



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 14 NOVEMBER 2024

Present:

Chairperson: Sue Francis

Expert Members: Michael Leavey & Awais Piracha;

Community Representatives: Stephanie Schofield

Council Officers present:

Manager Development Assessment Mr F Ko
Acting Coordinator Major Assessments Ms J Warren
Executive Planner Ms A Manahan

Declarations of Pecuniary and Non-Pecuniary Interests

A) 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:

General Reports

GR2/24 General Report - Randwick Local Planning Panel Guidelines (F2018/00147)

RESOLUTION:

That the amendments to the Randwick Local Planning Panel Guidelines be adopted, subject to the following changes:

- Introduction – delete reference to IHAPs and insert “*any prescribed area by Regulation*” at the end of the first sentence of the second paragraph.
- Item 3.3 – insert “*or where the Director of City Planning considers it appropriate to be considered in a public meeting due to:*
 - *Public interest;*
 - *Compliance with development controls;*
 - *Complexity of the application;*
 - *Use of clause 4.6; or*
 - *Other appropriate matters pursuant to section 4.15 of the EP&A Act 1979.*”
- Item 4.14 – delete.
- Item 4.18 – insert “*preferably*”.

- Item 4.27 – amend dot point 2 to state “*Submitter/s and/or objector/s (or representative) speaking for or against the application; and then*” and delete second paragraph of the note.
- Item 4.42 – insert “*The dissenting Panel member shall document their reasons in the decision.*”

CARRIED UNANIMOUSLY.

Development Application Reports

D91/24 Development Application Report - 23 Torrington Road, Maroubra (DA/565/2024)

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 height of buildings and floor space ratio development standards in Clauses 4.3 and 4.4 of Randwick Local Environmental Plan 2012. The Panel is satisfied that there are sufficient environmental planning grounds to grant the variations sought to height of buildings and floor space ratio.
- 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/565/2024 for Alterations and additions to the existing dwelling house including new attic level with balcony and driveway gate, at No. 23 Torrington Road, 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:

- The proposal is consistent with the specific objectives of the R2 zone in that it will provide for the housing needs of the community, enable other land uses that provide facilities or services to meet the day to day needs of residents, contribute to the desired future character of the area, protect the amenity of residents, and encourage housing affordability.
- The proposal is consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013 and 2023.
- 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.
- The development enhances the visual quality of the public domain/streetscape.

CARRIED UNANIMOUSLY.

D92/24 Development Application Report - 73 Darley Road, Randwick (DA/165/2023/A)

RESOLUTION:

That the RLPP, as the consent authority, approve the application made under Section 4.55 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. 165/2023/A for modification to the approved development including minor changes to internal configurations, updated privacy screen details at first floor, modifications to the front path (non-original), relocation of the proposed pool, and adjustments to the secondary

dwelling design, at No. 73 Darley Road, Randwick, in the following manner:

- **Amend Condition 1 to read:**

Approved Plans & Supporting Documentation

1. The development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:

Plan	Drawn by	Dated	Received by Council
Site Plan, DA-A01, Rev B	Muci Architects	12/09/2023	06/11/2023
Demolition Plans, DA-A04, Rev B	Muci Architects	12/09/2023	06/11/2023
Reflected Ceiling Plans, DA-A06, Rev B	Muci Architects	12/09/2023	06/11/2023
Ground & First Floor Plan, DA-D01, Rev B	Muci Architects	12/09/2023	06/11/2023
Roof Plan & BASIX Commitments, DA-D02, Rev B	Muci Architects	12/09/2023	06/11/2023
Elevations, DA-E01, Rev B	Muci Architects	12/09/2023	06/11/2023
Sections, DA-F01, Rev B	Muci Architects	12/09/2023	06/11/2023

BASIX Certificate No.	Dated	Received by Council
A472664_02	12 September 2023	06 November 2023

EXCEPT where amended by:

- **Other conditions of this consent; and/or**
- **the following Section 4.55 'A' plans and supporting documents only in so far as they relate to the modifications highlighted on the Section 4.55 'A' plans and detailed in the Section 4.55 'A' application:**

Plan	Drawn by	Dated	Received by Council
Site Plan A01 Rev C	Muci Architects	5 July 2024	10 September 2024
Demolition Plans A04 Rev C	Muci Architects	5 July 2024	10 September 2024
Reflective Ceiling Plans A06 Rev C	Muci Architects	5 July 2024	10 September 2024
Ground and First Floor Plan D01 Rev C	Muci Architects	5 July 2024	10 September 2024
Roof Plan and BASIX Commitments D02 Rev C	Muci Architects	5 July 2024	10 September 2024
Elevations E01 Rev C	Muci Architects	5 July 2024	10 September 2024
Sections F01 Rev C	Muci Architects	5 July 2024	10 September 2024

BASIX Certificate No.	Dated	Received by Council
1336595S_02	5 July 2024	Christopher Mullaney
A472664_03	5 July 2024	Christopher Mullaney

- **Add the following condition:**

Garden Planter

61. The first floor rear garden planter outside the master bedroom and the ensuite is to be non-trafficable and only accessed for maintenance purposes.

- **Delete the following condition:**

- **Amendment of Plans & Documentation**

- 2a. An additional 39.6m² of deep soil permeable area, as per the definition of deep soil permeable surfaces in Council's DCP, shall be provided at the subject site.

- **Modify the following conditions**

- **Amendment of Plans & Documentation**

- 2b. A vertical privacy screen must be provided to the upper level rear facing window (W-03) of the Main dwelling to the following window panels:
 - X2 eastern window panels (adjacent to the corner of the building) to the southern-eastern rear elevation of the master bedroom.
 - X4 western window panels (adjacent to the corner of the building) to the southern-eastern rear elevation of the master bedroom ensuite

Privacy screen/s must be:

- constructed with vertical timber battens with individual openings not more than 30mm wide
 - extend the full height of the glazing
 - positioned between the privacy fins
 - fixed and not opened other than for the purpose of cleaning and maintaining the glazing.
- 2d. The upper level windows (W101) and (W103) on the north-western elevation of the Secondary Dwelling must have a minimum sill height of 1.6m above floor level, or alternatively, the windows are to be fixed and be provided with translucent, obscured, frosted or sandblasted glazing below this specified height.

- **Landscape Plans**

- 16. The Landscape Plans by Dangar Barin Smith REV D dated 30/4/2024, must be amended to now comply the following requirements:
 - a. Planting within the pool barrier "non-climbable" zone (being the fenced off pool area, being between the pool and eastern site boundary), must be no more than 600mm high at maturity. The Planting Plan and Plant Schedule must be amended as necessary to select compliant feature species in this area.

A revised scheme complying with the requirements specified above must then be submitted to, and be approved by, the Principal Certifier, prior to any Construction Certificate.

- **Landscape Certification**

- 17. Prior to issue of the final Occupation Certificate, certification from a qualified professional in the Landscape industry must be submitted to, and be approved by, the Principal Certifier, confirming the date that the completed landscaping was inspected, and that it has been installed substantially in accordance with the Landscape Plans by Dangar Barin Smith REV D dated 30/4/2024, and any relevant conditions of consent, including those imposed in the S4.55 'A' relating to planting within the fenced off pool area.

REASON:

The Panel is familiar with the site, has considered the written submission 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 Panel is satisfied that the application, as modified, remains substantially the same as the previously approved development.
- The Panel is satisfied that the modified development will not result in significant adverse environmental impacts upon the amenity and character of the locality.
- The Panel has had regard to the Council memo dated 11 November 2024 addressing site contamination considerations.

CARRIED UNANIMOUSLY.

The meeting closed at 11.18am.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	Michael Leavey
Awais Piracha	Stephanie Schofield