



**MINUTES OF RANDWICK LOCAL PLANNING PANEL MEETING
HELD ON WEDNESDAY, 10 JUNE 2020 AT 1:00PM**

Present:

Chairperson: Garry West

Expert Members: Deborah Laidlaw; Heather Warton

Community Representatives: Mio Margarit Chow (North Ward)

Council Officers present:

Manager Development Assessment	Mr F Ko
Manager Strategic Planning	Mr A Bright
Coordinator Major Assessment	Mr W Jones
Coordinator Strategic Planning	Ms E Sliogeris

Declarations of Pecuniary and Non-Pecuniary Interests

Heather Warton wishes to note that she declares no conflict of interest, but that her daughter worked for SJB Urban up until approximately June 2019, including during the time that documentation was being prepared for Meriton's Planning Proposal submission.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matters:

PP2/20 GENERAL REPORT - LITTLE BAY COVE PLANNING PROPOSAL (RZ/4/2019)

Against Olde Lorenzen

For Matthew Lennartz representing Meriton (Applicant)

After the above speakers had addressed the panel, the public meeting was closed at 2.02pm. The Panel then continued to deliberate and vote on each matter via Microsoft Teams.

Panel deliberations and voting concluded at 3.29pm.

Miscellaneous Reports

PP2/20 General Report - Little Bay Cove Planning Proposal (RZ/4/2019)

RESOLUTION:

That the Randwick Local Planning Panel advises Council that it does not support the Planning Proposal submitted by Urbis Pty Ltd on behalf of Karimbla Construction Services (NSW) Pty Ltd with respect to the land located at 1406-1408 Anzac Parade, Little Bay, proceeding to Gateway Determination for the following reasons:

- The Planning Proposal fails to meet the strategic merit test. The proposal is inconsistent with the Eastern City District Plan and the Local Strategic Planning Statement (LSPS) and there are no changed circumstances which warrant changes to the existing planning controls for the site;

- The Planning Proposal is inconsistent with Council's recently endorsed structure plan for future housing growth as set out in the LSPS and Housing Strategy, which does not identify this site for increased yield within the relevant plan-making timeframe. Placing a large proportion of the City's housing growth onto a single site without the transport infrastructure to support the intensification of use does not align with Council's structure plan for growth;
- The TfNSW submission confirmed that a mass transit connection is not committed to by the NSW Government, and therefore there is no certainty that the additional infrastructure will be provided, servicing the site in the short or medium term, and the long term;
- The Planning Proposal is inconsistent with the Ministerial Directions for Heritage Conservation, Residential Zones, Integrating Land Use and Transport, Development near Regulated Airports and Implementation of A Plan for Growing Sydney (now The Greater Sydney Region Plan – A Metropolis of Three Cities);
- The Planning Proposal fails to meet the site-specific merit test due to:
 - a. the inconsistency of the bulk, scale and massing of the proposal with the existing and the future use of the area based on the endorsed strategic documents;
 - b. the visual impacts of the proposal on the coastal scenic character of the area;
 - c. the lack of sufficient transport infrastructure to support the intensification of the use and the density of the development;
 - d. the failure to properly consider the new ochre deposit found on the site in 2012; and
 - e. the failure to properly consider the impact of the proposal including the alternative masterplan to the critically endangered Eastern Suburbs Banksia Scrub and its buffer.
- The likely adverse environmental effects identified in Council officers' assessment in regard to density, building heights, massing, view impacts, overshadowing, access and connectivity, Aboriginal and non-Aboriginal heritage;
- The failure to address the issues raised by the Design Excellence Panel in its assessment of the Planning Proposal with regard to the increase in density, building heights and bulk and its incompatibility with surrounding development;
- The concerns raised by the Heritage Council and Heritage NSW on the Planning Proposal with regard to the impact on the proposed SHR item 'Little Bay Geological site', the Aboriginal heritage values of the site, the adjoining SHR items and the inadequate information provided to respond to these key concerns;
- The Alternative Masterplan documentation is inadequate and lacks information including (but not limited to) maximum building heights (in metres), net and/or actual FSRs and a comprehensive visual impact assessment;
- The transport analysis used to justify the proposal is based on unrealistic assumptions, including car travel traffic generation rates that are unrealistic and significantly lower than the rates surveyed on the existing site;
- The Planning Proposal will worsen existing traffic congestion in the road network and will require intersection upgrades to mitigate its traffic impact. The Planning Proposal does not consider who pays for the intersection upgrades, including the physical constraints, potential land acquisition and the legal arrangements that may be necessary; and
- The proposed yield cannot solely rely on buses for public transportation but rather requires a comprehensive, integrated mass transportation solution.

CARRIED UNANIMOUSLY.

The meeting closed at 3.29pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Garry West (Chairperson)	Deborah Laidlaw (Expert Member)
Heather Warton (Expert Member)	Mio Margarit Chow (Community Rep)