated Geotechnical Report and detailed plans, including demolition plans, are to be submitted to and approved by the Council's Manager Development Assessment which provide details regarding the proposed demolition of the existing structures and construction works. The Report and plans should demonstrate protection and retention of existing structures on adjoining land and provide detailed information on how the adjoining land will be managed, protected and supported as result of the proposed demolition and construction of the development. No new structures or demolitions are permitted to encroach onto adjoining land unless agreed upon between the parties.

REASON:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the following reasons:

- Subject to the recommendations contained within the report, the proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the R3 zone in that the proposed activity and built form will provide for the housing needs of the community, will not be inconsistent with the existing streetscape and will not result in any unreasonable amenity impacts upon surrounding residents.

- The scale and design of the proposal is considered to be suitable for the location and is compatible with the desired future character of the locality.
- The Panel acknowledges that the proposal will result in severe impacts to the views from some adjoining apartments to the west. However, the Panel agrees with the assessment of those impacts contained in the assessment report having regard to the view sharing planning principle and Council's DCP. The Panel considers that given the R3 zoning, height and FSR development standards the proposed development achieves a balanced, restrained and reasonable outcome.
- Non-standard conditions have been imposed which require amendments to the proposal with regard to front setback, visual privacy, view loss and protection of neighbouring properties to ensure consistency in the streetscape and that the proposed development will not result in any unacceptable impacts upon the adjoining properties.

CARRIED UNANIMOUSLY.

**D10/20 Development Application Report - 23 Gilderthorpe Avenue, Randwick
(DA/769/2016/G) (DA/769/2016/G)**

Application Withdrawn on 11/3/2020

**D11/20 Development Application Report - 216 Fitzgerald Avenue, Maroubra
(DA/860/2016/A)**

RESOLUTION:

That the RLPP, as the consent authority, approve the application made under Section 4.55 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. 860/2016/A for amendments to the floorplan layouts to accommodate a lift, basement store room, guest bedroom, balcony and ensuite, kitchen and laundry facilities, modified roof plan with skylights and relocated pedestrian entry with associated landscaping, at No. 216 Fitzgerald Avenue, Randwick, in the following manner:

- **Amend Condition 1 to read:**
1. The development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp:

<i>Plan</i>	<i>Drawn by</i>	<i>Dated</i>	<i>Received by Council</i>
Site Analysis Plan	Urban Future	25.11.16	25.11.16
Demolition Plan	Urban Future	25.11.16	25.11.16
Existing and Proposed Street Elevation	Urban Future	25.11.16	25.11.16
Proposed Basement Plan	Urban Future	25.11.16	25.11.16
Proposed Ground Floor Plan	Urban Future	25.11.16	25.11.16
Proposed First Floor Plan	Urban Future	25.11.16	25.11.16
Proposed Roof Plan	Urban Future	25.11.16	25.11.16
Proposed South Elevation	Urban Future	25.11.16	25.11.16
Proposed North Elevation	Urban Future	25.11.16	25.11.16
Proposed West Elevation	Urban Future	25.11.16	25.11.16
Proposed East Elevation	Urban Future	25.11.16	25.11.16
Proposed Section A-A	Urban Future	25.11.16	25.11.16
External Finishes Schedule and Materials Sample Board	Urban Future	25.11.16	25.11.16
Proposed Landscape Plan	Urban Future	25.11.16	25.11.16
Stormwater and Sediment Control Plan	Urban Future	25.11.16	25.11.16
Waste Management Plan	Urban Future	25.11.16	25.11.16

<i>BASIX Certificate No.</i>	<i>Dated</i>	<i>Received by Council</i>
779782M	25.11.16	25.11.16

EXCEPT where amended by:

- **Council in red on the approved plans; and/or**
- **Other conditions of this consent; and/or**
- **the following Section 4.55 plans and supporting documents only in so far as they relate to the modifications highlighted on the Section 4.55 plans and detailed in the Section 4.55 application:**

<i>Plan</i>	<i>Drawn by</i>	<i>Dated</i>	<i>Received by Council</i>
Proposed Basement Plan Issue A	NDRSN	16.12.19	17.12.19
Proposed Ground Floor Plan Issue A	NDRSN	16.12.19	17.12.19
Proposed First Floor Plan Issue A	NDRSN	16.12.19	17.12.19
Proposed Roof Level Plan Issue A	NDRSN	16.12.19	17.12.19
Proposed South Elevation Issue A (Fitzgerald Avenue)	NDRSN	16.12.19	17.12.19
Proposed North Elevation Issue A	NDRSN	16.12.19	17.12.19
Proposed West Elevation Issue A	NDRSN	16.12.19	17.12.19
Proposed East Elevation Issue A	NDRSN	16.12.19	17.12.19
Proposed Section A-A Issue A	NDRSN	16.12.19	17.12.19
External Finishes and Materials Schedule	NDRSN	16.12.19	17.12.19

<i>BASIX Certificate No.</i>	<i>Dated</i>	<i>Received by Council</i>
1066294M	12.12.19	17.12.19

REASON:

The Panel has reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the reasons given in the assessment report.

CARRIED UNANIMOUSLY.

D12/20 Development Application Report - 18 Kurrawa Avenue, Coogee (DA/644/2019)

RESOLUTION:

- That the RLPP is satisfied that the matters detailed in clause 4.6(4) of Randwick Local Environmental Plan 2012 have been adequately addressed and that consent may be granted to the development application, which contravenes the height of buildings development standard in Clause 4.3 and the floor space ratio development standard in Clause 4.4 of Randwick Local Environmental Plan 2012. The concurrence of the Secretary of Planning, Industry and Environment has been assumed.
- That the RLPP grant consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/644/2019 for alterations and additions to existing residential flat building including balconies and courtyards (variation to Floor Space Ratio and Height).at No. 18 Kurrawa Avenue, Coogee, subject to the development consent conditions attached to this report and the following additional condition:

Add Condition 2. b) to read as follows:

2. b) The ground floor level store room, former stairs area, and new area below the proposed first floor balconies, is to be reconfigured to provide an enclosed waste bin storage area unless another suitable arrangement for relocation of the existing waste bins is achieved to the satisfaction of Council's Manager Development Assessment.

REASON:

The Panel has visited the site and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the reasons given in the assessment report. Additionally, in order to ensure reasonable amenity is afforded to the outdoor living area of Unit 2, the Panel has added an additional condition that requires the relocation of the existing waste bins to address the current unsatisfactory arrangement.

CARRIED UNANIMOUSLY.**D13/20 Development Application Report - 67 Fern Street, Clovelly (DA/614/2019)****RESOLUTION:**

That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 614/2019 for ground and floor alterations and additions to the existing dwelling including the construction of a swimming pool in the rear yard, landscaping and the legitimisation of the use of the secondary dwelling within the rear yard of the property at No. 67 Fern Street Randwick subject to the development consent conditions attached to the assessment report with following modifications:

Amend Condition 9 to read as follows:

9. The rendered moulding above the front ground floor and first floor windows and the rendered string courses at ground and first floor levels are to match those of No. 65 Fern Street. Amended drawings are to be submitted to and approved by Council's Manager Development Assessment, prior to a construction certificate being issued for the development.

Amend Condition 10 to read as follows:

10. The proposed first floor ensuite bathroom including shower is to be set back from the front façade of the building and is to be inserted into the proposed master bedroom in a way which retains the original plaster ceiling and cornices in this space. As a consequence, there is to be no glazing on the front façade, which is to be reinstated as an open balcony. In lieu of the proposed ensuite bathroom window, a metal balustrade is to be provided that is consistent with Condition 12. Amended drawings are to be submitted to and approved by Council's Manager Development Assessment prior to a construction certificate being issued for the development.

Delete Condition 11 and Advisory Note A12.**REASON:**

The Panel has visited the site, considered the submissions and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel supports the application for the reasons given in the assessment report.

- The proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013

- The proposal is consistent with the specific objectives of the R2 zone in that development will continue to provide for the housing needs of the community within a low residential environment.
- The scale and design of the proposal is considered to be suitable for the location and is compatible with the desired future character of the locality.

CARRIED UNANIMOUSLY.

Miscellaneous Reports

Nil.

The meeting closed at 3.16pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Lindsay Fletcher (Chairperson)	Kara Krason
Oliver Klein	Mio Margarit Chow