



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 12 JUNE 2025

Present:

Chairperson:	Sue Francis
Expert Members:	Stephen Alchin & Clare Brown
Community Representatives:	Clara Hawker

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) Clare Brown declared a conflict of interest in Item D24/25 as her company Urbis is the author of the Statement of Environmental Effects for the application. Clare did not participate in the deliberations or voting in this item.

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

D24/25 Development Application Report - 2 Anzac Parade, Kensington (DA/1219/2024)

RESOLUTION:

- A. That the RLPP is satisfied that the applicant's written requests to vary the development standard relating to Car Parking, Landscaped Area and Lot Size development standards in Clause 68 (2)(e), Clause 68 (2)(f), and Clause 69 (1)(b)(ii) State Environmental Planning Policy (Housing) 2021 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/1219/2024 for Alterations and additions to an existing boarding house to facilitate development for construction of 2 levels of co-living (18 rooms), above the existing boarding house, with associated communal spaces and amenity areas, ancillary and landscaping works, at No. 2 Anzac Parade, 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 relevant objectives contained within the RLEP 2012, SEPP (Housing) 2021 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the R3 zone in that:
 - It provides for the housing needs of the community within a medium density residential environment.
 - It provides a variety of housing types within a medium density residential environment.
 - It enabled other land uses that provide facilities or services to meet the day to day needs of residents.
 - It recognises the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, that contribute to the desired future character of the area.
 - It protects the amenity of residents.
- 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.

Clare Brown left the room during the deliberations of Item D24/25 and did not take any part in the deliberations or voting in this matter.

D25/25 Development Application Report - 41 Oberon Street, Randwick (DA/312/2024/A)**RESOLUTION:**

That the RLPP, as the consent authority, refuse the application made under Section 4.55 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. 312/2024 for changes to and reduction of the roof of the outbuilding/garage to a mono-pitch roof, reduction of building height of outbuilding/garage by lowering the boundary masonry, provision of highlight windows to the north elevation of outbuilding/garage, relocation of waste bins at No. 41 Oberon Street, Randwick, for the following reason:

- The application was improperly constructed as a modification application under s4.55 of the Environmental Planning and Assessment Act 1979 to a structure that was not approved. Notwithstanding this, the Panel is of the view that the development consent as proposed to be modified is not substantially the same as that originally approved.

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 undertook an external inspection of the subject site at 41 Oberon Street which was sufficient for them to understand the proposal.

The Panel notes that DA/312/2024 did not grant consent for the rear outbuilding/garage. It was explicitly deleted by condition 2 of that consent.

The description of the modification application seeks “....*changes to and modification to the outbuilding/garage....*”. However, as noted above, no garage/outbuilding was approved.

The Panel refused the application for the reasons in the resolution above.

CARRIED UNANIMOUSLY.**D26/25 Development Application Report - 69 Meeks Street, Kingsford (DA/188/2025)****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/188/2025 for ‘Alterations and additions to existing dwelling house including modifications to, and extension of, the existing detached garage to provide a single car space, workshop, office and bathroom/laundry on the ground floor and a first floor addition above comprising media room; removal of existing window to facilitate new door opening in the dwelling house, and installation of side fencing (Heritage Item).’, at No. 69 Meeks Street, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Amend Condition 3 to read as follows:

Heritage Requirements

3. To ensure the development remains compatible with the heritage significance of the site, the following requirements must be reflected in amended plans and documentation
 - Window 02, Door 04, and Door 05 must be a timber framed to reflect the traditional materiality of the existing garage and dwelling.
 - A shadow line (narrow recess or gap) is required to be introduced between the new and original brickwork at ground level to distinguish between the new and original fabric.
 - No original masonry or terracotta surfaces are to be painted.
 - The new proposed bricks are required to match the colour and finish of the existing bricks. Brick samples should be provided to Council’s heritage planner for approval.
 - Any original bricks salvaged from the site must be used to construct the new addition.
 - Metal cladding/sheeting for dormer windows must be in a dark recessive colour (e.g. Manor Red, Gully, Jasper, Wallaby, Basalt, Woodlands Grey) to improve the appearance of the addition and minimise impacts on the heritage item.

The above requirements must be reflected in Construction Certificate documentation. Any amended plans/documentation, as required under this condition, must be submitted to and approved by Council’s Heritage Planner and Coordinator Development Assessment prior to the release of any construction certificate.

- Amend Condition 4 to read as follows:

Unauthorised works

4. Any unauthorised works within the dwelling do not form part of this consent. This consent relates only to the approved alterations and additions.

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 and 2023, subject to recommended conditions of consent.
- 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 recognising the aesthetic character of the site and locality, and protecting the amenity of the local residents.
- 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 is considered to be compatible with the heritage significance of the site, subject to recommended conditions.
- Non-standard conditions are applied relating to the following:
 - Details of BCA performance solutions for fire safety to be submitted to Council prior to the issue of Construction Certificate, with no external shutters permitted due to the heritage significance of the site.
 - Works to be contained within the subject property, with no encroachment of structures over the boundaries of No.102 Botany Street.
 - The removal of undesirable and inadequate vegetation at the site, and a replacement canopy tree to be planted within western setback of the site.
 - Materials and finishes of new work, and treatment of original fabric, to be consistent with heritage requirements
 - Details of new fencing to be provided, demonstrating consistency with the requirements of RDCP 2023.

In modifying the draft condition 3, the Panel felt that it was appropriate to allow flexibility to satisfy the fire safety of the dormer windows on the common boundary. The Panel noted that those windows and their location would not affect the heritage significance of the property.

CARRIED UNANIMOUSLY.

D27/25 Development Application Report - 37 Beach Street, Clovelly (DA/138/2025)**RESOLUTION:**

- A. That the RLPP is satisfied that the applicant's written request to vary the Floor Space Ratio development standard in Clause 4.4 of Randwick Local Environmental Plan 2012 has 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/138/2025 for Demolition of existing buildings, tree removal and construction of a 3-storey residential flat building with basement level containing three (3) residential apartments, four (4) car parking spaces, installation of a swimming pool for the ground floor apartment, new front fencing and detached awning, associated ancillary and landscaping works, at No. 37 Beach Street, Clovelly, subject to the development consent conditions attached to the assessment report, subject to the following amendments:
- Amend condition 1 to read as follows:

Approved plans and documentation

1. 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:

<i>Plan</i>	<i>Drawn by</i>	<i>Dated</i>	<i>Received by Council</i>
Site Plan DA100 [01]	Common Office	29/05/2025	30/05/2025
Basement Plan DA200 [01]	Common Office	29/05/2025	30/05/2025
Ground Plan DA201 [01]	Common Office	29/05/2025	30/05/2025
First Plan DA202 [01]	Common Office	29/05/2025	30/05/2025
Second Plan DA203 [01]	Common Office	29/05/2025	30/05/2025
Roof Plan DA204 [01]	Common Office	29/05/2025	30/05/2025
Driveway Plan DA205 [01]	Common Office	29/05/2025	30/05/2025
Second Plan RCP DA250 [01]	Common Office	29/05/2025	30/05/2025
West Elevation DA300 [01]	Common Office	29/05/2025	30/05/2025
East Elevation DA301 [01]	Common Office	29/05/2025	30/05/2025
North Elevation DA302 [01]	Common Office	29/05/2025	30/05/2025
South Elevation DA303 [01]	Common Office	29/05/2025	30/05/2025
Long Section DA400 [01]	Common Office	29/05/2025	30/05/2025
Short Section DA401 [01]	Common Office	29/05/2025	30/05/2025
Short Section Sketches DA402 [01]	Common Office	29/05/2025	30/05/2025
Materials Schedule DA504 [01]	Common Office	29/05/2025	30/05/2025
Window Schedule – Ground DA600 [01]	Common Office	29/05/2025	30/05/2025
Window Schedule – First DA601 [01]	Common Office	29/05/2025	30/05/2025
Window Schedule – Second & Roof DA602 [01]	Common Office	29/05/2025	30/05/2025

<i>BASIX Certificate No.</i>	<i>Dated</i>	<i>Received by Council</i>
1782563M Note: equally applicable to plans referenced above.	06 February 2025	21 February 2025

In the event of any inconsistency between the approved plans and supplementary documentation, the approved drawings will prevail.

- Add Condition 80A to read as follows:

Traffic signal system

80A. A traffic signalling system shall be installed for this development within and at the entrance to the basement carpark at a suitable location to the satisfaction of the Principal Certifier.

- The traffic signalling system must comply with the following minimum requirements:
- The traffic signalling system shall be set default to green for vehicles entering the carpark
- The traffic system must display when the carpark is full to avoid vehicles entering the carpark and then reversing up the driveway.
- The traffic system must display when a vehicle is on the ramp exiting the property.
- The traffic signalling system must be installed and operational prior to occupation of the development.

Condition Reason: To minimise the potential for queuing extending onto the street and ensure the completed carpark is fit for purpose and ready for occupation.

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 Application suitably satisfies the considerations for existing use rights, including for demolition and rebuilding;
- The Application is consistent with the objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013;
- The Application is consistent with the specific objectives of the R2 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; and
- The scale and design of the Application is considered to be suitable for the location and is compatible with the desired future character of the locality.
- In adding condition 80A, the Panel considered that, given the single lane ramp to the basement parking, it was appropriate to require the provision of a means of safely managing traffic leaving and entering the basement parking.

CARRIED UNANIMOUSLY.

D28/25 Development Application Report - 342 Alison Road, Coogee (DA/1191/2024)**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. 1191/2024 for Alterations and additions to an existing dwelling house including construction of a basement garage with outdoor terrace above and a first-floor addition, changes to ground floor layout, installation of swimming pool at the rear, ancillary and landscaping works. at No. 342 Alison Road, Coogee, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Amend condition 1 to read as follow:

Approved plans and documentation

- 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
DA-001 Issue M – Proposed Site Plan	Urban Moose Design	28/03/2025	07/05/2025
DA-100 Issue M – Proposed Garage Plan	Urban Moose Design	28/03/2025	07/05/2025
DA-101 Issue M – Proposed Ground Floor Plan	Urban Moose Design	28/03/2025	07/05/2025
DA-102 Issue M – Proposed First Floor Plan	Urban Moose Design	28/03/2025	07/05/2025
DA-110 Issue M – Proposed Roof Plan	Urban Moose Design	28/03/2025	07/05/2025
DA-200 Issue M – Proposed Elevations 1	Urban Moose Design	28/03/2025	07/05/2025
DA-201 Issue M – Proposed Elevations 2	Urban Moose Design	28/03/2025	07/05/2025
DA-300 Issue M – Proposed Section AA	Urban Moose Design	28/03/2025	07/05/2025
DA-301 Issue M – Proposed Section BB	Urban Moose Design	28/03/2025	07/05/2025

BASIX Certificate No.	Dated	Received by Council
A1768950 Note: equally applicable to plans referenced above.	16/10/2024	16/12/2024

In the event of any inconsistency between the approved plans and supplementary documentation, the approved drawings will prevail.

- Amend Condition 2(a) to read as follows:
- The approved plans and documents must be amended in accordance with the following requirements:
 - The following window/s must have a minimum sill height of 1.6m above floor level, or alternatively, the window/s are to be fixed and be provided with translucent, obscured, frosted or sandblasted glazing below this specified height:
 - WF02 and WF04 – east facing Bed 1 windows

- WF11 – west facing Bed 3 window
- WF13 – west facing Bed 1 window.

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 also considered a written submission from the Applicant regarding condition 2(a) and the privacy measures.

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 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 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, and maintaining the significance of the Heritage Item.
- The scale and design of the proposal is considered to be suitable for the location and is compatible with the current and desired future character of the locality.
- The development enhances the visual quality of the public domain/streetscape.
- The Panel considered, in detail, the request to amend condition 2(a) and has done so where it considers the amenity of the subject site and adjoining properties will not be unreasonably compromised.

CARRIED UNANIMOUSLY.

The meeting closed at 3:31pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	Stephen Alchin
Clare Brown	Clara Hawker