



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (RLPP) (ELECTRONIC)
MEETING
HELD ON THURSDAY, 9 APRIL 2026**

Present:

Chairperson: Sue Francis

Expert Members: Stephen Davies & Marcia Doheny

Community Representatives: Heather Cappie-Wood

Council Officers present:

Coordinator Major Assessments Mr F Macri
Executive Planner Ms A Manahan

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:

D17/26 Development Application Report - 153 Oberon Street, Coogee (DA/154/2026)

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/154/2026 for the installation of two (2) skylights and solar panels/solar PV system on the roof of an existing dwelling house, at No. 153 Oberon Street, Coogee, subject to the development consent conditions attached to the assessment report, and the following amendment:

- Amend Condition 2 to read as follows:

Amendment of Plans & Documentation

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

- Delete the following solar panels: PV05; PV06; PV07; PV08; PV09; PV10; and PV11.
- Relocate as many of the deleted solar panels as achievable to the rear northern or rear western roof plane.

Amended plans must be submitted to and approved by the Principal Certifier prior to the issue of any construction certificate. The above amendment/s must be reflected in the final construction plans and any documentation submitted as part of any construction certificate.

Condition Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

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 Panel has amended condition 2 to better locate the proposed solar panels relative to their public visibility to the street.
- 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 does not add any significant bulk or detract from the heritage significance of the building or the streetscape.

CARRIED UNANIMOUSLY.

**D18/26 Development Application Report - 19/120A Clovelly Road, Randwick
(DA/1401/2025)**

RESOLUTION:

- A. That the RLPP is satisfied that the Applicant's written requests to vary the development standard relating to Height of buildings in Clause 4.3 and Floor space ratio in Clause 4.4 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/1401/2025 for alterations and additions to an apartment (Unit 19) within an existing residential flat building, including alterations to the internal layout and extension of the internal spaces into the current footprint of the covered pergola and private open space of the unit to facilitate an additional living room and study, at No. 19/120A Clovelly Road, 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 proposed development has addressed the requirements of the relevant planning instruments and development controls. The scale and design of the proposal is considered

to be suitable for the location and is compatible with the existing and desired future character of the locality.

- The proposal is consistent with the objectives contained within Chapter 4 of the SEPP (Housing) 2021 in relation to ADG compliance.
- 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 contribute positively to the ongoing residential use of the dwelling and site by enhancing internal amenity, while maintaining consistency with the existing building envelope and resulting in no additional adverse impacts on adjoining properties or the overall streetscape.

CARRIED UNANIMOUSLY.

D19/26 Development Application Report - 22 Amour Avenue, Maroubra (DA/16/2026)

RECOMMENDATION:

- 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/16/2026 for the use of unauthorised structures as-built to the existing dwelling house at No. 22 Amour Avenue, Maroubra, 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, however as the proposal is to approve the use of the unauthorised works with no physical works proposed, then the Panel is of the view that no Clause 4.6 variation is required.

The Panel supports the application for the following reasons:

- The unauthorised works have been regularised through a Building Information Certificate.
- The subsequent use of those works will have negligible environmental impact.

CARRIED UNANIMOUSLY.

**D20/26 Development Application Report - 1 Coast Hospital Road, Little Bay
(DA/1327/2025)**

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/1327/2025 for Integrated development for proposed alterations and additions to existing registered club, including the refurbishment of the existing verandah and outdoor dining pavilion with roof, flooring and balustrade replacement, eastern deck extension, pedestrian access upgrades and landscaping works, at No. 1 Coast Hospital Road, Little Bay, 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 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 notes the concurrence role of Heritage NSW and their required conditions of consent.

CARRIED UNANIMOUSLY.**D21/26 Development Application Report - 105 Wentworth Street, Randwick
(DA/1473/2025)**

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/1473/2025 for an amending DA to DA/268/2018 (approved 3-storey residential flat building) to convert 2 x affordable housing units into normal units converted and deletion of all affordable rental housing components from approved development (Low and Mid Rise / LMR Housing), at No. 105 Wentworth Street, Randwick NSW 2031, 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 was concerned as to the appropriate planning pathway to go from an in-fill affordable housing development containing affordable housing to a development under the Low to medium Residential provisions of the Housing SEPP. Accordingly, the Panel sought and received legal advice from Marsdens Law Group dated 15 April 2026 which has confirmed that the legal pathway is available as sought subject to an amendment to Condition 2 as drafted.

The Panel therefore accepts the recommendation of staff subject to the amendment of Condition 2 as follows:

2. Modification of development consent granted to DA/268/2018

Prior to the physical commencement of the development authorised by this consent, the development consent granted to DA/268/2018 on 8 November 2018 (as modified on 13 June 2025) is required to be modified in accordance with Section 4.17(5) of the *Environmental Planning and Assessment Act 1979* and section 67 of the *Environmental Planning and Assessment Regulation 2021* as follows:

- a) Delete the words “including 2 affordable rental housing units” from the Description of Work
- b) Delete conditions 56 and 76
- c) Amend any other conditions that are inconsistent with the conditions of this consent to make them consistent with the conditions of this consent.

The Panel supports the application for the following reasons:

- The proposal complies with the non-discretionary development standards for residential flat buildings under SEPP Housing 2021 LMR provisions, including:
 - o Maximum height ≤ 17.5m and 3–4 storeys.
- Maximum floor space ratio of 1.025:1 (below 1.5:1 allowed).
- The built form, scale, massing, articulation, landscaping and setbacks are consistent with the surrounding medium-density residential context and continue to satisfy the objectives of the R3 Medium Density Residential zone and consistent with the objectives contained within the relevant clauses and provisions in the RLEP 2012 and the relevant requirements of the RDCP 2013.
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- The proposal is consistent with the objectives contained within Chapter 4 of the Housing SEPP in regard to design of residential apartment development, including Schedule 9 design principles and the Apartment design guide. The amended DA maintains previously approved design quality outcomes, including:
 - o Solar access: 100% of units receive >2 hours sunlight in mid-winter.
 - o Natural ventilation: 100% dual-aspect layouts.
 - o Ceiling heights: 2.7m finished ceiling heights.
 - o Communal open space and deep soil zones remain consistent with approved Mod A.
 - o Visual privacy and internal amenity:
 - o Privacy impacts, particularly to southern and eastern elevations, have been assessed and can be mitigated with recommended conditions (obscure/fixed glazing).
 - o Internal apartment layouts remain functional, despite minor ADG non-compliances in apartment size.
- A one car space shortfall is considered acceptable given the site’s accessible location, provision of a motorcycle space, constraints of basement configuration, and retention of deep soil areas. The LMR provisions focus on accessible locations and allow reduced parking rates, supporting sustainable transport outcomes.
- The removal of the affordable housing component does not constitute a statutory noncompliance and is consistent with SEPP Housing LMR objectives, promoting housing supply in an accessible location.

CARRIED UNANIMOUSLY.

D22/26 Development Application Report - 8 St Marks Road, Randwick (DA/25/2026)

RECOMMENDATION:

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/25/2026 for Alterations and additions to an existing semi-detached dwelling, including internal alterations, reconfiguration of rear floor layout, new fencing and associated earthworks and landscaping (Heritage Item), at No. 8 St Marks Road, Randwick, subject to the development consent conditions attached to the assessment report, and the following amendments and additions:

- Amend Condition 2 to read as follows:

2. The applicant is to provide a Construction Management Plan, including methodology for the protection, salvage and reinstatement of the tessellated tiles and stair treads in the front verandah, front path and stairs. The Construction Management Plan must be submitted to and approved by Council's Heritage Planner and Coordinator Development Assessment prior to the release of any construction certificate and must be reflected in Construction Certificate documentation.

Condition Reason: To ensure the retention and management of the heritage elements.

- Add the following Engineering Conditions:

Before Issue Of A Construction Certificate

Condition 17A

Car Space Design

- 17A. Plans submitted for the Construction Certificate must demonstrate that the minimum width between the northern boundary fence and the proposed bin enclosure is no less than 3.0 metres, ensuring adequate space is provided to accommodate an off-street car space with 3.0m of clear width.

Condition Reason: To ensure the car space is provided in accordance with the relevant standards.

Condition 17B

Design Alignment levels

- 17B. The design alignment level (the finished level of concrete, paving or the like) at the property boundary for driveways, access ramps and pathways or the like, shall be:
Vehicle Access

- Match the back of the existing Council footpath levels along the full site frontage.

The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the construction certificate (a construction note on the plans is considered satisfactory). The design alignment level at the street boundary, as issued by the Council, must be strictly adhered to.

Any request to vary the design alignment level/s must be forwarded to and approved in writing by Council's Development Engineers and may require a formal amendment to the development consent via a Section 4.55 application.

Enquiries regarding this matter should be directed to Council's Development Engineer on 9093-6879.

Condition Reason: To ensure all parking and driveway works are designed and constructed in accordance with the relevant requirements.

Condition 17C

Design Alignment levels

- 17C. The above alignment levels and the site inspection by Council's Development Engineer have been issued at a prescribed fee of **\$197** (as of 1st July 2025). This amount is to be paid prior to a construction certificate being issued for the development.

Condition Reason: To ensure all parking and driveway works are designed and constructed in accordance with the relevant requirements.

Condition 17D

Car Space Design

- 17D. The gradient of the internal car space must be designed and constructed to not exceed a grade of 1 in 20 (5%) and the levels of the car space must match the alignment levels at the property boundary (as specified by Council). Details of compliance are to be included in the construction certificate documentation.

Condition Reason: To ensure all parking and driveway works are designed and constructed in accordance with the relevant requirements.

During Building Work

Condition 32A

Road / Asset Opening Permit

32A. A Road / Asset Opening Permit must be obtained from Council prior to carrying out any works within or upon a road, footpath, nature strip or in any public place, in accordance with section 138 of the Roads Act 1993 and all of the conditions and requirements contained in the Road / Asset Opening Permit must be complied with.

The owner/builder must ensure that all works within or upon the road reserve, footpath, nature strip or other public place are completed to the satisfaction of Council, prior to the issuing of a final occupation certificate for the development.

For further information, and access to the Asset Opening Permit application form please visit Council's website at

<https://www.randwick.nsw.gov.au/services/roads/road-and-footpath-excavations>

or ring the call centre on 1300 722 542

Condition Reason: To ensure protection and/or repair of Council's Road & footpath assets and ensure public safety.

Before Issue Of An Occupation Certificate

Condition 37A

Council's Infrastructure, Vehicular Crossings, street verge

37A. The applicant must meet the full cost for a Council approved contractor to construct a concrete vehicular crossing and layback at kerb opposite the vehicular entrance to the site to Council's specifications and requirements.

Condition Reason: To ensure works on Council property are completed in accordance with Council's requirements and an appropriate quality for new public infrastructure.

Condition 37B

Council's Infrastructure, Vehicular Crossings, street verge

37B. All external civil work to be carried out on Council property (including the installation and repair of roads, footpaths, vehicular crossings, kerb and guttering and drainage works), must be carried out in accordance with Council's "Crossings and Entrances – Contributions Policy" and "Residents' Requests for Special Verge Crossings Policy" and the following requirements:

- a) Details of the proposed civil works to be carried out on Council land must be submitted to Council in a Civil Works Application Form. Council will respond, typically within 8 weeks, with a letter of approval outlining conditions for working on Council land, associated fees and workmanship bonds. Council will also provide details of the approved works including specifications and construction details.
- b) Works on Council land, must not commence until the written letter of approval has been obtained from Council and heavy construction works within the property are complete. The work must be carried out in accordance with the conditions of development consent, Council's conditions for working on Council land, design details and payment of the fees and bonds outlined in the letter of approval.
- c) The civil works must be completed in accordance with the above, prior to the issuing of an occupation certificate for the development, or as otherwise approved by Council in writing.

Condition Reason: To ensure works on Council property are completed in accordance with Council's requirements and an appropriate quality for new public infrastructure.

Condition 37C

Undergrounding of Power

37C. The Principal Certifier shall ensure that all power supply to the development site has been provided as a direct overhead connection (similar to existing connection) or as an underground (UGOH) connection from the nearest main pole in St Marks Road, with all work completed to the requirements and satisfaction of Ausgrid and at no cost to Council. All private poles must be removed prior to the issuing of an occupation certificate, unless otherwise approved in writing by Council's Development Engineering Coordinator.

Condition Reason: To minimise the use of private poles in accordance with Council's resolution and protect street amenity

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 Panel having visited the site, observed the slope of the land to the street where the existing house is elevated by approximately one storey. The adjoining existing attached semi has an existing hard-stand parking area, gate and fence consistent with that proposed, and the Panel noted that the car parked on the hard-stand was not visible to the street but that the hard-stand and fencing did not obscure the Heritage Item from the street. It is the site-specific context, including the change in level and elevated siting of the dwelling, that renders the proposed parking acceptable in this case.
- The proposal is recommended for approval subject to non-standard conditions that require the protection of the Heritage Item, archival recording and the salvage, reuse and recycling of building materials.

CARRIED UNANIMOUSLY.

The meeting closed at 1:12pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Sue Francis (Chairperson)	Stephen Davies
Marcia Doheny	Heather Cappie-Wood