



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON MONDAY, 18 AUGUST 2025

Present:

Chairperson: Sue Francis;

Expert Members: Clare Brown, Stephen Alchin (absent)

Community Representatives: Clara Hawker

Council Officers present:

Coordinator Major Assessments Mr F Macri

Declarations of Pecuniary and Non-Pecuniary Interests

A) Nil.

The Panel deliberated and voted on the matter via an electronic meeting.

The resolutions, reason and voting outcome are detailed below:

General Reports

Nil

Development Application Reports

**Development Application Report - 13 Winchester Road, Clovelly (DA/43/2025 -
Supplementary Report - Deferred matter)**

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/43/2025 for alterations and additions to the existing dwelling house at No. 13 Winchester Road, Clovelly, subject to the development consent conditions (as amended per the following) attached to the meeting minutes.

- **Amend Condition 1A to read:**

1A. Amendment of Plans & Documentation

The approved plans and documents must be amended in accordance with the following requirements:

- a) Deletion of First-Floor Addition

The approved plans and documentation must be amended to delete the proposed first-floor bedroom addition, including any associated roof works and fenestration.

Amended plans demonstrating compliance with this requirement must be submitted to and approved by Council's Manager Development Assessment prior to the issue of a

Construction Certificate.

b) Southern **walkway** within the easement

No part of the **raised walkway** is to be located within the easement along the southern side boundary unless prior written consent is obtained from all registered owners of the adjoining property at 15 Winchester Road. In the absence of such consent, the **walkway** must be shortened so that it is entirely outside the easement area.

Details of compliance of the above conditions are to be submitted and approved by the Certifier prior to the issue of a construction certificate.

Condition Reason: To require amendments to the plans endorsed by the consent authority following assessment of the revised development scope in response to construction cost constraints and community feedback.

- **Amend Condition 3 to read:**

3. External Colours, Materials & Finishes

Details of all proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Manager Development Assessments prior to issuing a construction certificate for the development.

Details of compliance of the above conditions are to be submitted and approved by the Manager Development Assessment prior to the issue of a construction certificate.

Condition Reason: To ensure colours, materials and finishes are appropriate and compatible with surrounding development.

REASON:

The subject Development Application (DA) was considered at the Randwick Local Planning Panel (RLPP) Public meeting on 12 June 2025. At the meeting, the Panel deferred the application 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".

The amended plans and required information (including a letter from the Applicant) has been submitted to Council, which together with a Supplementary Report, was emailed to the Panel on 21 July 2025.

The Panel met on 18 August 2025 and considered the applicants submission and amended plans together with the Officer's supplementary report. The Panel notes that the reasons for the applicant's submission in the supplementary report do not reflect the reasons identified in the applicant's submission. However, the Panel notes that absent agreeing to a 375mm inset, rather than the 1m inset recommended by the Panel on 12 June 2025 that the applicant would prefer to delete all works on the first floor, but retain ground floor works.

The Panel remains of the view that any first floor extension should be setback 2.02m from the northern boundary. Accordingly, the Panel accepts the applicant's request to delete the first floor works.

The Panel considers the amended plans and recommended conditions, including deleting the first-floor addition adequately address the environmental impacts and otherwise generally comply with the relevant planning controls.

CARRIED UNANIMOUSLY.

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