



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 8 FEBRUARY 2024

Present:

Chairperson: Annelise Tuor

Expert Members: Deborah Laidlaw & Peter Romey

Community Representatives: Michelle Finegan

Council Officers present:

Acting Coordinator Fast Track Mr F Macri
Executive Planner Ms A Manahan

Declarations of Pecuniary and Non-Pecuniary Interests

A) 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

D2/24 Development Application Report - 10 Major Street, Coogee (DA/3/2023)

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 building height development standard in Clause 4.3 of Randwick Local Environmental Plan 2012. The concurrence of the Planning Secretary may be assumed.
- B. 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 floor space ratio development standard in Clause 4.4 of Randwick Local Environmental Plan 2012. The concurrence of the Planning Secretary may be assumed.
- C. 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/3/2023 for alterations and additions to an existing residential flat building including the addition of x2 1-bedroom apartments to the ground floor with additional storage and waste areas, extension of the fourth floor terrace, refurbishment and extension of existing roof and balconies, building upgrade works, landscaping, and associated works, at No. 10 Major Street, Coogee NSW 2034, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited or is familiar with the site, considered the written 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

CARRIED UNANIMOUSLY.

D3/24 Development Application Report - 147 Avoca Street, Randwick (DA/954/2023)**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/954/2023 for alterations and additions to Coach and Horses Hotel including new lift, relocation of kitchen and modifications to the outdoor courtyard and gaming room, at No. 147 Avoca Street, Randwick, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

Amend Condition 54 to read as follows:

54. The use must always be operated / managed in accordance with the Plan of Management dated 09/11/23 (Rev. E), Council Reference: D05130149 that has been approved by Council. In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

Any amendments to the Plan of Management must be submitted to and approved by Council's Manager Development Assessment.

Add Condition 2A to read:

- 2A In the event of any inconsistencies, this development consent prevails over any previous consents.

REASON:

The Panel has visited the site, considered the written 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, subject to additional conditions to require any amendments to the Plan of Management to be approved by Council and to ensure that this consent prevails over any previous consents. The Panel acknowledges the concerns raised by resident submitters over anti-social behaviour in the area and further that this has been referred to Council's Compliance Department for investigation.

CARRIED UNANIMOUSLY.

D4/24 Development Application Report - 35 Kensington Road Kensington (DA/879/2023)**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 height of building development standard in Clause 4.3 of Randwick Local Environmental Plan 2012. The concurrence of the

Planning Secretary 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/879/2023 for Remedial works required due to storm damage – replacement of roof tiles above existing residential flat building at No. 35 Kensington Road, Kensington.

REASON:

The Panel 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.

D5/24 Development Application Report - 1125 Anzac Parade, Matraville (DA/197/2023)

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 lot size development standard in Clause 4.1 of Randwick Local Environmental Plan 2012. The concurrence of the Planning Secretary may be assumed.
- B. 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 floor space ratio development standard in Clause 4.4 of Randwick Local Environmental Plan 2012. The concurrence of the Planning Secretary may be assumed.
- C. 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/197/2023 for demolition of existing structures and construction of two storey attached dual occupancy and Torrens Title subdivision, at No. 1125 Anzac Parade, Matraville NSW 2036, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited the site, considered the written submission 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.

D6/24 Development Application Report - 1/11 Mons Avenue, Maroubra (DA/839/2023)

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 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 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. 839/2023 for alterations to a ground floor unit (Unit 1) of an existing residential flat building including internal layout changes, new sliding doors for the kitchen and enclosure of sunroom, at No. 1/11 Mons Road, Maroubra, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

Amend Condition 3 to read:

3. In accordance with clause 4.8 of Part C2, RDCP 2013, an overall scheme for the treatment of the external windows and doors of the building shall be submitted for approval by Council's Manager Development Assessment prior to the issue of any Construction Certificate.

The enclosure of the front sunroom and the addition of windows W01, W02 and W03, shall be in accordance with the approved overall scheme. Details shall be submitted for approval by Council's Manager Development Assessment prior to the issue of any Construction Certificate.

REASON:

The Panel has visited the site, considered the written submission 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, subject to amendments requiring the submission of an overall scheme for the building to avoid piece meal enclosures of balconies in accordance with the requirements of clause 4.8 of Part C2, RDCP 2013.

CARRIED UNANIMOUSLY.

**D7/24 Modification Application Report - 66 Coogee Bay Road, Randwick
(DA/490/2022/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. DA/490/2022/A for alterations and additions to a Residential Flat Building and Strata Subdivision, at No. 66 Coogee Bay Road, in the following manner:

- **Amend Condition 19 as follows:**

Condition 19

All building works for the new attic level shall be contained wholly within the site 66 Coogee Bay Road and a certificate must be obtained from a professional engineer which certifies that the building works shall have no adverse impact on the structural and/or lateral support provided by the party wall, in terms of its support of 64 Coogee Bay Road, and that all building works satisfy the relevant structural requirements of the NCC/BCAA and approved design document, to the satisfaction of the Principle Certifying Authority. A copy is to be provided to Council with the Construction Certificate.

REASON:

The Panel is familiar with the site, considered the submission 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.**D8/24 Development Application Report - 153 Oberon Street, Coogee NSW 2034
(DA/750/2023)****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/750/2023 for additions and alterations to an existing dwelling (Heritage Item), at No. 153 Oberon Street, COOGEE NSW 2034, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

Add Condition 2(f) to read:

- 2(f) The existing non-original glazed single panel South street facing window to Bedroom 4 in the basement is to be replaced with timber casement windows with central mullion, double glazed and painted to match the house detailing. The opening is not to be altered in size.

REASON:

The Panel has visited the site, 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, and further correspondence from the Applicant dated 8 February 2024.

The Panel supports the application for the reasons given in the assessment report, subject to an additional condition to clarify the details of the replacement window to Bedroom 4 at basement level.

CARRIED UNANIMOUSLY.

The meeting closed at 5:44pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Annelise Tuor (Chairperson)	Deborah Laidlaw
Peter Romey	Michelle Finegan