

Elena Sliogeris

From: Matthew Lennartz <matthewl@meriton.com.au>
Sent: Wednesday, 27 November 2019 8:56 AM
To: Kerry Kyriacou
Cc: Thuy Tran; Alan Bright; Neil O'Connell; Elena Sliogeris
Subject: Re: HPE CM: RE: Little Bay Cove Planning Proposal

Hi Kerry,

As discussed we are ok with the timeline.

I acknowledge my email below should have put the onus on Meriton to find the solution by responding to issues and working with Council. We will be in contact once we have worked through the issues.

Regards
Matt

Sent from my iPad

On 26 Nov 2019, at 5:02 pm, Kerry Kyriacou <Kerry.Kyriacou@randwick.nsw.gov.au> wrote:

Dear Matthew,

I refer to your email below about the timeline for the assessment of your Planning Proposal.

In terms of yesterday's meeting, the key issues from our preliminary assessment are as follows:

1. Transport

- The transport analysis used to justify the proposal is based on unrealistic assumptions and includes missing data
- No certainty of any mass transit transport system servicing the site in the short or medium term, and the long term is subject to future detailed planning investigations
- The increased dwelling density is unlikely to be supported by 9-12 buses, and requires decisions being made about the long term transport improvements in the area
- There is a parking shortfall of approximately 971 car spaces required by the Randwick DCP

2. Height & Density

- The heights proposed are incompatible with surrounding development and intrusive in the context of a scenic coastal area
- The effective change to the FSR which is four times the current allowance is unacceptable given the lack of infrastructure needed to support the proposed growth
- A greater variety of building and residential types should be considered of a mid-rise medium density scale which are compatible with the scale of neighbouring development

3. View and local character impact

- Extensive impacts on views (particularly from Little Bay Beach and Boora Point) and the coastal scenic character of the area;

4. Ochre, ESBS & Open Space

- Need to consider the new ochre deposit found on the site in 2012
- Need to consider the impact of taller buildings in close proximity to the critically endangered Eastern Suburbs Banksia Scrub and the arrangement of open space on the site

I note that you refer to the hierarchy of centres and height. Please note that Council's town centres allow heights consistent with their key role as economic drivers and transport hubs. Your site does not fulfil this role.

Council officers are obliged to undertake an independent and professional assessment of the strategic and site specific merits of the Planning Proposal. It would be inappropriate for Council officers to pre-empt an outcome for this site "and find a solution for this proposal to proceed." Notwithstanding, Council officers are able to provide feedback and discuss the merits of a revised scheme.

Could you please confirm as a matter of urgency that you are still happy to proceed with the suggested timeline.

Regards,

Kerry Kyriacou

Director City Planning

Ph: (02) 9093 6894

Kerry.kyriacou@randwick.nsw.gov.au

www.randwick.nsw.gov.au

Find us on

<image002.jpg>

<image003.jpg>

<image004.jpg>

From: Matthew Lennartz <matthewl@meriton.com.au>

Sent: Tuesday, 26 November 2019 1:59 PM

To: Kerry Kyriacou <Kerry.Kyriacou@randwick.nsw.gov.au>

Cc: Thuy Tran <Thuy.Tran@randwick.nsw.gov.au>; Alan Bright <Alan.Bright@randwick.nsw.gov.au>; Neil O'Connell <neilo@meriton.com.au>

Subject: HPE CM: RE: Little Bay Cove Planning Proposal

Importance: High

Hi Kerry,

Further to our recent discussions and yesterday's meeting we advise that we have no objection to Council deferring a report to consider our PP until February 2020 (or later depending on how the application progresses). This agreement is based on the understanding that Council staff are willing to find a solution for this proposal to proceed.

As per the meeting, we understand Council would like Meriton to further consider the following matters:

1. Review transport initiatives and mode-shift share assumptions with regard to the advice from TfNSW
2. Review the scheme to reduce the visual impact from Little Bay Beach and Malabar headland
3. Review hierarchy of centres noting K2K has max building heights of 60m
4. Consider the additional aboriginal archaeological constraints and possible reconfiguration of public open space

5. Review any implications on the VPA offer

Please confirm.

As mentioned, Meriton is already working on these matters and will be in touch to discuss our response to the above matters over the next few weeks.

Please call if you need to discuss.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

<image005.png>

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From: Kerry Kyriacou <Kerry.Kyriacou@randwick.nsw.gov.au>

Sent: Sunday, 17 November 2019 3:06 PM

To: Matthew Lennartz <matthewl@meriton.com.au>

Cc: Thuy Tran <Thuy.Tran@randwick.nsw.gov.au>; Alan Bright <Alan.Bright@randwick.nsw.gov.au>

Subject: Little Bay Cove Planning Proposal

Dear Matthew,

Council is in the process of finalising its preliminary assessment of the strategic and site specific merits of the subject planning proposal. As part of the preliminary assessment, Council has sought comments from the relevant State agencies including Transport for NSW. Unfortunately, we are yet to receive comments from Transport for NSW which are key to understanding whether there is likely to be sufficient transport infrastructure to meet the proposed increased density on the site.

In order for Council to meet the 90 day timeframe in terms of deciding whether to proceed with the planning proposal, the assessment will need to be finalised in the next couple of days to allow for it to be reported to the Randwick Local Planning Panel and then to an Ordinary meeting of Council. This timeframe would not allow Council to consider the Transport for NSW comments and for a discussion to occur with you about the key issues that have been identified in the preliminary assessment. As such, if you are agreeable to deferring your review rights in relation to the planning proposal until after the February Council meeting, then there would be an opportunity to engage with you on the substantive issues. Otherwise, Council will need to finalise its assessment and report the proposal to its December meeting.

It would be greatly appreciated if you could advise me as soon as possible which path you wish to take.

Regards,

Kerry Kyriacou

Director City Planning

Ph: (02) 9093 6894

Kerry.kyriacou@randwick.nsw.gov.au

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