

FOR ACTION

PLANNING COMMITTEE

8/03/2016

TO: Administration Assistant (Thuy Tran)

Subject: JRPP - 180-188 Maroubra Rd, Maroubra (DA/813/2015)
Target Date: 22/03/2016
Notes: Please action or reassign the Council resolution
Document No.: D02577765
Report Type: Report
Item Number: D26/16

Note: Having previously declared an interest, Crs Matson and Nash left the chamber and took no part in the debate or voting on this matter.

RESOLUTION: (Andrews/Neilson) that the Joint Regional Planning Panel as the responsible authority refuse its development consent under Section 80 of the Environmental Planning and Assessment Act 1979 (as amended) to Development Application No. DA/813/2015 for the demolition of all existing structures, construction of shop top housing development comprising 8 storeys to Green Street, 7 storeys to Maroubra Road with 2 retail tenancies fronting Maroubra Road and 1 fronting Green Street, 69 residential dwellings, 3 levels of basement car parking for 100 vehicles, landscaping and associated works for the following reasons:

1. The proposal does not satisfy the objectives of the B2 Local Centre zone relating to urban design and amenity of residents.
2. The proposal exceeds the maximum building height of 25m specified in Clause 4.3 of Randwick Local Environmental Plan 2012 and the Clause 4.6 variation to the development standard is not well founded.
3. The proposal does not satisfy the design criteria and design guidance set-out in Part 3D-1 Communal Open Space of the Apartment Design Guide as per SEPP 65.
4. The proposal does not satisfy the design criteria and design guidance set-out in Part 3E-1 Deep Soil Zones of the Apartment Design Guide as per SEPP 65.
5. The proposal does not satisfy the design criteria and design guidance set-out in Part 3F-1 Visual Privacy of the Apartment Design Guide as per SEPP 65.
6. The proposal does not satisfy the design criteria and design guidance set-out in Part 4A Solar and Daylight Access of the Apartment Design Guide as per SEPP 65.
7. The proposal does not satisfy the design criteria and design guidance set-out in Part 4B Natural Ventilation of the Apartment Design Guide as per SEPP 65.
8. The proposal does not satisfy the design criteria and design guidance set-out in Part 4C Ceiling Heights of the Apartment Design Guide as per SEPP 65.
9. The proposal does not satisfy the design criteria and design guidance set-out in Part 4F Common Circulation Spaces of the Apartment Design Guide as per SEPP 65.
10. The proposal does not satisfy the objectives or controls for Building Envelope set-out in Clause 3.1.3 of the Randwick Development Control Plan 2013 Part D4.
11. The proposal does not satisfy the objectives or controls for Building Height set-out in Clause 3.1.4 of the Randwick Development Control Plan 2013 Part D4.
12. The proposal does not satisfy the objectives or controls for Building Depth set-out in Clause 3.1.5 of the Randwick Development Control Plan 2013 Part D4.
13. The proposal does not satisfy the objectives or controls for the Block 08 set-out in Clause 3.2.8 of the Randwick Development Control Plan 2013 Part D4.

14. The proposed development is unacceptable in that the proposed height, bulk, scale, built form and design will have an adverse impact on the amenity of neighbouring residents and is incompatible with the desired future character and existing scale of development in the Maroubra Junction Town Centre.
15. The proposal does not address the requirements of land contamination in accordance with the provisions of SEPP 55, Contaminated Land Management Act 1997 and Council's Contaminated Land Policy 1999.
16. The proposed the floor levels do not comply with Council's flood planning requirements (1%AEP level plus 500mm freeboard).

MOTION: (Andrews/Neilson) CARRIED UNANIMOUSLY - SEE RESOLUTION.

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