



## MINUTES OF RANDWICK LOCAL PLANNING PANEL (ELECTRONIC) MEETING HELD ON THURSDAY, 21 MAY 2026

### Present:

<b>Chairperson:</b>	Julie Walsh
<b>Expert Members:</b>	David Epstein & Awais Piracha
<b>Community Representatives:</b>	Laurie O'Connor
<b>Council Officers present:</b>	
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

#### D35/26 Development Application Report - 1 Roma Avenue, Kensington (DA/1198/2025)

#### RESOLUTION:

- A. That the RLPP is satisfied that the applicant's written request to vary the development standard relating to Floor Space Ratio (FSR) 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/1198/2025 for the Construction of a part two and part three storey residential dwelling ancillary to the Sacred Heart Monastery (an existing place of public worship) including tree removal, installation of retaining walls, temporary shoring and associated landscaping works, at No. 1 Roma Avenue

Kensington, subject to the development consent conditions attached to the assessment report and the following amendments:

- Amend Condition 2 to read as follows:

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

- a. A privacy screen having a height of 1.6m (measured above finished balcony floor level) shall be provided to the southern balustrade of the central bedroom level 1 and level 2 balconies facing 1 Inglethorpe Avenue.

Privacy screen/s must be constructed with either:

- Translucent or obscured glazing (The use of film applied to the clear glass pane is unacceptable);
  - Fixed lattice/slats with individual openings not more than 30mm wide;
  - Fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings.
- b. The following 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, **or provided with external fixed vertical or horizontal louvres with the individual blades angled and spaced appropriately to prevent overlooking into the private open space or windows of the adjacent dwellings:**
    - Level 1 southern elevation bedroom, sitting room and Dining Room Windows.
    - Level 2 southern elevation sitting room, bedroom and study / library windows.
    - Level 2 eastern elevation study / library windows.
  - c. No permission is granted for any works on Council land, with an amended civil works package to be submitted and endorsed via a formal civil works application submission prior to the release of any construction certificate.
  - d. The hardstand paving adjacent to the proposed rear elevation must be converted to deep soil or permeable paving with the roof overhang reduced to a 500mm cantilever and the associated support columns deleted from the plans. The portion of the rainwater tank and detention tank shown within this zone must also be relocated within the building envelope to enable permeability.
  - e. The portion of the elevated terrace and retaining wall indicated to the west of the roller shutter and internal pedestrian access door must be deleted and provided as an uncovered driveway area. The above landscaping can be reconfigured to accommodate this change, with the resultant southern boundary retaining wall adjacent to the public stair lowered to a maximum height of **2.00m** above the proposed driveway level.
  - f. The unidentified areas within plan DA03.100 – Ground Floor, dated 30/04/2026, are to be for the purpose of storage, services, plant and equipment **or non-habitable rooms** only. The amended plans are to be updated to clearly identify the uses of all rooms within the Ground Floor level.

The abovementioned changes and documentation must be submitted to and approved by Council's Manager Development Assessment prior to the release of any construction certificate.

- Amend Condition 5 to read as follows:

#### **Section 7.12 Development Contributions**

Development Contributions are required in accordance with the applicable Randwick City Council Development Contributions Plan, based on the development cost of **\$6,834,826.00** the following applicable monetary levy must be paid to Council: **\$68,348.25**.

The levy must be paid in **cash, bank cheque** or by **credit card** prior to a construction certificate being issued for the proposed development. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of Council's determination to the date of payment. Please contact Council on telephone **9093 6000** or **1300 722 542** for the indexed contribution amount prior to payment.

To calculate the indexed levy, the following formula must be used:

$$\text{IDC} = \text{ODC} \times \text{CP2/CP1}$$

Where:

**IDC** = the indexed development cost

**ODC** = the original development cost determined by the Council

**CP2** = the Consumer Price Index, All Groups, Sydney, as published by the ABS in respect of the quarter ending immediately prior to the date of payment

**CP1** = the Consumer Price Index, All Groups, Sydney as published by the ABS in respect of the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy.

Council's Development Contributions Plans may be inspected at the Customer Service Centre, Administrative Centre, 30 Frances Street, Randwick or at [www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au).

- Amend Condition 24 to read as follows:

#### **Amended Landscape Plan**

Written certification from a qualified professional in the Landscape industry (eligible for membership with a nationally recognised organisation/association) must state that the amended scheme submitted for the Construction Certificate complies with the requirements specified above, with both this written statement and plans to then be submitted to, and be approved by, **Council's Manager Development Assessment**.

- Amend Condition 72 to read as follows:

#### **Landscape Certification**

Prior to any Occupation Certificate, certification from a qualified professional in the Landscape industry must be submitted to, and be approved by, **Council's Manager Development Assessment**, confirming the date that the completed landscaping was inspected, and that it has been installed substantially in accordance with the AMENDED Landscape Plans by Jane Irwin Landscape Architecture, dwg's L-DA-000 – 205, rev C dated 26/09/25, and rev D dated 29/04/26, and any relevant conditions of consent, with strategies to be implemented to ensure the landscaping is maintained in a healthy and vigorous state until maturity, for the life of the development.

#### **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 Applicant submitted written correspondence to the Panel requesting changes to condition 2 and to correct an error in the estimated cost calculation in condition 5 of the draft conditions of consent. The Panel considered the request and amended the relevant conditions as detailed in the resolution above.

The Panel also made changes to the landscape certificate conditions to require the documentation to be approved by Council given the important nature of the landscaping.

The Panel supports the application for the reasons given in the assessment report and above amendments.

**CARRIED UNANIMOUSLY.**

**D36/26 Development Application Report - 68 Denning Street, South Coogee  
(DA/171/2026)**

**RESOLUTION:**

- A. That the RLPP is satisfied that the Applicant's written requests to vary the development standard relating to Height of Buildings in Clauses 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/171/2026 for alterations and additions to the existing dwelling house including internal reconfiguration and level changes; installation of internal stairs, lift and garage access; entry modifications; extension of the first-floor balcony; new roof overhang, skylights and glazing; demolition and reconstruction of the entry, external stairs and bin store; removal of the rear balcony and pergola; new awnings, rear patio and shed; swimming pool, outdoor shower and built-in barbecue and associated landscaping works., at No. 68 Denning Street, 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 reasons given in the assessment report.

**CARRIED UNANIMOUSLY.**

The meeting closed at 12:34pm.

<b>CONFIRMATION OF MINUTES BY PANEL MEMBERS</b>	
Julie Walsh (Chairperson)	Awais Piracha
David Epstein	Laurie O'Connor