



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING
HELD ON THURSDAY, 10 APRIL 2025 AT 1PM**

Present:

Chairperson: Steven Layman

Expert Members: Tina Christy & James Lidis

Community Representatives: Zofia Kuypers

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

- A) James Lidis declared a non pecuniary conflict of interest in Item D14/25 as a family member is the author of the report, and Item D15/25 as his company provided a response to Council on behalf of the applicant. Therefore he did not participate in any discussion or voting in the determination of these matters.

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:

General Reports

Nil

Development Application Reports

**D14/25 Development Application Report - 218 Coogee Bay Road, Coogee
(DA/1246/2024)**

RESOLUTION:

- A. That the RLPP is satisfied that the applicants written requests to vary the development standards relating to floor space ratio in Clause 4.4 of Randwick Local Environmental Plan 2012 have demonstrated that;
- i. Compliance with the relevant development standard is unnecessary and unreasonable in the circumstances of the case; and
 - ii. There are sufficient environmental planning grounds to justify the contravention of the relevant development standards.
- B. 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/1246/2024 for

Use of the first floor as residential accommodation as well as alterations and additions to the subject site to facilitate a shop top housing development, at No. 218 Coogee Bay Road, Coogee, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Add Condition 2(g) to read as follows:

Heritage Conservation

- a) The new windows on the front façade at the first-floor level will be replaced with timber double hung windows, to reconstruct the original façade.
- b) The proposed works are to be carried out in a manner that minimises demolition, alterations, and new penetrations/fixings to the significant fabric of the heritage item.
- c) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures are to be specified in the construction management plan.
- d) The original brick corners of the building are to be left intact, and the brick extension and the new work is to be separated from the old by an expansion joint.
- e) Where proposed, details of external elements of mechanical ventilation systems, including layout and dimensions of ductwork, are to be submitted to Council for review.
- f) The introduction of new services must use existing service runs. Where this is not possible, details of an alternative solution must be shown on drawings at a suitable scale and submitted to Council for review.
- g) Prior to the issue of a construction certificate, drawing South Elevation DA07 Issue A as identified in condition 1 above must be amended and provided to Council to the satisfaction of Council's Heritage Planner as follows:
 - The proposed windows at 218 Coogee Bay Road, Coogee must be amended to match the existing windows at 222 Coogee Bay Road which are to be a triple pane at the upper sash of the vertically sliding (double hung) window. Roller screens are to be removed.

- Amend Condition 8 to read:

External Colours, Materials & Finishes

The colours, materials and finishes of the external surfaces are to be compatible with the existing building and adjacent development to maintain the integrity and amenity of the building and the streetscape.

External materials, finishes and colours of the building are required to match, as closely as possible, the existing building and any metal roof sheeting is to be pre-painted (e.g. Colourbond) to limit the level of reflection and glare.

Details of the proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Manager Development Assessments prior to issuing a construction certificate for the development.

Condition Reason: To ensure colours, materials and finishes are appropriate and compatible with surrounding development.

- Amend Condition 19 to read:

Heritage Conservation

Prior to the issue of a construction certificate, the following matters must be addressed and provided Council's Heritage Planner to their satisfaction.

- a) Provide clarification on paint colours proposed for front façade. Consider co-ordination with the paint scheme of the heritage item.
- b) Prior to commencement of demolition or construction work, a construction management plan detailing the protection measures for significant fabric and features must be submitted to and approved by Council's Heritage Planner.
- c) A report or certification from a practicing structural engineer experienced in dealing with heritage buildings must be submitted to and approved by Council's Heritage Planner. That

report must explain how the retained building elements, such as building facades, ceilings, walls, or other significant/original fabric of the building are to be retained, supported, and not undermined by the proposed development and give details of any intervention or retrofitting needed.

- d) A digital photographic archival recording of the property internally and externally shall be prepared and submitted to and approved by Council's Heritage Planner, prior to the issue of a construction certificate. This recording shall be in accordance with the NSW Heritage Office 2006 Guidelines for Photographic Recording of Heritage Items. An electronic digital copy of the archival recording is to be submitted to Council for inclusion in the Local History Collection of Randwick City Library and for Council's own records incorporating the following:
- i. A PDF electronic copy of the archival record incorporating a detailed historical development of the site, purpose of the archival recording, copyright permission for Council to use the photographs for research purposes, photographic catalogue sheet cross-referenced to the base floor and site plans showing the locations of archival photographs taken, and index print of the photographs; and
 - ii. Digital copies of the archival photographs in JPEG and TIFF formats.
- e) Provide details and specifications of the proposed signage, including size, font, colour, and location in an elevation and a photomontage for Council approval. The signage must not include illuminated or flashing components.
- Delete Condition 3 in relation to Signage.

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 reasons given in the assessment report.

The Panel received a late Memo in relation to the proposed signage which included owners consent from the adjoining property and an assessment of the signage. As such, the Panel deleted condition 3 and permitted the signage, with further details to be provided at Construction Certificate stage.

CARRIED UNANIMOUSLY.

D15/25 Development Application Report - 9 Middle Street, Kingsford (DA/1176/2024)

RESOLUTION:

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/1176/2024 for alterations and additions to existing dwelling house including changes to and extension of the ground floor, new roof within rear portion, associated ancillary and landscaping works at No. 9 Middle Street, Kingsford, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Amend Condition 2 to read as follows:

Amendment of Plans & Documentation

The approved plans and documents must be amended in accordance with the following requirements:

- a) The existing hardstand areas to the west of bathroom 3 and to the west of the existing garage shall be replaced with a permeable surface. The permeable surfaces shall be

provided as landscaped areas (lawn, grasses, shrubs, and trees) and/or areas with loose gravel (or the like) upon soil that water can easily penetrate.

- b) The proposed study and TV room shall be deleted. The proposed dining room may be extended out towards the east by 1.5m from the alignment of the existing eastern elevation of the dwelling. Direct access should be provided from the extended dining area to the private open space to the east. The proposed rear balcony is to be deleted.
- c) The existing wall between proposed Bed 3 and Bed 4 shall be demolished. This enlarged room shall be converted to a living room.
- d) The room identified as 'Ex. Living' shall be converted and used as a bedroom.

Amended plans shall be submitted to and approved by Council's Manager Development Assessment prior to issue of a construction certificate.

Condition Reason: To require amendments to the plans endorsed by the consent authority following assessment of 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 reasons given in the assessment report.

The Panel proposed additional amendments to improve the liveability, amenity and connectivity of the indoor and outdoor living spaces.

CARRIED UNANIMOUSLY.

D16/25 Development Application Report - 133 Belmore Road, Randwick (DA/1094/2024)**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/1094/2024 for alterations and additions to an existing building including first floor changes and extension and provision of garage at No. 133 Belmore Road, Randwick, subject to the development consent conditions attached to the assessment report, subject to the following amendments:
- Add Condition 1A to read as follows:

Amendment of Plans & Documentation

The approved plans and documents must be amended in accordance with the following requirements:

- a. The portion of roof fronting Avoca Street is to match the pitch of the existing roof at 202 Avoca Street, Randwick.
- b. The existing chimney sited towards Belmore Road is to be retained. All architectural drawings are to be updated to include retention of the existing chimney, including chimney pots.

Amended plans demonstrating the above are to be submitted to and approved by Council's Manager Development Assessment prior to the issue of a Construction Certificate.

Condition Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

- Amend Condition 15 to read as follows:

Heritage – AC unit & Advertising Structure relocation

The AC units and remnant advertising structure facing Belmore Road are to be relocated to a location that is not visible from Belmore Road or Avoca Street.

Condition Reason: To ensure the heritage significance of the heritage item is maintained.

Condition Reason: To ensure colours, materials and finishes are appropriate and compatible with surrounding development.

- Amend Condition 16 to read as follows:

Heritage – Winter garden window opening

The winter garden facing Belmore Road must retain design/finishes and height (window-sill height) similar to Nos 125-131 Belmore Road.

Condition Reason: To ensure the heritage significance of the heritage item is maintained.

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 reasons given in the assessment report.

The Panel made minor amendments to make clear the intent of condition 16 and require the plans to be updated to show retention of the existing chimney, including chimney pots.

CARRIED UNANIMOUSLY.

**D17/25 Development Application Report - 70 Johnston Parade, South Coogee
(DA/63/2025)**

RESOLUTION:

- A. That the RLPP is satisfied that the applicants written request to vary the development standard relating to floor space ratio (FSR) in clause 4.4 of Randwick Local Environmental Plan 2012 have demonstrated that:
- i. Compliance with the relevant development standard is unnecessary and unreasonable in the circumstances of the case; and
 - ii. There are sufficient environmental planning grounds to justify the contravention of the relevant development standards.
- 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. 63/2025 for *alterations and additions to CDC-approved semi-detached dwellings including excavation of additional area along the southern half of the building to provide a larger ground level and additional rooms, relocation of the approved external walls on the northern, western and eastern elevations, altered door openings, re-configured layouts of ground floor, first floor and Level 2, fenestrations and balustrades in response to re-configured layouts, provision of additional outdoor space with new paved courtyard areas along the sides and rear of the building and increase in gross floor area, installation of new lift for each dwelling and changes to front fencing*, at No. 70 Johnston Parade, South Coogee, 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 reasons given in the assessment report.

CARRIED UNANIMOUSLY.

The meeting closed at 1:15pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Steven Layman (Chairperson)	James Lidis
Tina Christy	Zofia Kuypers