



MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 26 MARCH 2026

Present:

Chairperson:	Sue Francis
Expert Members:	Stephen Alchin & Awais Piracha
Community Representatives:	Kate Kelly

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Fast Track	Mr M Rivera
Coordinator Major Assessments	Mr F Macri

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

D14/26 Development Application Report - 68 Beach Street, Coogee (DA/923/2023/A)

RECOMMENDATION:

That the RLPP, as the consent authority, refuse the application made under Section 4.56 of the Environmental Planning and Assessment Act 1979, as amended, to modify Development Application No. DA/923/2023/A for Section 4.56 Modification to convert the rear storage and plant rooms at the ground floor level to facilitate a new wellness studio associated with Unit 3 at the first-floor level, minor reconfigurations to facilitate a new zen garden, planting and external stairs for access to the rear of Unit 3 and new roof balustrade at No. 68 Beach Street, Coogee, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of *Environmental Planning and Assessment Act 1979*, the Modification fails to comply with the following environmental planning instruments:
 - Randwick Local Environmental Plan 2013:
 - The Modification is inconsistent with the R3 Zone objectives; and
 - The Modification exceeds the maximum Floor Space Ratio under clause 4.4 and is inconsistent with the relevant objectives of the standard.

2. Pursuant to Section 4.15(1)(a)(iii) of *Environmental Planning and Assessment Act 1979*, the Modification fails to comply with the following provisions under *Randwick Comprehensive Development Control Plan 2013*:
 - B6 Recycling and waste management;
 - C2 Medium Density Residential:
 - 2.2 Landscaped open space and deep soil area
 - 3.4 Setbacks;
 - 5.1 Solar access and overshadowing;
 - 5.2 Natural ventilation and energy efficiency;
3. Pursuant to Section 4.15(1)(b) of *Environmental Planning and Assessment Act 1979*, the likely impacts of the Modification are considered unacceptable;
4. Pursuant to Section 4.15(1)(c) of *Environmental Planning and Assessment Act 1979*, the site is not suitable for the development proposed;
5. Pursuant to Section 4.15(e) of *Environmental Planning and Assessment Act 1979*, the Modification is not considered to be in the public interest;
6. The submitted drawings and Statement of Environmental Effects are inconsistent, and the exact extent of the Modification is unclear. Consent accordingly should not be granted.

REASONS/DETERMINATION:

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 notes Council's recommendation of refusal and that the matter is set down for a forthcoming S34 conference (22/06/2026) and a SOFAC has been issued based on those reasons for refusal.

Notwithstanding the above, the Panel would refuse the matter, based on the following concerns that should be focused on at the S34 conference:

1. No detail has been provided of the relocation of plant, servicing and storage that is currently approved at the lower level. This infrastructure would need to be relocated and insufficient information has been provided to in this regard for the consent authority to be satisfied as to its appropriateness.
2. The 'bar' should be deleted from the gym.
3. There should be a covenant on title and insertion into the Strata rules that the use of the gym and wellness studio is only as an amenity facility for Unit 3 .
4. The proposed balustrade on the roof around the rear solar PV shall be removed as it breaches the height and is unnecessary.

CARRIED UNANIMOUSLY.

D15/26 Development Application Report - 8 Bishops Ave, Randwick (DA/1158/2025)

RESOLUTION:

- A. That the RLPP is satisfied that the Applicant's written requests to vary the development standard relating to height of building in Clause 4.3 of Randwick Local Environmental Plan 2012 have demonstrated that:
- i. Compliance with the relevant development standard is unreasonable and unnecessary 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/1158/2025 for alterations and additions to existing dwelling house, including addition of attic rooms, dormer windows roof replacement and changes to existing windows and internal layout to accommodate internal access stair (Heritage item and Clause 4.6 to Building Height), at No. 8 Bishops Avenue 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 as the proposal is minor and will result in minimal impact. The proposal is satisfactory.

CARRIED UNANIMOUSLY.

D16/26 Development Application Report - 5R & 5RR Marine Parade, Maroubra

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. 1457/2025 for demolition of existing building and structures and construction of a new 2-storey building comprising Community Facility with kiosk for the Maroubra Surf Life Saving Club, at No. 5R & 5RR Marine Parade, Maroubra, subject to the development consent conditions attached to the assessment report, subject to the following condition amendments:

- **Amend Condition 21 to read as follows:**

Coastal Engineering Design

21. The proposed development must be designed in accordance with the recommendations in the "Coastal Engineering Advice on Proposed Redevelopment of Maroubra SLSC for Development Application", dated 10 November 2025, prepared by Horton Coastal Engineering. Detailed engineering and structural design plans are to be provided to the satisfaction of the Certifier, **demonstrating the adoption of the following matters:**
- **the clubhouse shall be structurally designed to resist hydrostatic and wave forces on exposed load-bearing elements, as provided by a coastal engineer as part of detailed design;**
 - **the solid seating seaward of the northern portion of the proposed development shall be designed to resist hydrostatic and wave forces, as advised by a coastal engineer in detailed design;**
 - **floor finishes and wall materials (up to 0.5m above the ground floor) that would withstand inundation (such as concrete and tiles) shall be used in areas exposed to inundation (particularly in the southern storage area);**
 - **electrical items such as power points shall be raised at least say 0.5m above the ground floor in areas exposed to inundation, with consideration of the**

requirements of *AS/NZS 3000 Electrical installations "Wiring Rules"* for wet areas in such locations;

- glass elements in the clubhouse that could be impacted by wave action shall be toughened/laminated and have appropriate fracture characteristics that present a low hazard when shattered;
- cross-falls shall be provided seaward of the clubhouse and within the clubhouse to ensure that inundation would drain away from the clubhouse;

Documentary evidence demonstrating the adoption of the abovementioned measures is to be submitted to Council's Manager Development Assessment prior to the release of the relevant construction certificate.

Condition Reason: To ensure the detailed design satisfies the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 and the Coastal Management Act 2016

- **Amend Condition 61 to read as follows:**

Building Operations Plan of Management

61. A revised Building Operations Plan of Management (BOPOM) shall be submitted to and approved by Council prior to occupation or use of the development. The BOPOM is to include (but not limited to) the following:

- details the estimated number, capacity and type of events/functions of the facility, including surf lifesaving operations, community and club activities
- details of ancillary uses including external events and overnight accommodation for community based groups
- measures to ensure that external events demonstrate an association with the primary use of the Maroubra Surf Life Saving Club
- details ensuring that the primary role of the Maroubra Surf Life Saving Club as a surf lifesaving facility is maintained while accommodating ancillary uses such as external events
- details of location/type and duration of temporary display of sponsor advertising material external to the building during special events
- protocols for the responsible service of alcohol
- measures to ensure that activities within the building remain appropriate to the foreshore location and are managed in accordance with regulatory requirements
- security management
- hours of operation
- neighbourhood amenity
- deliveries and servicing
- waste management
- **how items that could be damaged by inundation will be stored 0.5m above the ground finished floor level in areas exposed to inundation**
- **there must be an allowance for relocation of items prior to a forecast storm or installation of temporary barriers to reduce the risk of inundation reaching the clubhouse, as part of an adopted emergency action plan**

Condition Reason: To ensure that the use of the facility is managed in a manner that minimises potential impacts on nearby properties and the broader public domain.

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 supports the application for the following reasons:

- The new building adopts a low-scale architectural form that is sympathetic to the surrounding beachfront setting and maintains the open visual character of the Maroubra Beach foreshore.

- The proposal will contribute positively to the scenic quality of the Maroubra Beach foreshore.
- The proposed development will have an acceptably low risk of impact from erosion and wave run-up over its design life, subject to the implementation of foundation and coastal hazard mitigation measures. In this respect, condition 21 and 61, as amended by the Panel, identifies compliance with the Coastal Engineering Advice, dated 10 November 2025, prepared by Horton Coastal Engineering Pty Ltd
- The proposal will deliver modern, safe and accessible facilities that support surf lifesaving operations, enhance public amenities, and strengthen the ongoing community use of the beachfront, thereby serving the broader public interest.

CARRIED UNANIMOUSLY.

The meeting closed at 12:00pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	Stephen Alchin
Awais Piracha	Kate Kelly