



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

Present:

Chairperson: Julie Walsh

Expert Members: Stephen Alchin & Sue Weatherley

Community Representatives: Kate Kelly

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan
Personal Assistant	Ms A Halcro

Acknowledgement of Country

The Acknowledgement of Country was read by the Chair.

Declarations of Pecuniary and Non-Pecuniary Interests

- A) Julie Walsh declared a non significant non pecuniary interest in Item D58/24 as she is a member of Local Planning Panels on which Jason Perica (Applicant's Town Planner) is also a member. She has no personal or professional relationship with Mr Perica.
- B) Sue Weatherley declared a non significant non pecuniary interest in Item D58/24 as she is a member of Local Planning Panels on which Jason Perica (Applicant's Town Planner) is also a member. She has no personal or professional relationship with Mr Perica.
- C) Stephen Alchin declared a non significant non pecuniary interest in Item D58/24 as Jason Perica (Applicant's Town Planner) was on peer review panels in relation to projects Stephen was working on, and he was also a member of a Local Planning Panel in which Mr Perica was also a member. He has no personal or professional relationship with Mr Perica.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matters:

D58/24 3-7 BONA VISTA AVENUE, MAROUBRA (DA/811/2023)

Objector Kylie Quinlivan

Applicant Jason Perica (Planner) & Dominic Levene (Architect)

D59/24 18-20A PEROUSE ROAD, RANDWICK (DA/743/2023)

Objector Lisa Scoble - 1st objector

Objector Liane Warden - 2nd objector

Objector Richard Peters - 3rd objector

Objector	Tony Moody - 4th objector
Objector	Mary Burfitt-Williams - 5th objector
Applicant	Joseph Sassine

After the above speakers had addressed the panel, the public meeting was closed at 1:47pm. 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

D58/24 Development Application Report - 3-7 Bona Vista Avenue, Maroubra (DA/811/2023)

RESOLUTION:

- A. That the RLPP defer consideration of Development Application No. DA/811/2023 for demolition of existing buildings and construction of 2-storey dwelling house with new in-ground swimming pool, central courtyard, retaining walls, and landscaping works at Nos. 3-7 Bona Vista Avenue, Maroubra.

The Panel has deferred the matter for the Applicant to submit amended plans to reduce the visual impact and view impact of the building as viewed from the properties to the north (including 1 Bona Vista Avenue). In doing this the Applicant is to consider:

- Increasing the side and rear setback at the north-eastern corner at the First Floor level; and
- amending the design of the north-eastern elevation by reducing or relocating the Master Bed 5 and associated en-suite.

- B. That the Applicant submit the amended plans to Council's Manager Development Assessment within 28 days from the date of this resolution.

- C. That a supplementary report is to be submitted to an electronic RLPP meeting for determination of the application comprising, as far as practical, the same Panel members.

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 application has not adequately addressed the issue of view sharing and visual bulk impacts upon the properties to the north of the site (including 1 Bona Vista Avenue).

CARRIED UNANIMOUSLY.

D59/24 Development Application Report - 18-20A Perouse Road, Randwick (DA/743/2023)

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/743/2023 for demolition of existing buildings and construction of a 4-storey shop top housing development comprising two (2) retail tenancies on ground floor, seven (7) x 3-bedroom residential units, and two (2) basement levels containing seventeen (17) car parking spaces, one (1) motorcycle parking space, and six (6) bicycle

parking spaces, and Strata subdivision, at Nos. 18-20A Perouse Road, RANDWICK NSW 2031, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Delete condition 2(b).
- Add Condition 2(j) to read as follows:

2.(j) Details of the western boundary fence (adjacent to 15 Soudan Street) shall be submitted to and approved by Council's Director of City Planning. The fence should be of sufficient height to provide adequate privacy and appropriate materials for a Heritage Conservation Area.

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:

- The proposal is generally consistent with the objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is generally consistent with the specific objectives of the E1 Zone in that the proposed activity and built form will provide for the retail and housing needs of the community whilst contributing to a vibrant and active local centre with retail to ground floor of buildings and a high urban design and the aesthetic character and will protect the amenity of the nearby residents.
- Given the location and context of the site, any variations to planning controls are considered appropriate in the circumstances.
- The scale and design of the proposal is considered to be suitable for the location, is compatible with the desired future character of the locality and satisfies the planning principle for development at zone interface (*Seaside Property Developments Pty Ltd v Wyong Shire Council, 2004*).
- The building to be demolished is a non-contributory building in the conservation area and will be replaced by an appropriately designed infill building. The heritage matters in relation to the site context are considered satisfactory.
- Several non-standard conditions have been included to increase the size and accessibility of the communal open space, reduce the size of the balcony to Unit 1, and confirm the use of the x2 retail premises.

A number of objectors suggested further design modifications to the proposal, but having regard to the circumstances, including the further changes proposed by the conditions of consent, the Panel did not consider further modifications necessary.

CARRIED UNANIMOUSLY.

The meeting closed at 3:13pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Julie Walsh (Chairperson)	Stephen Alchin
Sue Weatherley	Kate Kelly