



## MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING HELD ON THURSDAY, 14 AUGUST 2025 AT 1PM

### **Present:**

**Chairperson:** Julie Walsh

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

**Community Representatives:** Graham Turner

### **Council Officers present:**

Director City Planning	Ms M Bishop
Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Student Placement	Mr B Hori

### **Acknowledgement of Country**

The Acknowledgement of Country was read by the Chair.

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

- A) Julie Walsh declared a non-significant non-pecuniary interest in Item D37/25 (3-4 Llanfoyst Street, Randwick) as an objector (Steven Layman of Steven Layman Consulting Pty Ltd) is appointed as an Alternate Chair on the Randwick Local Planning Panel. Julie has not sat on a Panel meeting with Mr Layman. She has no personal or professional relationship with Mr Layman, and in the circumstances participated in the determination of this item

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

Deputations were received in respect of the following matters:

D36/25 30-32 MOORE STREET, COOGEE (DA/351/2025)

**Objector** Bill Tulloch - 1st speaker

**Objector** Mark Swain - 2nd speaker (Not present at the meeting)

**Objector** Sean Cleary - 3rd speaker

**Applicant** Anthony Betros

D37/25 3-4 LLANFOYST STREET, RANDWICK (DA/437/2025)

**Objector** Christopher Sassone

**Applicant** Hamid Samavi - 1st speaker

**Applicant** David Sacks - 2nd speaker

After the above speakers had addressed the panel, the public meeting was closed at 1:35pm. The Panel then moved to the Coogee Room to deliberate and vote on each matter.

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

## General Reports

Nil

## Development Application Reports

### **D36/25      Development Application Report - 30-32 Moore Street, Coogee (DA/351/2025)**

#### **RESOLUTION:**

- A. That the RLPP is satisfied that the applicant's written request to vary the building height development standard in Clause 4.3 of Randwick Local Environmental Plan 2012 has demonstrated that:
- i. Compliance with the 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 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/351/2025 for demolition of the existing structures to enable the construction of a 4-storey residential flat building, including 4 units (2 x 3 bedroom, 1 x 2 bedroom, 1 x 1 bedroom), basement car parking with 6 spaces and associated landscaping works, at Nos. 30-32 Moore Street, Coogee, subject to the development consent conditions attached to the assessment report.

#### **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 supports the application for the following reasons:

- The proposal is generally consistent with the relevant objectives contained within RLEP 2012, the Housing SEPP, and the relevant requirements of the RDCP 2013.
- The proposal is generally consistent with the specific objectives of the R3 zone in that it will provide for the housing needs of the community whilst enhancing the aesthetic character of the 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.

In addition, the Panel impose an additional condition 27A requiring all residential car parking spaces to be 'EV-Ready' to read as follows:

- 27A. Prior to the issue of the relevant Construction Certificate, the applicant is to demonstrate the use of the following sustainability measures within the development:
- a) Provision for EV charging in accordance with the below requirements;
    - i) All residential car parking spaces must be 'EV-Ready'. An 'EV-Ready' car space requires the provision of a backbone cable tray and a dedicated spare 15A circuit within an EV Distribution Board enabling future installation of a smart EV charger and cabling to the EV Distribution Board.

- ii) Provide EV Distribution Boards of sufficient size to allow connection of all 'EV-Ready' car spaces
- iii) EV Distribution Boards are to be dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power (full power being each individual connection being provided with not less than 2kW power and preferably 7kW power) at any one time during off-peak periods, to minimize impacts to maximum demand loads. To deliver this, an EV Load Management System and an active suitably sized connection to the main switchboard is required.
- iv) EV Load Management System is to be capable of:
  - Reading real time current and energy from the EV chargers under management via ethernet connection.
  - Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are fully recharged.
  - Scale for residents to engage an EV Load Management provider to provide additional smart chargers to residential car spots over time.
  - Ensuring each multi-unit residential 'EV-Ready' car parking spaces be metered separately to their individual account as part of the 'EV-Ready' system.
  - The above measures shall be implemented on site prior to the issue of the Final Occupation Certificate.

REASON - To maximise the sustainability of the development.

**CARRIED UNANIMOUSLY.**

#### **D37/25      Development Application Report - 3-4 Llanfoyst Street, Randwick (DA/437/2025)**

#### **RESOLUTION:**

That the RLPP refuses consent under Section 4.16 of the *Environmental Planning and Assessment Act 1979*, as amended, to Development Application No. DA/437/2025 to amend DA/526/2022 for alterations and additions to the approved development, including the addition of three (3) residential storeys to create a seven (7) storey residential flat building, with basement parking and associated landscaping works, at No. 3-4 Llanfoyst Street, Randwick, for the following reasons:

1. Pursuant to clause 2.3 of RLEP 2012, the proposal is inconsistent with the objectives of the R3 Medium Density Residential Zone in that it does not recognise the desirable elements of the existing streetscape and built form, fails to protect the amenity of residents, and does not encourage housing affordability.
2. Pursuant to clause 4.6 of RLEP 2012, the Applicant has failed to submit a written request to vary the parking spaces and ceiling height development standards in SEPP (Housing) 2021. The Applicant has failed demonstrate that the proposed non-compliances are unreasonable or unnecessary in the circumstances of the case and has failed to demonstrate that there are sufficient environmental planning grounds to justify variation to the development standards.
3. Pursuant to section 16 of the SEPP (Housing) 2021, the Applicant has failed to confirm which dwellings are to be included in the affordable housing component. Inconsistency in the proposed development makes it unclear what the applicable additional floor space ratio and building height subject to the development are located.

4. Pursuant to sections 16, 175(2), and 180(2)(b) of the SEPP (Housing) 2021, the proposed variations to the maximum building height and number of storeys development standards are not supported as the Applicant has failed demonstrate that the proposed non-compliances are unreasonable or unnecessary in the circumstances of the case and has failed to demonstrate that there are sufficient environmental planning grounds to justify variation to the development standards.
5. Pursuant to section 20(3) of the SEPP (Housing) 2021, the proposed development is incompatible with the character of the local area. In addition, the Applicant has failed to demonstrate that if the precinct is undergoing transition, that the development is compatible with the desired future character of the precinct.
6. Pursuant to section 147 of the SEPP (Housing) 2021, the proposed development was not supported by the Randwick Design Advisory Panel in that the quality of the design was inadequate for the proposed building. In addition, the development fails to demonstrate consistency with the following design criteria of the ADG:
  - a. Section 3D 'Communal and Public Open Space'.
  - b. Section 3E 'Deep Soil Zone'.
  - c. Section 3F 'Visual Privacy'.
  - d. Section 4A 'Solar and Daylight Access'.
  - e. Section 4C 'Ceiling Heights'.
  - f. Section 4G 'Storage'.
7. Pursuant to section 177(2) of the SEPP (Housing) 2021, the proposed development does not provide adequate deep soil zones and canopy tree coverage on the site.
8. Pursuant to clause 6.10 of RLEP 2012, the Applicant has failed to sufficiently demonstrate that adequate arrangements have been made for electricity supply to the proposed development.
9. Pursuant to clause 6.11 of RLEP 2012, the proposed development does not exhibit design excellence.
10. Pursuant to Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with the following controls in the Randwick Development Control Plan 2013:
  - a. Part B7: Transport, Traffic, Parking and Access
    - i. Section 3.2 'Vehicle parking rates'.
  - b. Part C2: Medium Density Residential
    - i. Section 2.2.2 'Deep soil area'.
    - ii. Section 2.3.2 'Communal open space'.
    - iii. Section 3.4 'Setbacks'.
    - iv. Section 4.1 'Building façade'.
    - v. Section 4.2 'Roof design'.
    - vi. Section 4.4 'External wall height and ceiling height'.
    - vii. Section 4.9 'Colours, materials and finishes'.
    - viii. Section 5.1 'Solar access and overshadowing'.
    - ix. Section 5.3 'Visual privacy'.
    - x. Section 5.5 'View sharing'.
  - c. Part C3: Adaptable and Universal Housing
    - i. Section 3 'Adaptable housing'.
11. Pursuant to Section 26 of the *Environmental Planning and Assessment Regulation 2021* and Section 21(1)(b) of the SEPP (Housing) 2021, the development application does not specify the name of the registered community housing provider who will manage the affordable housing component.
12. Pursuant to section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the suitability of the site for the proposed development as not been adequately demonstrated.
13. Pursuant to section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest having regard to the significant and

numerous non-compliances with relevant planning controls, and the objections raised in the public submissions.

14. A full and robust assessment of the proposal cannot be completed as insufficient information has been submitted relating to survey plan, architectural plan information, photomontages, design analysis, feasibility study, view sharing, acoustic report, waste management, electricity supply, and performance solution report.

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

**CARRIED UNANIMOUSLY.**

The meeting closed at 2.16pm

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