



## MINUTES OF RANDWICK LOCAL PLANNING PANEL

### DETERMINATION OF DEFERRED MATTER ON TUESDAY, 9 APRIL 2019

(Pursuant to cl 26 of Schedule 2 of the *Environmental Planning and Assessment Act 1979*)

<b>Chairperson:</b>	Lindsay Fletcher
<b>Expert Members:</b>	Janette Murrell; Sandra Robinson
<b>Community Representatives:</b>	Kerri Hamer (Central Ward)

#### Development Application Reports

**D15/19      Development Application Report - 4 Govett Street, Randwick (DA/367/2018)  
(DEFERRED ITEM)**

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#### RESOLUTION:

The RLPP determined to:

- a) uphold the applicant's request to vary Clause 22(3)(b) of SEPP (Affordable Rental Housing) 2009 pursuant to Clause 4.6 of Randwick Local Environmental Plan(LEP) 2012; and
- b) grant development consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/367/2018 for alterations and additions to the existing dwelling and conversion to a two level secondary dwelling, with minor internal changes (Heritage Conservation Area), at No. 4 Govett Street Randwick, subject to the development consent conditions attached to the report.

#### REASONS:

The Panel's reasons for this decision are:

- 1) The Panel has considered the Applicant's requests to vary the development standard contained in Clause 22(3)(b) of SEPP (Affordable Rental Housing) 2009 and considers that:
  - i. based on legal advice provided by Council, the Panel is satisfied that the clause is a development standard;
  - ii. the applicant's submission adequately addresses the matters required under cl.4.6 of Randwick LEP 2012;
  - iii. the development remains consistent with the assumed objectives of the standard and the objectives of the zone;
  - iv. The development's floor space ratio (FSR) is compliant with the maximum FSR permitted in this site under Randwick LEP 2012;
  - v. there are sufficient environmental planning grounds to justify the variation; and
  - vi. compliance with the standards is unreasonable and unnecessary in the unusual circumstances of this case as the proposed variations are acceptable from a streetscape and heritage conservation perspective and will not generate unacceptable impacts on adjoining or nearby properties.

For the above reasons, the Panel is satisfied that the variation from the SEPP development

standards is in the public interest.

- 2) In approving the application the Panel generally agreed with the assessment of environmental impact, conclusions and recommendations within the Council staff assessment report, and was of the opinion that the proposal:
- a) remains below the maximum allowed FSR applying to the site;
  - b) provides streetscape improvements to the existing development on the site and, in particular, makes an improved contribution to heritage conservation in the North Randwick Heritage Conservation Area;
  - c) is supported by the Council's independent heritage advice; and
  - d) has acceptable amenity impacts on surrounding properties.

**CARRIED UNANIMOUSLY.**

<b>CONFIRMATION OF MINUTES BY PANEL MEMBERS</b>	
Lindsay Fletcher (Chairperson)	Janette Murrell
Sandra Robinson	Kerri Hamer