



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 8 MAY 2025 AT 1PM**

Present:

Chairperson: Julie Walsh

Expert Members: Kim Burrell & Stephen Davies

Community Representatives: Kate Kelly

Council Officers present:

| | |
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| Manager Development Assessment | Mr F Ko |
| Coordinator Major Assessments | Mr F Macri |
| Executive Planner | Ms A Manahan |

Acknowledgement of Country

The Acknowledgement of Country was read by the Chair.

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:

D18/25 1 MOUNT STREET, COOGEE (DA/59/2025)

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| Objector | Renee De Rossi - 1st speaker |
| Objector | Matthew Powell - 2nd speaker |
| Objector | Timothy Gunn - 3rd speaker |
| Objector | Adette Kagan - 4th speaker |
| Applicant | Andrew Minto, on behalf of applicant |

After the above speakers had addressed the panel, the public meeting was closed at 1:37 pm. 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:

General Reports

Nil

Development Application Reports

D18/25 Development Application Report - 1 Mount Street, Coogee (DA/59/2025)

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/59/2025 for demolition of existing building/structures and construction of a 2-storey dwelling house with basement level, in-ground swimming pool, ancillary and landscaping works, at No. 1 Mount Street, Coogee, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Amend condition 2 to read as follows:
2. The approved plans and documents must be amended in accordance with the following requirements:
- a) A privacy screen having a height of 1.6m (measured above finished floor level) shall be provided to the southern side of the rear balcony at first floor level.

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.
 - b) *Windows W30, W31, W32, W33, and W34 (all on south elevations) must have a minimum sill height of 1.6m above floor level.*
 - c) The southern wall to the rear alfresco area at ground floor level shall be raised to a minimum height of 1.6m (measured above finished floor level).
 - d) All areas indicated as 'deep soil area' on the submitted site calculations plan (Dwg. DA07, Rev. 18, dated 02/04/2025) shall be provided as areas for the growing of plants (lawn, grasses, shrubs and trees) and/or areas with loose gravels (or the like) upon soil that water can easily penetrate.
 - e) The submitted landscape plan (Revision E, dated 21/03/2024) shall be revised to reflect the approved architectural plans and shall provide for at least three (3) canopy trees on the site.
 - f) The AC unit shall be contained within an acoustically treated enclosure.
 - g) *The overall height of the building is to be reduced by 400mm to be achieved by reducing the floor to ceiling heights at ground and first floor levels.*
 - h) *The first floor balcony adjoining the eastern bedroom (Bedroom 1) shall be reduced in depth to a maximum of 2m, and the main hip roof over the balcony shall be deleted and replaced with a low skillion roof with a maximum depth of 900mm above the doors and windows. The remaining roof area above the Alfresco area is to be a gravel finish and is to be non-trafficable.*
 - i) *The external bath shown adjacent to the first floor bathroom shall be deleted and the door opening (D10) replaced with a conventional window.*
 - j) *Deletion of the external door to the Laundry and replacement with window, and deletion of the associated landing and stairs.*

- k) *The solar panels on the roof shall be relocated to the north and east roof planes to maximise system efficiency.*

Amended plans demonstrating the above must be submitted to and approved by Council's Manager Development Assessment prior to issue of any construction certificate for the development.

- Amend condition 5 to read as follows:

5. The proposed Dulux paint colour 'Monument' shall be replaced with a lighter roof colour that is consistent with the character of the area, neighbouring Heritage Conservation Area, and heritage items in the vicinity. Earth tones are recommended. Alternatively, lighter shades of grey may be acceptable. *The roof colour should satisfy SRI of 70 or above.*

The proposed external wall materials and colours shall be replaced with contextually appropriate materials, such as face brick or off-white colours.

An amended schedule of colours, materials and finishes shall be submitted to and approved by Council's Manager Development Assessment prior to 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 generally agrees with the assessment report and supports the application subject to the above amended conditions.

The Panel imposed amendments to the proposal to reduce the visual scale and bulk, and encourage view sharing.

CARRIED UNANIMOUSLY.

The meeting closed at 2:20pm.

| CONFIRMATION OF MINUTES BY PANEL MEMBERS | |
|-------------------------------------------------|-------------|
| Julie Walsh (Chairperson) | Kim Burrell |
| Stephen Davies | Kate Kelly |