



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 27 NOVEMBER 2025 AT

Present:

Chairperson: Steven Layman

Expert Members: Awais Piracha

Community Representatives: Edna Grigoriou

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr F Macri
Executive Planner	Ms A Manahan

Apologies

The second Expert Member Stephen Alchin was unable to attend the meeting and was a late apology.

Note: In accordance with section 1.11 of the Randwick Local Planning Panel Guidelines, a quorum of three (3) was present at the meeting and therefore the subject applications could be determined.

Declarations of Pecuniary and Non-Pecuniary Interests

A) Nil.

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:

General Reports

Nil

Development Application Reports

**D71/25 Development Application Report - 323 Clovelly Road, Clovelly (DA/984/2025)
(DA/984/2025)**

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. DA/984/2025 for alterations and additions to existing mixed-use development including first floor addition (Heritage Item at No. 323 Clovelly Road, Clovelly NSW 2031), subject to the development consent conditions attached to the assessment report, and the following amendments:

- Add Condition 2A to read as follows:

2A. Landscaping shall be provided to the rear of the site to enhance resident amenity and reduce the impact of the development upon neighbouring properties, with the Principal Certifier to ensure that a high-quality selection and arrangement of suitable species throughout. The Landscape Plan should nominate the species of tree proposed.

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 consistent with the relevant objectives contained within the RLEP 2012 and the relevant requirements of the RDCP 2013.
- The proposal is consistent with the specific objectives of the E1 Local Centre zone in that it maintains a commercial tenancy at ground level facing Clovelly Road, it enables residential development that contributes to a vibrant and active local centre.
- The proposal is of a bulk and scale that minimises the impact of development and protects the amenity of residents in the zone and in the adjoining and nearby residential zones.
- 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 Local centre.

CARRIED UNANIMOUSLY.

D72/25 Development Application Report - 73 Darley Road, RANDWICK (DA/165/2023/B) (DA/165/2023/B)

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/165/2023/B for Modification to the approved development including minor changes to windows, materiality of roof form, and adjustments to the secondary dwelling design condition 2f planter beds at No. 73 Darley Road, Randwick 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:

<i>Plan</i>	<i>Drawn by</i>	<i>Dated</i>	<i>Received by Council</i>
Site Plan, DA-A01, Rev B	Muci Architects	12/09/2023	06/11/2023
Demolition Plans, DA-A04, Rev B	Muci Architects	12/09/2023	06/11/2023
Reflected Ceiling Plans, DA-A06, Rev B	Muci Architects	12/09/2023	06/11/2023

Ground & First Floor Plan, DA-D01, Rev B	Muci Architects	12/09/2023	06/11/2023
Roof Plan & BASIX Commitments, DA-D02, Rev B	Muci Architects	12/09/2023	06/11/2023
Elevations, DA-E01, Rev B	Muci Architects	12/09/2023	06/11/2023
Sections, DA-F01, Rev B	Muci Architects	12/09/2023	06/11/2023

BASIX Certificate No.	Dated	Received by Council
A472664_02	12 September 2023	06 November 2023

EXCEPT where amended by:

- 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
Site Plan A01 Rev C	Muci Architects	5 July 2024	10 September 2024
Demolition Plans A04 Rev C	Muci Architects	5 July 2024	10 September 2024
Reflective Ceiling Plans A06 Rev C	Muci Architects	5 July 2024	10 September 2024
Ground and First Floor Plan D01 Rev C	Muci Architects	5 July 2024	10 September 2024
Roof Plan and BASIX Commitments D02 Rev C	Muci Architects	5 July 2024	10 September 2024
Elevations E01 Rev C	Muci Architects	5 July 2024	10 September 2024
Sections F01 Rev C	Muci Architects	5 July 2024	10 September 2024

BASIX Certificate No.	Dated	Received by Council
1336595S_02	5 July 2024	Christopher Mullaney
A472664_03	5 July 2024	Christopher Mullaney

EXCEPT where amended by:

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

Plan	Drawn by	Dated	Received by Council
Site Plan DA-A01 Rev E	Muci Architects	3/09/2025	22/10/2025
Ground and First Floor Plan DA-D01 Rev E	Muci Architects	3/09/2025	22/10/2025
Roof Plan DA-D02 Rev E	Muci Architects	3/09/2025	22/10/2025
Elevations DA-E01 Rev E	Muci Architects	3/09/2025	22/10/2025
Sections DA-F01 Rev E	Muci Architects	3/09/2025	22/10/2025
DA-M01 Rev E	Muci Architects	3/09/2025	22/10/2025

BASIX Certificate No.	Dated	Received by Council
A472664_04	8/09/2025	22/10/2025
1336595_04	8/09/2025	22/10/2025

- **Delete Condition 2 (f):**

Amendment of Plans & Documentation

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

The roof of the pedestrian accessway along the north-eastern side of the rear building (including the planter section and rear wall/gate section) shall be deleted. Accordingly, a pedestrian gate and the solid wall shall be retained along the rear boundary and the north-eastern side boundary to a height matching the gutter height of the carport at 75 Darley Road.

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 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.

CARRIED UNANIMOUSLY.**D73/25 Development Application Report - 13A French Street, Maroubra (DA/1009/2025)
(DA/1009/2025)****RESOLUTION:**

- A. That the RLPP is satisfied that the applicant's written requests to vary the development standard relating to Height of Buildings and Floor Space Ratio in Clauses 4.3 and 4.4A 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/1009/2025 for alterations and additions to existing part-2, part-3 storey dwelling house including demolition and replacement of upper roof, internal reconfiguration and extension of lower ground floor, reconfiguration of ground and first floors, changes to windows, construction of a new swimming pool, associated ancillary and landscaping works, at No. 13A French Street, subject to the development consent conditions attached to the addendum assessment report.

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.

Prior to the Electronic meeting and after the publication of the business papers, the Applicant submitted amended plans to address the concerns raised by assessment staff and in response to proposed conditions 3 and 4 of the draft conditions of consent. An addendum report and new draft conditions were provided to the Panel for their consideration. Noting that the amended plans seek to incorporate the amendments put forward by the Assessment Officer, the Panel accepted the

amended plans. As such, the updated draft conditions of consent, received 26/11/2025, which delete conditions 3 and 4 and update condition 1 to include the amended plans are endorsed.

The Panel supports the application for the following reasons:

- Subject to the recommended design amendments, the proposal is consistent with the objectives of the Randwick LEP 2012 and the relevant design and amenity controls in the Randwick DCP 2013.
- The development, as conditioned, is consistent with the objectives of the R2 Low Density Residential zone, providing for housing needs while maintaining neighbourhood amenity and ensuring compatibility with the established scale and character of the area.
- The conditioned modifications to the roof form, rear balconies, and setbacks ensure that the resulting scale and built form are appropriate for the site context and align with the desired future character of French Street.
- The proposed works largely remain within the footprint and general envelope of the existing building, with only minor additions, and the conditioned design changes reduce potential visual bulk, overshadowing, and privacy impacts on adjoining properties.
- The Clause 4.6 variations to Height of Buildings and Floor Space Ratio are supported on sufficient environmental planning grounds and, with the required amendments, achieve the objectives of the development standards while avoiding any adverse impacts on the locality.
- The earthworks have been demonstrated through geotechnical investigation to be structurally feasible and capable of being safely managed, with conditions ensuring excavation stability and protection of neighbouring properties.
- View impacts have been assessed in accordance with the Tenacity planning principle, and the conditioned roof and balcony amendments ensure that the development represents a reasonable, skillful design that avoids appreciable loss of views from No. 6 French Street and preserves equitable view sharing.

CARRIED UNANIMOUSLY.

**D74/25 Development Application Report - 10 Blenheim Street, Randwick (DA/941/2025)
(DA/941/2025)**

RESOLUTION:

That the RLPP refuses consent under Section 4.16 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. 941/2025 for Amending Development Application seeking consent for an additional three (3) residential storeys resulting in an eight storey building comprising 25 residential apartments (13 additional), changes to ground floor commercial (health services) premises and basement car parking. The proposal includes a range of design, structural, and building compliance revisions to the previously approved development under DA/352/2019 at No. 10 Blenheim Street, Randwick, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of *Environmental Planning and Assessment Act 1979*, the Application fails to comply with the following environmental planning instruments:
 - The Application does not satisfy the following ADG controls as prescribed by *SEPP (Housing) 2021*:
 - 3D-1 - Communal and public open space;
 - 3F-1 - Visual privacy;
 - 3J-1 - Bicycle and car parking;
 - 4D - Apartment size and layout;
 - 4E - Private open space and balconies; and

- 4G – Storage.
2. The Application does not satisfy the requirements of chapter 2 of *SEPP (Biodiversity and Conservation) 2021*, noting the proposal does not protect the biodiversity values of trees and other vegetation in non-rural areas of the State or preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.
 3. The Application does not satisfy the requirements of chapter 4 of *SEPP (Resilience and Hazards) 2021* and has not demonstrated that the site is suitable for the proposed development in terms of potential contamination.
 4. The Application does not satisfy the *Randwick Local Environmental Plan 2012* 1.2 Aims of the Plan 2 (a) & (d) or the objectives of the R3 zone as Council is not satisfied the housing needs of the community will be met in a manner satisfactory to their amenity and the amenity of the surrounding locality. The Application is further considered inconsistent with the desired future character of the locality.
 5. The proposal has failed to demonstrate a satisfactory outcome in accordance with the requirements and objectives of Clause 5.10 Heritage Conservation of the Randwick LEP 2012.
 6. The proposal has failed to demonstrate a satisfactory outcome in accordance with the requirements and objectives of Clause 6.11 Design Excellence of the Randwick LEP 2012.
 7. Pursuant to Section 4.15(1)(a)(iii) of *Environmental Planning and Assessment Act 1979*, the Application does not comply with the following provisions under *Randwick Comprehensive Development Control Plan 2023*:
 - Part B6: Recycling and Waste Management
 - Part B8: Water Management
 - C2 Medium Density Residential:
 - 2.3.2 Communal open space;
 - 5.3 Visual privacy; and
 - 5.8 safety and security.
 - E7 Housing Investigation Area:
 - Part A
 - 3. Design excellence
 - 5. Built form
 - 8. Heritage conservation.
 - Part B - 9.2 High Street HIA
 - 9.2.3 Built form
 - 9.2.4 Public domain and access
 - 9.2.5 Individual city block plans
 - Part C
 - 10. Housing Mix
 - 13. Acoustic amenity
 - 15. Articulation and Modulation
 - 16. Materials and Finishes
 - 17. Building awnings, entry and circulation
 - 18. Landscaped area
 - 19. Transport, parking and access
 - 20. Sustainability and waste management
 8. The proposal has not demonstrated compliance with AS/NZS 2890.1:2004 in relation to the minimum width for off-street car spaces.
 9. Pursuant to the provisions of section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the likely impacts from the Application as detailed in this report are considered unacceptable.

10. Pursuant to Section 4.15(1)(c) of *Environmental Planning and Assessment Act 1979*, the Subject Site is not considered suitable for the proposed development and has not demonstrated that it is capable of facilitating the extent of development sought.
11. Pursuant to Section 4.15(1)(d) of *Environmental Planning and Assessment Act 1979*, the public submissions identify the unsuitability of the Application for the locality.
12. Pursuant to the provisions of section 4.15(1)(e) of *Environmental Planning and Assessment Act 1979* and for the reasons detailed throughout this report, Council is not satisfied that the development is in the public interest.

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

CARRIED UNANIMOUSLY.

The meeting closed at 2:34pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Steven Layman (Chairperson)	Awais Piracha
	Edna Grigoriou