



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING
HELD ON THURSDAY, 10 MARCH 2022 AT 1PM**

Present:

Chairperson: Geraldine Hoeben

Expert Members: Jason Perica
Helen Lochhead

Community Representatives: Mio Margarit Chow

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr S Cox
Executive Planner	Ms A Manahan

Declarations of Pecuniary and Non-Pecuniary Interests

Nil.

The Panel deliberated and voted on each matter via an electronic meeting.

The resolutions, reasons and voting outcomes for each item on the agenda are detailed below:

Development Application Reports

**D5/22 Development Application Report - 1/156 Coogee Bay Road Coogee
(DA/363/2021)**

RESOLUTION:

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/363/2021 for alterations and additions to existing dwelling house, including the construction of a new deck and stair at rear, and internal alterations to accommodate new living areas, access to these and associated works, and hardstand car space, at No. 156 Coogee Bay Road, Coogee subject to the development consent conditions attached to the assessment report, as amended as follows:

1) Delete Conditions 2. a, 2. c, 10, 11, 14, 46 and 56.

2) Add a new condition to read:

2. e. No approval is granted for the front car space and removal of the existing Cabbage Palm on Coogee Bay Road footpath. The front car space including associated works to the front fence and existing dwelling house shall be deleted from the plans.

REASON:

The Panel has visited or is familiar with the site, considered the submission (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, except the reasons relating to the front car space, removal of the street tree and associated works to the public domain.

The existing building is a good example of a contributory interwar building. The proposal to delete a street tree and on-street car-space would significantly compromise the building elevation, and would result in a notable loss to the streetscape, public domain, and building fabric.

CARRIED UNANIMOUSLY.**D6/22 Development Application Report - 159 Boyce Road Maroubra (DA/230/2021)****RESOLUTION:**

- A. 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 minimum subdivision lot size development standard in Clause 4.1 of Randwick Local Environmental Plan 2012. The concurrence of the Secretary of Planning, Industry and Environment may be assumed.
- B. 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/230/2021 for demolition of existing structures and construction of two storey dwelling houses (one with basement level), subdivision to create two torrens title allotments, addition of two swimming pools, landscaping and associated works, at No. 159 Boyce Road, Maroubra, subject to the development consent conditions attached to the assessment report, as amended as follows:
- 1) Delete conditions 11, 12, 17 & 53.
 - 2) Amend Condition 2a to state:
 2. a. No approval is granted for the works to the public domain on Boyce Road, proposed driveway or the basement level including the garage and associated entry and internal stairs (Lower Ground Floor level may remain).
 - 3) Amend Condition 9 to read:

Design Alignment levels

9. The design alignment level (the finished level of concrete, paving or the like) at the property boundary for driveways, access ramps and pathways or the like, shall be as follows:

Green Street Frontage – Driveway Entrance – 75mm above the top of the Roll Top Kerb at all points along the site frontage, opposite the roll top kerb.

The design alignment levels at the property boundary as issued by Council must be indicated on the building plans for the construction certificate. The design alignment level at the street boundary, as issued by the Council, must be strictly adhered to.

Any request to vary the design alignment level/s must be forwarded to and approved in writing by Council's Development Engineers and may require a formal amendment to the development consent via a Section 4.55 application.

- 4) Amend Condition 51 to read:

Council's Infrastructure & Vehicular Crossings

51. Prior to the issuing of an occupation certificate the applicant must meet the full cost for a Council approved contractor to:
- a) Construct a concrete vehicular crossing opposite the vehicular entrance to the site in **Green Street**, to Council's specifications and requirements.

REASON:

The Panel has visited or is familiar with the site, considered the submission (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, with the exception of the proposed works to Boyce Road and the proposed garage.

The Panel was not supportive of the extensive works proposed to Boyce Road, including removal of the sandstone wall, landscaped embankment and footpath changes. This will have an adverse impact on the visual and landscape setting of Boyce Road, and public amenity and access. While there are two adjoining access driveways and garages cut through the embankment that exist, these have had a detrimental impact upon the streetscape.

The proposed works are inconsistent with the objectives of Section 6 of Part C1 of RDCP 2013.

The public interest of maintaining Boyce Road outweighs the benefit to the Applicant of the proposed parking.

CARRIED UNANIMOUSLY.

D7/22 Development Application Report - 59 Beach Street Coogee (DA/637/2019/B)

RESOLUTION:

That the RLPP, as the consent authority, approve the application made under Section 4.55(2) of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. DA/637/2019/A for modification to the approved development by deleting Condition 2a & 2b, reduction of skylights, minor revision/relocation of windows, external stair revision, widen garage door, add louvre roof to balcony and repair/rebuild retention wall, at No. 59 Beach Street, Coogee NSW 2034, in the following manner:

- A) Amend Conditions 1 and 2. a. to read:**

Approved Plans & Supporting Documentation

- 1) The development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:

Plan	Drawn by	Dated
DA01 Rev C	Edifice design	27.10.20
DA02 Rev C	architects	27.10.20
DA04 Rev C		27.10.20
DA05 Rev C		27.10.20
DA06 Rev C		27.10.20
DA07 Rev C		27.10.20
DA08 Rev C		27.10.20
DA09 Rev C		27.10.20
DA10 Rev C		27.10.20

DA11 Rev C		27.10.20
DA16 Rev C		27.10.20
DA00 Rev C		27.10.20

BASIX Certificate No.	Dated
A364438	22 November 2019

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:

Plan	Drawn by	Dated
DA04 Rev D	Edifice design architects	8 June 2021
DA05 Rev D		8 June 2021
DA06 Rev D		8 June 2021
DA08 Rev D		8 June 2021
DA09 Rev D		8 June 2021
DA10 Rev D		8 June 2021
DA11 Rev D		8 June 2021

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:

Plan	Drawn by	Dated	Received by Council
DA02 Rev E	Edifice design architects	06 August 2021	11 August 2021
DA04 Rev E			
DA05 Rev E			
DA06 Rev E			
DA07 Rev E			
DA08 Rev E			
DA09 Rev E			
DA10 Rev E			
DA11 Rev E			

BASIX Certificate No.	Dated	Received by Council
A364438_03	15 February 2022	15 February 2022

Amendment of Plans & Documentation

2. The approved plans and documents must be amended, where necessary, in accordance with the following requirements:
 - a. A privacy screen having a minimum height of 1.6m (measured above the deck or balcony floor level) of the following areas:
 - Full length of the northern side ground level balcony connected to the Master Bedroom;
 - Full length of the southern and northern sides of the ground level rear balcony connected to the ensuite and retreat; and
 - Full length of the southern and northern sides of the upper level rear balcony.

All privacy screen/s must be constructed with either:

- Translucent or obscured glazing (The use of film applied to the clear glass pane is unacceptable);
- Fixed lattice/slats with individual openings not more than 30mm wide;
- 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.

Privacy treatment shall be provided to W28 to ensure direct overlooking of neighbouring properties does not occur. The privacy screen must be constructed with 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.

B) Add the following conditions:

2. e. The amended roof above the ground floor balcony is to remain non-trafficable at all times.
2. f. The proposed earthworks, retaining wall and addition of stairs at lower ground floor adjacent to the southern and western sides of the dwelling shall be deleted from the Section 4.55 'B' plans.

4. a. The proposed cladding colours and finishes are to be in compliance with Australian Standards for reflectivity. Details of colours and finishes are to be submitted to and approved by Manager Development Assessment prior to the issue of construction certificate.

REASON:

The Panel has visited or is familiar with the site, considered the submissions (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.

In terms of condition 2a and windows 26 and 27, the Panel noted that the condition does allow some flexibility to address privacy impacts through translucent glazing.

CARRIED UNANIMOUSLY.

D8/22 Development Application Report - 46 Adina Avenue La Perouse (DA/104/2021)

RESOLUTION:

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. 104/2021 for demolition of the Manse building and a concrete slab at the La Perouse Mission Church site and addition of a new courtyard with amphitheatre / terraced landscaped feature to be used ancillary to the Church, restoration of fencing, new entry with vehicle crossing from Elaroo Ave, tree removal and associated works, at No. 46 Adina Avenue, La Perouse, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited or is familiar with the site, considered the submission (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.

D9/22 Development Application Report - 9 Lucas Avenue Malabar (DA/247/2020/A)

The Panel noted that this application has been withdrawn.

D10/22 Development Application Report - 1 Dick Street Randwick (DA/279/2021)**RESOLUTION:**

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/279/20201 for the enclosure of a portion of existing verandah and lower ground level undercroft space to accommodate a bedroom and plant room, minor internal works, new landscape works including reshaping the swimming pool and a new glasshouse, at No. 1 Dick Street, Randwick, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited or is familiar with 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.

CARRIED UNANIMOUSLY.

D11/22 Development Application Report - 258 Carrington Road Randwick (DA/575/2021)**RESOLUTION:**

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/575/2021 for construction single storey additions to rear of premises at No. 258 Carrington Road, Randwick, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited or is familiar with 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.

CARRIED UNANIMOUSLY.

The meeting closed at 1:40pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Geraldine Hoeben (Chairperson)	Jason Perica
Helen Lochhead	Mio Margarit Chow