



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 8 FEBRUARY 2024 AT 1PM**

Present:

Chairperson: Annelise Tuor

Expert Members: Deborah Laidlaw & Peter Romey

Community Representatives: Michelle Finegan

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Fast Track	Mr M Rivera
Acting Coordinator Major Assessment	Mr F Macri
Executive Planner	Ms A Manahan

Acknowledgement of Country

The Acknowledgement of Country was read.

Declarations of Pecuniary and Non-Pecuniary Interests

A) Nil.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matters:

D1/24 61 THE CORSO MAROUBRA (DA/436/2022)

Objector Sally Ferguson (Felton) - 1st objector

Objector Lena Tsalimova - 2nd objector

Objector Andrew Martin - 3rd objector

Objector Revi Kadoury - 4th objector

Applicant David Waghorn (Planner) & Brian Bass (Architect)

After the above speakers had addressed the panel, the public meeting was closed at 2:05pm. The Panel then moved to the Coogee Room to deliberate and vote on each matter.

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

Development Application Reports

D1/24 Development Application Report - 61 The Corso Maroubra (DA/436/2022)

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 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/436/2022 for demolition of all structures on site and construction of a new part three and part four storey dwelling house with semi-basement level for parking and plant room, associated site and landscape works at No. 61 The Corso, Maroubra NSW 2031, subject to the development consent conditions attached to the assessment report and the following amendments:

Delete Condition 2 and replace with the following:

Amendment of Plans & Documentation

2. The approved plans and documents must be amended in accordance with the following requirements:
- a. The hip section of the main top-most roof (attic roof) to the The Corso elevation is to be removed and the roof converted to a gable form with the fascia extending a maximum of 600mm beyond the glass doors to Bed 1. Window 306 and the adjacent south-eastern portion of the terrace shall be deleted and the deleted terrace converted to non-trafficable roof area.
 - b. The terrace to Bed 1 shall be a maximum depth of 3m. The wall to the north-western side of the terrace shall be deleted and replaced with a privacy screen with a height of 1.6m above the finished floor level. The privacy screen is to be a depth of 2m.
 - c. The overall height of the dwelling including any lift overrun shall be a maximum height of RL35.35.
 - d. An additional 63.1m² of deep soil permeable area, as per the definition of deep soil permeable surfaces in Council's DCP, shall be provided within the subject site.
 - e. The dwelling entrance awning adjoining the eastern side of the first floor terrace and planter, shall have a maximum depth of 800mm, as measured from the external wall of the ground floor entrance below.
 - f. The rear pergola to the ground floor rear patio shall have a maximum depth of 1.45m, as measured from the external wall of the ground floor dwelling, increasing the awning structure setback to 8m from the rear boundary line.
 - g. The first floor front terrace is to be reduced to a maximum depth of 1.5m, as measured from the external face of the rumpus sliding doors and 2.8m as measured from the front face of Bed 2. The deleted terrace area is to be converted into a planter box.
 - h. The first floor front terrace balustrading shall be constructed with either translucent or obscured glazing (the use of film applied to the clear glass pane is unacceptable).
 - i. The privacy screen adjoining the internal courtyard along the north-western side of the dwelling is to be fixed and constructed with the individual blades that are angled and spaced appropriately to prevent overlooking into the windows of the adjacent dwelling.
 - j. The void area on the first floor and attic floor are not to be infilled as floor space or a roof enclosure.
 - k. The following window must have a minimum sill height of 1.6m above floor level, or alternatively, the window is to be fixed and be provided with translucent, obscured, frosted or sandblasted glazing below this specified height:

- W210

- i. The metal clad screening adjoining the north-western side of the main dwelling entrance and along the north-western side boundary, shall be reduced to a maximum height of 1.8m, as measured from the existing natural ground level.
- m. The *Tristaniopsis Laurina* “Luscious” planting proposed along the rear and side boundary shall be replaced with a mature native species that has a maximum height of 4m or is maintained at a height of 4m.

Amended plans demonstrating compliance with the above are to be submitted to and approved by Council’s Manager Development Assessment prior to the issue of a Construction Certificate.

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 generally for the reasons given in the assessment report, subject to amendments to Condition 2. The Panel considered that Condition 2, as drafted in the assessment report would result in unreasonable impacts to the internal amenity and compliance issues with the Building Code of Australia for the proposed development. An alternative Condition 2 has been imposed to reduce the bulk of the roof from the street, and mitigate impacts upon views and privacy. The Panel has also required that planting to the rear of the property be a species that provides privacy while maintaining views.

CARRIED UNANIMOUSLY.

The meeting closed at 3:39pm.

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