



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 25 SEPTEMBER 2025 AT 1:00 PM**

Present:

Chairperson: Steven Layman

Expert Members: Elizabeth Kinkade & Michael Leavey

Community Representatives: Michael Berg

Council Officers present:

Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan

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:

- | | |
|------------------|--|
| D51/25 | 27 COWPER STREET, RANDWICK (DA/520/2025) |
| Objector | Paul Boyce – 1 st speaker |
| Objector | Baz Compton – 2 nd speaker |
| Applicant | Craig Schulman (Planner) – 1 st speaker |
| Applicant | Gaurav Rajadhyax (Architect) – 2 nd speaker |
| D52/25 | 42 WOLSELEY ROAD, SOUTH COOGEE (DA/184/2022/A) |
| Objector | Lisa Bella Esposito - 1st speaker |
| Objector | Renata Bazina - 2nd speaker |
| Applicant | Andrew Chapman (Architect) - 1st speaker |
| Applicant | Lewis Adey (Planner) - 2nd speaker |
| D53/25 | 21 BYRNE CRESCENT, MAROUBRA (DA/588/2025) |
| Objector | Tony Moody -1st speaker |

Objector	Timothy Dalton - 2nd speaker
Objector	John Aspinall - 3rd speaker
Objector	Simon Stonier - 4th speaker
Applicant	Joshua Smith (Architect) - 1st speaker
Applicant	Benjamin Black (Planner) - 2nd speaker

After the above speakers had addressed the panel, the public meeting was closed at 2:13pm. 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

D51/25 Development Application Report - 27 Cowper Street, Randwick (DA/520/2025)

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/520/2025 for the demolition of existing dwelling house and construction of a 4 storey residential flat building containing four (4) apartments, a single basement level with seven (7) car spaces, associated ancillary and landscaping works., at No. 27 Cowper Street, Randwick, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

- Add condition 2A to read as follows:

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) Locate EV Distribution board(s) so that no future EV cables will obstruct vehicular circulation aisles. Development shall provide cable trays, electrical cabinets, and conduits sufficient to accommodate the electric circuitry to each 'EV-Ready' and 'EV Equipped' car space.
 - iv) 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.
 - v) 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.

- Amend Condition 19 to read as follows:

Heritage

19. A detailed assessment of the condition of the building located at No. 29 Cowper Street shall be carried out by the Heritage Structural Engineer prior to commencing works; at suitable intervals during the course of the excavation and construction work and; prior to issuing an occupation certificate for the development, which provides details of the condition of the subject building/s and which details any impacts or changes to the building which may be a result of the excavation and construction work.

A copy shall also be provided to the owners of the adjoining and affected properties and Council shall be provided with a list of owners to whom a copy of the report has been provided.

Condition Reason: To monitor any potential impacts on the property at 29 Cowper Street.

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 consistent with the objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the objectives contained within SEPP 65.
- The proposal is consistent with the specific objectives of the R3 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.

CARRIED UNANIMOUSLY.

**D52/25 Development Application Report - 42 Wolseley Road, South Coogee
(DA/184/2022/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. DA/184/2022/A for Section 4.55(2) - Modification to the approved development for changes to

façade and roof design, levels, basement reconfiguration and expansion with changes to driveway crossover and street access stairs, rear extension and reconfiguration of lower ground level with the addition of new windows and BBQ area, internal reconfiguration of ground level and external window changes, rear extension of first floor level with the provision of a new terrace balcony, relocation of pool, changes to landscaping and vertical circulation on all levels at No. 42 Wolseley Road, Coogee, 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:

Plan	Drawn by	Dated
Pages 2-13 Rev E	Cape Cod	Undated

BASIX Certificate No.	Dated
A441036_04	5/6/2023

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 'A' plans and supporting documents only in so far as they relate to the modifications highlighted on the Section 4.55 'A' plans and detailed in the Section 4.55 'A' application:**

Plan	Drawn by	Dated	Received by Council
DA-01 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-03 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-04 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-06 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-07 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-08 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-09 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-09 Rev D	Chapman Architecture	21.07.2025	22 July 2025
DA-10 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-11 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-12 Rev C	Chapman Architecture	28.05.2025	20 June 2025
DA-12 Rev D	Chapman Architecture	21.07.2025	22 July 2025
DA-17 Rev C	Chapman Architecture	28.05.2025	20 June 2025

BASIX Certificate No.	Dated	Received by Council
A1779808	14 January 2025	20 June 2025

- **Amend the following conditions:**

Structural Adequacy (alteration and additions)

- 2A. Prior to commencement of any works, the Principal Certifier must be satisfied that those components of the building identified to be retained and/or altered will remain structurally sound and capable of withstanding excavation, demolition, and any alterations to ground levels that support the retained walls.

Certification from a qualified practicing structural engineer shall be provided to the Principal Certifier, confirming structural adequacy and detailing, where relevant, the means of temporary and permanent support for retained walls and associated building elements.

Condition reason: To ensure that the structural integrity of the retained building elements is maintained during excavation and alteration works, and to confirm that the proposal remains consistent with the approved alterations-and-additions form of development.

- **Add the following conditions:**

Rear Deck and Retaining Wall Setback

- 2C. Prior to the issue of a Construction Certificate, the approved plans must be amended to demonstrate that:

- The finished floor level of the rear deck is RL45.50;
- The retaining wall associated with the rear deck is setback a minimum of 1.12m from the rear boundary; and
- No part of the deck, retaining wall other than required footings (RL46.65) encroaches within the rear boundary setback.

The amended plans must be endorsed by Council's Manager Development Assessment prior to the release of any construction certificate and will then form part of the approved Construction Certificate documentation.

Condition reason: To ensure consistency between the floor plan and elevation drawings, to confirm compliance with the required rear boundary setback, and to mitigate potential impacts associated with excavation below the existing ground levels (RL46.10–48.10). The requirement will ensure clarity in approved documentation and allow detailed geotechnical conditions imposed elsewhere in this consent to appropriately address excavation stability and protection of adjoining properties.

Pool pump location

- 2D. The pool pump must be located at the rear pool deck area or another suitably screened location, to the satisfaction of the Principal Certifying Authority, and must comply with all relevant noise restrictions to ensure no unreasonable impact on neighbouring properties' amenity, including privacy and views.

Condition reason: To ensure that the pool pump is appropriately located and screened, so that noise, privacy, and visual impacts on neighbouring properties are minimised, and the amenity of adjoining residents is protected.

Floor-to-Ceiling Height Adjustment

- 2E. The floor-to-ceiling heights of the development shall be reduced as follows:

- Ground floor principal living room: maximum 2.7 m;
- First-floor rooms (predominantly secondary in nature): maximum 2.4 m.

The adjustment shall be reflected in the construction plans submitted to the Council's Manager Development Assessment demonstrating a corresponding reduction to the overall building height prior to the release of any construction certificate.

Condition reason: To reduce the overall height of the development, improving alignment with the natural slope of the land and existing built form along Wolseley Road, and to achieve

streetscape outcomes consistent with the objectives of the Randwick DCP and maintain reasonable proportionality in bulk and scale relative to adjoining properties.

Rear setback first floor living room

- 2F. The upper-level rear living room extension shall be reduced in depth to a maximum of 4.0 m, requiring a reduction of 0.7 m from the currently proposed depth and a rear setback of 15.7m. Revised plans reflecting this change must be submitted to and approved by the Council's Manager Development Assessment prior to the issue of any construction certificate.

Condition reason: To maintain an appropriate and consistent rear setback along the Wolseley Road urban block, minimize overshadowing and visual bulk impacts on neighbouring properties, and preserve view sharing, solar access, and privacy in accordance with Part 3.3.3 of the DCP.

Privacy Screening – North-Facing Living Room Window

- 2G. Prior to the occupation of the development, the north-facing window of the first-floor living room must be fitted with permanently fixed vertical louvres (30mm spacing between louvres) and be approved by the Principal Certifier. The louvres must be oriented and spaced to:

- Restrict direct outlook towards the northern neighbour's pool and pool deck area at No. 40 Wolseley Road; and
- Allow partial daylight and views to the east in accordance with the approved design.

The privacy screening must be maintained and retained at all times.

Condition reason: To minimise overlooking and protect the privacy of the adjoining property in accordance with the visual privacy objectives and controls of the Randwick DCP.

Deletion of Green Roof – Rear Ground Level Roof

- 2H. The green roof proposed over the rear ground level roof is to be deleted. No soil, planting, or landscaping is to be installed in this area.

Condition reason: A suitable soil depth cannot be provided to sustain planting. Vegetation in this location may result in view loss from the northern neighbour's property. This ensures the development maintains visual amenity and consistency with the privacy objectives of the Randwick DCP.

Updated Geotechnical investigation

- 12A. Prior to the issue of a Construction Certificate, the applicant must submit to the Principal Certifier and a copy to Council an updated geotechnical investigation prepared by a suitably qualified geotechnical engineer. The investigation must:

- Be based on the current Architectural Plans in condition 1 of this consent;
- Include a minimum of three boreholes with rock coring to below the proposed excavation depth;
- Provide laboratory testing of soil/rock strength parameters and groundwater monitoring results;
- Confirm bedrock depth and slope stability for the relocated pool; and
- Provide recommendations for safe excavation, shoring, and foundations to prevent adverse impacts on adjoining land and structures.

Condition reason: To ensure that the proposed excavation and pool relocation are designed and constructed on the basis of accurate, site-specific geotechnical information that reflects the current architectural plans. This is required to protect public safety, maintain structural stability, and prevent damage to adjoining properties, consistent with section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 and section 74 of the Environmental Planning and Assessment Regulation 2021.

Excavation and Shoring Design

- 12B. A detailed excavation and shoring design must be prepared by a geotechnical and structural engineer and submitted to the Certifier and a copy to Council prior to the issue of a

Construction Certificate or prior to the commencement of excavation works, whichever occurs first.

The design **must** address:

- Retention system type (e.g. piles, anchors, or equivalent);
- Embedment depth and lateral earth pressure design;
- Construction sequencing and temporary/permanent support measures;
- Anchoring details (including written consent from adjoining owners if anchors extend beyond the site boundary); and
- Controls to limit lateral and vertical ground movements.

Condition reason: To ensure that excavation and shoring works are appropriately designed and detailed by suitably qualified engineers, providing adequate temporary and permanent support to the excavation. This condition is necessary to safeguard life, property and adjoining land from potential ground movement, collapse or instability.

Groundwater Management Plan

- 12C. A Groundwater Management Plan must be prepared by a suitably qualified geotechnical/hydrogeological engineer and submitted to the Certifier and a copy of the report to Council prior to the issue of a Construction Certificate or prior to the commencement of excavation works, whichever occurs first.

The plan must:

- Identify groundwater conditions at excavation depth;
- Assess risks of drawdown and impacts on adjoining properties;
- Detail temporary dewatering, treatment, and disposal methods; and
- Provide long-term subsoil drainage and waterproofing details for retaining structures.

Condition reason: To ensure that excavation and basement works properly address groundwater conditions and prevent adverse impacts on adjoining properties, public infrastructure or the natural environment from groundwater drawdown, seepage or discharge. This condition provides for environmentally sustainable development and compliance with best practice engineering standards.

Construction Monitoring & Supervision

- 34A. During all excavation and basement works, the applicant must:

- Implement a Construction Monitoring Plan, including:
- Vibration monitoring of adjoining properties with limit criteria in accordance with AS 2187.2–2006;
- Ground movement and settlement monitoring at excavation boundaries;
- Trigger–action response measures requiring works to cease and design review if thresholds are exceeded.
- Ensure a suitably qualified geotechnical engineer supervises excavation and shoring works, including inspection of founding conditions and certification that works are consistent with geotechnical recommendations.
- Monitoring results must be provided to the Certifier and Council upon request.

Condition reason: To ensure that excavation and basement construction works are carried out under the supervision of a suitably qualified geotechnical engineer, with appropriate vibration and ground movement monitoring in place. This is necessary to protect adjoining structures from damage, ensure works are performed safely, and to provide Council and the Principal Certifier with evidence of compliance.

Geotechnical Certification (Prior to Occupation Certificate)

- 46A. Prior to the issue of an Occupation Certificate, the applicant must submit certification from a suitably qualified geotechnical engineer confirming that:

- All excavation, shoring and foundation works have been carried out in accordance with the approved excavation/shoring design and geotechnical recommendations;

Condition reason: To confirm, prior to occupation, that all excavation, shoring and foundation works have been carried out in accordance with the approved geotechnical recommendations and structural designs, and that the works do not adversely impact adjoining land or structures. This ensures the long-term stability and safety of the development and neighbouring properties.

Post-construction Dilapidation Report

- 46B. A post-construction Dilapidation Report is to be prepared by a professional engineer for the adjoining and affected properties of this consent, to the satisfaction of the Principal Certifier, prior to the issue of an Occupation Certificate.

The dilapidation report shall detail whether:

- a. after comparing the pre-construction dilapidation report to the post-construction report dilapidation report required under this consent, there has been any damage (including cracking in building finishes) to any adjoining and affected properties; and
- b. where there has been damage (including cracking in building finishes) to any adjoining and/or affected properties, that it is a result of the building work approved under this development consent.

The report is to be submitted as a PDF in Adobe format or in A4 format and a copy of the post-construction dilapidation report must be provided to the Principal Certifier and to Council (where Council is not the principal certifier). A copy shall also be provided to the owners of the adjoining and affected properties, and Council shall be provided with a list of owners to whom a copy of the report has been provided.

Condition Reason: To identify any damage to adjoining properties resulting from site work on the development site.

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 proposed modifications are considered to result in a development that is substantially the same as the previously approved development.
- The modified development will not result in significant adverse environmental impacts upon the amenity and character of the locality.
- The proposal is considered to be acceptable having regard to the following key issues associated with the proposed modification application: Earthworks, fill and excavation; Floor Space Ratio; Setbacks; Site Coverage; Landscaping; Visual Privacy; Overshadowing; View Sharing.

CARRIED UNANIMOUSLY.

D53/25 Development Application Report - 21 Byrne Crescent, Maroubra (DA/588/2025)

RESOLUTION:

That the RLPP grants deferred commencement consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/588/2025 for Demolition of existing building/structures, construction of a 2-storey dwelling house with swimming pool, associated ancillary and landscaping works, at No.21 Byrne Crescent, Maroubra, subject to the development consent conditions attached to the assessment report, subject

to the following deferred commencement conditions and conditions attached to the assessment report, as amended:

Deferred Commencement Conditions

Pursuant to Section 4.16 (3) of the Environmental Planning and Assessment Act 1979, notice is given that the abovementioned development application has been determined by granting of deferred commencement consent subject to the condition below:-

This consent does not operate and may not be acted upon until the consent authority is satisfied of the following matter(s):

A1. Amendment of Plans & Documentation

An amended set of detailed architectural and landscape plans must be prepared and submitted to the satisfaction of the **Randwick Local Planning Panel (RLPP) members** and the **Manager Development Assessment**.

The amended plans / documentation must incorporate the following changes:

- Amended plans that maintain the northern-eastern view corridor to the first floor level kitchen window and balcony (south-eastern corner) of 23 Byrne Crescent, Maroubra are to be informed by an updated view analysis demonstrating this outcome.
- Based on the information before the Panel, this may be achieved through the reduction of the first-floor rear balcony and associated roof element to reduce its depth along the southern side, consistent with the RLPP resolution, as follows:
 - At the southern external corner of the rear wall, the maximum balcony depth of **1.0 metre**. The southern end of the balcony shall be wholly enclosed by a solid wall or privacy screen with a minimum height of 1.6m above balcony level.
 - From its southern end, the balcony could progressively increase in depth in a triangular form, so that by a distance of **4.2 metres** along the rear wall, the balcony aligns with the originally proposed depth.
 - The remainder of the balcony may be retained with a **3.8 metres** depth or continued in its amended triangular form subject to maintaining neighbours' amenity and privacy.
 - All associated elements within this reduced portion (including any BBQ benches, planters, balustrades, columns and roof fascia/soffit) must be set wholly behind the amended triangular splay.

A2. Amendment of Landscape Plans / Planting Palette

Any proposed trees and plants indicated on the approved Planting Palette / Landscape Plans that have a mature height of greater than 2.5m must be modified to any tree / plant species that has a maximum mature height of 2.5m.

Evidence required to satisfy the above conditions must be submitted to Council within 40 days of the date of this consent.

Subject to compliance with the deferred commencement conditions, to the satisfaction of the Director of City Planning, development consent is granted under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979 subject to the following conditions.

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 consistent with the relevant objectives contained within the Randwick Local Environmental Plan 2012 (as amended) and the requirements of the Randwick Development Control Plan 2013.

- The proposal is consistent with the objectives of the R2 Low Density Residential Zone in that it provides for a dwelling house form that contributes to the desired future character of the locality while maintaining residential amenity.
- The scale and design of the proposal are considered appropriate for the location, presenting as a two-storey dwelling consistent with the prevailing pattern of development along Byrne Crescent.
- The proposed development incorporates suitable articulation, landscaping and material finishes to enhance the visual quality of the streetscape and coastal setting.
- The non-compliance with the rear setback control has been assessed on its merits and is considered reasonable, having regard to the objectives of the control and the established pattern of development adjoining Malabar Headland National Park.
- The development achieves satisfactory outcomes in terms of solar access, view sharing, privacy and amenity for neighbouring properties, consistent with the objectives of the RDCP 2013.

The Panel added conditions A1 and A2 and recommended a deferred commencement in order to address concerns from neighbours in relation to view loss, overlooking and overshadowing.

CARRIED UNANIMOUSLY.

The meeting closed at 3:17pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Steve Layman (Chairperson)	Michael Leavey
Elizabeth Kinkade	Michael Berg