



MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING HELD ON THURSDAY, 27 NOVEMBER 2025 AT 1:00 PM

Present:

Chairperson: Steven Layman

Expert Member: 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.

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 members of the public

Deputations were received in respect of the following matters:

D69/25 8 CLYDE STREET, RANDWICK (DA/222/2020/A)

Objectors Alan Davies – 9 Pitt St
Chad Downie – 4-6 Clyde St

Applicant Nazia Kachwalla (Architect)
Sandra Robinson (Town Planner)

D70/25 3 BERWICK STREET, COOGEE (DA/798/2025)

Objectors Maurice Patrick Cunningham – 1 Berwick St
John O'Donoghue - Unit 3, 109 Mount St
Andrew Nguyen – 5 Berwick St

After the above speakers had addressed the panel, the public meeting was closed at 1:53pm. 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

D69/25 Development Application Report - 8 Clyde Street, RANDWICK (DA/222/2020/A) (DA/222/2020/A)

RESOLUTION:

That the RLPP, as the consent authority, refuses the application made under section 4.56 of the *Environmental Planning and Assessment Act 1979*, as amended, to modify Development Application No. DA/222/2020/A including reduction in the number of parking spaces to 3 including 2 car share spaces, building envelope modifications including the lift core and fire staircase, internal reconfiguration, increase in floor-to-floor heights, addition and changes to balconies, changes to waste arrangements, landscaping amendments, and other associated works at No. 8 Clyde Street, RANDWICK NSW 2031 for the following reasons:

1. Pursuant to the provisions of section 4.56(1)(a) of the *Environmental Planning and Assessment Act 1979*, the application is not substantially the same development as the development for which the consent was originally granted in relation to the amended parking arrangement.
2. Pursuant to the provisions of section 4.56(1A) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development fails to demonstrate compliance with the matters of consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979*, as outlined in the reasons below.
3. Pursuant to the provisions of section 4.56(1A) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development fails to take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified, including the amended parking arrangement, the building height and potential adverse view impacts.
4. Pursuant to the provisions of section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development fails to comply with the objectives of the R3 Medium Density Residential zone in that the development does not adequately protect the amenity of residents.
5. Pursuant to clause 4.3 of RLEP 2012 and section 29(2)(a) of the ARH SEPP 2009, the applicant has failed to demonstrate the view impacts of the additional breach to maximum building height development standard.
6. Pursuant to section 29(2)(d)(i) of the ARH SEPP 2009, the application does not provide an adequate area for private open space for the boarding house development.
7. Pursuant to section 29(2)(e) of the ARH SEPP 2009, the application does not provide adequate parking for the boarding house development.
8. Pursuant to the provisions of section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development fails to comply with the objectives and controls of the Randwick Development Control Plan 2013:
 - Clause 2.2 of B7 – Car share

- Clause 5.5 of C2 – View sharing
 - Clause 2.2 of C4 – Outdoor communal open space
9. Pursuant to the provisions of section 4.15(1)(a)(iv) of the *Environmental Planning and Assessment Act 1979* and section 155(6) of the *Environmental Planning and Assessment Regulation 2000*, the application is considered unacceptable in that the applicant has failed to provide a revised BASIX Certificate to account for the design amendments to the development consent.
10. Pursuant to the provisions of section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development will result in adverse social and economic impacts on the locality in terms of parking, views and resident amenity.
11. Pursuant to the provisions of section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development is not suitable to the site as the proposed development is not substantially the same as the development consent and will adversely affect the amenity of the locality.
12. Pursuant to the provisions of section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the application is considered unacceptable in that the proposed development is considered to not be in the public interest as the proposal is inconsistent with the relevant zone objective, will result in significant adverse impacts on the locality, and does not adequately address objections raised in the public submissions in relation to view sharing.

REASON:

The Panel 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. The Panel accepts the Officer's recommendation but notes that the reasons for refusal can be refined. The Panel is of the view that the key issues on which to base the contentions are:

- Car parking;
- height and visual impact;
- communal open space and private open space;
- BASIX; and
- whether or not the development is substantially the same as that previously approved.

CARRIED UNANIMOUSLY.

**D70/25 Development Application Report - 3 Berwick Street, Coogee (DA/798/2025)
(DA/798/2025)**

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/798/2025 for alterations and additions to existing dwelling including reconfiguration of ground floor and new first floor addition, at No. 3 Berwick Street, Coogee, subject to the development consent conditions attached to the assessment report, subject to the following amendments:

Add Condition 2(c) to read as follows:

2.(c) All of the proposed first floor window/s must have a minimum sill height of 1.6m above floor level, or alternatively, the window/s are to be fixed and be provided with translucent, obscured, frosted or sandblasted glazing below this specified height. The use of film applied to the clear glass pane is unacceptable.

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 of the Randwick Local Environmental Plan 2012 and the requirements of the Randwick Development Control Plan 2023
- The proposal meets the specific objectives of the R3 Medium Density Residential Zone by providing housing that maintains the existing residential character, respects heritage significance, and does not result in unreasonable amenity impacts.
- The scale and design of the proposal, as amended, are suitable for the location and compatible with the desired future character of the locality.
- The development retains the original roof form and incorporates sympathetic materials, thereby conserving the heritage significance of the site and enhancing the visual quality of the streetscape.
- The proposal will not result in detrimental social or economic impacts on the locality.

The Panel considers that the recommended conditions maintained the heritage integrity of the western elevation ground floor.

CARRIED UNANIMOUSLY.

The meeting closed at 2:19pm.

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