



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 11 APRIL 2024 AT 1PM**

Present:

Chairperson: Graham Brown

Expert Members: Brendan Randles & Helena Miller

Community Representatives: Edna Grigoriou

Council Officers present:

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

Acknowledgement of Country

The Acknowledgement of Country was read by the Chair and Edna Grigoriou

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:

D25/24 30-32 MOORE STREET, COOGEE (DA/277/2022)

Objector	Matt Koskinen
Applicant	Anthony Betros

D26/24 54B BREAM STREET, COOGEE (DA/695/2023)

Objector	Steve Hoiles
Applicant	George Karavanas

After the above speakers had addressed the panel, the public meeting was closed at 1:29pm. 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

D25/24 Development Application Report - 30-32 Moore Street, Coogee (DA/277/2022)

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 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 Planning Secretary has been assumed.
- B. 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/270/2022 for demolition of the existing building and construction of a 3 storey residential flat building including 3x 3 bedroom units, and basement parking for 5 cars at No. 30-32 Moore Street, Coogee, subject to the following deferred commencement condition and the conditions attached to the assessment report:

Deferred Commencement Conditions

Pursuant to Section 4.16 (3) of the Environmental Planning and Assessment Act 1979, notice is given that the abovementioned development application has been determined by granting of deferred commencement consent subject to the condition below:-

The consent is not to operate until evidence of the following has been submitted to and approved by the Council's Manager of Development Assessment.

Schedule 1 – Deferred Commencement Conditions

A1 Amendment of Plans & Documentation

Updated plans and documents must be provided to Council for the approval of Council's Manager of Development Assessment in accordance with the following requirements:

- a) A full set of detailed architectural plans including plan levels, sections and elevations which are fully annotated with proposed heights, levels, construction materials and finishes, dimensions, setbacks, etc. The plans are to incorporate amendments as follows:
- The windows to Bedroom 3 within Units 1, 2 and 3 are to be designed to comply with both fire safety (refer b) below) and amenity requirements for habitable spaces contained within DCP Part C2 including in respect of light, ventilation and privacy;
 - All west-facing window/s are to incorporate privacy measures or alternatively, if privacy is not an issue, this is to be demonstrated having regard to the location of windows and other privacy sensitive spaces within the adjacent property. (Note: All windows within the neighbouring property to the west are to be shown on the plans to allow for adequate assessment);
 - The rear balcony columns on all levels are to be deleted and the balconies engineered without the need for structural column support;
 - The second floor rear awning is to be reduced to provide for a maximum overhang / projection of 1m from the northern (rear) elevation of the façade;
 - The second floor (Unit 3) must incorporate a central façade recess consistent with the façade slot alignment provided on the ground and first floor adjacent to Bedroom 2 on the eastern facade. The roof form must also be coordinated in accordance with the façade recess.
 - The western side of the Unit 3 second floor balcony is to incorporate a minimum 900mm deep landscape planter box consistent with the design of first floor planter box below; and

- The ground and basement floor plans are to show adjacent footpaths, spot levels within and adjacent to the property, heights of boundary walls including base and top of wall RL's, and key services impacting the site.
- b) A BCA / fire report must be submitted for the approval of Council's Coordinator of Compliance which includes final details of performance solutions, detailed fire safety measures in accordance with section 64 of the Environmental Planning and Assessment Regulation 2021 and measures required to be implemented along the western façade of the building.
- c) An updated landscape plan (refer Condition 29) must be provided which includes, full landscape treatments and plantings, details of perimeter planter beds and which demonstrates satisfactory soil depths, drainage and other requirements in accordance with Council's standard requirements.

Evidence required to satisfy the above condition must be submitted to Council within 12 months of the date of this consent.

Subject to compliance with the deferred commencement condition, to the satisfaction of the Manager of Development Assessment, an operational development consent may then be granted subject to the development consent conditions attached to the assessment report, as amended below:

- Deletion of Condition 2 and re-numbering of conditions of consent to reflect the deletion.

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 concluded that updated plans and reports as identified in the Deferred Commencement Condition should be provided prior to the granting of an operational consent to address minor potential impacts and to correct errors / omissions in the existing documentation.

The Panel supports the application for the reasons given in the assessment report, subject to Condition 2 being re-configured as a Deferred Commencement Condition as outlined.

CARRIED UNANIMOUSLY.

D26/24 Development Application Report - 54B Bream Street, Coogee (DA/695/2023)

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/695/2023 for change of use at the lower ground floor level from storage area to gym (being an extension of the existing ground floor gym) and associated internal alterations and additions, at No. 54B Bream 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 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.

The meeting closed at 2:23pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Graham Brown (Chairperson)	Brendan Randles
Helena Miller	Edna Grigoriou