



## **MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING HELD ON THURSDAY, 12 JUNE 2025 AT 1PM**

### **Present:**

<b>Chairperson:</b>	Sue Francis
<b>Expert Members:</b>	Stephen Alchin & Clare Brown
<b>Community Representatives:</b>	Clara Hawker

### **Council Officers present:**

Director City Planning	Ms M Bishop
Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan
Personal Assistant to Manager DA	Ms A Halcro

### **Acknowledgement of Country**

The Acknowledgement of Country was read by the Chair.

### **Declarations of Pecuniary and Non-Pecuniary Interests**

A) Nil.

### **Address of RLPP by Councillors and members of the public**

Deputations were received in respect of the following matters:

D23/25 13 WINCHESTER ROAD, CLOVELLY (DA/43/2025)

**Objector** Tina Vantos (attending in person)

**Applicant** Submitter on behalf of applicant

D22/25 482 BUNNERONG ROAD, MATRAVILLE (DA/26/2025)

**Objector** Henry Lee

**Applicant** Anthony Betros, Planner on behalf of applicant

**After the above speakers had addressed the panel, the public meeting was closed at 1:18pm. The Panel then moved to the Randwick Room to deliberate and vote on each matter.**

**The resolutions, reasons and voting outcomes for each item on the agenda are detailed below:**

## Development Application Reports

### **D22/25      Development Application Report - 482 Bunnerong Road, Matraville (DA/26/2025)**

#### **RESOLUTION:**

- A. That the RLPP is satisfied that the applicant's written requests to vary the development standard relating to minimum lot size and minimum landscaped area development standards in sections 19(2)(a) and 19(2)(b) of 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/26/2025 for integrated development for demolition of the existing dwelling and ancillary structures to enable the construction of a part 4 and 6 storey shop top housing development with 11 dwellings, including 2 affordable housing, ground floor commercial space, basement parking and associated landscaping, at No. 482 Bunnerong Road, Matraville, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Amend Condition 3 to read as follows:

#### **Affordable Rental Housing Component**

3. The units identified as affordable housing on Dwg. No. A005, Rev. D (prepared by Arkhaus dated 07/4/2025) shall be provided as affordable housing in accordance with the SEPP (Housing) 2021.

The dwellings to be used for the purposes of 'affordable housing', as per the provisions of the SEPP (Housing) 2021, shall be used as such for at least 15 years from the date of the issue of the Occupation Certificate.

The affordable housing component must be managed by **Common Equity NSW** (registered Community Housing Provider (CHP)) in accordance with the letter dated 4 April 2025.

The CHP must ensure compliance with the occupant restriction and others provisions of the regulatory code established through regulations under the Housing Act 2001.

A restriction must be registered, before the date of the issue of the occupation certificate, against the title of the property, in accordance with Section 88E of the Conveyancing Act 1919 that will ensure that the above requirements are met and that the terms of restriction may not be varied without Council's consent.

Prior to an Occupation Certificate being granted, evidence must be provided to Council demonstrating that the section 88E covenant has been registered on the title stating that the affordable rental housing component must be used for affordable rental housing and managed by a registered CHP.

- Amend the title of condition 24 to correct the misdescription.

#### **REASON:**

The Panel has visited with the site, considered the submissions (oral and written) 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 E1 zone in that it will contribute to a vibrant and active local centre and is consistent with the Council's strategic planning for the Matraville centre.
- 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 and streetscape.
- The proposed development will make a positive contribution to the local centre.
- The conditions of consent will address the concerns raised by the objector in relation to noise, construction management and dilapidation reports.
- The Panel notes the existence of the heritage items in Baird Lane and is satisfied that the proposed development will not detrimentally effect the heritage significance of the items.

**CARRIED UNANIMOUSLY.**

**D23/25      Development Application Report - 13 Winchester Road, Clovelly (DA/43/2025)**

**RESOLUTION:**

- A. That the RLPP defer consideration of Development Application No. DA/43/2025 for alterations and additions to the existing dwelling house at No. 13 Winchester Road, Clovelly.

The Panel has deferred the matter for the Applicant to submit amended plans to incorporate the following:

**1. The first floor extension.**

Amend the design of the first floor extension to provide articulation and reduced massing along the northern boundary to assist with maintaining daylight to No. 11 Winchester. The Panel notes this redesign could be achieved by a 1m setback/inset on the northern elevation of the proposed forward extension. This will require a change in roof profile and the relocation of the street-facing window.

**2. Height of Carport**

The carport ridge height is to be reduced so as to be no higher than Reduced Level (RL) 37.76.

- B. That the Applicant submit the amended plans to Council's Manager Development Assessment within 21 days from the date of publication of this resolution.
- C. The Panel understands the amended plans are not required to be notified in accordance with Council's Community Engagement Strategy.
- D. That a supplementary report is to be submitted to an electronic RLPP meeting for determination of the application comprising, as far as practical, the same Panel members.

**REASON:**

The Panel has visited the site, considered the submissions (oral and written) 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 has deferred the matter to receive amended plans to address the issues identified above.

**CARRIED UNANIMOUSLY.**

The meeting closed at 2:15pm.

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