



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 13 MARCH 2025

Present:

Chairperson: Sue Francis

Expert Members: Michael Leavey & Sue Weatherley

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

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:

Development Application Reports

D10/25 Development Application Report - 1605 Anzac Parade, La Perouse (DA/22/2025)

RESOLUTION:

- A. That the RLPP is satisfied that the applicants written requests to vary the development standards relating to building height and floor space ratio in clauses 4.3 and 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. DA/22/2025 for Alterations and additions to an existing mixed use development, including the replacement of the entry and terrace awning structures, balustrades, exterior glazing and associated fabric, extension of access stair, façade maintenance works and internal reconfiguration to enable the installation of a new lift, entrance lobby and layout changes to an apartment and commercial tenancy (Variation to Building Height and FSR), at No. 1605 Anzac Parade, La Perouse, 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 E1 Local Centre zone.
- The scale and design of the proposal is considered to be suitable for the location, generally consistent with the current built form outcome and is 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 commercial centre.

CARRIED UNANIMOUSLY.**D11/25 Development Application Report - 343 Rainbow Street, South Coogee
(DA/1136/2024)**

RESOLUTION:

That the RLPP refuses consent under Section 4.16 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 1136/2024 for demolition of the existing dwelling house, construction of a new dwelling house and new swimming pool, at No. 343 Rainbow Street, South Coogee, for the following reasons:

1. The proposal does not comply with the provisions of Randwick Local Environmental Plan 2012 (RLEP 2012) pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, in particular:
 - i) The proposal is not consistent with the objectives of the R2 Low Density Residential zone pursuant to Clause 2.3 of RLEP 2012, that requires, among other, development to provide for the housing needs of the community within a low density residential environment and to protect the amenity of residents.
 - ii) The proposal does not comply with Clause 4.3 – Height of Buildings which is not supported by an acceptable Clause 4.6 variation statement with adequate environmental planning grounds.
 - iii) The proposal does not comply with Clause 4.4 – Floor Space Ratio which is not supported by an acceptable Clause 4.6 variation statement with adequate environmental planning grounds.
 - iv) The proposal does not comply with Clause 6.7 – Foreshore scenic protection area as the development has not been located and designed to minimise impacts to views to and from the coast.
2. The proposal does not comply with the provision of Randwick Comprehensive Development Control Plan 2013 (RDCP 2013) pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, in particular:
 - i) Part B7 General Controls – Parking layout, configuration and dimensions.
 - ii) Part B10 General Controls – Foreshore scenic protection area.
 - iii) Part C2 Low Density Residential – 2.5 Deep soil permeable surfaces.
 - iv) Part C2 Low Density Residential – 3.1 Floor Space Ratio

- v) Part C2 Low Density Residential – 3.2 Building height.
 - vi) Part C2 Low Density Residential – 3.3 Setbacks.
 - vii) Part C2 Low Density Residential – 4.7 Earthworks.
 - viii) Part C2 Low Density Residential – 5.1 Solar access and overshadowing.
 - ix) Part C2 Low Density Residential – 5.3 Visual Privacy
 - x) Part C2 Low Density Residential – 5.5 Safety and security
 - xi) Part C2 Low Density Residential – 5.6 View Sharing
3. The proposal will result in adverse environmental impacts on both the natural and built environments, and social and economic impacts in the locality, pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.
 4. The adverse environmental impact of the proposal means that the site is not considered to be suitable for the development as proposed, pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
 5. The public submissions raised valid grounds of objection and approval of this application is considered contrary to the public interest, pursuant to Section 4.15(1)(d) and (e) of the Environmental Planning and Assessment Act 1979.

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 refuses the application for the reasons given in the resolution above.

The Panel was concerned about the lack of information to make a proper assessment of the impact on views, and the cumulative impacts of the non-compliances on those impacts. The Panel would encourage the applicant to consider these issues and resolve the matters with Council.

CARRIED UNANIMOUSLY.**D12/25 Development Application Report - 286-290 Arden Street, Coogee (DA/55/2025)****RESOLUTION:**

- A. That the RLPP is satisfied that the applicants written requests to vary the development standard relating to building height in clause 4.3 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 standard.
- 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/55/2025 for alterations to an existing 3 storey residential flat building, including the provision of a revised facade treatment and the structural remediation of the existing verandah and balconies, at No. 286-290 Arden 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 zone in that the proposed works will provide for the continued use of the site for residential purposes that will enhance structural integrity, fire safety and weatherproofing and will not result in any unreasonable amenity impacts upon adjoining properties.
- There are no changes proposed to the built form and therefore, 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 subject to a condition heritage item.
- The proposed development will make a positive contribution to the existing residential flat building and will improve the structural integrity, weatherproofing and comply with fire safety and standards. Overall, the aesthetic improvements to the appearance of the building will make a positive contribution to the heritage building and streetscape.

CARRIED UNANIMOUSLY.

The meeting closed at 11:53am.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	Michael Leavey
Sue Weatherley	Michael Berg