



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING
HELD ON THURSDAY, 11 JULY 2024**

Present:

Chairperson:	Sue Francis
Expert Members:	David Epstein & James Lidis
Community Representatives:	Richard Horton

Council Officers present:

Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan

Declarations of Pecuniary and Non-Pecuniary Interests

- A) James Lidis declared a non significant, non pecuniary interest as his son Dean Lidis is employed as a Town Planner at Randwick City Council. Dean Lidis has had no involvement in any of the matters before the Panel.

The Panel deliberated and voted on each matter via an electronic meeting.

The resolutions, reasons and voting outcomes for each item on the agenda are detailed below:

Development Application Reports

D55/24 Development Application Report - 20 Dudley Street, Randwick (DA/1035/2023)

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/1035/2023 for alterations and additions to existing dwelling and detached studio including first floor level addition to dwelling, studio mezzanine, pool reduction, landscaping, and site works, at No. 20 Dudley Street, Randwick, subject to the development consent conditions attached to the assessment report and the following amendment:

- Amend Condition 2(a) to read as follows (in consultation with the applicant):

Heritage Matters

- 2.(a) A brief and targeted Heritage Asset Action Plan (HAAP) for the historical component including windows, doors, ceilings, floors, and external surfaces (including roof, chimney, verandah, and stairway to the house) shall be provided to owners to guide long-term and short-term works to the building, to ensure that ongoing works are consistent with the Principles, Processes and Practices of the Australia ICOMOS Burra Charter 2013. This Plan shall be prepared by a suitably qualified and experienced heritage specialist, to the satisfaction of the Council Heritage

Planner and the Director City Planning and shall be submitted with the construction certificate application.

REASON:

The Panel has visited the site, considered the written submissions 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 supports the application for the following reasons:

- The proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the R2 zone in that it will continue to provide housing, does not adversely affect the heritage significance of the existing dwelling within the streetscape and protects the amenity of surrounding residents.
- The proposal is suitable for the location and is compatible with the desired future character of the locality.
- The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality.

CARRIED UNANIMOUSLY.

D56/24 Development Application Report - 39 Arcadia Street, Coogee (DA/10/2024)

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/10/2024 for alterations and additions to the multi-dwelling housing development approved under deferred commencement in DA/388/2022 involving the reinstatement of amended alterations and additions to the northern elevation of Ballamac House (Heritage Item) at No. 39 Arcadia Street, Coogee, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited the site, considered the written submissions 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 supports the application for the following reasons:

- The proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the R3 Medium density residential zone in that the proposed additions provide for the housing needs of the community, protect the amenity of residents, the contemporary built form and scale does not detract from Ballamac House's heritage significance and fit into the desired streetscape character.
- The development enhances the visual quality of the public domain/streetscape and has provided for an appropriate heritage conservation outcome, subject to recommended condition amendments.

CARRIED UNANIMOUSLY.

**D57/24 Development Application Report - 124 Doncaster Avenue, Kensington
(DA/458/2022)**

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/458/2022 for alterations and additions to the existing residential flat building including an additional storey and new balconies, at No. 124 Doncaster Avenue, Kensington, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited the site, considered the written submissions 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 supports the application for the following reasons:

- The proposal is consistent with the objectives and controls contained within the RLEP 2012 and the relevant requirements of the RDCP 2013. The Panel notes that the proposed amendments do not exceed the relevant height development standard.
- The proposal is consistent with the specific objectives of the R3 zone in that the proposed activity and built form will provide for the housing needs of the community whilst enhancing the aesthetic character and protecting the amenity of the local residents.
- The physical changes to the existing built form and increased setbacks to the front and sides contribute towards making the building less intrusive and more recessive and is of a scale and design that is suitable for the location and is compatible with the desired future character anticipated for the locality.
- Subject to conditions that address non-compliant elements of the development in relation to external wall height and rear setbacks, the proposal will not result in any significant adverse amenity impacts to the adjoining residential properties in terms of overshadowing, visual bulk, privacy or view loss. The alterations and additions are well integrated into the articulated design aesthetic of the built form and will not have any detrimental impact on the fabric, setting and visual corridors of the Racecourse Precinct Heritage Conservation Area.

CARRIED UNANIMOUSLY.

The meeting closed at 11:46am.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	David Epstein
James Lidis	Richard Horton