



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 12 SEPTEMBER 2024

Present:

Chairperson: Steven Layman

Expert Members: Tina Christy & Stephen Davies

Community Representatives: Michael Berg

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan

Declarations of Pecuniary and Non-Pecuniary Interests

Nil.

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

D70/24 Development Application Report - 6 Aeolia Street, Randwick (DA/419/2024)

RESOLUTION:

- A. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/419/2024 for alterations and additions to the existing school building, at No. 6 Aeolia Street, Randwick, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited the site 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 requirements contained within Chapter 3 of SEPP (Transport and Infrastructure) 2021.
- 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 SP2 - Infrastructure zone in that it will result in the delivery of infrastructure that will support the existing use and operations of the site and as educational establishment.
- Subject to conditions, the proposal will not result in any unreasonable adverse amenity impacts (with regards to visual, acoustic and privacy) to the neighbouring properties or streetscape.
- The development enhances the visual quality of the public domain/streetscape and will be sympathetic to its setting and context within the conservations areas as well as the heritage items.
- The proposed development will make a positive contribution to the site in that it will facilitate better accessibility, fire safety and amenity to the existing building.

CARRIED UNANIMOUSLY.

D71/24 Development Application Report - 6 Aeolia Street, Randwick (DA/375/2024)

RESOLUTION:

- A. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/375/2024 for demolition of an existing brick wall and dilapidated awning to enable the repair of a sandstone wall and a replacement awning structure, at No. 6 Aeolia 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:

Amendment of Plans & Documentation

2. The approved plans and documents must be amended in accordance with the following requirements:
 - a) The colours, materials and surface finishes to the development must be consistent with the relevant plans, documentation and colour schedules provided with the development application subject to the following changes:
 - Louvres shall be coloured Windspray or similar colour to fencing/wall cladding below.

Details (samples) of the proposed materials/colour and profile are to be submitted to and approved by Council's Manager Development Assessment, in accordance with Section 4.17 of the Environmental Planning and Assessment Act 1979 prior to a construction certificate being issued for the development.

REASON:

The Panel has visited the site 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 SP2 zone in that it repairs and reinstates a sandstone base wall and the awning and fence structure are offset behind to not detract from the heritage significance of the site or detract from the character of development along this part of Aeolia Street.
- The scale and design of the proposal is are considered to be suitable for the location and are compatible with the desired future character of the locality.
- The development enhances the visual quality of the public domain/streetscape.
- The proposed development will make a positive contribution to the site.

CARRIED UNANIMOUSLY.

D72/24 Development Application Report - 893 Anzac Parade, Maroubra (DA/202/2023)

RESOLUTION:

- A. That the RLPP is satisfied that the matters detailed in clause 4.6(4) of Randwick Local Environmental Plan 2012 have been adequately addressed and that consent may be granted to the development application, which contravenes the minimum lot size development standard in Clause 4.1(3) of Randwick Local Environmental Plan 2012. The concurrence of the Planning Secretary may be assumed.
- B. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/202/2023 for Torrens title subdivision of one lot into 2, alterations to existing dwelling, demolition of garage and granny flat and associated site works, at No. 893 Anzac Parade, Maroubra, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited the site 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:

- While the proposed lot sizes do not comply with the minimum provisions in Clause 4.1 (4.1D) of the RLEP 2012, requiring a 400sqm minimum lot size for subdivision in the R2 zone in which it is located, the proposal is consistent with the objectives of the standard and the desired future character of the R2 zone in this area.
- Compliance with the minimum lot size applicable under CI1.8A savings provisions is considered to be unreasonable or unnecessary in the circumstances of this case and there are sufficient environmental planning grounds that would warrant a variation to the since repealed development standard, based on the Amendment No. 9 to the Randwick LEP 2012, which results in a substantially less variation to that sought under the applicable standards. The written request pursuant to Clause 4.6 of the RLEP 2012 to vary the minimum lot size standard of 400m² pursuant to Clause 4.1 is considered to be well founded.
- The proposed development is consistent with the objectives of the R2 zone in relation to providing for the housing needs of the community, recognising the desirable elements of the streetscape and the desired character of the area, and will be capable of reasonably protecting the amenity of residents.
- The size of each of the resultant lots are considered to be suitable for the location and will be compatible with the existing and desired future character of the locality.
- The development appropriately enhances the visual quality of the public domain/streetscape.
- The proposed development will make a positive contribution to Ferguson Street and is not inconsistent with the character of existing development forms along this frontage.

CARRIED UNANIMOUSLY.

D73/24 Development Application Report - 44 Avoca Street, Randwick (DA/531/2024)

RESOLUTION:

- A. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 531/2024 for

alterations and additions to an existing heritage semi-detached dwelling, at No. 44 Avoca Street, Randwick, subject to the development consent conditions attached to the assessment report and the following amendments:

- Add Conditions 5(i) and 5(j) to reads as follows:

Heritage Conditions

5. The following additional information and any amendments to the approved development must be incorporated in the final construction plans and provided to Council:
 - i) The guttering on the front verandah shall be the same profile as that on the verandah of the adjoining semi-detached dwelling.
 - j) The “bronze/brass metal flat bar” on the first floor verandah shall be amended to be a timber handrail to match the materiality of the adjoining semi-detached dwelling.

REASON:

The Panel has visited the site 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 zone in that the alterations and additions will improve usability in a manner consistent with the dwelling's and surrounding area's built form and character;
- The scale and design of the proposal is considered to be suitable for the location and is compatible with the desired future character of the locality; and
- The development enhances the visual quality of the public domain/streetscape.

CARRIED UNANIMOUSLY.

D74/24 Development Application Report - 349 Avoca Street, Randwick (DA137/2023)

RESOLUTION:

- A. That the RLPP is satisfied that the matters detailed in clause 4.6(4) of Randwick Local Environmental Plan 2012 have been adequately addressed and that consent may be granted to the development application, which contravenes the minimum landscaping requirement in State Environmental Planning Policy (Housing) 2021 Clause 24(2)(c) - Non-discretionary development standards.
- B. That the RLPP is satisfied that the matters detailed in clause 4.6(4) of Randwick Local Environmental Plan 2012 have been adequately addressed and that consent may be granted to the development application, which contravenes the minimum lot size requirement in State Environmental Planning Policy (Housing) 2021 Clause 25(1)(g)(i) -Standards for boarding houses.
- C. That the RLPP grants consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 137/2023 for alterations and additions to the existing dwelling house and change of use to a Boarding House containing seven (7) double boarding rooms with two (2) on-site car parking spaces and two (2) motor cycle spaces at No. 349 Avoca Street, Randwick, subject to the development consent conditions attached to the assessment report and the following amendments:
 - Amend Condition 71 to read as follows:

71. The operation of the boarding house is to be undertaken in accordance with the detailed Plan of Management dated July 2024 prepared by ABC Planning Pty Ltd, as amended by the conditions of this consent.
- Amend Condition 76 to read as follows:
76. The manager/caretaker of the student house/boarding house accommodation must be a responsible person over the age of 18 years.
- Amend Condition 82 to read as follows:
82. The boarding house must be used for affordable housing and managed by a registered Community Housing Provider in perpetuity in accordance with the requirements under State Environmental Planning Policy (Housing) 2021, including the rents payable in accordance with the definition of affordable housing pursuant to section 13 of the SEPP (Housing) 2021.
- Add Condition 2(b) to read as follows:
2. The approved plans and documents must be amended in accordance with the following requirements:
- b) All privacy screens must have a height of 1.6m (measured above the finished floor level) and shall be constructed with either:
 - Fixed lattice/slats with individual openings not more than 30mm wide;
 - Fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings.
 - Add Condition 2A to read as follows:
- 2A A washing machine and clothes dryer are to be provided in each boarding room.
- Add Condition 2B to read as follows:
- 2B The Plan of Management is to include a provision that the use of the indoor and outdoor communal area/s is restricted to between 8:00am to 9:30pm Monday to Sunday inclusive.

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 principles and relevant requirements for Boarding Houses contained within the State Environmental Planning Policy Housing 2021.
- The Clause 4.6 written request seeking an exception to the landscaping development standard under Division 2 Clause 24(2)(c) of State Environmental Planning Policy Housing 2021 is well founded and can be supported.
- The Clause 4.6 written request seeking an exception to the lot size development standard under Division 2 Clause 25(1)(g)(i) of State Environmental Planning Policy Housing 2021 is well founded and can be supported.
- The proposal is consistent with the relevant objectives contained within the Randwick Local Environmental Plan 2012 and the relevant requirements of the Randwick Development Control Plan 2013.
- The proposal is consistent with the specific objectives of the R2 zone under Randwick Local Environmental Plan 2012 in that it will provide for the housing needs of the community, maintain the desired future built form character of the area and encourage affordable housing.
- The scale and design of the proposal is suitable for the location and compatible with the desired future character of the locality.

- The development enhances the visual quality of the public domain/streetscape with improved landscape outcomes along the street frontages.
- The change of use from a large single dwelling to a boarding house will have a positive social benefit to the community.
- The boarding house will add to the stock of affordable housing in the Randwick Local Government Area.

CARRIED UNANIMOUSLY.

The meeting closed at 1:04pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Steven Layman (Chairperson)	Tina Christy
Stephen Davies	Michael Berg