



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING
HELD ON THURSDAY, 11 SEPTEMBER 2025**

Present:

Chairperson: Sue Francis

Expert Members: David Epstein & Alison McCabe

Community Representatives: Laurie O'Connor

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Fast Track	Mr M Rivera

Declarations of Pecuniary and Non-Pecuniary Interests

- A) Alison McCabe declared a non-significant, non pecuniary interest in Item D46/25.
- B) David Epstein declared a non-significant, non pecuniary interest in Item D50/25.

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

**D46/25 Development Application Report - 189-193 Avoca Street, Randwick
(DA/626/2025)**

Note: Alison McCabe declared an interest to this matter and left the room prior to any consideration and determination of this matter.

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. 626/2025 for alterations and additions to presbytery building at the Our Lady of the Sacred Heart Church, at No. 189-193 Avoca Street, Randwick, 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 consistent with the specific objectives of the SP2 Infrastructure zone in that it seeks to enhance the amenity and functionality of the heritage presbytery building without adversely impacting the amenity of surrounding development nor the heritage of the building.
- 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.

CARRIED UNANIMOUSLY BY SUE FRANCIS, DAVID EPSTEIN & LAURIE O'CONNOR.

**D47/25 Development Application Report - 127 Doncaster Avenue, Kensington
(DA/507/2025)**

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. 507/2025 for alterations and additions to existing dwelling house, demolish external water closet, construct rear extension, new patio/deck with rear external stairs, demolish garage add new single storey outbuilding with garage and storage room, new carport, front boundary fence and associated works (Heritage Item), at No. 127 Doncaster Avenue, Kensington, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel is familiar with 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 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.

- 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 external works do not add any significant bulk or detract from the heritage significance of the building or the streetscape

CARRIED UNANIMOUSLY.

D48/25 Development Application Report - 25 Kemmis Street, Randwick (DA/493/2025)

Note: A late submission was received from the Applicant. The Panel considered the late submission prior to the determination of this 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. 493/2025 for alterations and additions to semi-detached dwelling, including internal reconfiguration works to the ground floor to enable a new first floor level, at No. 25 Kemmis Street, Randwick, 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 consistent with the specific objectives of the R3 Medium Density Residential zone in that the proposed activity and built form will recognise the desirable elements of the existing streetscape and built form and protect 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.
- Roof terraces are not characteristic of the streetscape; however, in this case, as now conditioned, the proposal has minimal impacts.

Condition 2(a) to be amended to read as follows:

- a. Delete the privacy wall on the rooftop terrace above the existing garage and replace with, on all 4 sides, a planter box comprising a minimum 600mm width by 600mm depth and a 1m high balustrade installed along the inner edge of the planter box to meet appropriate BCA/NCC standards.

CARRIED UNANIMOUSLY.

D49/25 Development Application Report - 4 Chester Avenue, Maroubra (DA/482/2025)**RESOLUTION:**

- A. That the RLPP refuses consent under Section 4.16 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/482/2025 for demolition of existing building/structures, tree removal and construction of 3 x 2 storey attached dwellings, associated ancillary and landscaping works, and Torrens title subdivision to create three (3) new lots, at No. 4 Chester Avenue, Maroubra NSW 2035, for the following reasons:
- 1) The proposal is considered an overdevelopment of the site.
 - 2) The Clause 4.6 statements fail to demonstrate sufficient environmental planning grounds to vary the development standards, where in the circumstances of this case, compliance is reasonable.
 - 3) The width of the site is too narrow to reasonably accommodate the intensity of the development and results in poor amenity.
 - 4) The internal layout maximises bedroom numbers to the exclusion of living space resulting in poor internal amenity.
 - 5) The configurations of the proposed garages / entry are too narrow to function as effective spaces.

REASON:

The Panel has visited the site, considered the 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 is concerned that the site is constrained in terms of width, which limits the capacity of the site to accommodate the intensity of development, and in this respect the Panel agrees with the conclusion from the Design Excellence Advisory Panel. The Panel considers the proposal as an overdevelopment of the site, which is reflected in:

- a) The lack of a separate entry to the townhouses from the garaging.
- b) A substandard garage size and door to enable a car parking space to function.
- c) Insufficient living spaces to accommodate 4-bedroom residences.

The Panel is of the view that the site could accommodate 2 dwellings and meet all reasonable amenity outcomes.

The Panel noted the development at No. 6 Chester Avenue and considers this development as a poor outcome and precedence for the locality that should not be replicated.

The Panel refuses the application for the following reasons:

- 6) The proposal is considered an overdevelopment of the site.
- 7) The Clause 4.6 statements fail to demonstrate sufficient environmental planning grounds to vary the development standards, where in the circumstances of this case, compliance is reasonable.
- 8) The width of the site is too narrow to reasonably accommodate the intensity of the development and results in poor amenity.
- 9) The internal layout maximises bedroom numbers to the exclusion of living space resulting in poor internal amenity.
- 10) The configurations of the proposed garages / entry are too narrow to function as effective spaces.

The Applicant should consider the NSW Pattern Book in any new application.

CARRIED UNANIMOUSLY.

**D50/25 Development Application Report - 6 Runic Lane (aka 29 Snape Street),
Maroubra (DA/413/2025)**

Note: David Epstein declared an interest to this matter and left the room prior to any consideration and determination of this matter.

RESOLUTION:

- A. That the RLPP is satisfied that the applicant's written requests to vary the development standard relating to Floor Space Ratio in Clause 4.4(2) of Randwick Local Environmental Plan 2012 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 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/413/2025 for new front fences, gates, security hut, and landscaping to Hannan Street, new front fences and substation to part of Snape Street, tree removal, landscaping and signage for an existing educational establishment (Mount Sinai College) at No. 6 Runic Lane, Maroubra, subject to the development consent conditions attached to the assessment report.

REASON:

The Panel has visited or is familiar with the site, considered the 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 specific objectives of the R2 zone in that the proposed works to the school are for operational, functional and safety requirements.
- 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 Panel refuses the application for the reasons given in the resolution above.

CARRIED UNANIMOUSLY BY SUE FRANCIS, ALISON MCCABE & LAURIE O'CONNOR.

The meeting closed at 12:39pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis(Chairperson)	David Epstein
Alison McCabe	Laurie O'Connor