



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 21 MAY 2026 AT 1:00 PM**

Present:

Chairperson: Julie Walsh

Expert Members: David Epstein & Awais Piracha

Community Representatives: Laurie O'Connor

Council Officers present:

Coordinator Fast Track Mr M Rivera
Coordinator Major Assessments Mr F Macri

Acknowledgement of Country

The Acknowledgement of Country was read by the Chair Julie Walsh.

Declarations of Pecuniary and Non-Pecuniary Interests

A) Nil.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matters:

- D31/26 960 ANZAC PARADE MAROUBRA (DA/176/2026)
- Objector** Thomas Holt - 1st speaker
- Objector** Tierney Marey - 2nd speaker
- D32/26 263 AND 265 DARLEY ROAD, RANDWICK (DA/1439/2025)
- Applicant** Christopher Collacott - 1st speaker
- D33/26 239 DARLEY ROAD, RANDWICK (DA/77/2026)
- Applicant** Steve Solomon
- D34/26 241 DARLEY ROAD, RANDWICK (DA/79/2026)
- Applicant** Mick Bowman

After the above speakers had addressed the panel, the public meeting was closed at 1:20 pm. 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

D31/26 Development Application Report - 960 Anzac Parade Maroubra (DA/176/2026)

RESOLUTION:

That the RLPP refuses consent under Section 4.16 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/176/2026 for the demolition of existing building/structures and construction of a part-7 and part-8 storey mixed use development comprising of 42 private room co-living housing and 2x 2-bedroom affordable housing apartments, at-grade parking for 4 parking spaces, associated ancillary and landscaping works, at No. 960 Anzac Parade Maroubra, for the following reasons:

1. Pursuant to clause 2.3 of RLEP 2012, the proposed development does not have an applicable residential accommodation land use classification in accordance with the Dictionary in the RLEP 2012 or Standard Instrument, and is therefore prohibited development.
2. Pursuant to clause 2.3 of RLEP 2012, the proposal is inconsistent with the objectives of the R3 Medium Density Residential Zone in that it does not provide for the housing needs of the community, does not provide a variety of housing types, does not recognise the desirable elements of the existing streetscape and built form, fails to protect the amenity of residents, and does not encourage housing affordability.
3. Pursuant to clause 4.3 of RLEP 2012, the proposed variation to the building height development standard is not supported as the applicant has failed to demonstrate that the proposed non-compliances are unreasonable or unnecessary in the circumstances of the case and has failed to demonstrate that there are sufficient environmental planning grounds to justify variation to the development standard.
4. Pursuant to clause 4.4 of RLEP 2012, the proposed variation to the floor space ratio development standard is not supported as the applicant has failed to demonstrate that the proposed non-compliances are unreasonable or unnecessary in the circumstances of the case and has failed to demonstrate that there are sufficient environmental planning grounds to justify variation to the development standard.
5. Pursuant to clause 6.2 of RLEP 2012, the proposed development does not adequately ensure that earthworks will not have a detrimental impact on neighbouring uses and features of the surrounding land.
6. Pursuant to clause 6.10 of RLEP 2012, the applicant has failed to sufficiently demonstrate that adequate arrangements have been made for electricity supply to the proposed development.
7. Pursuant to clause 6.11 of RLEP 2012, the proposed development does not exhibit design excellence.
8. Pursuant to section 4.6 of the SEPP (Resilience and Hazards) 2021, the applicant has failed to sufficiently demonstrate whether the land is contaminated.
9. Pursuant to section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal is incompatible with the following sections in the Randwick Development Control Plan 2013:

- a. Part B6: Recycling and Waste Management
 - b. Part B7: Transport, Traffic, Parking and Access
10. Pursuant to section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the suitability of the site for the proposed development has not been adequately demonstrated.
 11. Pursuant to section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed development is not in the public interest having regard to the significant and numerous non-compliances with relevant planning controls.
 12. A full and robust assessment of the proposal cannot be completed as insufficient information has been submitted relating to design analysis and modelling, indicative building layouts plans, architectural plans, shadow diagrams, infrastructure assessment, Preliminary Site Contamination Investigation Report, and a current Geotechnical Investigation Report.
 13. Approval of the development would result in the isolation of 2 Byng Street, Randwick and the Applicant has not satisfactorily demonstrated genuine attempts to acquire that property.

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 refuses the application for the reasons given in the amended resolution above (minor change to reason 12 and addition of reason 13).

CARRIED UNANIMOUSLY.**D32/26 Development Application Report - 263 and 265 Darley Road, Randwick
(DA/1439/2025)**

RESOLUTION:

That the RLPP defer consideration of Development Application No. DA/1439/2025 for alterations and additions to existing dwelling houses including tree removal, demolition of sandstone wall, relocation of pedestrian stairs, construction of new driveway crossings, internal driveways and double garages with waste storage, associated ancillary and landscaping works, at Nos. 263-265 Darley Road, Randwick.

The Panel determined to agree to the request of the Applicant for the matter to be deferred to enable the Applicant to respond to matters raised in the report, including design revisions. The Panel also notes that the Draft Randwick Development Control Plan 2025 which has been publicly exhibited will be considered by Council in the near future and this could impact the consideration of the matter.

The Panel requests that the matter be referred back to the same Panel members for determination by the 31 July 2026.

REASON:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel defers the application for the reasons given in the resolution above.

CARRIED UNANIMOUSLY.

D33/26 Development Application Report - 239 Darley Road, Randwick (DA/77/2026)

RESOLUTION:

That the RLPP defer consideration of Development Application No. 77/2026 for alterations and additions to existing dwelling house including partial demolition of Council sandstone wall, relocation of public pedestrian stairs, construction of new driveway crossing, double garage with internal lift access to dwelling and terrace above, associated ancillary and landscaping works at No. 239 Darley Road, Randwick.

The Panel determined to agree to the request of the Applicant for the matter to be deferred to enable the Applicant to respond to matters raised in the report, including design revisions. The Panel also notes that the Draft Randwick Development Control Plan 2025 which has been publicly exhibited will be considered by Council in the near future and this could impact the consideration of the matter.

The Panel requests that the matter be referred back to the same Panel members for determination by the 31 July 2026.

REASON:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel defers the application for the reasons given in the resolution above.

CARRIED UNANIMOUSLY.

D34/26 Development Application Report - 241 Darley Road, Randwick (DA/79/2026)

RESOLUTION:

That the RLPP defer consideration of Development Application No. 79/2026 for alterations and additions to existing dwelling house including partial demolition of Council sandstone wall, relocation of public pedestrian stairs, construction of new driveway crossing, double garage with internal lift access to dwelling and terrace above, associated ancillary and landscaping works, at No. 241 Darley Road.

The Panel determined to agree to the request of the Applicant for the matter to be deferred to enable the Applicant to respond to matters raised in the report, including design revisions. The Panel also notes that the Draft Randwick Development Control Plan 2025 which has been publicly exhibited will be considered by Council in the near future and this could impact the consideration of the matter.

The Panel requests that the matter be referred back to the same Panel members for determination by the 31 July 2026.

REASON:

The Panel has visited the site, considered the submissions (oral and written) and reviewed the assessment report that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The Panel defers the application for the reasons given in the resolution above.

CARRIED UNANIMOUSLY.

The meeting closed at 1:55pm.

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