



## MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 14 AUGUST 2025

### Present:

**Chairperson:** Julie Walsh

**Expert Members:** Elizabeth Kinkade & Stuart McDonald

**Community Representatives:** Graham Turner

### Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Student Placement	Mr B Hori

### Declarations of Pecuniary and Non-Pecuniary Interests

- A) Julie Walsh declared a non-significant non-pecuniary interest in Item D43/25 (31 Balfour Road, Kensington) as she is a member of a Local Planning Panel on which Mr Peter Wells (objector) is also a member. She has no personal or professional relationship with Mr Wells, and in the circumstances participated in the determination of 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:**

### Development Application Reports

#### **D38/25      Development Application Report - 58 Doncaster Avenue, Kensington (DA/313/2025)**

#### **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/313/2025 for alterations and additions to an existing dwelling house including internal alterations, removal of walls, new windows, replacement of Juliet balcony, new awning, demolition of existing pool and outbuilding, construction of new pool and outbuilding, at No. 58 Doncaster Avenue, Kensington, subject to the development consent conditions attached to the assessment report with the following amendment:

Condition 5 is amended to read as follows:

5. In accordance with the applicable Randwick City Council S7.12 Development Contributions Plan, based on the development cost of \$1,034,000.00 the following applicable monetary levy must be paid to Council: \$10,340.00.

The levy must be paid in cash, bank cheque or by credit card prior to a construction certificate being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of Council's determination to

the date of payment. Please contact Council on telephone 9093 6000 or 1300 722 542 for the indexed contribution amount prior to payment.

To calculate the indexed levy, the following formula must be used:

$$\text{IDC} = \text{ODC} \times \text{CP2/CP1}$$

Where:

IDC = the indexed development cost

ODC = the original development cost determined by the Council

CP2 = the Consumer Price Index, All Groups, Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of payment

CP1 = the Consumer Price Index, All Groups, Sydney as published by the ABS in respect of the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy..

Council's Development Contributions Plans may be inspected at the Customer Service Centre, Administrative Centre, 30 Frances Street, Randwick or at [www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au).

#### **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 generally consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is generally consistent with the specific objectives of the R3 Medium Density Residential zone in that it provides for the housing needs of the community without compromising on the amenity of adjoining 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.
- Non-standard conditions have been included to minimise any adverse impacts including heritage conservation, the use of the outbuilding as ancillary structure to the existing dwelling and groundwater conditions.
- Condition 5 of the consent has been amended by the Panel to correctly reflect the applicant's QS report

**CARRIED UNANIMOUSLY.**

#### **D39/25      Development Application Report - 27 Endeavour Avenue, La Perouse (DA/197/2022/A)**

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#### **RESOLUTION:**

That the RLPP, as the consent authority, approve the application made under Section 4.56 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. DA/197/2022 for the demolition of the remaining structures associated with the garage and reconstruction of the garage in the same location, at No. 27 Endeavour Avenue, La Perouse, in the following manner:

- **Amend Condition 1 to read:**

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:

<b>Sheet No.</b>	<b>Name &amp; Rev</b>	<b>Drawn by</b>	<b>Dated</b>
DA-03.00	Site Plan –Rev 6	Pinnacle Design Studio	17/04/23
DA-4.00	Lower Ground Floor Plan –Rev 6	Pinnacle Design Studio	17/04/23
DA-4.10	Ground Floor –Rev 6	Pinnacle Design Studio	17/04/23
DA-4.20	First Floor Plan –Rev 6	Pinnacle Design Studio	17/04/23
DA-4.30	Second Floor –Rev 6	Pinnacle Design Studio	17/04/23
DA-4.40	Roof –Rev 6	Pinnacle Design Studio	17/04/23
DA-05.00	Section A –Rev 6	Pinnacle Design Studio	17/04/23
DA-06.00	East and West Elevations – Rev 6	Pinnacle Design Studio	17/04/23
DA-06.10	North Elevation –Rev 7	Pinnacle Design Studio	18/04/23
DA-06.20	South Elevation –Rev 7	Pinnacle Design Studio	18/04/23
DA-07.00	Building and Area Calculations –Rev 5	Pinnacle Design Studio	14/04/23
DA-07.05	Landscape Plan – Rev 5	Pinnacle Design Studio	14/04/23

<b>BASIX Certificate No.</b>	<b>Dated</b>
A438648_03	14/04/23

**EXCEPT where amended by:**

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

<b>Sheet No.</b>	<b>Name &amp; Rev</b>	<b>Drawn by</b>	<b>Dated</b>	<b>Received by Council</b>
S4.56-02.10	Lower Ground Floor - Rev 1	Pinnacle Design Studio	15/05/25	26/05/2025
S4.56-04.00	Lower Ground Floor - Rev 1	Pinnacle Design Studio	15/05/25	26/05/2025
S4.56-06.00	West Elevation - Rev 1	Pinnacle Design Studio	15/05/25	26/05/2025

**Add Condition 3A. to read:**

**Certification Requirements**

- 3A. A new or amended Construction Certificate (as applicable) must be obtained from the Certifying Authority, encompassing the variations contained in this section 4.56 determination, in accordance with the provisions of the Environmental Planning & 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 supports the application for the following reasons:

- The proposed modifications are considered to result in a development that is substantially the same as the original development.

- The modified development will not result in significant adverse environmental impacts upon the amenity and character of the locality, noting the development will result in a like for like replacement of the garage structure.

**CARRIED UNANIMOUSLY.**

**D40/25 Development Application Report - 6 Fenton Avenue, Maroubra (DA/510/2018/B)**

**RESOLUTION:**

- A. That the RLPP, as the consent authority, approve the application made under Section 4.56 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. 510/2018 for Modification to the approved development for minor increase to the finished floor level of each floor, stairwell, and elevator shaft at No. 6 Fenton Avenue, Maroubra, 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:

<b>Plan</b>	<b>Drawn by</b>	<b>Dated</b>
DA-04.00 Rev 10	Pinnacle Plus	28 October 2019
DA-04.10 Rev 11	Pinnacle Plus	29 October 2019
DA-04.20 Rev 11	Pinnacle Plus	29 October 2019
DA-04.30 Rev 10	Pinnacle Plus	28 October 2019
DA-04.40 Rev 10	Pinnacle Plus	28 October 2019
DA-04.50 Rev 10	Pinnacle Plus	28 October 2019
DA-05.00 Rev 11	Pinnacle Plus	29 October 2019
DA-05.05 Rev 10	Pinnacle Plus	28 October 2019
DA-06.00 Rev 10	Pinnacle Plus	28 October 2019
DA-06.10 Rev 10	Pinnacle Plus	28 October 2019
DA-06.20 Rev 8	Pinnacle Plus	29 October 2019
DA-06.30 Rev 10	Pinnacle Plus	28 October 2019
DA-06.40 Rev 11	Pinnacle Plus	29 October 2019
DA-08.50 Rev 11	Pinnacle Plus	29 October 2019
DA-08.51 Rev 11	Pinnacle Plus	29 October 2019
LS01 Issue A	Melissa Wilson Landscape Architects	2 October 2019
LS02 Issue A	Melissa Wilson Landscape Architects	2 October 2019

<b>BASIX Certificate No.</b>	<b>Dated</b>
943134M_04	18 November 2019

**EXCEPT where amended by the 'A' Section 4.55 Modification:**

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

<b>Plan</b>	<b>Drawn by</b>	<b>Dated</b>	<b>Received by Council</b>
Site Plan S4.56-03.00 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024

Ground Floor S4.56-04.10 Rev 4	Pinnacle Design Studio	16 July 2024	16 July 2024
First Floor S4.56-04.20 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
Second Floor S4.56-04.30 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
Third Floor S4.56-04.40 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
Roof S4.56-04.50 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
Section A S4.56-05.00 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
Section B and C S4.56-05.10 Rev 1	Pinnacle Design Studio	8 February 2024	16 July 2024
Front and Rear Elevations S4.56-06.00 Rev 3	Pinnacle Design Studio	21 June 2024	16 July 2024
North Elevation S4.56-06.10 Rev 3	Pinnacle Design Studio	16 July 2024	16 July 2024
South Elevation S4.56-06.20 Rev 2	Pinnacle Design Studio	21 June 2024	16 July 2024
External Materials and Finishes S4.56-08.10 Rev 1	Pinnacle Design Studio	8 February 2024	16 July 2024

**EXCEPT where amended by the 'B' Section 4.55 Modification:**

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

Plan	Drawn by	Dated	Received by Council
Site Plan S4.56-03.00 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Ground Floor S4.56-04.10 Rev 1	Pinnacle Design Studio	11/06/2025	11/6/2025
First Floor S4.56-04.20 Rev 1	Pinnacle Design Studio	11/06/2025	11/6/2025
Second Floor S4.56-04.30 Rev 1	Pinnacle Design Studio	11/06/2025	11/6/2025
Third Floor S4.56-04.40 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Roof S4.56-04.20 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Section A S4.56-05.00 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Section B / C S4.56-05.10 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Section D S4.56-05.20 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
Front / Rear Elevation S4.56-06.00 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
North Elevation S4.56-06.10 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
South Elevation S4.56-06.20 Rev 2	Pinnacle Design Studio	11/06/2025	11/6/2025
External Materials &	Pinnacle Design Studio	11/06/2025	11/6/2025

Finishes S4.56-8.10 Rev 2			
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**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 Modification will result in a development that is substantially the same as that for which consent was originally granted;
- The Modification is generally consistent with the relevant objectives contained within RLEP 2012 and the relevant requirements of RDCP 2013;
- The Modification is generally consistent with the specific objectives of the R3 zone in that the amendments proposed will not affect previous achievement of those objectives;
- The scale and design of the Modification remains suitable for the location and would continue to be compatible with the desired future character of the locality; and
- The Modification will improve the internal amenity of occupants.

**CARRIED UNANIMOUSLY.**

#### **D41/25      Development Application Report - 3 Milford Street, Randwick (DA/438/2022/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. 438/2022 for the conversion and use of the existing subfloor area as an additional living space for the existing dwelling at 3 Milford Street Randwick in the following manner:

- **Delete Condition 2. b.**

**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 proposed modification to delete condition 2.b. is considered to result in a development that is substantially the same as the originally approved development.
- The modified development consent to delete Condition 2.b. will not result in any significant adverse environmental impacts upon the amenity and character of the locality.

**CARRIED UNANIMOUSLY.**

**D42/25      Development Application Report - 164 Fitzgerald Avenue, Maroubra  
(DA/364/2025)****RESOLUTION:**

- A. That the RLPP is satisfied that the applicant's 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 unreasonable or unnecessary 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/364/2025 for alterations and additions to an existing dwelling, including first floor addition at No. 164 Fitzgerald Avenue, 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 generally consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is generally consistent with the specific objectives of the R2 Low density residential 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.
- 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 Applicant's written request to vary the height of building development standard under Clause 4.3 of RLEP 2012 has adequately addressed the matters for consideration pursuant to Clause 4.6 of RLEP 2012.

**CARRIED UNANIMOUSLY.****D43/25      Development Application Report - 31 Balfour Road, Kensington (DA/518/2025)****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. 518/2025 for alterations and additions to an existing dwelling house, including restoration of front façade, construction of a new 2 storey rear addition, new single garage, swimming pool and landscaping works (Heritage Item), at No. 31 Balfour Road Kensington, subject to the development consent conditions attached to the assessment report and amendment to the following condition.

Amend Condition 2.a. to read:

a. All the first-floor windows facing north and south side boundaries to be constructed with permanently fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately (max. 30mm openings) to prevent overlooking into the private open space or windows of the adjacent dwellings or to be frosted/opaque glass.

**REASON:**

The Panel has visited the site, 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 proposal is generally consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013
- The proposal is generally consistent with the specific objectives of the R2 Low Density Residential 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.
- 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 proposed development will make a positive contribution to the existing residential streetscape.
- Non-standard conditions have been included to further mitigate impacts, including the requirements for a gravel entry or pebble path and permanent privacy measures to the first-floor windows.

**CARRIED UNANIMOUSLY.**

The meeting closed at 3:15pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Julie Walsh (Chairperson)	Elizabeth Kinkade
Stuart McDonald	Graham Turner