

Precinct resolution

PRECINCT: Coogee Precinct **EMAIL:** Coogeeprecinct2034@gmail.com

MEETING DATE: 16 October 2023 **FILE:** F2004/08046

ACTIONED TO: Tony Lehmann, Manager Integrated Transport

RESOLUTION NUMBER: 41/23

Resolution:

Resolution 41/23: That Council provides the Precinct with the raw data from the survey.

Background: Response to Resolution 13/23 requesting speed restrictions in Beach St South. The Chair read out the response. A traffic speed and volume survey had been conducted. However, the Chair queried the relationship of the conclusion drawn by the Traffic Committee to the data.

Council response:

Please find, on the following pages, additional data arising from the Beach Street Traffic Counts.

Council contact

Tony Lehmann
Manager Integrated Transport
22 November 2023

Count Number 3019

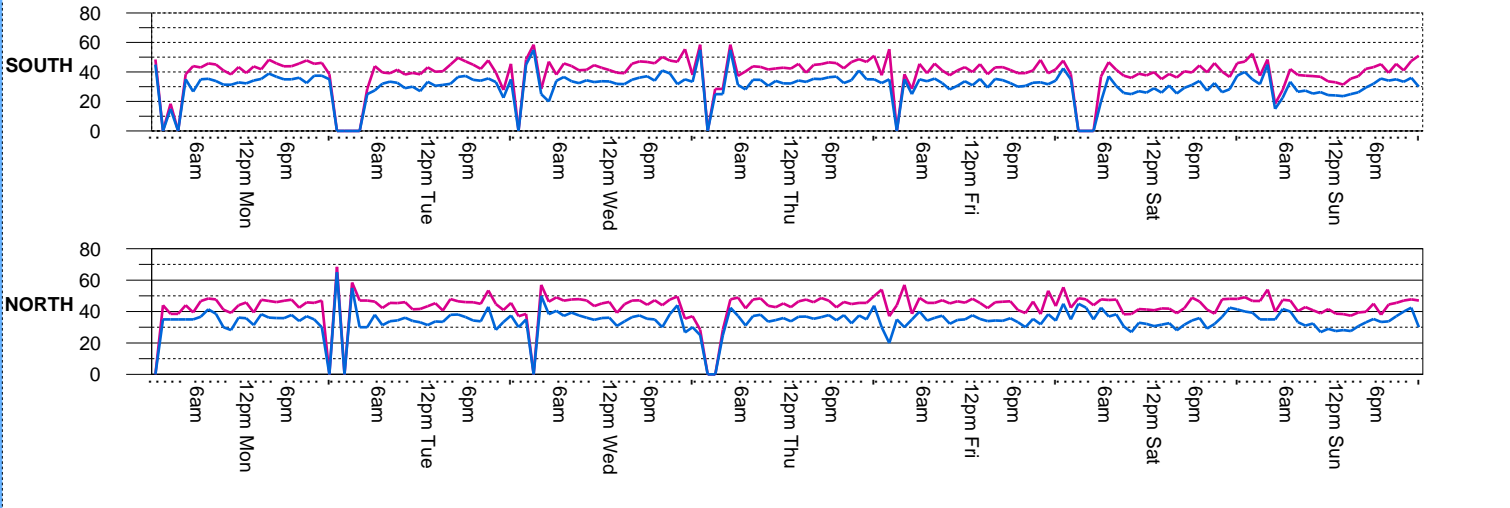
Street BEACH STREET, COOGEE : Between CARR STREET & OBERON STREET (bidirectional)

Location Just north of Dudley Street, near House No.168, ELP MA11762

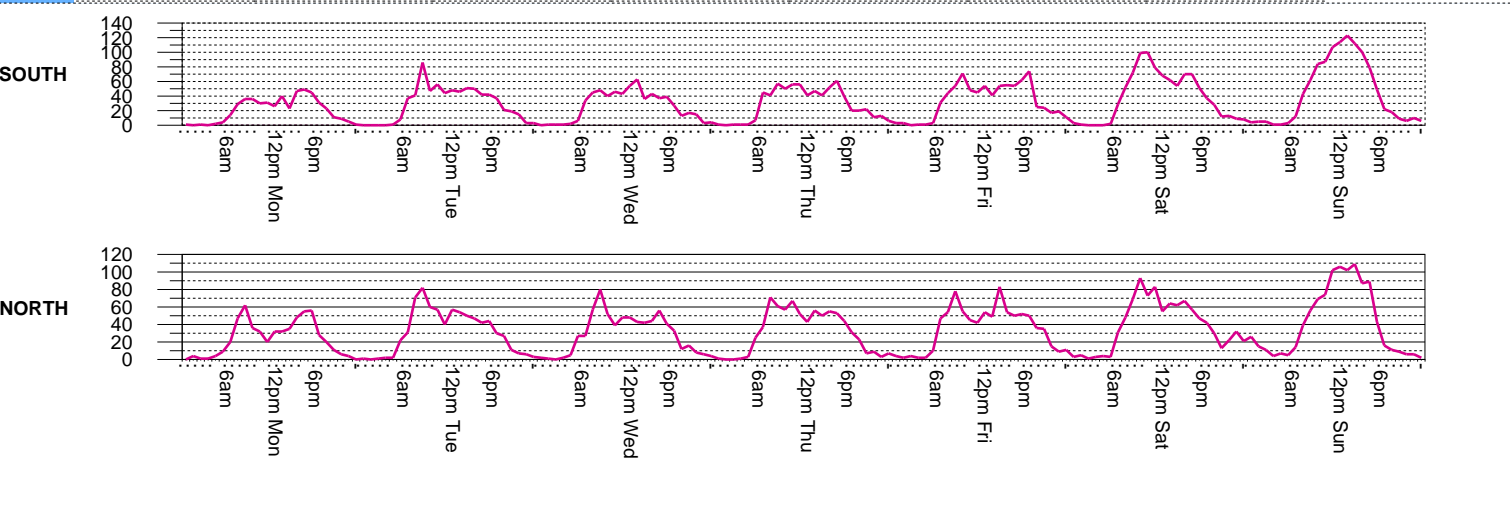
Start Date 18-JUL-23
 Start Time 2100
 Duration 7 DAYS
 Interval 1 HOUR

Speed Limit 50
 Weekly 50th Percentile Speed SOUTH 31 NORTH 34 COMBINED 33
 Weekly 85th Percentile Speed SOUTH 42 NORTH 45 COMBINED 44
 Five Day AADT SOUTH 658 NORTH 720 COMBINED 1379
 Seven Day AADT SOUTH 753 NORTH 791 COMBINED 1544

	MON 24-JUL-23			TUE 18-JUL-23			WED 19-JUL-23			THU 20-JUL-23			FRI 21-JUL-23			SAT 22-JUL-23			SUN 23-JUL-23			SEVENDAY AVERAGE		
	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir	SOUTH	NORTH	BiDir
85%ile	44.6	46.2	45.5	42.6	45.4	44.3	44.5	46.5	45.7	44.0	46.2	45.3	41.3	45.7	44.1	39.2	43.9	41.7	37.6	41.2	39.3	42.0	45.0	43.7
50%ile	34.7	36.0	35.4	32.4	34.7	33.6	34.2	36.1	35.2	33.9	35.9	34.9	32.4	34.7	33.6	27.9	32.7	30.3	26.2	31.1	28.3	31.7	34.5	33.0
> 60 k	2	4	6	3	5	8	2	2	4	4	3	7	3	3	6	2	2	4	5	0	5	3	2,714	5,714
%age	.4	.7	.6	.4	.7	.6	.3	.3	.4	.6	.4	.4	.4	.4	.4	.2	.5	.2	.5	.4	.4	.4	.4	.4
> 70 k	0	0	0	1	0	1	0	1	1	1	1	2	0	1	1	0	0	0	2	0	2	5,714	4,286	1
%age	.0	.0	.0	.1	.0	.1	.0	.1	.1	.1	.1	.1	.0	.1	.1	.0	.0	.0	.2	.0	.1	.1	.1	.1



	MON	TUE	WED	THU	FRI	SAT	SUN	Average																
Short %	95.3	93.8	94.5	95.6	93.6	94.5	93.7	94.1	93.9	94.9	93.8	94.3	96.2	95.6	95.9	96.5	96.2	96.4	96.8	97.0	96.9	95.8	95.1	95.4
Med %	4.7	6.2	5.5	4.4	6.4	5.5	6.3	5.9	6.1	4.9	6.2	5.6	3.8	4.4	4.1	3.4	3.6	3.5	3.2	2.9	3.0	4.2	4.9	4.6
Long %	.0	.0	.0	.0	.0	.0	.0	.0	.0	.1	.0	.1	.0	.0	.0	.1	.2	.2	.0	.1	.0	.0	.1	.0
AM Pk Vo	36	62	98	86	82	168	48	80	128	57	71	123	71	78	132	100	93	192	107	102	209	72	81	150
PM Pk Vo	49	56	104	51	57	105	63	56	106	61	56	114	74	83	137	70	67	137	123	109	225	70	69	133
7-7pm 24Hr Tot	423	483	906	590	634	1224	521	583	1104	561	640	1201	656	666	1322	814	760	1574	982	892	1874	650	665	1315
Class 0	25	18	43	34	49	83	33	38	71	41	40	81	39	45	84	53	61	114	50	56	106	39	44	83
Class 1	446	510	956	632	650	1282	546	614	1160	612	668	1280	725	761	1486	833	831	1664	976	921	1897	681	708	1389
Class 2	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0	1	2	2	1	1	3	1	1	1
Class 3	22	32	54	30	42	72	36	39	75	32	45	77	29	35	64	29	29	58	32	27	59	30	36	66
Class 4	0	1	1	1	4	7	3	1	4	2	2	9	2	2	2	4	6	1	1	2	3	1	2	3
Class 5	1	2	3	0	2	2	0	1	1	1	0	1	1	1	1	0	0	1	0	1	1	1	1	1
Class 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 8	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Class 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Class 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Count Number **3019**

Ref : **RWICK**

Street **BEACH STREET, COOGEE : Between CARR STREET & OBERON STREET (bidirectional) :**

Location Just north of Dudley Street, near House No.168, ELP MA11762

Carriageway

Start Date 18-JUL-23
 Start Time 2100
 Duration 7 DAYS
 Interval 1 HOUR

Weekly 50th Percentile Speed 33
 Weekly 85th Percentile Speed 44
 Five Day AADT 1379
 Seven Day AADT 1544

TOTAL COUNT MATRIX

	MON 24TH	TUE 18TH/25TH	WED 19TH	THU 20TH	FRI 21ST	SAT 22ND	SUN 23RD	5 Day		7 Day	
								Total	Average	Total	Average
Midnight - 1am	1	1	2	2	7	6	30	13	3	49	7
1am - 2am	4	0	2	0	5	6	20	11	2	37	5
2am - 3am	2	1	1	1	4	1	16	9	2	26	4
3am - 4am	1	2	3	2	3	3	5	11	2	19	3
4am - 5am	6	3	7	4	3	4	8	23	5	35	5
5am - 6am	13	30	33	32	13	5	8	121	24	134	19
6am - 7am	34	68	61	82	78	60	26	323	65	409	58
7am - 8am	76	112	102	112	98	100	82	500	100	682	97
8am - 9am	98	168	128	118	132	141	118	644	129	903	129
9am - 10am	72	107	92	107	126	192	153	504	101	849	121
10am - 11am	62	113	85	123	93	173	161	476	95	810	116
11am - Midday	51	84	91	108	87	162	209	421	84	792	113
Midday - 1pm	58	105	102	84	108	123	220	457	91	800	114
1pm - 2pm	72	100	106	103	90	126	225	471	94	822	117
2pm - 3pm	58	101	78	91	137	116	221	465	93	802	115
3pm - 4pm	95	97	87	107	109	137	187	495	99	819	117
4pm - 5pm	104	84	93	114	104	127	168	499	100	794	113
5pm - 6pm	101	86	80	83	114	98	92	464	93	654	93
6pm - 7pm	59	67	60	51	124	79	38	361	72	478	68
7pm - 8pm	43	48	25	43	61	58	29	220	44	307	44
8pm - 9pm	22	30	33	29	59	25	18	173	35	216	31
9pm - 10pm	15	22	23	20	32	35	12	112	22	159	23
10pm - 11pm	9	9	9	16	28	41	16	71	14	128	18
11pm - Midnight	1	6	8	13	22	29	8	50	10	87	12
Total	1057	1444	1311	1445	1637	1847	2070	6894	1378	10811	1544

Precinct resolution

PRECINCT: Coogee Precinct **EMAIL:** Coogeeprecinct2034@gmail.com

MEETING DATE: 16 October 2023 **FILE:** F2004/08046

ACTIONED TO: Frank Ko, Manager Development Assessments

RESOLUTION NUMBER: 42/23

Resolution:

Resolution 42/23: The Precinct members expressed concern with Council assessment of 39 Arcadia Street (DA 388/2022). In particular, the non-compliance with building height (17.4m v 12m in a foreshore protection area) is particularly concerning, the ‘transition’ from the neighbouring building is spurious and the non-compliance of setbacks from the southern boundary and particularly the eastern boundary (adjoining Dunningham Reserve) is undesirable especially given the removal of mature native trees on the site, and requests that the planning department explain why these issues were not canvassed in the assessment.

Council response:

The assessment report includes a comprehensive assessment of matters in relation to building height and setbacks. In relation to building height, the applicant’s Clause 4.6 submission was considered to be supportable for the following reasons:

- The site of the existing heritage listed residential flat building exhibits significant variations in topography due to the extent of historic development in its surroundings. As a result, there are different levels for the eastern later addition, central alfresco courtyard area, driveway, rear pool area, and terraced landscaping. The site also slopes downwards from the level of Arcadia Street towards the south. The combination of these factors adds to the varying height non-compliances associated with the proposed development.
- The interpretation of height was considered by the LEC in *Bettar v City of Sydney Council [2014] NSWLEC 1070*. There was discussion in *Bettar*, concerning the interpretation of ‘existing ground level’ and ‘basement’ which are separately defined. The LEP definition of building height requires a measurement from existing ground level, rather than existing basement level. In considered application of the height development standard, it was indicated by the Court that relying on existing basement levels (in this case, the varied ground levels of the site) would result in the height control artificially rising and falling across the site. In *Bettar*, the Court took the approach of measuring height with the intent, in part, of relating the development proposal to its context in the streetscape. The contextual statements provided in the Clause 4.6 are therefore concurred with on the basis that the extrapolation method for determining ground level (existing) must be given weight in the merit assessment of the buildings immediate context when considering the overall height non-compliance and the varied topography of the site.
- The proposed height non-compliance does not result in a development that is incompatible with the desired future character of the area.

- The development is considered justifiable on the basis that the proposal provides a lower height between the neighbouring properties at 23 Baden Street (9-storeys) and 10 Major Street (5-storeys). As such, the proposal is consistent with the neighbouring properties and immediate streetscape context.
- The proposal presents as three storeys with a reduced top storey to Arcadia Street and Dunningham Reserve which is also consistent with the existing 4 to 9 storey residential flat buildings immediately within the vicinity the subject site.
- The height non-compliance is considered to uphold the existing and desired future character of the area and has a satisfactory streetscape presentation.
- No significant adverse amenity or visual impacts to the neighbouring properties or the streetscape would likely occur. It is noted that compliance with the height standard would not improve the view impacts to the neighbouring properties.

In terms of the side and rear setbacks, the following comments were provided in the assessment report:

Side Setback:

The proposed non-compliance with the eastern side boundary setback requirement is considered satisfactory for the following reasons:

- Locating the building envelope of the new residential flat building closer to the eastern side boundary allows greater separation and distinction from the built form of the heritage item, Ballamac House.
- The separation between the two buildings at the site provides benefits in terms of improved environmental and BASIX performance criteria. This is achieved through the facilitation of additional natural ventilation and lighting within the internal elevations of both Ballamac House and the new residential flat building. The increased distance between the structures allows for enhanced airflow and access to natural light, resulting in better indoor air quality, reduced reliance on artificial lighting, and improved energy efficiency.
- The site adjoins Dunningham Reserve to the east and as such, the proximity to the reserve would not result in any adverse visual or amenity impacts to neighbouring properties with regards to separation, sense of enclosure, solar access, overshadowing, views and privacy.
- The proposal complies with the maximum floor space ratio, deep soil and landscaping requirements in the ADG and RDCP. This adherence ensures that the development maintains a balanced and appropriate scale, with sufficient green space and landscaping to enhance the overall aesthetics and environmental quality of the site.
- The proposed eastern side setback maintains adequate space to allow for compliant and generous areas of private open space for the units in the new residential flat building.

Rear Setback:

The proposed non-compliance with the southern rear boundary setback requirement is considered satisfactory for the following reasons:

- The new residential flat building directly adjoins the existing covered car park at the neighbouring property, 23 Baden Street. This adjacency mitigates any potential adverse impacts that could arise from the non-compliance, as the car park serves as a buffer between the buildings.
- The subject site adjoins Dunningham Reserve to the east and shares a boundary with the communal open space area and swimming pool at the southern neighbouring property, 23 Baden Street. This spatial arrangement ensures that the non-compliance does not negatively impact the overall separation and sense of open space between the buildings.
- The northern elevation of the neighbouring residential flat building at 23 Baden Street maintains a separation of 7.6m from the new residential flat building, complying with the 6m separation

requirements outlined in the Apartment Design Guide (ADG). This adherence to separation standards demonstrates that the non-compliance with the southern rear boundary setback does not compromise the overall building separation in accordance with the ADG guidelines.

- The proposed non-compliance is not considered to result in any significant adverse visual or amenity impacts to the neighbouring property at 23 Baden Street with regards to separation, sense of enclosure, solar access, overshadowing, views and privacy.
- The rear setback non-compliance only applies to the new residential flat building, which has a width of 11.35m. This non-compliant portion represents a relatively small percentage of the overall site width, which measures 39.69m. Considering this proportion, the impact of the non-compliance on the site as a whole is minimal, further supporting its satisfactory consideration. The majority of the site maintains compliance with setback requirements, ensuring a balance between the development and the surrounding context.

Ultimately, the subject DA was referred to the Randwick Local Planning Panel for deliberation on 13 July 2023 and the Panel generally supports the application for the reasons giving in the assessment report other than the addition to the north of Ballamac House.

If the Precinct needs any further information or clarification on this matter, please feel free to contact Mr Frank Ko on 9093 6965.

Council contact

Frank Ko

Manager Development Assessment
07 November 2023

Precinct resolution

PRECINCT: Coogee Precinct **EMAIL:** Coogeeprecinct2034@gmail.com

MEETING DATE: 16 October 2023 **FILE:** F2004/08046

ACTIONED TO: Joe Ingegneri, Manager Technical Services

RESOLUTION NUMBER: 43/23

Resolution:

Resolution 43/23: That Council provides the Precinct with the reasons for not given consent for Ausgrid to relocate the light pole outside 147 Dolphin Street closer to the boundary.

Council response:

Council has received a request from the proprietor of 147-149 Dolphin Street to relocate the public light on the footway outside the premises.

The matter has been considered by numerous council officers and the proposal has not been supported.

The public lighting along the promenade and part of Dolphin Street is an old decorative light style which is managed by Ausgrid on behalf of council. Following a previous proposed change to some of these decorative lights, Ausgrid indicated that it would not manage decorative lighting in parks in the future and that the new lights would need to be managed directly by Randwick Council. This is not desirable for a single or several lights.

Other factors considered in the assessment were:

- the luminaire style and consistency between the proposed new and old lights
- the geometric placement of lights along Dolphin Street would be compromised
- The public seating at this location is located around this light
- the proposed proximity to the tree when relocated will impact the effectiveness and consistency of the lighting with some obstruction from the tree canopy.

Further, it should be noted that there has been no justification provided by the requestor. Therefore, the proposal is not supported.

Council contact

Joe Ingegneri
Manager Technical Services
04 January 2024