



PLANNING COMMITTEE MEETING

TUESDAY 6 DECEMBER 2011

UNDER SEPARATE COVER ATTACHMENTS

Item: M26/11 – Miscellaneous Report:

**Draft Randwick Comprehensive Local Environmental Plan 2012 -
Referral to Department of Planning and Infrastructure for public
exhibition**

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ATTACHMENT A

DRAFT Randwick LEP 2012

Draft LEP for reporting to Council 6 December 2011.

Randwick Local Environmental Plan 2012

under the
Environmental Planning and Assessment Act 1979

I, the Minister for Planning, pursuant to section 33A of the *Environmental Planning and Assessment Act 1979*, adopt the mandatory provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* and prescribe matters required or permitted by that Order so as to make a local environmental plan as follows:

Minister for Planning

Note: This draft LEP has been prepared for the Council Business Papers of 6 December 2011. Minor amendments not affecting the intent of the draft LEP may be made prior to public exhibition, to make minor accuracy and/or formatting changes and to comply with any conditions of the s65 certificate.

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Part 1 Preliminary

1.1 Name of Plan [compulsory]

This Plan is **Randwick** Local Environmental Plan 2012.

1.1AA Commencement [compulsory]

This Plan commences on the day on which it is published on the NSW legislation website.

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in **Randwick** in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
 - (a) To foster a livable City that is accessible, safe and healthy with quality public spaces, attractive neighbourhoods and centres;
 - (b) To support a diverse local economy and business and employment opportunities for the community;
 - (c) To support efficient use of land, vibrant centres, integration of land use and transport, and an appropriate mix of uses;
 - (d) To achieve a high standard of design in the private and public domain that enhances the quality of life of the community;
 - (e) To promote sustainable transport, public transport use, walking and cycling;
 - (f) To encourage the provision of housing mix and tenure choice, including affordable and adaptable housing which meets the needs of people of different ages and abilities in the City;
 - (g) To promote the importance of ecological sustainability in the planning and development process;
 - (h) To protect, enhance and promote the environmental qualities of the City;
 - (i) To ensure the conservation of the environmental heritage, aesthetic and coastal character of the City; and
 - (j) To promote an equitable and inclusive social environment.

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the Land Application Map.

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

1.5 Notes [compulsory]

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority [compulsory]

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.7 Maps [compulsory]

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
 - (a) approved by the Minister when the map is adopted, and
 - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made.
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the Department of Planning and Infrastructure website.

1.8 Repeal of planning instruments applying to land [compulsory]

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

Note. The following local environmental plans are repealed under this provision: **Randwick Local Environmental Plan 1998 (Consolidation)**.

- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.8A Savings provision relating to development applications [DoPI model clause]

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

Note. However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

1.9 Application of SEPPs [compulsory]

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act.

- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

State Environmental Planning Policy No 1—Development Standards

State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development (clause 6 and Parts 3 and 4)

State Environmental Planning Policy No 60—Exempt and Complying Development

Direction. Additional instruments (or provisions of instruments) may be added if the relevant instrument or provision is covered by this Plan.

1.9A Suspension of covenants, agreements and instruments [local]

General Information

Councils may wish to alter the wording of the settled model clause so that it does not apply in certain zones or for certain purposes (e.g. clause 4.5(9) & (10) of the Standard Instrument).

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a development consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
- (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
 - (c) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
 - (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
 - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
 - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
 - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2 Permitted or prohibited development

2.1 Land use zones [compulsory]

The land use zones under this Plan are as follows:

Rural Zones

RU4 Primary Production Small Lots

Residential Zones

R1 General Residential

R2 Low Density Residential

R3 Medium Density Residential

Business Zones

B1 Neighbourhood Centre

B2 Local Centre

Industrial Zones

IN2 Light Industrial

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

RE2 Private Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves

E2 Environmental Conservation

2.2 Zoning of land to which Plan applies [compulsory]

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

2.3 Zone objectives and Land Use Table [compulsory]

- (1) The Land Use Table at the end of this Part specifies for each zone:
 - (a) the objectives for development, and
 - (b) development that may be carried out without development consent, and
 - (c) development that may be carried out only with development consent, and
 - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and

- (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act or, if applicable, Part 3A of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

2.4 Unzoned land [compulsory]

- (1) Development may be carried out on unzoned land only with development consent.
- (2) Before granting development consent, the consent authority:
 - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
 - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land [compulsory]

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements [compulsory]

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes.

- 1. If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
- 2. Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.

- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note. The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent [compulsory]

The demolition of a building or work may be carried out only with development consent.

Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

2.8 Temporary use of land [optional]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

Direction. Other specific exceptions to subclause (2) may be added.

2.9 Earthworks (DoPI Model Clause)

- (1) The objectives of this clause are as follows:
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

- (b) to allow earthworks of a minor nature without requiring separate development consent.
- (2) Development consent is required for earthworks, unless:
 - (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the work is ancillary to other development for which development consent has been given..
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
 - (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
 - (b) the effect of the proposed development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or of the soil to be excavated, or both,
 - (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area..

Note: The National Parks and Wildlife Act 1974, particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007 - relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 62—Sustainable Aquaculture

State Environmental Planning Policy No 64—Advertising and Signage

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To protect the Phillip Bay Chinese market gardens and its significant heritage, cultural, ecological, aesthetic and agricultural values as a valuable community resource.

2 Permitted without consent

Environmental protection works; Home occupations; Horticulture

3 Permitted with consent

Agricultural produce industries; Building identification signs, Business identification signs; Dwelling houses; Extensive agriculture; Farm buildings; Flood mitigation works; Intensive plant agriculture; Plant nurseries; Roads; Roadside stalls

4 Prohibited

Any development not specified in item 2 or 3; Intensive livestock agriculture;

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow the comprehensive redevelopment of land for primarily residential and open space purposes.
- To encourage housing affordability.
- To enable small scale business uses in existing commercial buildings.

2 Permitted without consent

Home based child care; Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities(indoor); Recreation facilities(outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing

4 Prohibited

Any development not specified in item 2 or 3; Funeral homes

Council Explanatory Note: Business premises, office premises, shops are made permissible in the R1 land use table (subject to consent) to enable existing purpose built shops/buildings to incorporate these uses subject to approval.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, contribute to the desired future character of the area.
- To protect the amenity of residents.
- To encourage housing affordability.
- To enable small scale business uses in existing commercial buildings.

2 Permitted without consent

Home based child care; Home occupations; Recreation areas

3 Permitted with consent

Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Dual occupancies(attached); Dwelling houses; Group homes; Health consulting rooms; Home businesses; Home industries; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities(indoor); Recreation facilities(outdoor); Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Shops

4 Prohibited

Any development not specified in item 2 or 3; Funeral homes

Council Explanatory Note: DoPI advice is that business premises, office premises, shops & restaurants or café need to be made permissible in the R2 zone to enable existing purpose built shops/offices to be used for these purposes. However, it is not the intention to permit these uses as new stand alone uses anywhere in the zone (see clause 6.13).

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, contribute to the desired future character of the area.
- To protect the amenity of residents.
- To encourage housing affordability.
- To enable small scale business uses in existing commercial buildings.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops

4 Prohibited

Any development not specified in item 2 or 3; Funeral homes

Council Explanatory Note: DoPI advice is that business premises, office premises, shops & restaurants or café need to be made permissible in the R3 zone to enable existing purpose built shops/offices to be used for these purposes. However, it is not the intention to permit these uses as new stand alone uses anywhere in the zone (see clause 6.13).

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To enable residential development that is well-integrated with, and supports the primary business function of the zone.
- To minimise the impact of development on adjoining and nearby residential zones.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Bed & breakfast accommodation; Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Dwelling houses; Entertainment facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Group homes; Hardware and building supplies; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Hotel or Motel accommodation; Information and education facilities; Kiosks; Markets; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Roads; Service stations; Shops; Shop top housing; Signage; Veterinary hospitals; Any development not specified in item 2 or 4

4 Prohibited

Agriculture; Air strips; Air transport facilities; Animal boarding and training establishments; Amusement centres; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter & tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupation (sex services); Hostels; Industries; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Port facilities; Recreation facilities(outdoor), Recreation facilities(major); Restricted premises; Retail premises; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sex services premises; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair station; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Council Explanatory Note: See clause 6.14 for the limitations placed on dwelling houses and residential flat buildings in the B1 zone. These uses have been included in the land use

table to cover existing dwelling houses and residential flat buildings not to promote new stand alone dwellings or residential flat buildings in this zone.

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To enable residential development that is well-integrated with, and supports the primary business function of the zone.
- To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community.
- To minimise the impact of development on adjoining and nearby residential zones.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Group homes; Home-based child care; Home businesses; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential care facilities; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals; Any development not specified in item 2 or 4

4 Prohibited

Agriculture; Airstrips; Air transport facilities; Animal boarding and training establishments; Biosolids treatment facilities; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Moorings; Mooring pens; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

Council Explanatory Note: See clause 6.14 for the limitations placed on dwelling houses in the B2 zone. This use has been included in the land use table to cover existing dwelling houses as it is not the intention to promote new stand alone dwelling houses in this zone.

Zone IN2 Light Industrial

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Home occupations; Recreation areas

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair; Car parks; Depots; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Home occupation (sex services); Home based child care; Home businesses; Horticulture; Industrial training facilities; Industrial retail outlets; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Research stations; Roads; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Timber yards; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wholesale supplies; Any development not specified in item 2 or 4.

4 Prohibited

Agriculture; Airports, Airstrips; Amusement centres; Boat launching ramps, Boat sheds; Bulky goods premises; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter & tourism boating facilities; Child care centres; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings, Food and drink premises; Forestry; Freight transport facilities; Function centres; General Industries; Health services facilities; Heavy industries; Heavy industrial storage establishments; Heliports; Helipads; Highway service centres; Information and education facilities; Jetties; Markets; Marinas; Moorings; Mooring pens; Mortuaries; Office premises; Open cut mining; Places of public worship; Port facilities; Public administration buildings; Recreation areas (indoor); Recreation areas (major); Recreation areas (outdoors); Residential accommodation; Registered clubs; Respite day care centres; Restricted premises; Road side stalls; Rural industries; Shops, Tourist and visitor accommodation; Transport depots; Water and recreation structures; Vehicle sales or hire premises; Wharf or boating facilities

Zone SP1 Special Activities

1 Objectives of zone

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Roads

4 Prohibited

Any development not specified in item 2 or 3

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To facilitate development that will not adversely affect the amenity of nearby and adjoining development.
- To protect and provide for land used for community purposes.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Roads

4 Prohibited

Any development not specified in item 2 or 3

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors.

2 Permitted without consent

Environmental facilities; Environmental protection works; Flood mitigation works, Horticulture; Roads

3 Permitted with consent

Animal boarding or training establishments; Boat launching ramps; Boat sheds; Building identification signage; Business identification signage; Car parks; Child care centres; Community facilities; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Passenger transport facilities; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor), Recreation facilities (Major); Restaurants or cafes; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Animal boarding or training establishments; Building identification signage; Business identification signage; Car parks; Child care centres; Community facilities; Environment facilities; Flood mitigation works; Helipads; Horticulture; Information and education facilities; Kiosks; Markets; Passenger transport facilities; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (Major); Recreation facilities (outdoor) Registered clubs; Restaurants or cafes; Roads; Take away food and drink premises

4 Prohibited

Any development not specified in item 2 or 3

Zone E1 National Parks and Nature Reserves

1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To provide uses compatible with the high ecological, scientific, cultural or aesthetic values of the zone.
- To provide for buffer areas and protect habitat corridors.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Community facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 3 Exempt and complying development

3.1 Exempt development [compulsory]

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
 - (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
 - (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (Repealed) (e)
 - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
 - (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.
 - (5) To be exempt development, the development must:
 - (a) be installed in accordance with the manufacturer's specifications, if applicable, and
 - (b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.
- Note. A permit for the removal or pruning of a tree or other vegetation may be granted under this Plan. A development consent for the removal of native vegetation may be granted where relevant under the *Native Vegetation Act 2003*.
- (6) A heading to an item in Schedule 2 is part of that Schedule.

3.2 Complying development [compulsory]

Note. Under section 76A of the Act, development consent for the carrying out of complying development may be obtained by the issue of a complying development certificate.

The section states that development cannot be complying development if:

- (a) it is on land that is critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), or
 - (b) it is on land within a wilderness area (identified under the *Wilderness Act 1987*), or
 - (c) the development is designated development, or
 - (d) the development is on land that comprises, or on which there is, an item of environmental heritage (that is listed on the State Heritage Register or in Schedule 5 to this Plan or that is subject to an interim heritage order under the *Heritage Act 1977*), or
 - (e) the development requires concurrence (except a concurrence of the Director-General of the Department of Environment, Climate Change and Water in respect of development that is likely to significantly affect a threatened species, population, or ecological community, or its habitat (identified under the *Threatened Species Conservation Act 1995*)), or
 - (f) the development is on land identified as an environmentally sensitive area.
- (1) The objective of this clause is to identify development as complying development.
 - (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
 - (a) the development standards specified in relation to that development, and
 - (b) the requirements of this Part,is complying development.

Note. See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.

- (3) To be complying development, the development must:
 - (a) be permissible, with development consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded [compulsory]

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:
environmentally sensitive area for exempt or complying development means any of the following:
 - (a) the coastal waters of the State,
 - (b) a coastal lake,

- (c) land to which *State Environmental Planning Policy No 14—Coastal Wetlands* or *State Environmental Planning Policy No 26—Littoral Rainforests* applies,
- (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
- (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
- (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
- (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
- (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.
- (k) land identified on the Natural Resources – Terrestrial Biodiversity Map and in the Zone E2 Environmental Conservation.

Part 4 Principal development standards

4.1 Minimum subdivision lot size [optional]

- (1) The objectives of this clause are as follows:
 - (a) to minimise any likely adverse impact of subdivision and development on the amenity of neighbouring properties,
 - (b) to ensure that lot sizes allow development (or buildings) to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views,
 - (c) to ensure that lot sizes and dimensions are able to accommodate development that is suitable for its purpose.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]

Not adopted.

4.1B Exceptions to lot sizes in the R3 zone

- (1) The objective of this clause is to enable medium density housing on a range of lots sizes enabling development to respond to the site and surrounding locality.
- (2) Notwithstanding subclause 4.1(2), there is no minimum lot size for attached dwellings, detached dual occupancy, multi dwelling housing and residential flat buildings in the R3 zone.

4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU4 or RU6]

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone RU6 Transition.
- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.

- (5) A dwelling cannot be erected on such a lot.
- Note. A dwelling includes a rural worker's dwelling (see definition of that term in the Dictionary).

Council Explanatory Note. The RU4 zone applies only to the Chinese Market Gardens (Phillip Bay).

4.3 Height of buildings [optional]

- (1) The objectives of this clause are as follows:
 - (a) to ensure that the size and scale of development is compatible with the desired future character of the locality.
 - (b) to ensure that development is compatible with the scale and character of contributory buildings in the conservation area and heritage items.
 - (c) to ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (3) Despite subclause (2) the maximum height of a dwelling house, semi-detached dwelling and dual occupancy (attached) in the R3 zone is 9.5m.

4.3A Height of buildings in certain town centres

- (1) The objectives of this clause are as follows:
 - (a) to provide for building heights which establish the appropriate height for street frontages, particular buildings or groups of buildings,
 - (b) to achieve well-proportioned buildings with articulated design and massing,
 - (c) to achieve a transition between higher buildings in the town centres and the height of buildings behind the centre on local streets,
 - (d) to ensure that development can occur on a variety of lot sizes, and
 - (e) to achieve design excellence.
- (2) Despite subclause 4.3, development consent may be granted to a building having a height greater than 13 metres in the Matraville Town Centre on land edged by a thick purple line and marked "Area 1" on the Height of Buildings Map subject to the following:
 - (a) 16m with a street frontage greater than 7m and less than 12m,
 - (b) 19m with a street frontage greater than 12m,
 - (c) 22m with a street frontage greater than 12m on land marked "Area 2" for a supermarket and "Area 3" for a pedestrian connection,
 - (d) an upper storey setback of 4m from the street edge for all buildings with a height greater than 16m.

4.3B Height of buildings on land in Maroubra Beach town centre

- (1) The objective of this clause is to allow greater building heights to encourage lot consolidation of Area 4 and Area 5 on the Height of Buildings Map for certain land within Maroubra Beach town centre.
- (2) Despite subclause 4.3, the maximum height for a building on land within Area 4 and Area 5 on the Height of Buildings Map is 22 metres if the building is on a site with an area of 4,900 square metres in Area 4 and 5,500 square metres in Area 5.

4.4 Floor space ratio [optional]

- (1) The objectives of this clause are as follows:
 - (a) To ensure that buildings are well articulated, and respond to environmental and energy needs.
 - (b) To ensure that the size and scale of development is compatible with the desired future character of the locality.
 - (c) To ensure that development is compatible with the scale and character of contributory buildings in the conservation area and heritage items
 - (d) To ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- (3) Despite subclause (2), the maximum floor space ratio for a dwelling house or semi-detached dwelling on land identified in Zone R2 Low Density Residential or Zone R3 Medium Density Residential Zone is:
 - (a) On merit – if the lot is less than 300sqm;
 - (b) 0.75:1 – if the lot is between 301 - 450sqm;
 - (c) 0.65:1 – if the lot is between 451 - 600sqm;
 - (d) 0.6:1 – if the lot is greater than 600sqm

4.5 Calculation of floor space ratio and site area [optional]

(1) Objectives

The objectives of this clause are as follows:

- (a) to define *floor space ratio*,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

(2) Definition of “floor space ratio”

The *floor space ratio* of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(3) Site area

In determining the site area of proposed development for the purpose of applying a floor space ratio, the *site area* is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) Exclusions from site area

The following land must be excluded from the site area:

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

(5) Strata subdivisions

The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

(6) Only significant development to be included

The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) Certain public land to be separately considered

For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

(8) Existing buildings

The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

(9) Covenants to prevent “double dipping”

When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

(10) Covenants affect consolidated sites

If:

- (a) a covenant of the kind referred to in subclause (9) applies to any land (*affected land*), and
- (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,

the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.

(11) Definition

In this clause, *public place* has the same meaning as it has in the *Local Government Act 1993*.

4.6 Exceptions to development standards [compulsory]

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Director-General has been obtained.
- (5) In deciding whether to grant concurrence, the Director-General must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors

required to be addressed in the applicant's written request referred to in subclause (3).

- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
- (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4.

Direction. Additional exclusions may be added.

Part 5 Miscellaneous provisions

5.1 Relevant acquisition authority [compulsory]

- (1) The objective of this clause is to identify, for the purposes of section 27 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991* (**the owner-initiated acquisition provisions**).

Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map	Authority of the State
Zone RE1 Public Recreation and marked "Local open space"	Council
Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 8 of the Act
Zone SP2 Infrastructure and marked "Classified road"	Roads and Maritime Services
Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <i>National Parks and Wildlife Act 1974</i>

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.2 Classification and reclassification of public land [compulsory]

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as "operational land" or "community land" in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Note. Under the *Local Government Act 1993*, "public land" is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:

- (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
- (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

Note. In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

5.3 Development near zone boundaries [optional]

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is **2 metres from any land in Zone SP1 Special Activities or Zone SP2 Infrastructure**.
- (3) This clause does not apply to:
 - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
 - (a1) **land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone IN2 Light Industrial or**
 - (b) land within the coastal zone, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.

Direction. **Additional zones may be included by adding them in a separate paragraph numbered (a1).**

- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

- (5) This clause does not prescribe a development standard that may be varied under this Plan.

5.4 Controls relating to miscellaneous permissible uses [compulsory]

(1) Bed and breakfast accommodation

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 4 bedrooms.

Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

(2) Home businesses

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.

(3) Home industries

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 30 square metres of floor area.

(4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) 25% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
 - (b) 400 square metres,
- whichever is the lesser.

(5) Farm stay accommodation

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

(6) Kiosks

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 20 square metres.

(7) Neighbourhood shops

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.

(8) Roadside stalls

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 10 square metres.

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 10% of the total floor area of the principal dwelling.

5.5 Development within the coastal zone [compulsory if land to which Plan applies includes land in the coastal zone]

- (1) The objectives of this clause are as follows:
 - (a) to provide for the protection of the coastal environment of the State for the benefit of both present and future generations through promoting the principles of ecologically sustainable development,
 - (b) to implement the principles in the NSW Coastal Policy, and in particular to:
 - (i) protect, enhance, maintain and restore the coastal environment, its associated ecosystems, ecological processes and biological diversity and its water quality, and
 - (ii) protect and preserve the natural, cultural, recreational and economic attributes of the NSW coast, and
 - (iii) provide opportunities for pedestrian public access to and along the coastal foreshore, and
 - (iv) recognise and accommodate coastal processes and climate change, and
 - (v) protect amenity and scenic quality, and
 - (vi) protect and preserve rock platforms, beach environments and beach amenity, and
 - (vii) protect and preserve native coastal vegetation, and
 - (viii) protect and preserve the marine environment, and
 - (ix) ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and
 - (x) ensure that decisions in relation to new development consider the broader and cumulative impacts on the catchment, and
 - (xi) protect Aboriginal cultural places, values and customs, and
 - (xii) protect and preserve items of heritage, archaeological or historical significance.
- (2) Development consent must not be granted to development on land that is wholly or partly within the coastal zone unless the consent authority has considered:
 - (a) existing public access to and along the coastal foreshore for pedestrians (including persons with a disability) with a view to:
 - (i) maintaining existing public access and, where possible, improving that access, and
 - (ii) identifying opportunities for new public access, and
 - (b) the suitability of the proposed development, its relationship with the surrounding area and its impact on the natural scenic quality, taking into account:
 - (i) the type of the proposed development and any associated land uses or activities (including compatibility of any land-based and water-based coastal activities), and
 - (ii) the location, and
 - (iii) the bulk, scale, size and overall built form design of any building or work involved, and
 - (c) the impact of the proposed development on the amenity of the coastal foreshore including:

- (i) any significant overshadowing of the coastal foreshore, and
 - (ii) any loss of views from a public place to the coastal foreshore, and
 - (d) how the visual amenity and scenic qualities of the coast, including coastal headlands, can be protected, and
 - (e) how biodiversity and ecosystems, including:
 - (i) native coastal vegetation and existing wildlife corridors, and
 - (ii) rock platforms, and
 - (iii) water quality of coastal waterbodies, and
 - (iv) native fauna and native flora, and their habitats, can be conserved, and
 - (f) the cumulative impacts of the proposed development and other development on the coastal catchment.
- (3) Development consent must not be granted to development on land that is wholly or partly within the coastal zone unless the consent authority is satisfied that:
- (a) the proposed development will not impede or diminish, where practicable, the physical, land-based right of access of the public to or along the coastal foreshore, and
 - (b) if effluent from the development is disposed of by a non-reticulated system, it will not have a negative effect on the water quality of the sea, or any beach, estuary, coastal lake, coastal creek or other similar body of water, or a rock platform, and
 - (c) the proposed development will not discharge untreated stormwater into the sea, or any beach, estuary, coastal lake, coastal creek or other similar body of water, or a rock platform, and
 - (d) the proposed development will not:
 - (i) be significantly affected by coastal hazards, or
 - (ii) have a significant impact on coastal hazards, or
 - (iii) increase the risk of coastal hazards in relation to any other land.

5.6 Architectural roof features [optional]

- (1) The objectives of this clause are as follows:
 - (a) to allow minor architectural roof features of visual interest or that form an integral part of a buildings design to exceed height limits
 - (b) to ensure that architectural roof features are decorative elements and that the majority of the roof is contained within the maximum building height standard.
- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that:
 - (a) the architectural roof feature:
 - (i) comprises a decorative element on the uppermost portion of a building, and
 - (ii) is not an advertising structure, and

- (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
- (iv) will cause minimal overshadowing, and
- (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

5.7 Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]

- (1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.
- (2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).

5.8 Conversion of fire alarms [compulsory]

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent:
 - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
 - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
 - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
 - (a) internal alterations to a building, or
 - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:

private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9 Preservation of trees or vegetation [compulsory, except subclause (9) optional]

- (1) The objective of this clause is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.
- (2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.

Note. A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.

- (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:
 - (a) development consent, or
 - (b) a permit granted by the Council.
- (4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.
- (5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.
- (6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.
- (7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:
 - (a) that is or forms part of a heritage item or that is within a heritage conservation area, or
 - (b) that is or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance,unless the Council is satisfied that the proposed activity:
 - (c) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and
 - (d) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

- (8) This clause does not apply to or in respect of:
 - (a) the clearing of native vegetation:
 - (i) that is authorised by a development consent or property vegetation plan under the *Native Vegetation Act 2003*, or
 - (ii) that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
 - (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the *Native Vegetation Act 2003*) that is authorised by a development consent under the provisions of the

Native Vegetation Conservation Act 1997 as continued in force by that clause, or

- (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the *Forestry Act 1916*, or
- (d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying and Spatial Information Act 2002*, or
- (e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

Note. Permissibility may be a matter that is determined by or under any of these Acts.

- (9) Subclause (8) (a) (ii) does not apply in relation to land in Zone R5 Large Lot Residential, E2 Environmental Conservation, E3 Environmental Management or E4 Environmental Living.

Direction. This subclause is an optional provision.

5.9AA Trees or vegetation not prescribed by development control plan [compulsory]

- (1) This clause applies to any tree or other vegetation that is not of a species or kind prescribed for the purposes of clause 5.9 by a development control plan made by the Council.
- (2) The ringbarking, cutting down, topping, lopping, removal, injuring or destruction of any tree or other vegetation to which this clause applies is permitted without development consent.

5.10 Heritage conservation [compulsory]

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

Direction. Heritage maps as identified in Schedule 5 must be shown on the Heritage Map.

The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the Heritage Map (see the direction to Schedule 5).

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of **Randwick**,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,

- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction [compulsory]

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]

Not applicable

Part 6 Local provisions

6.1 Design excellence

- (1) The objective of this clause is to deliver the highest standard of architectural and urban design.
- (2) This clause applies to development involving the construction of a new building or external alterations to an existing building:
 - (a) on a site that has an area of 10,000 square metres or greater,
 - (b) is on land for which a development control plan is required to be prepared under clause 6.11, or
 - (c) that is, or will be, 15 metres or greater in height.
- (3) Development consent must not be granted to development to which this clause applies unless, the consent authority is satisfied that, the proposed development exhibits design excellence.
- (4) In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - (c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites,
 - (d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency, and
 - (d) whether the proposed development detrimentally impacts on view corridors and landmarks.

6.2 Essential services (Draft DoPI Model Clause)

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

Direction. Council's may add other reasonable requirements to this list.

6.3 Foreshore scenic protection area

- (1) The objectives of this clause are:
 - (a) To recognise, protect and enhance the natural, visual and environmental qualities of the scenic areas of the coast line.
 - (b) To protect and improve visually prominent areas adjoining the coastal foreshore.
 - (c) To protect significant public views to and from public areas of the coast.
 - (d) To ensure development in these areas is appropriate for the location and does not detract from the scenic qualities of the coast.
- (2) This clause applies to land identified as 'foreshore scenic protection area' on the Foreshore Scenic Protection Area Map.
- (3) Before granting consent to development to which this clause applies, the consent authority must be satisfied that the development:
 - (a) is located and designed to minimise its visual impact on public areas of the coast line, including views to and from the coast, foreshore reserves, open space and public areas; and
 - (b) positively contributes to the scenic quality of the coastal foreshore and locality.

6.4 Foreshore building line (DoPI Model Clause)

- (1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
- (2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:
 - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
 - (b) the erection of a building in the foreshore area, if the levels, depth or other exceptional features of the site make it appropriate to do so,
 - (c) development for the purposes of boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).
- (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that:
 - (a) the development will contribute to achieving the objectives for the zone in which the land is located, and
 - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and
 - (c) the development will not cause environmental harm such as:
 - (i) pollution or siltation of the waterway, or
 - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, flora or fauna habitats, or

- (iii) an adverse effect on drainage patterns, and
- (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and
- (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
- (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained,
- (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
- (h) sea level rise or change of flooding patterns as a result of climate change have been considered.

6.5 Acid sulfate soils (DoPI Model Clause)

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.
- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:

- (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and
 - (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):
 - (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
 - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
 - (c) minor work, being work that costs less than \$20,000 (other than drainage work).
- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if:
 - (a) the works involve the disturbance of less than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins), foundations or flood mitigation works, or
 - (b) the works are not likely to lower the watertable.

6.6 Terrestrial biodiversity (Draft DoPI Model Clause)

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including the following by:
 - (a) protecting native flora and fauna, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native flora and fauna, and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the Natural Resources Sensitivity Terrestrial Biodiversity Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development:
 - (a) will cause any adverse impact on the condition, ecological value and significance of the fauna and flora on the land,
 - (b) will cause any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna,
 - (c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

- (d) will cause any adverse impact on the habitat elements providing connectivity.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

(5) In this clause:

Terrestrial Biodiversity Map means the Randwick Local Environmental Plan 2012 Terrestrial Biodiversity Map.

6.7 Airspace operations (DoPI Model Clause)

- (1) The objectives of this clause are as follows:
 - (a) to provide for the effective and ongoing operation of the Sydney (Kingsford Smith) Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport,
 - (b) to protect the community from undue risk from that operation.
- (2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface,, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.
- (3) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that:
 - (a) the development will penetrate the Limitation or Operations Surface but it has no objection to its construction, or
 - (b) the development will not penetrate the Limitation or Operations Surface.
- (4) The consent authority must not grant development consent for the development, if the relevant Commonwealth body advises that the development will penetrate the Limitation or Operations Surface and should not be constructed.
- (5) In this clause:

Limitation or Operations Surface means the Obstacle Limitation Surface or the Procedures for Air Navigation Services Operations Surface as shown on the Obstacle Limitation Surface Map or the Procedures for Air Navigation Services Operations Surface Map for the Sydney (Kingsford Smith) Airport.

relevant Commonwealth body means the body, under Commonwealth legislation, that is responsible for development

approvals for development that penetrates the Limitation or Operations Surface for the Sydney (Kingsford Smith) Airport.

6.8 Development in areas subject to aircraft noise (DoPI Model Clause)

- (1) The objectives of this clause are as follows:
 - (a) to prevent certain noise sensitive developments from being located near the Sydney (Kingsford Smith) Airport and its flight paths,
 - (b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
 - (c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.
- (2) This clause applies to development that:
 - (a) is on land that:
 - (i) is near the Sydney (Kingsford Smith) Airport, and
 - (ii) is in an ANEF contour of 20 or greater, and
 - (b) the consent authority considers is likely to be adversely affected by aircraft noise.
- (3) Before determining a development application for development to which this clause applies, the consent authority:
 - (a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and
 - (b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and
 - (c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000.
- (4) In this clause:

ANEF contour means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Sydney (Kingsford Smith) airport prepared by the Department of the Commonwealth responsible for airports.

AS 2021—2000 means AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

6.9 Flood Planning (DoPI Model Clause)

- (1) The objectives of this clause are as follows:
 - (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to:

- (a) land that is shown as “Flood planning area” on the Flood Planning Map, and
 - (b) other land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
- (a) is compatible with the flood hazard of the land; and
 - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual*(ISBN 0 7347 54760) published in 2005 by the NSW Government, unless it is otherwise defined in this clause.
- (5). In this clause:
- flood planning level*** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.
- Flood Planning Map*** means the Randwick Local Environment Plan 2012 Flood Planning Map.

6.10 Stormwater management(Draft DoPI Model clause)

- (1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining downstream properties, native bushland and receiving waters.
- (2) This clause applies to all land in residential, business and industrial zones.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is designed to maximise the use of water permeable surfaces on the site having regard to the soil characteristics affecting on-site infiltration of water, and
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
 - (c) avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be avoided, minimises and mitigates the impact.

6.11 Development requiring the preparation of a development control plan

- (1) The objective of this clause is to require the development of specified land to be in the context of a site specific development control plan.
- (2) This clause applies to the development of land
 - (a) with a site area consisting of more than 10,000 square metres; or
 - (b) shown coloured orange on the Key Sites Map.
- (3) Development consent cannot be granted for development on land to which this clause applies unless a development control plan is providing for the matters in subclause (5) is prepared for the land.
- (4) A development control plan is not required to be prepared if the consent authority is satisfied that such a plan would be unreasonable or unnecessary in the circumstances
- (5) The development control plan must address the following:
 - (a) design principles drawn from an analysis of the site and its context,
 - (b) phasing of development and how it will provide for the social and recreational needs of a new community,
 - (c) distribution of land uses including open space (its function and landscaping) and environmental protection areas,
 - (d) subdivision pattern and provision of services,
 - (e) building envelopes and built form controls,
 - (f) provision of housing mix and tenure choice, including affordable and adaptable housing,
 - (g) heritage conservation, including both Aboriginal and European heritage,
 - (h) encouraging sustainable transport; including increased use of public transport, walking and cycling, road access and the circulation network, car parking provision including integrated options to reduce car use,
 - (i) impact on, and improvements to, the public domain,
 - (j) identification and conservation of native flora and fauna habitat and/or habitat corridor on the site, including any threatened species, populations or ecological communities,
 - (k) the principles of ecologically sustainable development,
 - (l) identification, extent and management of water courses, wetlands and riparian lands and any buffer areas,
 - (m) environmental constraints including climate change, acid sulfate soils, flooding, contamination and remediation,
 - (n) opportunities to apply integrated natural water cycle design and integrated renewable energy design.

6.12 Location of sex services premises [DoPI model clause]

- (1) The objective of this clause is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.
- (2) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:

- (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
 - (i) in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or
 - (ii) used for the purposes of a child care centre, a community facility, a school or a place of public worship,
- (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children:
 - (i) that adjoins the proposed development, or
 - (ii) that can be viewed from the proposed development, or
 - (iii) from which a person can view the proposed development.

General Information

LEPs should provide for sex services premises somewhere in the LGA and the zone/s selected need to reflect how the Council will adequately provide for this use.

6.13 Business premises, office premises, shops, restaurants or cafes in residential zones

- (1) The objectives of this clause are as follows:
 - (a) To provide for the establishment and continued operation of small scale business development in residential zones, whether or not used in conjunction with dwellings.
 - (b) To enable the use of existing commercial buildings for office premises, businesses premises, shops, restaurants or cafes in residential zones.
 - (c) To provide neighborhood scaled commercial development to encourage walking and cycling as a preferred mode of access.
- (2) This clause applies to the following development:
 - (a) in the R2 and R3 zones - business premises; office premises; restaurants or cafes; shops,
 - (b) in the R1 zone - business premises; office premises; shops.
- (3) Development consent must not be granted to development to which this clause applies unless:
 - (a) the development is of a building that was designed or constructed (or both) in whole or part for commercial purposes;
 - the consent authority is satisfied that:
 - (i) the development will not adversely affect the amenity of any residential component of the development and the surrounding locality,
 - (ii) the intensity of development is suitable for the building, and
 - (iii) the degree of modification of the footprint and façade of the building is consistent with the scale and desired attributes of surrounding development.

Council Explanatory Note: The purpose of this clause is to limit business premises, office premises, shops and restaurants or cafés in the R2 and R3 zone to existing purpose built buildings and sites and to limit business premises, office premises and shops in the R1 zone to existing purpose built buildings and sites.

6.14 Certain residential accommodation in business zones

- (1) The objective of this clause is to enable the use of an existing dwelling house or residential flat building in business zones.
- (2) This clause applies to land in zone B1 Neighbourhood Centre and B2 Local Centre.
- (3) Development consent must not be granted to a dwelling house or a residential flat building in the B1 zone and a dwelling house in the B2 zone unless:
 - (a) the development is of an existing building that was designed and constructed as a dwelling house or residential flat building, and
 - (b) the consent authority is satisfied that:
 - i. the development will not detrimentally impact on the desired future character of the commercial area,
 - ii. the development will result in satisfactory residential amenity for its residents, and
 - iii. the degree of modification to the footprint and façade of the building is minor.

6.15 Minimum lot size to construct an attached dual occupancy

- (1) The objective of this clause is to provide for housing diversity and affordability in residential zones.
- (2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table:

	Column 1	Column 2	Column 3
dual (attached)	occupancy	R1 and R2	450 m2

Schedule 1 Additional permitted uses

(Clause 2.5)

1. Use of certain land at Coogee, Neptune Street

- (1) This clause applies to Wylie's Baths at 4B Neptune Street being Lots 1798 and 1799 DP 822244 zoned RE1 Public Recreation.
- (2) Development for the purpose of a function centre ancillary and supportive of the Baths is permitted with consent.

2. Use of certain land at Kensington, Anzac Parade

- (1) This clause applies to land at 211 and 213 Anzac Parade being Part Lot 1 DP 125280 and zoned SP2 (Education Establishment).
- (2) Development for the purpose of a service station is permitted with consent.

3. Use of certain land at Randwick, Nos 158–162 and 164–174 Barker Street, 181 Botany Street, 1–7 Jane Street and 8–12, 14–20 and 28–42 Young Street

- (1) This clause applies to land at:
 - 158–162 Barker Street being Lot 1 DP 1041725
 - 164–174 Barker Street being Lot A DP 330407
 - 181 Botany Street being Lot 3 DP 1102370,
 - 1–7 Jane Street being Lot B DP 344447
 - 29–39 Young Street being Lot B DP 330407
 - 8–12 Young Street being Lot 2 DP 1041725, Lot 1 DP 87614
 - 14–20 Young Street being Lot 3 DP 1041725
 - 28 & 30 Young Street, being Lot 1 DP 541576
 - 32–42 Young Street being Lots 1, 2, 3, 4, 5, 6 DP 1102864
- (2) Development for the purposes of animal boarding and training establishments and associated stock and sales yard, veterinary hospital, and function centre subsidiary to the primary use of the site is permitted with consent.

4. Use of land at Maroubra Beach Town Centre, Fenton Avenue, Marine Parade, McKeon Street

- (1) This clause applies to land comprising the Maroubra Beach Town Centre located within Zone B1 Neighbourhood Centre.
- (2) Serviced apartments are permitted with consent but only as part of a mixed use development

5. Use of certain land at Kingsford, Maroubra Junction and Randwick Junction

- (1) This clause applies to land zoned Local Centre B2 within the Kingsford, Maroubra Junction and Randwick Junction town centres only.
- (2) Development for the purpose of sex services premises are permitted with consent.

6. Use of certain land at St Pauls Street, Randwick

- (1) This clause applies to land at 6 Aeolia Street, Randwick being Lot 21 DP 1134767 and 49–55 St Pauls Street, Randwick being Part Lot 21, DP 1134767 and zoned Special Purposes SP 2 Educational Establishment.
- (2) Development for the purposes of business premises, car park, food and drink premises, shops and signage are permitted with consent.

7. Use of certain land for registered clubs in the council area

- (1) This clause applies to the following land:

Premises Name	Address	Lot and DP
Australian Jockey Club	77-97 Alison Road, Randwick	Lot 1 DP 130234
Clovelly Bowling and Recreation Club	1-11 Ocean Street, Clovelly	PT Lot 7088 DP 1060705
Coogee Bowling Club Ltd	51-61 Dolphin Street, Coogee	Lots 486-491 DP 752011, PT Lot 492 DP 752011 & PT Lot 7063 DP 93865
Coogee Randwick RSL Club Limited	2 Byron Street, Randwick	Lot 1482 DP 752011
Eastern Suburbs Tennis Club Limited	54B Bream Street, Coogee	Lot 1502 DP 752011
Kensington Bowling Club	1 Day Lane, Kensington	Lot 7112 DP 94001
Coast Golf And Recreation Club Limited	1 Coast Hospital Road, Little Bay	Lot 70 DP 270427
St Michael's Golf Club Limited	9-9A Jennifer Street, Little Bay	Lot 1 DP 208553
Yarra Bay 16Ft Skiff Sailing Club Limited	67-73 Yarra Road, Philip Bay	Lot 3945 DP 752015, Lot 4684 DP 752015, Lot 4685 DP 752015, Lot 4846 DP 752015
New South Wales Golf Club Limited	1528 Anzac Parade, La Perouse	PT Lot 5 DP 1110408
South Coogee Bowling Club Limited	5-7R Henning Avenue, South Coogee	PT Lot 7020 DP 1058523

Note: This table will be checked prior to exhibition of the draft LEP.

(2) Development for the purpose of a registered club is permitted with consent.

Schedule 2 Exempt development

(Clause 3.1)

- Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.
- Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

External Lighting and Security Systems

- (1) Must not be for the lighting of sports fields, tennis courts or sporting facilities, and
- (2) Must be installed and maintained so that light spill is contained within site and in accordance with AS 4282-1997, *Control of the obtrusive effects of outdoor lighting*, and
- (3) External lighting is used for normal recreational or security purposes only and must not be used for any advertising purposes or the floodlighting or illumination of buildings or premises, and
- (4) Noise from security systems must comply with the relevant requirements of the POEO Act 1997 and Noise Control Regulations 2000, and
- (5) Lighting must not cause a public nuisance or be specifically directed into other premises, and
- (6) Work must not be to a heritage item, and where undertaken in a heritage conservation area must not result in any damage to building fabric.

Repair or rectification of damaged building work or structures

- (1) The council must give written authority permitting the use of this provision, and the works and/or repairs are required to be carried out as a result of damage to the building caused by storm, flood, fire, accident, structural failure, other similar event or to maintain public safety, and
- (2) The works and/or repairs are to be provided to weatherproof the building and make it fit to live in or make it safe or structurally adequate, and
- (3) Must not involve changes in the configuration of the building or result in any increase in floor area, and
- (4) If the building is listed as a Heritage Item or is within a Heritage Conservation Area, the works and/or repairs must match the existing or original external finishes of the building or, be of a temporary nature (maximum 6 months from the date of the emergency incident or event) pending consent for permanent work.

Road Banners

- (1) Must be installed for a temporary period only, and
- (2) The prior written approval of council or the RTA, as relevant must be obtained, and
- (3) Current public liability and indemnity insurance and annual fees and charges must be paid for prior to installation.

Security Doors and Screens (including insect screens) to residential buildings

- (1) Applies to light weight screens to existing external doors or windows only.
- (2) Security screens must be of an open design, and
- (3) On semi-detached dwellings, security screens must be compatible with the adjoining semi, if located on the front elevation, and
- (4) Colours, design and external finishes are to be compatible with the existing building and streetscape, and

- (5) Must not be carried out on buildings identified as a heritage item or to the front/street elevation in heritage conservation areas, and
- (6) Where works to a company title or strata title building are proposed, the permission of the Owner's Corporation is required prior to the works taking place, and
- (7) Security doors and grills or the like must be designed and installed so as to interfere with the safety of the occupants particularly egress in the event of fire, and
- (8) Does not apply to roller shutter doors.

Special events, temporary use of land and associated temporary structures (ie. marquees and stages)

- (1) Applies to community (public and private) events, activities, fetes and functions within recreation zones (RE) and special purpose zones (SP), on specified sites, and schools and churches in any zone.
- (2) Temporary structures must comply with relevant safety standards and WorkCover NSW requirements and be structurally sound and capable of withstanding the loadings likely to arise from the use.
- (3) The maximum floor area of each temporary structure is 200 square metres.
- (4) Temporary structures must incorporate adequate safety provisions in the event of fire (particularly egress) and for preventing and suppressing fire and its spread.
- (5) Temporary food premises, stalls and vendors must comply with Food Safety Standards and be registered with Council prior to the event.
- (6) Waste and recyclable materials to be collected by an authorised trade waste contractor.
- (7) Sufficient sanitary facilities being provided for patrons and staff.
- (8) Noise from the event or activity must comply with the 'Noise Guide for Local Government' by the Office of Environment and Heritage.
- (9) If the closure, partial or otherwise, of any public road is required, the written approval of all relevant authorities must be obtained.
- (10) Public safety and convenience must be maintained at all times.
- (11) Community activities and events on crown land or land under the care and control of council, on an occasional basis, up to 10 days and with a maximum of 5000 patrons at any one time; and
 - (a) must be consistent with any Plan of Management that may apply to the land.
- (12) Other activities, fete or function (not Crown land or land under care and control of council) - limited to three day events only, between 7.00am and 10.00pm, with a maximum of 2000 patrons at any one time, except with prior written approval of council.
- (13) For land owned or under the control of council, the prior written approval of council must be obtained.
- (14) Relevant approvals must be obtained under Section 68 of the Local Government Act 1993.
- (15) The activity and temporary structures must not be inconsistent with the relevant development consent for the premises.
- (16) The activity or event must not cause a public nuisance or offence under the POEO Act 1997.

Temporary use of buildings for a public meeting, function or entertainment

- (1) Applies to assembly buildings (class 9B) on land in Special Purpose zones and Recreation zones and includes school halls and church halls or the like for public meetings, fetes, concerts, functions, fund raising activities or the like.
- (2) A maximum of 10 such activities/events in any one calendar year, and
- (3) The use must cease by 11.00pm or any such earlier time that may be specified in any existing consent (if applicable) for the building, and
- (4) Noise levels from the development are not to exceed 5dBA above the ambient background noise measured at any property boundary or residential dwelling, and
- (5) The building must be structurally sound and capable of withstanding the loadings likely to arise from the use, and
- (6) The building contains adequate provisions for the safety of persons to be accommodated in

- the building, in the event of fire, particularly in relation to egress, and
- (7) The building contains adequate provisions for the prevention or suppression of fire and the prevention of fire spread.

University of New South Wales – exempt development

Change of Use – University of NSW

Inner and Outer area

- (1) Applies to any change of a University use to another University use, other than changes:
 - (a) to residential uses,
 - (b) to food preparation, storage or sale areas,
 - (c) to storage of dangerous, offensive or hazardous materials,
 - (d) involving a change in BCA classification of the building,
 - (e) which increase student or staff numbers on campus.
- (2) Must not adversely affect levels of fire safety or accessibility to a fire exit or required exit or, adversely affect fire resistant construction or linings.
- (3) Must not be inconsistent or contravene any condition of consent.
- (4) Where previously approved use was not subject to any development consent conditions specifying hours of trading, the use and operation of the premises is limited to 7am – 9pm.
- (5) Must not result in any intensification of the use or change the total number of parking spaces on campus.

External stairs, pathways, paving, and driveways - University of NSW

Inner and Outer area

- (1) Must be in accordance with the current UNSW Stormwater Strategy approved by Randwick City Council.
- (2) Must not create any additional driveway to campus or change the total number of parking spaces on campus.
- (3) Must not affect existing levels of fire safety and egress or impede emergency vehicle access.
- (4) Total area involved does not exceed 150m² unless new surface works are permeable.
- (5) Finished surface levels of new paving or landscaping are not more than 250mm above the level of an adjoining public footpath.
- (6) More than one structure permitted.

Roof mounted equipment for the purposes of University research and experimentation, such as electronic emitters and receptor installations, photovoltaic arrays, solar panels, etc – University of NSW

Inner area and outer area

- (1) Must be attached to an existing building.
- (2) Must not be more than 4m high or more than 50m² in area.
- (3) Must not cause offensive noise or discharge.
- (4) Cumulative EMR not to exceed ARPANSA exposure guidelines.
- (5) Does not apply to the installation of cooling towers.
- (6) Must not be visible from residential properties adjoining or immediately adjacent to the campus.
- (7) More than one structure permitted.

- (8) Must comply with relevant public safety standards and requirements.

Ancillary buildings – University of NSW

Inner and Outer area

- (1) Must not be located in open space areas (gathering & connective spaces) identified in the current UNSW Kensington Campus DCP adopted by Randwick City Council.
- (2) Does not apply to buildings used for storage or preparation or sale of food.
- (3) Any noise generated must not exceed 5dBA above ambient background noise at nearest affected residential premises.
- (4) Must not include, buildings to be used for storage or use of hazardous materials.
- (5) A statement or certificate must be obtained from a professional engineer or other suitably qualified person verifying compliance with relevant Building Code of Australia standards and requirements prior to use.
- (6) Does not apply to the installation of cooling towers.
- (7) Must be in accordance with the current UNSW Stormwater Strategy approved by Randwick City Council.
- (8) Structures must not include any advertising material.
- (9) Must not affect provisions for parking.
- (10) More than one structure permitted.

Outer area only

- (11) Applies to class non-habitable structures only.
- (12) Must not be visible from off-campus areas.
- (13) Maximum area 40m².
- (14) Maximum wall height 3m.

Inner area only

- (15) Applies to those buildings and structures required for the operation, improvement, maintenance and management of the campus and:
 - (a) have a maximum ground area of 100m²,
 - (b) have a maximum new wall height of 6m.

Temporary and event parking – University of NSW

Inner area and Outer area

- (1) May replace existing parking removed to facilitate construction projects that include replacement parking, limited to 12 month duration.
- (2) May cater for special events as defined in item 57 of Schedule 5 Table A – Exempt Development.
- (3) Limited to provision for 100 vehicles

General requirements for exempt development

- (1) To be exempt development for the purposes of this LEP, the development:

- (a) Must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, or if there are no such relevant provisions, must be structurally adequate, and
 - (b) Must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) Must not be designated development, and
 - (d) Must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (e) Must not obstruct or have a detrimental effect on drainage, and
 - (f) Must not restrict any vehicle or pedestrian access to or from the site, and
 - (g) Must not adversely affect the amenity of the neighbourhood with any emissions (noise, water, ground or air), and
 - (h) Must comply with Council's Asbestos Policy, and
 - (i) Must not be on land that is identified as contaminated land.
- (2) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development for the purposes of this Policy only if:
- (a) the work does not affect the exiting levels of fire safety, egress within and from a building or the existing fire safety measures within a building.
- (3) To be exempt development for the purposes of this LEP, the development must:
- (a) be installed in accordance with the manufacturer's specifications, if applicable, and
 - (b) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

Note. A permit for the removal or pruning of a tree or other vegetation may be granted under a local environmental plan. A development consent for the removal of native vegetation may be granted under the [Native Vegetation Act 2003](#).

Schedule 3 Complying development

(Clause 3.2)

Rebuilding previously approved attachments or structures ancillary to dwelling houses

- (1) Applies to the rebuilding of previously approved attachments to a dwelling such as a balcony, deck, awning or part of an existing structure.
- (2) Does not apply to work within a Heritage Conservation Area or to a Heritage Item.
- (3) Maximum area of structure to be rebuilt or replaced must not exceed 40 m².
- (4) Must be located behind the building line.
- (5) If work to only one dwelling of a semi detached dwelling is proposed, the work must maintain the architectural integrity, appearance and design of the adjoining dwelling.
- (6) Design, materials, construction, colour scheme and external finish are to be compatible and integrate with the existing dwelling and adjacent development and, must maintain the visual amenity of the area and streetscape.
- (7) Roofing material must be non reflective.
- (8) Must not include new or enlarged window or door openings.
- (9) Stormwater drainage must be connected to the existing stormwater drainage system or street gutter.

Ancillary Structures, to Class 2 Buildings (residential flat buildings, dual occupancies, multi dwelling housing, semi-detached dwellings, attached dwellings etc)

- (1) Only applies to alterations or additions comprising a class 10a structure such as a pergola, awning, cabana, sun enclosure, conservatory or the like that are not a Heritage Item or in a Heritage Conservation area.
- (2) Must not be located on the main street elevation of the building.
- (3) Must be located at side or rear of building only, and not less than 2m from any allotment boundary.
- (4) Must not affect existing parking or loading provision or requirements.
- (5) Must be located at ground floor level only and the floor of the structure must not exceed a maximum of 600mm above the ground level.
- (6) Must not exceed a maximum height of 3.5m.
- (7) The maximum area of a single structure must not exceed 25m²
- (8) Design and finishes must be in keeping with and maintain the architectural integrity and existing colour scheme of the building, adjacent development and locality.
- (9) Written approval of the owner's corporation/strata plan must be obtained prior to approval.
- (10) Must not be inconsistent with any development consent or conditions of consent.
- (11) Does not apply to balcony enclosures, but may apply to a ground level patio or verandah area.
- (12) Stormwater must be connected to the existing stormwater disposal system or in accordance with Council's stormwater policy.
- (13) Does not apply to masonry structures.
- (14) Structures must not be located over any stormwater detention tanks or affect existing stormwater drainage systems.

Replacing existing roof and wall cladding (including doors or windows) and recladding – Class 2 to 9 buildings

- (1) Applies to replacing existing external roofs, walls and other external surfaces, cement rendering or bagging of buildings and the like.
- (2) Does not apply to Heritage Items.
- (3) In heritage conservation areas it only applies when the work is located at the rear of the building and is not readily visible from any public road or place (other than a rear laneway).
- (4) Must not include changing the type of external finish such as bagging or rendering existing face brickwork in Heritage Conservation Areas and for multi dwelling housing or residential flat buildings which were erected prior to 1950, (unless written approval of Council is obtained beforehand).
- (5) The design, materials, construction, colour scheme and external finishes must be compatible and integrate with the existing building, adjacent development and maintain the visual amenity of the area and streetscape.
- (6) Roofing material must be non-reflective.
- (7) Works must not include any alterations or additions to the building-
- (8) Must not include painting of buildings or attachment of finishes, which are of a bright colour or corporate colours.
- (9) Must not be inconsistent with any relevant development consent conditions or requirements.
- (10) Does not apply to balcony enclosures.
- (11) Must not apply to buildings more than 3 storeys in height, (excluding any car parking level).
- (12) Written approval of the strata plan / owners corporation must be obtained prior to approval.
- (13) Does not apply to buildings adjoining heritage items (unless the specific written approval of Council has been obtained beforehand).

Advisory Note: Consent is required where the design, colours, materials and finishes do not fully comply with these requirements.

Retaining walls

- (1) Does not apply to retaining walls for heritage items or to the streetscape (front and side boundaries) in heritage conservation areas.
- (2) When replacing existing approved retaining walls, the wall must match the height of the existing structure and not exceed 3.5m in height at any point, or 1.8 m in height if on a boundary adjoining a public place.
- (3) Existing ground levels must not be raised by more than an average of 250mm and must not exceed 450mm at any point.
- (4) Retaining walls are not to prevent natural stormwater run-off or flow.
- (5) The materials and finishes of retaining walls adjacent to or along site boundaries are to be compatible with and integrate with the adjacent development.
- (6) Retaining walls must be erected wholly within the boundaries of the subject premises, unless specific written consent has been obtained from affected property owners.
- (7) Site seepage and drainage must not cause a nuisance or be discharged to another property.

Awning and Shopfront replacements to existing shops in a heritage conservation area

- (1) Applies only to replacement of an existing awning or non-original shopfront.
- (2) Does not apply to existing shopfront or awnings on a commercial building that is a heritage item.
- (3) Where a specific DCP or Conservation Plan applies to the area or building the work must be consistent with it.

- (4) Must not involve replacing or installing roller shutters, grilles or similar to existing shopfronts.
- (5) Must not involve glazed awnings or awnings with an angle or fall of greater than 10 degrees.
- (6) Proposed works must not be inconsistent with any relevant development consent and must not contravene any conditions of consent.
- (7) The works must not alter existing goods loading and unloading or parking facilities.
- (8) The height and dimensions of awnings must be consistent with the awnings on adjoining premises and not be less than 3m or greater than 5m above the footpath level at any point.
- (9) Awnings must not be less than 600mm from the edge of the footpath adjoining the road.
- (10) A certificate of adequacy is to be obtained from an accredited certifier or suitably qualified and experienced structural engineer or building surveyor which certifies the structural adequacy of the awning. The certificate is to be forwarded to Council and the PCA prior to issuing an occupation certificate.
- (11) New shopfronts must not result in an increase in the *gross floor area* of the building.
- (12) The design, materials and colours must maintain the architectural integrity, design, appearance and amenity of the building and streetscape.
- (13) Glazing to shopfronts must be non-reflective.
- (14) Public safety must be maintained at all times during construction.
- (15) Replacement shopfronts must not reduce or affect existing levels of access for people with a disability and if the shopfront is being replaced in conjunction with internal alterations access for disabled persons must be provided as required for the alterations.
- (16) Written approval of the strata plan / owners corporation must be obtained prior to approval (where relevant).
- (17) Stormwater must be connected to an existing approved stormwater system or the street gutter.

Advisory note:

Existing premises that do not currently provide access for people with disabilities in accordance with the Building Code of Australia should also be upgraded to satisfy these provisions in all cases wherever possible.

All work including structural work, awning construction, glazing, doors and egress must satisfy the relevant provisions of the Building Code of Australia.

New or enlarged external door or window openings to the rear of a building in heritage conservation areas

- (1) Must only apply to the rear of single dwellings, dual occupancies and to ancillary class 10a buildings in heritage conservation areas where the works are not readily visible from any public road or place (other than a rear laneway or the like).
- (2) Does not apply to Heritage Items.
- (3) The design, materials, construction, colour scheme and external finish are to be compatible and integrate with the existing building, adjacent development and maintain the visual amenity of the area and streetscape consistent with its heritage attributes.
- (4) Must not be inconsistent with any relevant development consent conditions.
- (5) The subject opening is located at the rear of the building (and not located on the front elevation or street elevation of the building), and the design and architectural integrity and amenity of the dwelling and streetscape is fully maintained.
- (6) The opening at the rear of the building is located at ground floor level only to single dwellings, dual occupancies and ancillary class 10a buildings.
- (7) Windows must be located 900mm or more from property boundaries or be of fixed and fire rated glazing.

Note. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Any development specified in Part 1 is subject to the same conditions set out in Division 3 of Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Other conditions

Other conditions may be included in this Part, in consultation with the Department, prior to public exhibition of the draft LEP.

Direction. Other conditions may be included in this Part.

Schedule 4 Classification and reclassification of public land

(Clause 5.2)

Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1	Column 2
Locality	Description
13-21 Rainbow Street, Kingsford	Car park Lot 1 DP 4081111 Lot 1 DP 188265, Lot 1 DP 1135723

Part 2 Land classified, or reclassified, as operational land—interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Nil		

Part 3 Land classified, or reclassified, as community land

Column 1	Column 2
Locality	Description
Nil	

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Heritage items

Suburb	Item Name	Address	Significance	Property Description	Item No
Centennial Park	Superintendent's residence, Centennial Park, c.1888	2R Darley Road	State	Lot 1723 DP 45644	I355
Centennial Park	Federation monument	1R Oxford Street	State	Lot 1730 DP 45644	I146
Centennial Park	Gates to Centennial Park (Centennial Square)	1R Oxford Street	State	Lot 1730 DP 45644	I147
Centennial Park	Centennial Park	1R Oxford Street	State	Lot 1730 DP 45644	I462
Centennial Park	Centennial Park Reservoir WS001	3R Oxford Street	State	Lot 1 DP 582822	I356
Centennial Park	Woollahra Reservoir WS022	5R Oxford Street	State	Lot 1729 DP 45644	I459
Clovelly	St Luke's Anglican Church	26 Arden Street	Local	COR Lot 1 DP 2214	I42
Clovelly	St Anthony's Catholic Church, Primary School & Presbytery	58-60 Arden Street	Local	Lot 7 DP 71081, Lot 1 DP 71082, Lot 1 DP 76330, Lots 1 & 2 DP 85963 & Lots 1 & 2 DP 310403	I43
Clovelly	"Boherbue"	6 Barry Street	Local	Lot 9 DP 1069	I87
Clovelly	House	16 Barry Street	Local	Lot 113 DP 1035102	I88
Clovelly	House	18 Barry Street	Local	Lot 2 DP 942879	I89
Clovelly	House	23 Campbell Street	Local	COR Lot 47 DP 2598	I133
Clovelly	Old timber cottage, well preserved, c.1860s	4 Clifton Road	Local	Lot 15 DP 979309	I151
Clovelly	Bungalow style residence, c.1920	55 Clifton Road	Local	Lot 9 Sec B DP 6512	I152
Clovelly	Shopfront, c.1930	221-223 Clovelly Road	Local	Lot 101 DP 1061955 (Lots 1-8 SP 71660)	I158
Clovelly	Clovelly RSL & Air Force Club (formerly Kings Theatre)	263-269 Clovelly Road	Local	COR Lots 18 Sec 3 DP 719, Lot 19 Sec 3 DP 719	I159
Clovelly	"Warrah Flats"	298 Clovelly Road	Local	Lot 20 Sec 2 DP 5790 (Lots 1-4 SP 19923)	I160
Clovelly	"Pohills Corner"	317 Clovelly Road	Local	COR Lot 1 DP 10532	I161
Clovelly	Part of "Walders Corner"	319 Clovelly Road	Local	COR Lot 1 DP 70321	I162
Clovelly	Part of "Walders Corner"	321 Clovelly Road	Local	Lot 2 DP 703219	I162

Suburb	Item Name	Address	Significance	Property Description	Item No
Clovelly	Part of "Walders Corner"	323 Clovelly Road	Local	Lot 3 DP 703219	I162
Clovelly	Part of "Walders Corner"	325 Clovelly Road	Local	Lot 4 DP 703219	I162
Clovelly	Clovelly Hotel	379-401 Clovelly Road	Local	Lot 1 DP 105854	I163
Clovelly	Early timber cottage	16 Douglas Street	Local	Lot 23 Sec A DP 1827	I229
Clovelly	James Bundock fountain, sandstone pillar fountain, 1899	3-25R Eastbourne Avenue	Local	Pt Lot 7011 DP 1112993 , Lot D DP 316077, Lot 7128 DP 1113902, Lot 7010 DP 1113071 & unknown Lot & DP'S	I246
Clovelly	Clovelly Bay enclosure, including baths, c.1930	3-25R Eastbourne Avenue	Local	Pt Lot 7011 DP 1112993, Lot D DP 316077, Lot 7128 DP 1113902, Lot 7010 DP 1113071 & Unknown Lot & DP's	I153
Clovelly	Victorian Italianate style two storey house, c.1880 (pair to 67)	65 Fern Street	Local	Lot 6 Sec B DP 1827, Lot 1 DP 114441	I250
Clovelly	Victorian Italianate style two storey house, c.1880 (pair to 65)	67 Fern Street	Local	Lot 7 DP 662267	I251
Clovelly	Electricity Substation No.300, c.1929	21S Flood Street	Local	Lot 1 DP 323046	I252
Clovelly	Part of a two storey semi-detached pair	5 Greville Street	Local	Lot B DP 176223	I276
Clovelly	"Clara", mid-Victorian style house	6 Greville Street	Local	Lot 2 DP 1069	I277
Clovelly	Part of a two storey semi-detached pair	7 Greville Street	Local	Lot A DP 176223	I276
Clovelly	Symmetrical bungalow, c.1930	20 Greville Street	Local	Lot 1 Sec 2 DP 719	I278
Clovelly	Georgian sandstone cottage, c.1870	2 Nolan Avenue	Local	Lot 8 Sec A DP 1827	I348
Clovelly	Part of attached cottage group	3 Nolan Avenue	Local	Lot 1 DP 815775	I349
Clovelly	Part of attached cottage group	5 Nolan Avenue	Local	Lot 2 DP 815775	I349
Clovelly	Part of attached cottage group	7 Nolan Avenue	Local	Lot 3 DP 815775	I324
Clovelly	Part of Shark Point, Burrows Park	31R Ocean Street	Local	Lot 1, 2 & 3 DP 90410	I352
Clovelly	Part of Shark Point, Burrows Park	33R Ocean Street	Local	Unknown Lot & DP – Burrows Park - Shark Point Coastal Reserve	I352
Clovelly	Victorian cottage, c.1870	7 Pacific Street	Local	Lot 22 DP 976620	I357
Clovelly	Seaview Street sandstone drain	10-12LH Seaview Street	Local	Seaview Street sandstone drain	L443
Clovelly	Bungalow style house,	32 Shackel	Local	Lot A DP 300298	I395

Suburb	Item Name	Address	Significance	Property Description	Item No
	c.1920s	Avenue			
Clovelly	Victory Street sandstone retaining wall	2-14LH Victory Street	Local	Victory Street sandstone retaining wall	L444
Clovelly	"Peace", early bungalow, c.1920	39 Winchester Road	Local	Lot 7 Sec C DP 6512	I425
Coogee	Abbott Street sandstone retaining walls	9-23LH Abbott Street	Local	Abbott Street retaining walls	L452
Coogee	House	296 Alison Road	Local	Lot 2 DP 300482	I19
Coogee	Alison Road sandstone retaining walls & embankment	329-347LH Alison Road	Local	Alison Road sandstone retaining walls & embankment	L445
Coogee	"Ocean View"	370 Alison Road	Local	Lot 21 DP 1136133	I20
Coogee	Arcadia Street sandstone retaining wall	26-30LH Arcadia Street	Local	Arcadia Street sandstone retaining wall	L446
Coogee	"Roslyn"	29 Arcadia Street	Local	Lot B DP 101510	I39
Coogee	"Ballamac"	39 Arcadia Street	Local	Lot 2 DP 51518 (Lots 1-2, 7-9 IN SP 13296, Lots 10-11 IN SP 37904 & Lots 12-13 SP 57370)	I40
Coogee	Residential flat building	109 Arden Street	Local	Lot 15 DP 83364 (Lots 1-10 SP 9161)	I44
Coogee	Residential flat building	143 Arden Street	Local	Lot C DP 320743	I45
Coogee	Arden Street sandstone retaining walls	158-176LH Arden Street	Local	Arden Street sandstone retaining walls	L447
Coogee	"Juvina"	182 Arden Street	Local	Lot 1 DP 940704 (Lots 1-14 SP 23085)	I46
Coogee	Neo-classical residential flat building, c.1920s	184 Arden Street	Local	Lot 1 DP 858414 (Lots 1-15 SP 54713)	I217
Coogee	James Robertson Fountain	201M Arden Street	Local	Unknown Lot & DP	I41
Coogee	Coogee Bay Hotel	212 Arden Street	Local	COR Lot 1 DP 872553	I47
Coogee	Residential flat building	286-290 Arden Street	Local	Lot 1 DP 70944 & Lot 1 DP 71312 (Lots 1-14 SP 14074)	I48
Coogee	"Tudor Hall"	291 Arden Street	Local	Lot B DP 81127 (Lots 1-8 SP 46227)	I49
Coogee	Residential flat building	321 Arden Street	Local	Lot B DP 315708 (Lots 1-7 SP 8512)	I50
Coogee	"Verona"	340 Arden Street	Local	COR Lot 1 DP 799790	I51
Coogee	"Cliffbrook"	45-51 Beach Street	State	COR Lot 1 DP 8162 Lot 1 DP 109530	I90
Coogee	"Warimoo"	69 Beach Street	Local	Lot 24 DP 9552	I91
Coogee	"San Antonio"	75 Beach Street	Local	Lot 21 DP 9552,	I92

Suburb	Item Name	Address	Significance	Property Description	Item No
				Lot 1 DP 322784	
Coogee	Giles Baths	105-109R Beach Street	Local	Lot 1745 DP 727310 & Lot 1580 DP 752011	I168
Coogee	Sandstone wall	111-131R Beach Street	Local	Unknown Lot & DP Coogee Beach	I169
Coogee	Ross Jones Memorial Pool, c.1947	133R Beach Street	Local	Unknown Lot	I170
Coogee	Mc.Iver Womens' Baths	145-149R Beach Street	Local	Lot 1492 DP 752011 Pt Lot 1304 DP 752011	I171
Coogee	"The Warwick"	154-156 Beach Street	Local	Lot 100 DP 867465 (Lots 1-2 & 4-10 SP 55031 & Lot 11 SP 64894)	I93
Coogee	House	26 Bream Street	Local	COR Lot 1 DP 414536	I116
Coogee	House	88 Brook Street	Local	Lot 3 DP 15808	I118
Coogee	Part of two storey semi-detached group	90 Brook Street	Local	COR Lot 1 DP 531000	I119
Coogee	Part of two storey semi-detached group	92 Brook Street	Local	Lot 2 DP 531000	I119
Coogee	Part of two storey semi-detached group	94 Brook Street	Local	Lot 4 DP 531082	I119
Coogee	Part of two storey semi-detached group	96 Brook Street	Local	Lot 1 DP 531082	I119
Coogee	Part of two storey semi-detached group	98 Brook Street	Local	Lot 2 DP 531082	I119
Coogee	Part of two storey semi-detached group	100 Brook Street	Local	Lot 3 DP 531082	I119
Coogee	Residential flat building	101 Brook Street	Local	Lot B DP 155552 (Lots 1-6 SP 1274)	I5
Coogee	"Catley's Wall", sandstone retaining wall, c.1866	108 Brook Street	Local	Lot C DP 547254 (Lots 1-14 SP 12764 & Lots 15-16 IN SP 16301)	I461
Coogee	Flat building	108 Brook Street	Local	Lot C DP 547254 (Lots 1-14 SP 12764 & Lots 15-16 SP 16301)	I120
Coogee	House	113 Brook Street	Local	Lot B DP 364506	I121
Coogee	St Nicolas Rectory	123-123A Brook Street	Local	Lot 1 DP 1059940, Lot 2 DP 1059940	I122
Coogee	St Nicolas Anglican Church	125 Brook Street	Local	COR Lots 3 DP 1230, Lot 4 DP 1230, Lot 5 DP 1230, Lot 6 DP 1230	I123
Coogee	St Brigids Catholic Church	135B Brook Street	Local	Lot 1, 2, 3, 4 & PT Lot 24 Sec 3 DP 976802	I124
Coogee	Flat building	142A Brook Street	Local	Lot 1 DP 596036 (Lots 1-6 SP 13844)	I125
Coogee	Brooklyn Flats	152 Brook Street	Local	Lot 1 DP 195960	I126
Coogee	Byron Lodge	25 Byron Street	Local	Lot 1 DP 780573	I132

Suburb	Item Name	Address	Significance	Property Description	Item No
Coogee	House	15 Carr Street	Local	COR Lots 1 DP 129892, Lot 2 DP 129892	I137
Coogee	House	21 Carr Street	Local	COR Lot 1 DP 900107	I138
Coogee	Grand Pacific Hotel	64 Carr Street	Local	COR Lot B DP 386645	I139
Coogee	Flat Building	117 Carrington Road	Local	Lot 25 DP 9121 (Lots 1-7 ISP 21030)	I142
Coogee	Spanish Mission style flats	127 Carrington Road	Local	Lot 1 DP 859898 (Lots 1-5 SP 52684)	I144
Coogee	Art Deco flats	222-226 Clovelly Road	Local	Lot 1 Sec 2 DP 2507 (Lots 1-3,5-7 SP 9826 & Lots 8-13 SP 15254)	I342
Coogee	Victorian Gothic house	86 Coogee Bay Road	Local	COR Lot C DP 323037	I178
Coogee	Federation residence	87 Coogee Bay Road	Local	COR Lots 1 DP 1100355, Lot 2 DP 1100355	I179
Coogee	Part of pair of flat buildings	92 Coogee Bay Road	Local	Lot 1 DP 344150 (Lots 1-9 SP 15817)	I180
Coogee	Part of pair of flat buildings	94 Coogee Bay Road	Local	Lot 2 DP 344150 (Lots 1-9 SP 8691)	I180
Coogee	Coogee Public School	107-121E Coogee Bay Road	Local	COR Lot 569 DP 752011 Lot 570 DP 752011, Lot 1 DP 119120, Lot 1 DP 524199	I131
Coogee	Part of semi-detached pair	165 Coogee Bay Road	Local	Lot 2 DP 232179 & DP 1070215	I181
Coogee	Part of semi-detached pair	167 Coogee Bay Road	Local	Lot 1 DP 232179 & DP 1070215	I181
Coogee	Art Deco flats, c.1937	201-203 Coogee Bay Road	Local	Lot 1 DP 186911 (Lots 1-27 IN SP 9395)	I182
Coogee	1920s style house	78 Dolphin Street	Local	COR Lot 1 DP 302000	I216
Coogee	Coogee Palace, replica of original building, c.1887	169-181 Dolphin Street	Local	COR Lot 1 DP 792311	I218
Coogee	Two storey house, Arts and Crafts influence	2 Gordon Avenue	Local	Lot 4 Sec 2 DP 11754	I274
Coogee	Electricity Substation No.280, c.1929	15S Higgs Street	Local	Lot 1 DP 181656	I282
Coogee	Spanish Mission style house	1 Hill Street	Local	COR Lot 10 Sec D DP 619	I284
Coogee	Bungalow, c.1930s	31 Melody Street	Local	Lot 1 DP 150309	I326
Coogee	Bungalow, c.1940	14 Mount Street	Local	Lot 79 DP 13810	I343
Coogee	Wylies Baths, c.1907	4B Neptune Street	State	Lot 1798 DP 822244 R 35160, Lot 1799 DP 822244 R 35160	I347
Coogee	Edwardian style bungalow, c.1925	153 Oberon Street	Local	Lot 38 DP 6489	I350

Suburb	Item Name	Address	Significance	Property Description	Item No
Coogee	Electricity Substation No.362, c.1930	245S Oberon Street	Local	Lot 2 DP 553153	I351
Coogee	"Catley's Wall", sandstone retaining wall, c.1866	6 Ormond Gardens	Local	Lot 6 DP 20035	I461
Coogee	"Catley's Wall", sandstone retaining wall, c.1866	8 Ormond Gardens	Local	Lot 8 DP 20035	I461
Coogee	"Belle", Federation house	28 Powell Street	Local	COR Lot 1 DP 983623	I371
Coogee	Edwardian cottage, c.1910	3 Quail Street	Local	Lot 1 DP 83175	I374
Coogee	1950s style house	9 Ritchard Avenue	Local	COR Lot 112 DP 14523	I381
Coogee	Large bungalow	7 Thomas Street	Local	Lot X DP 387111	I404
Coogee	"Maidstone", late Victorian mansion	1A Waltham Street	Local	COR Lot 1 DP 166742, Lot 1 DP 1107144	I421
Kensington	"Parkside"	5 Abbotford Street	Local	Lot 2 DP 847803	I2
Kensington	"Parkside"	5A Abbotford Street	Local	Lot 1 DP 847803	I2
Kensington	Tay Reserve	1R Alison Road	Local	Unknown Lot & DP road closure	I22
Kensington	"The Legers"	29 Alison Road	Local	Lot 19 DP 658546	I7
Kensington	Two storey duplex	31 Alison Road	Local	Lot 20 Sec 28 DP 4601	I8
Kensington	Masonic Temple	199-201 Anzac Parade	Local	Lot 63 Sec 14 DP 7698	I25
Kensington	The Doncaster Hotel	268-270 Anzac Parade	Local	COR Lot 202 DP 1092019	I434
Kensington		6 Balfour Road	Local	COR Lot 1 DP 938193	I83 I83
Kensington	House	25 Balfour Road	Local	Lot 20 Sec 5A DP 4745	I84
Kensington	House	31 Balfour Road	Local	Lot 23 Sec 5A DP 4745	I85
Kensington	Part of semi-detached pair	49 Boronia Street	Local	Lot 1 DP 538834	I109
Kensington	Part of semi-detached pair	51 Boronia Street	Local	Lot 2 DP 538834	I109
Kensington	T'olle Goes	2-4 Carlton Street	Local	COR Lot B DP 324590	I136
Kensington	Bungalow, c.1920s	25 Cottenham Avenue	Local	Lot 123 DP 7698	I187
Kensington	Part of single storey terrace	1 Darling Street	Local	Lot A DP 32991	I211
Kensington	Part of single storey terrace	3 Darling Street	Local	Lot B DP 32991	I211
Kensington	Part of single storey terrace	5 Darling Street	Local	Lot C DP 32991	I211
Kensington	Part of single storey terrace	7 Darling Street	Local	Lot D DP 32991	I211
Kensington	Part of single storey terrace	9 Darling Street	Local	Lot E DP 32991	I211
Kensington	Part of single storey terrace	11 Darling Street	Local	Lot F DP 32991	I211

Suburb	Item Name	Address	Significance	Property Description	Item No
Kensington	Part of single storey terrace	13 Darling Street	Local	Lot G DP 32991	I211
Kensington	Part of single storey terrace	15 Darling Street	Local	Lot H DP 32991	I211
Kensington	Part of single storey terrace	17 Darling Street	Local	Lot J DP 32991	I211
Kensington	Part of single storey terrace	19 Darling Street	Local	Lot K DP 32991	I211
Kensington	Part of single storey terrace	21 Darling Street	Local	Lot L DP 32991	I211
Kensington	Part of single storey terrace	23 Darling Street	Local	Lot M DP 32991	I211
Kensington	Part of single storey terrace	25 Darling Street	Local	Lot N DP 32991	I211
Kensington	Part of single storey terrace	27 Darling Street	Local	Lot P DP 32991	I211
Kensington	Part of bungalow group	1 Day Avenue	Local	COR Lot 245 DP 13208	I212
Kensington	Part of bungalow group	3 Day Avenue	Local	Lot 244 DP 13208	I212
Kensington	Part of bungalow group	5 Day Avenue	Local	Lot 243 DP 13208	I212
Kensington	Group of three bungalows, c.1930	6 Day Avenue	Local	Lot 248 DP 13208	I213
Kensington	Part of bungalow group	8 Day Avenue	Local	Lot 249 DP 13208	I213
Kensington	Part of bungalow group	10 Day Avenue	Local	Lot 250 DP 13208	I213
Kensington	Bungalow style dwelling, c.1930	24 Day Avenue	Local	COR Lot 128 SEC 14 DP 7698	I214
Kensington	Part of two storey terraced pair	10 Doncaster Avenue	Local	Lot 1 DP 1033442, Lot 1 DP 981704	I219
Kensington	Part of two storey terraced pair	12 Doncaster Avenue	Local	Lot 51 DP 2905	I219
Kensington	"Walsworth", Victorian cottage, c.1894	25 Doncaster Avenue	Local	Lot 38 SEC 1 DP 2905 (Lots 1-5 SP 50146)	I220
Kensington	"Creswell", Victorian terrace, c.1890s	58 Doncaster Avenue	Local	Lot 66 DP 2905	I221
Kensington	part of attached row	68 Doncaster Avenue	Local	COR Lot 1 DP 11419	I222
Kensington	Part of attached row	70 Doncaster Avenue	Local	Lot 2 DP 11419	I222
Kensington	Part of attached row	72 Doncaster Avenue	Local	Lot 3 DP 11419	I222
Kensington	Part of attached row	74 Doncaster Avenue	Local	Lot 4 DP 11419	I222
Kensington	Part of attached row	76 Doncaster Avenue	Local	Lot 5 DP 11419	I222
Kensington	Kensington Public School buildings	77-79E Doncaster Avenue	Local	COR Lot 1 DP 914422	I223
Kensington	Part of attached row	78 Doncaster Avenue	Local	Lot 6 DP 11419	I222
Kensington	Part of attached row	80 Doncaster Avenue	Local	Lot 7 DP 11419	I222
Kensington	Part of attached row	82 Doncaster Avenue	Local	Lot 8 DP 11419	I222
Kensington	House	86-92 Doncaster Avenue	Local	Lot 10 DP 1150063 (Lots 1-14 SP 83561)	I224

Suburb	Item Name	Address	Significance	Property Description	Item No
Kensington	House	127 Doncaster Avenue	Local	Lot 54 Sec 14 DP 7698	I225
Kensington	House	167 Doncaster Avenue	Local	COR Lot 34 DP 7698	I226
Kensington	House	202 Doncaster Avenue	Local	Lot 18 Sec 14 DP 7698	I227
Kensington	Bungalow style house, c.1920s	202 Doncaster Avenue	Local	Lot 18 Sec 14 DP 7698	I227
Kensington	House	23 Duke Street	Local	Lot B DP 341780	I235
Kensington	Edwardian style cottage, c.1920	16 Grosvenor Street	Local	Lot 1 DP 171849	I279
Kensington	Our Lady of the Rosary Church	1 Kensington Road	Local	COR Lot 1 DP 936804	I294
Kensington	Our Lady of the Sacred Heart Convent	2 Kensington Road	Local	Lot 1 DP 923373, Lot 102 Sec 3 DP 3292, Lot 112 Sec 3 DP 3292, Lot 113 Sec 3 DP 3292, Lot 103 Sec 3 DP 3292, Lot 1 DP 380326	I294
Kensington	"Hastings", Federation style dwelling, c.1915	25 Lenthall Street	Local	Lot 58 Sec 10 DP 5759	I303
Kensington	Late Federation style house, c.1915	42 Lenthall Street	Local	Lot 10 Sec 10 DP 5759	I305
Kensington	Federation style house	7 McDougall Street	Local	Lot 4 Sec 11 DP 5759	I319
Kensington	Federation style house	10 McDougall Street	Local	Lot 86 DP 5081	I320
Kensington	"Marathon", Federation style dwelling, c.1915	55 Milroy Avenue	Local	Lot 66 Sec 9 DP 5081	I337
Kensington	Sacred Heart Monastery and Chapel, c.1895	1 Roma Avenue	Local	Lot 12 DP 776835 Lot 272 DP 13208, Lot 1 DP 177912	I384
Kensington	Part of row of Art Deco residential flat buildings	3 Samuel Terry Avenue	Local	Lot 2 DP 223296 (Lots 1-4 SP 1107)	I405
Kensington	Edwardian style house	57 Samuel Terry Avenue	Local	Lot 47 Sec 12 DP 5759	I231
Kensington	Corner bungalow	67 Samuel Terry Avenue	Local	COR Lot 42 Sec 12 DP 5759	I232
Kensington	Part of row of Art Deco residential flat buildings	1 Todman Avenue	Local	Lot 4 DP 223296 (Lots 1-4 SP 2275)	I405
Kensington	Part of row of Art Deco residential flat buildings	3 Todman Avenue	Local	Lot 5 DP 223296 (Lots 1-4 SP 1103)	I405
Kensington	Part of row of Art Deco residential flat buildings	5 Todman Avenue	Local	Lot 6 DP 223296 (Lots 1-4 SP 1105)	I405
Kensington	Part of row of Art Deco residential flat buildings	7 Todman Avenue	Local	Lot 10 DP 19404 (Lots 1-4 SP 734)	I405
Kensington	Part of row of Art Deco residential flat buildings	9 Todman Avenue	Local	Lot 11 DP 19404 (Lots 1-4 SP 737)	I405
Kensington	Part of row of Art Deco residential flat buildings	11 Todman Avenue	Local	Lot 12 DP 19404 (Lots 1-4 SP 738)	I405
Kensington	Former Administration building for WD and HO Wills, Raleigh Park	12 Todman Avenue	Local	COR Lot 17 DP 270003	I406
Kensington	part of row of Art Deco residential flat buildings	13 Todman Avenue	Local	Lot 13 DP 19404 (Lots 1-4 SP 739)	I405

Suburb	Item Name	Address	Significance	Property Description	Item No
Kensington	Part of row of Art Deco residential flat buildings	15 Todman Avenue	Local	Lot 14 DP 19404 (Lots 1-4 SP 736)	I405
Kensington	Part of row of Art Deco residential flat buildings	17 Todman Avenue	Local	Lot 15 DP 19404 (Lots 1-4 SP 735)	I405
Kensington	Part of row of Art Deco residential flat buildings	19 Todman Avenue	Local	Lot 16 DP 19404 (Lots 1-4 SP 740)	I405
Kensington	Part of row of Art Deco residential flat buildings	21-27 Todman Avenue	Local	Lot 17 DP 19404 (Lots 1-4 SP 733)	I405
Kensington	"Cathona", Edwardian house	85 Todman Avenue	State	Lot 8 DP 5081	I407
Kensington	St. Martin's Church	101-105 Todman Avenue	Local	COR Lot 44 SECT 9 DP 5081, Lot 46 DP 5081, COR Lot 47 DP 5081, Lot 45A DP 370743, Lot Y DP 412785, Lot E DP 412786, Lot C DP 412787	I408
Kensington	Part of semi-detached pair	117 Todman Avenue	Local	Lot 1 DP 510903	I409
Kensington	Part of semi-detached pair	119 Todman Avenue	Local	Lot 2 DP 510903	I409
Kensington	"Cooma", Edwardian mansion, c.1894	161 Todman Avenue	Local	Lot 11 DP 876856 (Lots 1-8 SP 57028)	I410
Kensington	"Avalon", bungalow, c.1920s	4 Villiers Street	Local	Lot 2 DP 306713	I415
Kensington	Part of semi-detached pair	14 Villiers Street	Local	Lot A DP 445620	I416
Kensington	Part of semi-detached pair	16 Villiers Street	Local	Lot B DP 445620	I416
Kingsford	Part of O'Dea's Corner	424 Anzac Parade	Local	COR Lot A DP 436786	I26
Kingsford	Part of O'Dea's Corner	426 Anzac Parade	Local	Lot B DP 436786	I26
Kingsford	Part of O'Dea's Corner	428 Anzac Parade	Local	Lot C DP 436786	I26
Kingsford	Part of O'Dea's Corner	430 Anzac Parade	Local	Lot D DP 436786	I26
Kingsford	Part of O'Dea's Corner	432 Anzac Parade	Local	Lot E DP 436786	I26
Kingsford	Part of O'Dea's Corner	434 Anzac Parade	Local	Pt Lot 1 DP 814016	I26
Kingsford	House	487 Anzac Parade	Local	Lot 3 DP 1137712	I27
Kingsford	House	24 Borrodale Road	Local	Lot 1 DP 947543	I110
Kingsford	St. Spyridon Church 1973	78-88 Gardeners Road	Local	Lot 1 DP 1149256	I267
Kingsford	1950s brick house	69 Meeks Street	Local	COR Lot A DP 377722	I325
Kingsford	"Lanor" Edwardian style house, c.1920	9 Middle Street	Local	COR Lot 1234 DP 668058	I328
Kingsford	Late 1920s style house	79 Middle Street	Local	COR Lot 1 DP 306041	I329
Kingsford	1930s style bungalow	22 Shaw Avenue	Local	Lot 434 DP 10752	I396
Kingsford	Spanish Mission style dwelling, c.1930s	47 Tunstall Avenue	Local	Lot 463 DP 10752	I411
Kingsford	Late modern style house	42 Wallace Street	Local	Lot B DP 322938	I417
Kingsford	Late 1920s style residential flat building	44 Wallace Street	Local	Lot 2 DP 314644	I418

Suburb	Item Name	Address	Significance	Property Description	Item No
Kingsford	Early 1950s mansion	53 Willis Street	Local	Pt Lot 822 DP 752011	I423
La Perouse	Mission Church	46 Adina Avenue	Local	Lot 5195 DP 752015	I3
La Perouse	Henry Head Fort	1530R Anzac Parade	Local	PT Lot 5 DP 1110408 & Re 89413, Part Lot 3 DP 232077, Lot 7054 DP 93740 Re No 87465, Lot 5229 DP 809179 Re, Lot 5210 DP 704508, Unknown Lot & DP Coastal Zone	I112
La Perouse	Macquarie Watchtower	1538 Anzac Parade	Local	PT Lot 3 DP 232077	I299
La Perouse	Tomb of Pere le Receveur	1540 Anzac Parade	Local	PT Lot 3 DP 232077	I301
La Perouse	La Perouse Museum (former Cable Station)	1542 Anzac Parade	Local	PT Lot 3 DP 232077	I38
La Perouse	La Perouse Memorial	1544 Anzac Parade	Local	PT Lot 3 DP 232077	I300
La Perouse	Jessie Stuart Broomfield Fountain	1597A Anzac Parade	Local	Lot 2 DP 776343	I23
La Perouse	Bare Island Fort and Causeway	1617R Anzac Parade	State	PT Lot 3 DP 232077	I298
La Perouse	"Yarra Bay House", c.1903	1 Elaroo Avenue	Local	Lot 2 DP 777908	I237
La Perouse	1920s style bungalow	27 Goorawahl Avenue	Local	COR Lot 126 DP 752015	I273
Little Bay	Entrance Gates to former CEO's Residence	1420 Anzac Parade	State	Lot 48 DP 27042	I24D
Little Bay	Prince Henry Hospital: Historic precinct	2-6 Brodie Avenue	State	Lot 46 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	5R Brodie Avenue	State	Lot 47 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	8 Brodie Avenue	State	Lot 52 DP 270427	I24
Little Bay	Prince Henry Hospital: Coast Golf and Recreation Club clubhouse (former Coast Hospital steam laundry)	1 Coast Hospital Road	State	Lot 70 DP 270427	I24B
Little Bay	Prince Henry Hospital: Alignments of Lister Avenue, Coast Hospital Road & Cemetery Road	1 Coast Hospital Road	State	Lot 70 DP 270427	I24H
Little Bay	Prince Henry Hospital: Historic precinct	2 Coast Hospital Road	State	Lot 73 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	2R Coast Hospital Road	State	Lot 34 DP 270427	I24
Little Bay	Prince Henry Hospital: Former Coast Hospital Services Area retaining walls	5R Coast Hospital Road	State	Lot 98 DP 270427	I24G
Little Bay	Prince Henry Hospital: Former Male Lazaret site	5R Coast Hospital Road	State	Lot 98 DP 270427	I24F

Suburb	Item Name	Address	Significance	Property Description	Item No
Little Bay	Prince Henry Hospital: The Dam	5R Coast Hospital Road	State	Lot 98 DP 270427	I24E
Little Bay	Prince Henry Hospital: Former Coast Hospital water tower, late 1920s	7R Coast Hospital Road	State	Lot 71 DP 270427	I24C
Little Bay	Prince Henry Hospital: Historic precinct	2-6 Curie Street	State	Lot 45 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	8 Curie Street	State	Lot 53 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	2-4 Darwin Avenue	State	Lot 43 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	6 Darwin Avenue	Local	Lot 57 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	8 Darwin Avenue	Local	Lot 58 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	10 Darwin Avenue	State	Lot 59 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	2 Ewing Avenue	State	Lot 100 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	1 Fleming Street	State	Lot 54 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	30-36 Harvey Street	State	Lot 55 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	18 Jenner Street	State	Lot 9 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	18-32R Jenner Street	State	Lot 1 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	20 Jenner Street	State	Lot 8 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	22 Jenner Street	State	Lot 7 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	24 Jenner Street	State	Lot 6 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	26 Jenner Street	State	Lot 5 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	28 Jenner Street	State	Lot 4 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	30 Jenner Street	State	Lot 3 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	32 Jenner Street	State	Lot 2 DP 286146	I24
Little Bay	Prince Henry Hospital: Historic precinct	50 Jenner Street	State	Lot 79 DP 270427 (Lots 1-13 SP 78510)	I24
Little Bay	Prince Henry Hospital: Historic precinct	1-17 Lister Avenue	State	Lot 101 DP 270427	I24
Little Bay	Townhouse complex, 1980	45-59 Mirrabooka Crescent	Local	Lot 1 DP 231930	I338
Little Bay	Prince Henry Hospital: Historic precinct	16 Murra Murra Place	State	Lot 91 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	1 Pavilion Drive	State	Lot 82 DP 270427 (Lots 1-42 SP 81878)	I24
Little Bay	Prince Henry Hospital: Historic precinct	1-5 Pine Avenue	State	Lot 13 DP 270427 (Lots 1-78 SP 84782)	I24

Suburb	Item Name	Address	Significance	Property Description	Item No
Little Bay	Prince Henry Hospital: Historic precinct	10R Pine Avenue	State	Lot 25 DP 270427 DP 1096554	I24
Little Bay	Prince Henry Hospital: Historic precinct	11-13R Pine Avenue	State	Lot 44 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	12-40 Pine Avenue	State	Lot 31 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	15 Pine Avenue	State	Lot 99 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	17R Pine Avenue	State	Lot 41 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	19 Pine Avenue	State	Lot 40 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct - The Coast Hospital Memorial Park	21R Pine Avenue	State	Lot 39 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct - The Coast Hospital Memorial Park	23R Pine Avenue	State	Lot 76 DP 270427	I24
Little Bay	Prince Henry Hospital: Historic precinct	42-46 Pine Avenue	State	Lot 30 DP 270427 (Lots 1-15 SP 86078)	I24
Little Bay	Prince Henry Hospital: Historic precinct	50 Pine Avenue	State	Lot 90 DP 270427	I24
Malabar	"C Levitt", Commercial Building	1212 Anzac Parade	Local	COR Lot 7 DP 23513	I36
Malabar	House	1234-1236 Anzac Parade	Local	Lot 1 DP 113091	I37
Malabar	Long Bay Gaol Gatehouses - Long Bay Correctional Complex	1250-1300 Anzac Parade	State	Lot 132 & 133 DP 1142190	I35
Malabar	Long Bay Gaol Complex - Long Bay Correctional Complex	1250-1300 Anzac Parade	State	Lot 132 & 133 DP 1142190	I34
Malabar	House	18 Austral Street	Local	Lot 1 DP 1043888	I52
Malabar	Part of group of semi-detached cottages	20 Austral Street	Local	Lot 5282 DP 824057	I53
Malabar	Part of group of semi-detached cottages	22 Austral Street	Local	Lot 5281 DP 824057	I53
Malabar	Part of group of semi-detached cottages	22 Austral Street	Local	Lot 5281 DP 824057	I53
Malabar	Part of group of semi-detached cottages	24 Austral Street	Local	Lot 5280 DP 824057	I53
Malabar	Part of group of semi-detached cottages	24 Austral Street	Local	Lot 5280 DP 824057	I53
Malabar	Part of group of semi-detached cottages	26 Austral Street	Local	Lot 5279 DP 824057	I53
Malabar	Part of group of semi-detached cottages	26 Austral Street	Local	Lot 5279 DP 824057	I53
Malabar	John Mewburn Reserve	28-32R Austral Street	State	PT Lot 133 DP 1142190	I460
Malabar	Cromwell Park fountain, 1909	4R Dacre Street	Local	Pt Lot 7300 DP 1145253	I197
Malabar	Malabar Public School, c.1909	231-239E Franklin Street	Local	COR Lot 5238 DP 729683, Lot 3 DP 945188 & Lots A,	I260

Suburb	Item Name	Address	Significance	Property Description	Item No
				B & C DP 329150	
Malabar	Turn of the century house	39 Napier Street	Local	Lot 3A DP 365283	I346
Malabar	Stella Maris Convent, c.1930s and St. Andrew's Church, 1977	2-8 Prince Edward Street	Local	COR Lot 301 DP 807604	I373
Malabar	Stella Maris Convent, c.1930s & St. Andrew's Church, 1977	10-14 Prince Edward Street	Local	Lot 202 DP 717359	I373
Malabar	Prince Edward Street sandstone retaining wall & road cutting	68-96LH Prince Edward Street	Local	Prince Edward St. sandstone wall & road cutting	L448
Malabar	"Sunnyside", Edwardian cottage	66 Victoria Street	Local	Lot 2 DP 975744	I413
Maroubra	"Yarrum"	653 Anzac Parade	Local	COR Lot 1 DP 9394	I28
Maroubra	Commercial Building	730-732 Anzac Parade	Local	COR Lot 2971 DP 752015	I29
Maroubra	Residential flat building	817 Anzac Parade	Local	Lot 100 DP 1139005 (Lots 1-14 SP 84775)	I30
Maroubra	"Corio House"	829 Anzac Parade	Local	Lot A DP 321064	I31
Maroubra	"Dudleys Emporium"	892-906 Anzac Parade	Local	Lot 2 DP 1088826 (Lots 2-7, 10-11, 14-16 & 19-22 SP 75825 & Lots 25-34 SP 84761)	I32
Maroubra	House	953 Anzac Parade	Local	Lot 1 DP 860501	I33
Maroubra	Bond Street sandstone retaining wall	6-8LH Bond Street	Local	Bond Street sandstone retaining wall	L449
Maroubra	House	3 Bridges Street	Local	Lot 1535 DP 752015	I117
Maroubra	House	379 Bunnerong Road	Local	COR Lot 2318 DP 752015	I129
Maroubra	Quarry Reserve	2-4R Cantrill Avenue	Local	Lot 5190 DP 752015 & Unknown Lot & DP Road Closure	I135
Maroubra	House	23 Chichester Street	Local	Lot 2573 DP 752015	I149
Maroubra	Brick bungalow, c.1930s	12 Cobham Street	Local	Lot 2279 DP 752015	I164
Maroubra	Neo-romanesque house	21 Cobham Street	Local	Lot 2306 DP 752015	I165
Maroubra	Cooper Street brick retaining wall	77-85LH Cooper Street	Local	Cooper Street brick retaining wall	L450
Maroubra	House	6 Duncan Street	Local	Lot 3 DP 13363	I236
Maroubra	Californian bungalow, c.1930	28 Everett Street	Local	COR Lot 12 DP 8156	I247
Maroubra	The Causeway sandstone retaining walls	32-34LH First Avenue	Local	The Causeway sandstone retaining walls	L451
Maroubra	Stone bungalow, c.1930	152 Gale Road	Local	Lot 52 DP 556901	I266
Maroubra	Part of row of Art Deco style residential flat	8 Hereward Street	Local	Lot 23 DP 5220 (Lots 1-8 SP	I281

Suburb	Item Name	Address	Significance	Property Description	Item No
	buildings			50331)	
Maroubra	Part of row of Art Deco style residential flat buildings	10 Hereward Street	Local	Lot 24 DP 5220 (Lots 1-8 SP 21464)	I281
Maroubra	Part of row of Art Deco style residential flat buildings	12 Hereward Street	Local	Lot 25 DP 5220	I281
Maroubra	Part of row of Art Deco style residential flat buildings	14 Hereward Street	Local	Lot 26 DP 5220	I281
Maroubra	Post-war bungalow	84 Loch Maree Street	Local	Lot 11 DP 9393	I306
Maroubra	Mahon Pool	15R Marine Parade	Local	PT Lot 1 SEC 3 DP 758649 & Unknown Lot & DP	I312
Maroubra	Maroubra Beach Hotel, c.1930	178-180 Marine Parade	Local	Lot 11 DP 1073578 (Lots 1-51 SP 73559)	I313
Maroubra	Art Deco style residential flat building, c.1930s	139 Maroubra Road	Local	Lot 2246 DP 752015	I314
Maroubra	Maroubra Junction Hotel, c.1920s	195-199 Maroubra Road	Local	Lot 32 DP 805755	I315
Maroubra	Holy Family Church, neo-romanesque style, c.1940	214 Maroubra Road	Local	COR Lot 902 DP 752015, Lot 1110 DP 752015, Lot A DP 346468	I316
Maroubra	"Eden Monaro", brick mansion, c.1927	306 Maroubra Road	Local	Lot 3 DP 313495	I317
Maroubra	Maroubra Fire Station, c.1920s	325 Maroubra Road	Local	COR Lot 1339 DP 752015	I318
Maroubra	"Palmyra", late Victorian cottage	18 Percival Street	Local	Lot 1 DP 973773	I359
Maroubra	Post-war style house	2 Robey Street	Local	Lot B DP 336085	I382
Maroubra	"Elwi Ento", late modern style house, c.1930s	37 Robey Street	Local	Lot A DP 330338	I383
Maroubra	Spanish Mission style house	43 Sackville Street	Local	Lot E DP 16837	I385
Maroubra	Part of semi-detached pair	7 Walsh Avenue	Local	Lot C DP 415525	I419
Maroubra	Part of semi-detached pair	9 Walsh Avenue	Local	Lot D DP 415525	I419
Maroubra	Part of semi-detached pair	23 Walsh Avenue	Local	Lot B DP 101318	I420
Maroubra	Part of semi-detached pair	25 Walsh Avenue	Local	Lot A DP 101318	I420
Maroubra	Part of semi-detached pair	11 Wise Street	Local	Lot 11 DP 1065082	I426
Maroubra	Part of semi-detached pair	11A Wise Street	Local	Lot 1 DP 957996	I426
Matraville	Three bungalows	27 Baird Avenue	Local	Lot 8 DP 15983	I82
Matraville	Three bungalows	29 Baird Avenue	Local	Lot 7 DP 15983	I82
Matraville	Three bungalows	31 Baird Avenue	Local	COR Lot 6 DP 15983	I82
Matraville	Electricity Substation No 25	224S Beauchamp Road	Local	Lot 1212 DP 752015	I94

Suburb	Item Name	Address	Significance	Property Description	Item No
Matraville	Brick sewer vent, c.1917	465W Bunnerong Road	Local	Lot C DP 180474	I289
Matraville	"Alice Villa" bungalow, c.1930s	17 Jennings Street	Local	Lot 11 DP 13198	I288
Matraville	Former Soldiers Settlement Public School, c.1929	2-6 Menin Road	Local	Lot 1 DP 1004008 (Lots 1-3 SP 63228)	I327
Matraville	Eastern Suburbs Crematorium	45-63 Military Road	Local	Various Lots DP1162218	I336
Matraville	Pioneers Park & Botany Cemetary	45-63 Military Road	Local	Various Lots DP1162218	I128
Matraville	Post-war brick house	18 Moorina Avenue	Local	Lot 186 DP 16138	I341
Matraville	Late modern style house	34 Murrabin Avenue	Local	Lot 15 DP 16138	I345
Matraville	Matraville Hotel, c.1920s	144-148 Perry Street	Local	Lot 8 DP 13830, Lot 9 DP 13830, COR Lot 10 DP 13830	I367
Matraville	Soldiers' Settlement House	1 Somme Way		Pt Lot 6 DP 700498	I21
Phillip Bay	Phillip Monument	5-33R Koorngai Avenue	Local	Coastal. Res Pt Lot 1 DP 912264 Yarra Beach & Lot 7302-7305 DP 1131943 R 62422 Yarra Bicentennial Reserve	I427
Phillip Bay	Yarra Bay Beach and Reserve	5-33R Koorngai Avenue	Local	Coas. Res Pt Lot 1 DP 912264 Yarra Beach & Lot 7302-7305 DP 1131943 R 62422 Yarra Bicentennial Reserve	I428
Phillip Bay	Chinese Market Gardens	1-19 Koorooera Avenue	State	Lot 1079 DP 752015	I436
Phillip Bay	Chinese Market Gardens	21-39 Koorooera Avenue	State	Lot 1078 DP 752015	I436
Phillip Bay	Our Lady of Good Counsel Church, c.1940s	11 Yarra Road	Local	Lot 3347 DP 752015	I429
Randwick	"Aeolia", Brigidine Convent and Chapel	6 Aeolia Street	Local	Lot 21 DP 1134767	I176
Randwick	Members' Stand, Royal Randwick Racecourse	77-97 Alison Road	Local	COR Lot 1 DP 130234	I9
Randwick	Adjacent to former tramway reservation	90A Alison Road	Local	Lot 1 & 2 DP 304897 Pt of sandstone wall.	I190
Randwick	part of Normanhurst boundary wall (adjacent to former tramway reservation)	92 Alison Road	Local	Lot 2 DP 100623	I190
Randwick	"Shahzada"	114 Alison Road	Local	COR Lot 115 DP 552581	I10
Randwick	"Carlton"	122 Alison Road	Local	Lot 6 DP 2556	I11
Randwick	"Verona"	126 Alison Road	Local	Lot A DP 108150	I12

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	"Amphion"	128 Alison Road	Local	Lot B DP 108150	I12
Randwick	"Donacis"	130 Alison Road	Local	Lot C DP 108150	I12
Randwick	"Rothesay"	132-134 Alison Road	Local	Lot 2 DP 2556	I13
Randwick	St. Jude's Well	138M Alison Road	Local	Unknown Lot & DP	I6
Randwick	"Rexmere"	143 Alison Road	Local	Pt Lot 1 DP 609890	I432
Randwick	"Hillcrest"	145-147 Alison Road	Local	Pt Lot 1 DP 74946	I433
Randwick	Randwick Presbyterian Church	162-194 Alison Road	State	Lot 12 DP 1134788	I1
Randwick	"Seabird"	191-193 Alison Road	Local	Lot 1 DP 811872	I14
Randwick	"Glanmire"	195 Alison Road	Local	Lot 2 DP 811872 (Marcellin College)	I15
Randwick	Commercial building	200 Alison Road	Local	Lot 1 DP 947598, Lot A DP 439249	I16
Randwick	Residential flat building	212 Alison Road	Local	Lot 5 DP 84551	I17
Randwick	Residential flat building	214 Alison Road	Local	Lot 7 DP 84551	I17
Randwick	House	238-242 Alison Road	Local	COR Lot 1 DP 743787	I18
Randwick	Part of two storey semi-detached pair	44 Avoca Street	Local	Lot 1 DP 202777	I60
Randwick	Part of two storey semi-detached pair	46 Avoca Street	Local	Lot 2 DP 202777	I60
Randwick	"Archina"	49 Avoca Street	Local	COR Lot 1 DP 878999	I61
Randwick	Site of Father Shaw's Wireless Works	51 Avoca Street	Local	Lot 2 DP 878999 (Lots 1-44 SP 62199 & Lot 1 DP 119108 Part of Driveway)	I62
Randwick	Randwick Public School c 1924 & Randwick North High School, 1886	62-88E Avoca Street	Local	Lot 1 DP 797564, Lot 1 DP 537130, Lots 1-4 IN DP 797629, Lots 8, 10-13 & 15 Sec 10 DP 758867	I193
Randwick	'Eulalia', 'Aloha' & 'Heyfield'	87 Avoca Street	Local	Lot 1 DP 1088378	I63
Randwick	'Eulalia', 'Aloha' & 'Heyfield'	89 Avoca Street	Local	Lot 2 DP 1088378	I63
Randwick	Post box	90M Avoca Street	Local	Unknown Lot & DP Heritage Item - Post box	I55
Randwick	'Eulalia', 'Aloha' & 'Heyfield'	91 Avoca Street	Local	Lot 2 DP 321037	I63
Randwick	Part of St Jude's Group (St Jude's Church, Rectory, Old Borough Chambers & Hall)	100-104 Avoca Street	State	COR Lot 260 & Lot 497 DP 979237	I65
Randwick	Part of St Jude's Group (St Jude's Church, Rectory, Old Borough Chambers & Hall)	106 Avoca Street	State	PT Lot 572 DP 752011	I65
Randwick	Rectory, Old Borough Chambers & Hall	108 Avoca Street	State	Pt Lot 572 DP 752011	I65

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Part of Hetta Building	110 Avoca Street	Local	Pt Lot 1 DP 510301	I66
Randwick	Part of Hetta Building	112 Avoca Street	Local	Pt Lot 1 DP 510301	I66
Randwick	Part of Hetta Building	114 Avoca Street	Local	Pt Lot 1 DP 510301	I66
Randwick	Part of Victorian and Interwar building	115 Avoca Street	Local	COR Lot 1 DP 730681	I67
Randwick	Part of Hetta Building	116 Avoca Street	Local	Pt Lot 1 DP 510301	I66
Randwick	Part of Victorian and Interwar building	117 Avoca Street	Local	Lot 1 DP 795156	I67
Randwick	Part of Victorian and Interwar building	119 Avoca Street	Local	Lot 6 DP 1047871	I67
Randwick	Part of Victorian and Interwar building	121 Avoca Street	Local	Lot 1 DP 703116	I67
Randwick	Part of Victorian and Interwar building	123-125 Avoca Street	Local	Lot 52 DP 709074	I67
Randwick	Randwick Post Office	124 Avoca Street	State	COR Lot 1 DP 788986	I68
Randwick	Jubilee Fountain	124M Avoca Street	State	Unknown Lot & DP	I56
Randwick	Part of commercial building	126-128 Avoca Street	Local	Lot 100 DP 1106150 (Lots 1-14 SP 78189)	I69
Randwick	Part of Victorian and Interwar building	127 Avoca Street	Local	Lot 51 DP 709074	I67
Randwick	Part of Victorian and Interwar building	129 Avoca Street	Local	Lot 1 DP 212197	I67
Randwick	Part of commercial building	130-138 Avoca Street	Local	Lot 2-4 DP 74090 (Lots 1-16 SP 11937)	I69
Randwick	Part of Victorian and Interwar building	131 Avoca Street	Local	Lot 2 DP 212197	I67
Randwick	Part of Victorian and Interwar building	133 Avoca Street	Local	Lot A DP 107198	I67
Randwick	Part of Victorian and Interwar building	135 Avoca Street	Local	Lot B DP 107198	I67
Randwick	Part of Victorian and Interwar building	137 Avoca Street	Local	Lot 2 DP 668133	I67
Randwick	Part of Victorian and Interwar building	139-145 Avoca Street	Local	Lot 1 DP 177395 (Lots 1-11 SP 20684)	I67
Randwick	"Clovelly"	146 Avoca Street	Local	Lot 2 DP 600693	I70
Randwick	Coach & Horses Hotel	147 Avoca Street	Local	COR Lot A DP 323736	I71
Randwick	"Ilfracombe"	148 Avoca Street	Local	Lot 1 DP 600694	I70
Randwick	"Torquay"	150 Avoca Street	Local	Lot 1 DP 66096	I70
Randwick	Terraced pair	152-154 Avoca Street	Local	Lot 1 DP 91045	I72
Randwick	Part of terraced pair	156 Avoca Street	Local	Lot 2 DP 715235	I73
Randwick	Part of terraced pair	158 Avoca Street	Local	Lot 1 DP 715235	I73
Randwick	"Somerset" and "Glastonbury"	160 Avoca Street	Local	Lot 1 DP 770913	I74
Randwick	"Somerset" and "Glastonbury"	162 Avoca Street	Local	Lot 19 DP 82545	I74
Randwick	Our Lady of the Sacred Heart Church & "Ventnor" house	189-193 Avoca Street	Local	Lot B DP 157005, Lots 1-2 DP 216223, Lot 1 DP 82225 & Unknown	I75

Suburb	Item Name	Address	Significance	Property Description	Item No
				Lot Res on DP 216223	
Randwick	Shop	194 Avoca Street	Local	COR Lot 1 DP 405712	I76
Randwick	Part of "Goldring House"	203 Avoca Street	Local	Lot 1 DP 204750	I77
Randwick	Part of "Goldring House"	205 Avoca Street	Local	Lot 2 DP 204750	I77
Randwick	Part of "Goldring House"	207 Avoca Street	Local	Lot 3 DP 204750	I77
Randwick	Part of "Goldring House"	209 Avoca Street	Local	COR Lot 4 DP 204750	I77
Randwick	"Corana" and "Hygeia"	211-215 Avoca Street	State	COR Lot 1 DP 854977	I78
Randwick	High Cross Park	217-219R Avoca Street	Local	Lot 1 DP 1122573	I57
Randwick	Post box	225M Avoca Street	Local	Unknown Lot & DP	I58
Randwick	House	303 Avoca Street	Local	Lot 4 Sec 1 DP 975345	I80
Randwick	"Canberra"	311 Avoca Street	Local	Lot 8 DP 74238, Lot 9 DP 74238	I81
Randwick	House	6 Barrett Place	Local	COR Lot 2 DP 8897	I86
Randwick	Commercial building	35-43 Belmore Road	Local	Lot 1 DP 725269, Lot 14 Sec 2 DP 979310, Lot 15 Sec 2 DP 979310, Lot 16 Sec 2 DP 979310	I96
Randwick	Residential/Commercial building	48-60 Belmore Road	Local	Pt Lot 21 & Lots 22-23 Sec 2 DP 3736 (Lots 1-27 SP 7779)	I97
Randwick	Commercial Building	70-82 Belmore Road	Local	Lot 1 DP 226447 (Lots 1-25 SP 1527)	I98
Randwick	"Koorowi"	84-90 Belmore Road	Local	Lot 2 DP 226447 (Lots 1-12 SP 10616)	I99
Randwick	"Cooks Lodge"	119-123 Belmore Road	Local	COR Lot 1 DP 103290	I100
Randwick	Commercial Building	120-126 Belmore Road	Local	Lot C DP 101802	I101
Randwick	part of commercial building	125 Belmore Road	Local	Lot 1 DP 33276, Lot 6 DP 33276	I102
Randwick	Part of commercial building	127-129 Belmore Road	Local	Lot 1 DP 849829 (Lots 1-7 SP 49956)	I102
Randwick	"Sandgate"	128 Belmore Road	State	Lot 2 DP 623630 (PCO 67)	I103
Randwick	Part of commercial building	131 Belmore Road	Local	Lot 4 DP 33276	I102
Randwick	Part of commercial building	133 Belmore Road	Local	Lot 5 DP 33276	I102
Randwick	The Star and Garter Inn	141-143 Belmore Road	Local	COR Lot 7 DP 789629	I79
Randwick	Statue of Captain James	145M Belmore	Local	COR Lot 2 DP	I95

Suburb	Item Name	Address	Significance	Property Description	Item No
	Cook	Road		936733	
Randwick	part of two storey semi-detached pair	2 Bishops Avenue	Local	COR Lot 1 DP 525186	I104
Randwick	part of two storey semi-detached pair	4 Bishops Avenue	Local	Lot 2 DP 525186	I104
Randwick	House	8 Bishops Avenue	Local	Lot 57 DP 1189	I105
Randwick	Artney	14 Bishops Avenue	Local	Lot 61 DP 1189	I106
Randwick	Blenheim House outbuilding	17 Blenheim Street	Local	Lot 341 DP 848149	I108
Randwick	Blenheim House	17 Blenheim Street	Local	Lot 341 DP 848149	I107
Randwick	House	139 Botany Street	Local	Lot A DP 155310	I 113
Randwick	Redlands	2A Bradley Street	Local	Lot 100 DP 1137599 (Lots 1-10 SP 82099)	I115
Randwick	Randwick Barracks School of Musketry, Officers' Mess & Convention Centre	1-23 Bundock Street	Local	Lot 12 DP 1042814	I127
Randwick	Electricity Substation No 341	55-61S Canberra Street	State	Lot 1144 DP 1104033, Lot 1145 DP 752015	I134
Randwick	Part of Nolan Terrace	53 Carrington Road	Local	Lot A DP 433137	I140
Randwick	Part of Nolan Terrace	55 Carrington Road	Local	Lot B DP 433137	I140
Randwick	Part of Nolan Terrace	57 Carrington Road	Local	Lot A DP 437946	I140
Randwick	Part of Nolan Terrace	59 Carrington Road	Local	Lot B DP 437946	I140
Randwick	Part of semi-detached pair	61 Carrington Road	Local	Lot 1 DP 103214	I141
Randwick	Part of semi-detached pair	63 Carrington Road	Local	Lot 2 DP 103214	I141
Randwick	Flat Building	81A Carrington Road	Local	Lot 1 DP 840322 (Lots 1-9 SP 47089)	I435
Randwick	Part of single storey attached row	256 Carrington Road	Local	Lot 3 DP 90184	I145
Randwick	Part of single storey attached row	258 Carrington Road	Local	Lot 10 DP 873719	I145
Randwick	Part of single storey attached row	260 Carrington Road	Local	Lot 1 DP 137363	I145
Randwick	Part of single storey attached row	262 Carrington Road	Local	COR Lot 1 DP 745690	I145
Randwick	Part of semi-detached pair	17 Clara Street	Local	Lot A DP 409938	I150
Randwick	Part of semi-detached pair	19 Clara Street	Local	Lot B DP 409938	I150
Randwick	Part of commercial building	49 Clovelly Road	Local	COR Lot 1 DP 1012309	I155
Randwick	Part of commercial building	51 Clovelly Road	Local	Lot 2 DP 1012309	i155
Randwick	Part of commercial building	53 Clovelly Road	Local	Lot 3 DP 1012309	I155

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Wellcamp	105 Clovelly Road	Local	Lot 12 DP 243471	I156
Randwick	"Rokeby"	107 Clovelly Road	Local	COR Lot 13 DP 243471	I157
Randwick	Part of Bungalow pair	6 Conway Avenue	Local	Lot 22 DP 9253	I167
Randwick	Part of Bungalow pair	8 Conway Avenue	Local	Lot 21 DP 9253	I167
Randwick	Coogee Bay Road Retaining Walls	5-41LH Coogee Bay Road	Local	Coogee Bay Road Retaining Wall	L453
Randwick	"Aeolia", Brigidine Convent & Chapel	7-37 Coogee Bay Road	Local	Lot 1 DP 1093846	I176
Randwick	"Gower Galtees", At Deco residential flat building, including fence & gates	8-10 Coogee Bay Road	Local	Lot 1 DP 73744, Lot 1 DP 664672	I172
Randwick	Edwardian residence	12 Coogee Bay Road	Local	Lot B DP 344559	I173
Randwick	"Glen Mervyn", 1924	24-26 Coogee Bay Road	Local	Lots 1-6 DP 1094696	I174
Randwick	Former Police Station	28 Coogee Bay Road	Local	COR Lot 1132 DP 752011	I175
Randwick	Part of semi-detached pair	81 Coogee Bay Road	Local	Lot C DP 437088	I177
Randwick	Part of semi-detached pair	83 Coogee Bay Road	Local	Lot D DP 437088	I177
Randwick	"Woodville"	3 Cook Street	Local	Lot 10 Sec 11 DP 975242	I183
Randwick	Federation house	14 Cook Street	Local	Lot 17 DP 4908	I184
Randwick	Federation house	26 Cook Street	Local	COR Lot 20 DP 4908	I185
Randwick	"Juverna"	50 Cook Street	Local	Lot 18 DP 2426 (Lots 1-12 SP 5100)	I186
Randwick	Bungalow, c.1920s	5 Courland Street	Local	Lot A DP 413195	I189
Randwick	Part of Normanhurst boundary wall (adjacent to former tramway reservation	4-6 Cowper Street	Local	Lot 46 DP 1011277 (Lots 1-33 SP 63281)	I190
Randwick	Aadjacent to former tramway reservation	6A Cowper Street	Local	Lot 140 DP 1047898 (Lots 1-24 SP 69452)	I190
Randwick	"Pepadaniya"	29 Cowper Street	Local	Lot 11 47 DP 752011	I191
Randwick	Part of semi-detached pair	33 Cowper Street	Local	Lot 1 DP 548731	I192
Randwick	Part of semi-detached pair	35 Cowper Street	Local	Lot 2 DP 548731	I192
Randwick	"Peckham"	79-81 Cowper Street	Local	Lot 81 DP 826166	I194
Randwick	"Essex"	7-9 Cuthill Street	Local	Lot 1 DP 1099036	I195
Randwick	"Edith"	11 Cuthill Street	Local	Lot 7 DP 1829, Lot 1 DP 100108	I196
Randwick	St Pauls Street sandstone retaining wall	26LH Daintrey Crescent	Local	St Pauls Street sandstone retaining wall	L456

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	"Monte Carlo"	37 Darley Road	Local	Lot 21 Sec 26 DP 4589	I198
Randwick	House	71 Darley Road	Local	Lot 15 Sec 24 DP 4589	I199
Randwick	House	73 Darley Road	Local	Lot 16 Sec 24 DP 4589	I199
Randwick	"Shaldon"	85 Darley Road	Local	Lot 4 Sec 23 DP 4589	I201
Randwick	"Swan Isle"	87-89 Darley Road	Local	Lot 6 Sec 23 DP 4589, Lot 7 Sec 23 DP 4589	I202
Randwick	"Wollungra"	115 Darley Road	Local	COR Lot A DP 175928	I203
Randwick	"Alhawa", Federation house, c.1920	127 Darley Road	Local	Lot 6 Sec 19 DP 4698, Lot 7 Sec 19 DP 4698	I204
Randwick	Unusual house with deep symmetrical verandah	135 Darley Road	Local	Lot 11 Sec 19 DP 4698	I205
Randwick	Late Edwardian house, c.1919	143 Darley Road	Local	Lot 15 Sec 19 DP 4698	I206
Randwick	Edwardian style bungalow, c.1920	147 Darley Road	Local	Lot 17 DP 4698	I207
Randwick	Part of attached row	169 Darley Road	Local	Lot A DP 442452	I208
Randwick	Part of attached row	171 Darley Road	Local	Lot B DP 442452 (V 7485 F 139 & 140)	I208
Randwick	Part of attached row	173 Darley Road	Local	Lot C DP 442452	I208
Randwick	Part of attached row	175 Darley Road	Local	Lot D DP 442452	I208
Randwick	Part of attached row	177 Darley Road	Local	Lot E DP 442452	I208
Randwick	Triple gabled bungalow	195 Darley Road	Local	Lot 6 DP 667294	I209
Randwick	Part of semi-detached pair	199 Darley Road	Local	Lot A DP 404043	I210
Randwick	Part of semi-detached pair	201 Darley Road	Local	COR Lot B DP 404043	I210
Randwick	Federation residence	1 Dick Street	Local	Lot 4 DP 315059	I215
Randwick	Dolphin Street sandstone retaining wall & embankment	1-21LH Dolphin Street	Local	Dolphin Street sandstone retaining wall & embankment	L454
Randwick	House	12 Douglas Street	Local	COR Lot 27 DP 1208	I228
Randwick	House	19 Douglas Street	Local	Lot 1 DP 370570	I230
Randwick	Part of group of four houses	16 Dudley Street	Local	COR Lot 2 DP 936001	I233
Randwick	Part of group of four houses	18 Dudley Street	Local	Lot A DP 317489	I233
Randwick	Part of group of four houses	20 Dudley Street	Local	Lot B DP 317489	I233
Randwick	Part of group of four houses	22 Dudley Street	Local	Lot 1 DP 963881	I233
Randwick	Part of a pair of houses	32-34 Dudley Street	Local	Lot 1 DP 5108	I234
Randwick	Part of a pair of houses	36 Dudley Street	Local	COR Lot 2 DP 5108	I234
Randwick	"Ascot"	4 Dutruc Street	Local	Lot 3 DP 878999	I238

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Electricity Substation No.287, c.1929	9S Dutruc Street	Local	Lot 10 DP 864725	I239
Randwick	Pair of Victorian residences	11A Dutruc Street	Local	Lot 6 DP 245089	I240
Randwick	Pair of Victorian residences	15 Dutruc Street	Local	Lot 7 DP 245089	I240
Randwick	Victorian Italianate villa	21 Dutruc Street	Local	Lot 10 DP 245089	I241
Randwick	Victorian Italianate residence	54 Dutruc Street	Local	COR Lot 32 DP 73390	I242
Randwick	Sandstone cottage & terraced pair	60B Dutruc Street	Local	Lot A DP 341677	I243
Randwick	Sandstone cottage & terraced pair	62 Dutruc Street	Local	Lot 1 DP 519206	I243
Randwick	Sandstone cottage & terraced pair	64 Dutruc Street	Local	Lot 2 DP 519206	I243
Randwick	Part of timber semi-detached pair	55 Earl Street	Local	Lot 40 DP 1853	I244
Randwick	Part of timber semi-detached pair	57 Earl Street	Local	Lot 41 DP 1853	I244
Randwick	Part of pair of timber cottages	59 Earl Street	Local	Lot 42 DP 1853	I245
Randwick	Part of pair of timber cottages	61 Earl Street	Local	Lot 43 DP 1853	I245
Randwick	"Farnham House", c.1860	3 Farnham Avenue	Local	Lot 1 DP 165543	I248
Randwick	Victorian cottage, c.1885	16 Fern Street	Local	Lot 10 DP 3260	I249
Randwick	Federation Arts & Crafts two storey house, c.1920	2-4 Frances Street	Local	Lot 10 DP 1075929 (Lots 1-22 SP 74533)	I255
Randwick	Federation Arts & Crafts two storey house, c.1920	2-4 Frances Street	Local	Lot 10 DP 1075929 (Lots 1-22 SP 74533)	I256
Randwick	Electricity Substation No.349, c.1929	2S Frances Street	State	COR Lot 1 DP 182713	I254
Randwick	Federation Queen Anne single storey house, c.1900	11 Frances Street	Local	Lot 2 DP 927034	I257
Randwick	Federation Queen Anne single storey house, c.1900	11A Frances Street	Local	Lot 1 DP 927034	I258
Randwick	Part of group of Federation mansions	14-14A Frances Street	Local	COR Lot 1 DP 926313, Lot 2 DP 926313	I259
Randwick	Part of group of Federation mansions	16 Frances Street	Local	Lot 101 DP 1131604	I259
Randwick	Part of group of Federation mansions	18 Frances Street	Local	Lot 102 DP 1131604	I259
Randwick	St. Jude's Cemetery	21 Frances Street	State	COR Lot 1 DP 840568	I253
Randwick	Randwick Town Hall	30 Frances Street	Local	Lot 4 Sec 10 DP 758867, Lot 7 Sec 10 DP 758867	I64
Randwick	Bus shelter	2R Frenchmans Road	Local	PART OF Unknown COR Lot	I54
Randwick	Two storey house, c.1895	29 Frenchmans Road	Local	Lot 15 Sec 1 DP 1045, Lot 24 Sec 1 DP 1045	I261

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	"Glendu", Federation Queen Anne cottage, c.1908	41 Frenchmans Road	Local	Lot 9 Sec 1 DP 1062, Lot 30 Sec 1 DP 1062	I263
Randwick	Part of two storey commercial/ residential building	49-51 Frenchmans Road	Local	Lot 1 DP 1131557	I264
Randwick	Part of two storey commercial/ residential building	53-55B Frenchmans Road	Local	Lot 1 DP 1076414 (Lots 1-17 SP 73982)	I264
Randwick	"Venice", grand late Victorian/early Edwardian house, c.1900	66 Frenchmans Road	State	Lot 1 DP 34630	I265
Randwick	Part of pair of two storey stone cottages	6 George Street	Local	Lot 1 DP 199788	I268
Randwick	Part of pair of two storey stone cottages	8 George Street	Local	Lot 1 DP 997983	I268
Randwick	"Hooper Cottage", c.1848	17 Gilderthorpe Avenue	State	COR Lot 1 SEC 1 DP 448756	I269
Randwick	Federation house, c.1910	63-71 Gilderthorpe Avenue	Local	Lot 10 DP 1015262 (Lots 1-21 SP 64147)	I270
Randwick	Federation semi-detached pair, c.1910	63-71 Gilderthorpe Avenue	Local	Lot 10 DP 1015262 (Lots 1-21 SP 64147)	I271
Randwick	Victorian Gothic house, c.1885	81-83 Gilderthorpe Avenue	Local	Lot 360 DP 1035790 (Lots 1-18 SP 66920)	I272
Randwick	Part of "Gordon Terrace"	2 Gordon Street	Local	COR Lot 1 DP 107876	I275
Randwick	Part of "Gordon Terrace"	4 Gordon Street	Local	Lot 2 DP 107876	I275
Randwick	Part of "Gordon Terrace"	6 Gordon Street	Local	Lot 3 DP 107876	I275
Randwick	Part of "Gordon Terrace"	8 Gordon Street	Local	Lot 4 DP 107876	I275
Randwick	Part of "Gordon Terrace"	10 Gordon Street	Local	Lot 5 DP 107876	I275
Randwick	Part of "Gordon Terrace"	12 Gordon Street	Local	Lot 6 DP 107876	I275
Randwick	Part of "Gordon Terrace"	14 Gordon Street	Local	Lot 7 DP 107876	I275
Randwick	Part of "Gordon Terrace"	16 Gordon Street	Local	Lot 8 DP 107876	I275
Randwick	Part of "Gordon Terrace"	18 Gordon Street	Local	Lot 9 DP 107876	I275
Randwick	Part of "Gordon Terrace"	20 Gordon Street	Local	Lot 10 DP 107876	I275
Randwick	Part of "Gordon Terrace"	22 Gordon Street	Local	Lot 11 DP 107876	I275
Randwick	Part of "Gordon Terrace"	24 Gordon Street	Local	Lot 12 DP 107876	I275
Randwick	Part of "Gordon Terrace"	26 Gordon Street	Local	Lot 13 DP 107876	I275
Randwick	"Cotswold", late Victorian cottage, c.1885	4 Hay Street	Local	Lot 3 DP 808414	I280
Randwick	Prince of Wales Hospital group (Main Block, Catherine Hayes Hospital & Superintendents residence)	61 High Street	State	Lot 1 DP 870720 & DP 1044128	I283
Randwick	Prince of Wales Hospital gates & fence	61 High Street	Local	Lot 1 DP 870720 & DP 1044128	I59

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Randwick Destitute Children's Asylum Cemetery Memorial Garden	61 High Street	State	Lot 1 DP 870720 & DP 1044128	I464
Randwick	(Adjacent to former tramway reservation	8 Holkham Avenue	Local	Lot 1 DP 956767 (Lots 1-16 SP 12482)	I190
Randwick	Part of semi-detached pair	57 Hooper Street	Local	COR Lot 1 DP 226802	I285
Randwick	Part of semi-detached pair	59 Hooper Street	Local	Lot 2 DP 226802	I285
Randwick	Workers cottage, c.1865	11 Jane Street	Local	Lot B DP 320163	I286
Randwick	Two storey sandstone cottage, c.1860s	15 Jane Street	Local	Lot A DP 320163	I287
Randwick	Judge Street sandstone stairs & retaining walls	18-20LH Judge Street	Local	Judge Street sandstone stairs & retaining walls	L455
Randwick	Two storey Federation house, c.1900	23 Judge Street	Local	Lot 45 DP 867679	I290
Randwick	Part of Victorian terrace row	1 Kemmis Street	Local	Lot 14 DP 251302	I291
Randwick	Part of Victorian terrace row	3 Kemmis Street	Local	Lot 15 DP 251302	I291
Randwick	Part of Victorian terrace row	5 Kemmis Street	Local	Lot 16 DP 251302	I291
Randwick	Part of Victorian terrace row	7 Kemmis Street	Local	Lot 17 DP 251302	I291
Randwick	Part of Victorian terrace row	9 Kemmis Street	Local	Lot 18 DP 251302	I291
Randwick	Part of Victorian terrace row	11 Kemmis Street	Local	Lot 19 DP 251302	I291
Randwick	Part of Victorian terrace row	13 Kemmis Street	Local	Lot 20 DP 251302	I291
Randwick	Part of wide-fronted semi-detached pair	15 Kemmis Street	Local	Lot 21 DP 251302	I292
Randwick	Part of wide-fronted semi-detached pair	17 Kemmis Street	Local	Lot 22 DP 251302	I292
Randwick	Part of a group of grand Victorian houses	23 Kemmis Street	Local	Lot 8 DP 243471	I293
Randwick	Part of a group of grand Victorian houses	25 Kemmis Street	Local	Lot 9 DP 243471	I293
Randwick	Part of a group of grand Victorian houses	27 Kemmis Street	Local	Lot 10 DP 243471	I293
Randwick	Federation cottage, c.1915	3 King Street	Local	Lot 4 Sec 1 DP 902	I295
Randwick	Former tramways repair shop	22-32 King Street	Local	Lots 3-4 DP 212352, Lot 1 DP 228903, Lot 1 DP 787868, Lot B DP 441177	I462
Randwick	Former tramways workshop	22-32 King Street	Local	Lots 3-4 DP 212352, Lot 1 DP 228903, Lot 1 DP 787868, Lot B DP 441177	I463
Randwick	Brick chimney stack, c.1917	88-98 King Street	Local	Lot 12 DP 1087747 (Lots 1-93 SP	I296

Suburb	Item Name	Address	Significance	Property Description	Item No
				75411)	
Randwick	Transitional Victorian/Edwardian style house, c.1910	17 Lee Street	Local	Lot 100 DP 857661 (Lots 1-10 SP 56114)	I302
Randwick	"Ramona Hall", Spanish Mission influenced residential flat building, c.1940	23 Marcel Avenue	Local	Lot 20 DP 13587	I309
Randwick	Residential flat building with neo-classical entry & shingled bay windows	31 Marcel Avenue	Local	Lot 17 DP 13587 (Lots 1-12 SP 14380)	I310
Randwick	Randwick Literary Institute	47A Market Street	Local	Lots 1 DP 566976, Lot 2 DP 566976	I311
Randwick	Californian bungalow, c.1930	12 McLennan Avenue	Local	Lot 10 DP 13779	I321
Randwick	Californian bungalow, c.1930	23 McLennan Avenue	Local	Lot 5 DP 13779	I322
Randwick	Californian bungalow, c.1930	25 McLennan Avenue	Local	Lot 6 DP 13779	I323
Randwick	Part of "Brighton Terrace"	2 Mears Avenue	Local	COR Lot 2 DP 110106	I324
Randwick	Part of "Brighton Terrace"	4 Mears Avenue	Local	Lot B DP 110106	I324
Randwick	Part of "Brighton Terrace"	6 Mears Avenue	Local	Lot C DP 110106	I324
Randwick	Part of "Brighton Terrace"	8 Mears Avenue	Local	Lot D DP 110106	I324
Randwick	Part of "Brighton Terrace"	10 Mears Avenue	Local	Lot E DP 110106	I324
Randwick	Part of "Brighton Terrace"	12 Mears Avenue	Local	Lot 51 DP 260216	I324
Randwick	Part of "Brighton Terrace"	14 Mears Avenue	Local	Lot 52 DP 260216	I324
Randwick	Part of "Brighton Terrace"	16 Mears Avenue	Local	Lot 53 DP 260216	I324
Randwick	Part of "Brighton Terrace"	18 Mears Avenue	Local	Lot 54 DP 260216	I324
Randwick	Part of "Brighton Terrace"	20 Mears Avenue	Local	Lot 55 DP 260216	I324
Randwick	St. Jude's Mission Church, c.1885	84 Middle Street	Local	COR Lot 1 DP 774765	I330
Randwick	Old stone cottage, c.1865	88 Middle Street	Local	Lot 1 DP 83413	I331
Randwick	Edwardian timber cottage, c.1905	90 Middle Street	Local	Lot 1 DP 83414	I332
Randwick	Victorian mansion	2-4 Milford Street	Local	Lot 2 DP 234445	I333
Randwick	Californian bungalow	10 Milford Street	Local	PT Lot 71 DP 1168871	I334
Randwick	"Nugal Hall", Gothic revival sandstone mansion	16-18 Milford Street	State	Lot 4 DP 530998	I335
Randwick	Federation house, c.1905	2 Monmouth Street	Local	Lot 1 DP 963384	I339
Randwick	Bungalow, c.1931	19 Monmouth Street	Local	Lot 23 Sec 1 DP 3716	I340
Randwick	Spanish Mission flats, c.1940	3 Mulwarree Avenue	Local	Lot 2 DP 17536	I344

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Part of terraced row	1 Oswald Street	Local	COR Lot 1 DP 108445	I354
Randwick	Part of terraced row	3 Oswald Street	Local	Lot 2 DP 108445	I354
Randwick	Part of terraced row	5 Oswald Street	Local	Lot 3 DP 108445	I354
Randwick	Part of terraced row	7 Oswald Street	Local	Lot 4 DP 108445	I354
Randwick	Part of terraced row	9 Oswald Street		Lot 5 DP 108445	
Randwick	Part of terraced row	11 Oswald Street	Local	Lot 6 DP 108445	I354
Randwick	Part of terraced row	11A Oswald Street	Local	Lot 7 DP 108445	I354
Randwick	Part of terraced row	15 Oswald Street	Local	Lot 8 DP 108445	I354
Randwick	Part of terraced row	17 Oswald Street	Local	Lot 9 DP 108445	I354
Randwick	Part of terraced row	19 Oswald Street	Local	Lot 10 DP 108445	I354
Randwick	"The Pines", boom style house, c.1885	11A Park Avenue	Local	Lot 3 DP 74835	I358
Randwick	Royal Hotel, 1887	2-4 Perouse Road	Local	COR Lot 1 DP 573912	I360
Randwick	Part of pair of cottages	15-17 Perouse Road	Local	Lot 6 DP 3564	I361
Randwick	Part of pair of cottages	19 Perouse Road	Local	Lot 7 Sec A DP 3564	I361
Randwick	Grand Edwardian mansion	82-84 Perouse Road	Local	Lot 131 DP 613647	I362
Randwick	Federation house, c.1915	85 Perouse Road	Local	Lot 4 DP 5614	I363
Randwick	Unusual Edwardian house	98-100 Perouse Road	Local	Lot A DP 951214, Lot B DP 951214	I364
Randwick	Federation, Queen Anne house	106 Perouse Road	Local	Lot 1 DP 875098	I365
Randwick	Part of pair of Federation Queen Anne houses	108 Perouse Road	Local	Lot 2 DP 981182	I366
Randwick	Part of pair of Federation Queen Anne houses	110 Perouse Road	Local	Lot 1 DP 981182	I366
Randwick	Transitional style Victorian two storey house	30 Pine Street	Local	Lot 1 DP 302357	I368
Randwick	Edwardian style cottage, c.1900	71 Pine Street	Local	Lot 18 DP 2892	I369
Randwick	Part of two storey semi-detached pair	81 Pine Street	Local	Lot 13 Sec 1 DP 2892	I370
Randwick	Part of two storey semi-detached pair	83 Pine Street	Local	Lot 12 DP 2892	I370
Randwick	Three storey 1930s style residential flat building	2 Prince Street	Local	Lot 12 DP 17536 (Lots 1-12 SP 16310)	I372
Randwick	Small Gothic church, c.1883	1 Rae Street	Local	COR Lot 12 DP 866464	I375
Randwick	Part of historic residential streetscape	3 Rae Street	Local	COR Lot H DP 84853	I376
Randwick	Part of historic residential streetscape	5 Rae Street	Local	Lot G DP 84853	I376
Randwick	Part of historic residential streetscape	7 Rae Street	Local	Lot F DP 84853	I376
Randwick	Part of historic	9 Rae Street	Local	Lot 1 DP 745599	I376

Suburb	Item Name	Address	Significance	Property Description	Item No
	residential streetscape				
Randwick	Part of historic residential streetscape	11 Rae Street	Local	COR Lot 11 DP 1109320	I376
Randwick	Part of historic residential streetscape	11A Rae Street	Local	Lot 1 DP 741141	I377
Randwick	Part of historic residential streetscape	15 Rae Street	Local	Lot 2 DP 707130	I377
Randwick	Part of historic residential streetscape	17 Rae Street	Local	Lot 3 DP 731596	I377
Randwick	Part of historic residential streetscape	19 Rae Street	Local	Lot 1 DP 534053	I377
Randwick	Part of historic residential streetscape	21 Rae Street	Local	Lot 50 DP 607648	I377
Randwick	Part of historic residential streetscape	23 Rae Street	Local	COR Lot 6 DP 1109345	i377
Randwick	Victorian residence, c.1889	37-39 Rae Street	Local	COR Lot 4 DP 226878, Lot 5 DP 226878	I378
Randwick	Rainbow Street Public School, c.1920s	90-98E Rainbow Street	Local	Lot 1738 DP 48445	I380
Randwick	Part of group of Italianate houses	4 Silver Street	Local	Lot 8 Sec 2 DP 3496	I397
Randwick	Part of group of Italianate houses	6 Silver Street	Local	Lot 9 Sec 2 DP 3496	I397
Randwick	Part of group of Italianate houses	8 Silver Street	Local	Lot 10 Sec 2 DP 3496	I397
Randwick	Duke of Gloucester Hotel, c.1934	2 St Marks Road	Local	Lot 1 DP 80766	I262
Randwick	Part of single storey semi-detached cottage group	4-6 St Marks Road	Local	Lot 1 DP 1046576	I386
Randwick	Part of single storey semi-detached cottage group	8 St Marks Road	Local	Lot 1 DP 233923	I387
Randwick	Part of single storey semi-detached cottage group	10 St Marks Road	Local	Lot 2 DP 233923	I386
Randwick	"Rathven", large Italianate house, c.1887	43 St Marks Road	State	Lot 1 DP 623700	I387
Randwick	part of group of Italianate houses	48 St Marks Road	Local	Lot 25 DP 245089	I388
Randwick	part of group of Italianate houses	50 St Marks Road	Local	Lot 24 DP 245089	I388
Randwick	part of group of Italianate houses	52-56 St Marks Road	Local	Lot 1 DP 1012684	I388
Randwick	part of group of Italianate houses	58 St Marks Road	Local	Lot 22 DP 245089	I388
Randwick	part of group of Italianate houses	60 St Marks Road	Local	Lot 21 DP 245089	I388
Randwick	part of group of Italianate houses	62 St Marks Road	Local	Lot 91 DP 596460	I388
Randwick	part of group of Italianate houses	64 St Marks Road	Local	Lot 19 DP 245089	I388
Randwick	part of group of Italianate houses	66 St Marks Road	Local	Lot 18 DP 245089	I388
Randwick	Victorian terrace	15 St Pauls Street	Local	Lot A DP 350130	I389

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	Federation single storey cottage	17 St Pauls Street	Local	Lot B DP 350130	I390
Randwick	Victorian Italianate boom style two storey house	19 St Pauls Street	Local	Lot 21 DP 1829	I391
Randwick	Part of terraced pair	25 St Pauls Street	Local	Lot 1 DP 230596	I392
Randwick	Part of terraced pair	27 St Pauls Street	Local	Lot 2 DP 230596	I392
Randwick	Ritz Cinema	39-47 St Pauls Street	State	Lot 101 DP 1029883	I393
Randwick	Masonic Temple, classical revival style, c.1920s	42-44 St Pauls Street	Local	Lot 2 DP 303070	I394
Randwick	Part of former Little Sisters of the Poor Chapel, Novitiate & "Ashton Lodge"	18 Stanley Street	State	Lot 2 DP 709332	I398
Randwick	part of former Little Sisters of the Poor Chapel, Novitiate and "Ashton Lodge"	20 Stanley Street	State	Lot 1 DP 709332	I398
Randwick	Part of terrace & cottage group	10 Stephen Street	Local	Lot 1 DP 511401	I399
Randwick	Part of terrace & cottage group	12 Stephen Street	Local	Lot 2 DP 511401	I399
Randwick	Part of terrace & cottage group	14 Stephen Street	Local	Lot 12 Sec 2 DP 3716	I399
Randwick	Part of Spanish Mission pair	1 Sully Street	Local	Lot 200 DP 1104698	I400
Randwick	Part of Spanish Mission pair	1A Sully Street	Local	Lot 201 DP 1104698	I400
Randwick	"Tayar", Italianate house, c.1900	1-3 The Avenue	Local	COR Lot 11 DP 883045	I401
Randwick	Randwick Fire Station, c.1908	6 The Avenue	Local	Lot 14 Sec 10 DP 758867	I402
Randwick	Part of "Avonmore Terrace"	26 The Avenue	State	Lot 1 DP 966761	I403
Randwick	Part of "Avonmore Terrace"	28 The Avenue	State	Lot A DP 950369	I403
Randwick	Part of "Avonmore Terrace"	30 The Avenue	State	Lot B DP 950369	I403
Randwick	Part of "Avonmore Terrace"	32 The Avenue	Local	Lot C DP 950369	I403
Randwick	Part of "Avonmore Terrace"	34 The Avenue	State	Lot 5 DP 14466	I403
Randwick	Part of "Avonmore Terrace"	36 The Avenue	State	Lot 4 DP 14466	I403
Randwick	Part of "Avonmore Terrace"	38 The Avenue	State	Lot 3 DP 14466	I403
Randwick	Part of "Avonmore Terrace"	40 The Avenue	State	Lot 2 DP 14466	I403
Randwick	Part of "Avonmore Terrace"	42 The Avenue	State	Lot 1 DP 14466	I403
Randwick	Part of two storey semi-detached pair	8 Victoria Street	Local	Lot A DP 442243	I412
Randwick	Part of two storey semi-detached pair	10 Victoria Street	Local	Lot 2 DP 505908	I412

Suburb	Item Name	Address	Significance	Property Description	Item No
Randwick	"Keletera", symmetrical cottage, c.1920	5 Wentworth Street	Local	Lot 12 Sec 28 DP 975242	I422
Randwick	Weatherboard cottage, c.1870	22 Young Street	Local	COR Lot 2 DP 545098	I430
Randwick	Newmarket sale ring, Big Stable and Newmarket house	29-39 Young Street	State	Lot B DP 330407	I431
South Coogee	Cairo Street stairs & associated sandstone retaining walls	1-21LH Cairo Street	Local	Cairo Street stairs & associated sandstone retaining walls	L457
South Coogee	"Santa Fe"	28 Coldstream Street	Local	Lot 2366 DP 752015	I166
South Coogee	Garnet Street sandstone retaining wall, embankment & street trees	7-13LH Denning Street	Local	Garnet Street sandstone retaining wall, embankment & street trees	L458
South Coogee	Randwick Cemetery	42-138 Malabar Road	Local	Lot 54 & 55 DP 752015	I307
South Coogee	Timber cottage	85 Malabar Road	Local	Lot 1 DP 943175	I308

Part 2 Heritage Conservation Areas

Suburb	Heritage Conservation Area Name	Identification on Heritage Map	Significance	Item No
Centennial Park/Randwick	North Randwick	Shown on Heritage Map by red hatching and labelled — C	Local and State (in part)	C1
Kensington	Old Tote & Figtree Theatre	Shown on Heritage Map by red hatching and labelled — C2	Local	C2
Kensington	Sacred Heart	Shown on Heritage Map by red hatching and labelled — C3	Local	C3
Kensington	West Kensington	Shown on Heritage Map by red hatching and labelled — C4	Local	C4
La Perouse/Little Bay/Port Botany/	Botany Bay National Park (Botany Bay National Park, La Perouse Headland, Yarra & Frenchman's Bay)	Shown on Heritage Map by red hatching and labelled — C5	State and Local(in part)	C5
Little Bay	Prince Henry Hospital	Shown on Heritage Map by red hatching and labelled — C6	Local	C6
Malabar	Malabar Headland	Shown on Heritage Map by red hatching and labelled — C7	State	C7
Matraville	Bunnerong Power Station	Shown on Heritage Map by red hatching and labelled — C8	Local	C8
Randwick/Coogee	Dudley Street	Shown on Heritage Map by red hatching and labelled — C9	Local	C9
Randwick	Gordon Square	Shown on Heritage Map by red hatching and labelled — C10	Local	C10
Randwick/Coogee	Moirra Crescent	Shown on Heritage Map by red hatching and labelled — C11	Local	C11
Randwick	High Cross	Shown on Heritage Map by red hatching and labelled — C12	Local	C12
Randwick/Kensington	Racecourse	Shown on Heritage Map by red hatching and labelled — C13	Local	C13
Randwick	Randwick Environmental Park	Shown on Heritage Map by red hatching and labelled — C14	Local	C14
Randwick	Randwick Junction	Shown on Heritage Map by red hatching and labelled — C15	Local	C15
Randwick	The Spot	Shown on Heritage Map by red hatching and labelled — C16	Local	C16
Randwick	St Jude's	Shown on Heritage Map by red hatching and labelled — C17	Local	C17

Suburb	Heritage Conservation Area Name	Identification on Heritage Map	Significance	Item No
Randwick	St Mark's	Shown on Heritage Map by red hatching and labelled — C18	Local	C18
Randwick	Struggletown	Shown on Heritage Map by red hatching and labelled — C19	Local	C19
Randwick	Caerleon Crescent	Shown on Heritag Map by red hatching and labeled – C20	Local	C20

Part 3 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item No
Coogee	Bishopscourt	21-23 Moira Crescent	SP 3850	Local	A1
Coogee	Bishopscourt	25 Moira Crescent	Lot 39 DP 13587	Local	A1
Coogee	Bishopscourt	27 Moira Crescent	SP 82854	Local	A1
Coogee	Bishopscourt	29 Moira Crescent	Lot B DP 319928	Local	A1
Coogee	Original roadway and turning circle	Moira Crescent & Western end of Marcel Ave, Coogee	Roadway itself being the original entrance driveway and turning circle to Bishopscourt	Local	A2
Little Bay	The Prince Henry site, Rock cut steps	Part 4R Coast Hospital Road,	Lot 97 DP 270427	State	A3
Little Bay	The Prince Henry site – Retaining wall	Part of 5R Coast Hospital Road	Pt Lot 98 DP 270427	State	A4
Little Bay	The Prince Henry site – Canalised water course	5R Coast Hospital Road	Pt Lot 98 DP 270427	State	A5
Little Bay	The Prince Henry site – Sandstone shelf and cutting	9-33 Brodi Ave	Pt Lot 51 DP 270427	State	A6
Little Bay	The Prince Henry site – Canalised water course	Pt 5R Coast Hospital Road	Pt Lot 98 DP 270427	State	A7
Little Bay	The Prince Henry site – Resident Medical Officer's (RMO) residence	2 Coast Hospital Road	Pt Lot 73 DP 270247	State	A8
Little Bay	The Prince Henry site – North Rock Anchor site	Pt 5R Coast Hospital Road Pt 6R Coast Hospital Road	Pt Lot 98 DP 270247 Crown Land – no Lot & DP.	State	A9
Little Bay	Prince Henry site – Footings and kerbing	Pt 5R Coast Hospital Road Pt 1 Coast Hospital Road	Pt Lot 98 DP 270427 Pt Lot 79 DP 270427	State	A10
Little Bay	Prince Henry site - Rock	Pt 5R Coast Hospital Road	Pt Lot 98 DP 270247		A11

Suburb	Item name	Address	Property description	Significance	Item No
	cutting (south drain)	Pt 6R Coast Hospital Road	Crown Land – no Lot & DP.		
Little Bay	Prince Henry site - Remnant garden beds	Pt 5R Coast Hospital Road	Pt Lot 98 DP 270247	State	A12
Little Bay	Prince Henry site - Cemetery Road	Historic hospital precinct Pt 1528 Anzac Pd Pt 1530B/ Anzac Pd	Pt Lots 4 & 5 DP 1110408 Pt Lot 1 DP 706184	State	A13
Little Bay	Prince Henry site – Sandstone Platform	Pt 5R Coast Hospital Road	Lot 98 DP 270247	State	A14
Little Bay	Prince Henry site – Moveable item M1	Pt of 1-33R Harvey St	Pt of Lot 66 DP 270247	State	A15
Little Bay	Prince Henry site – Moveable item M2	Pt of 5R Brodie Ave	Pt Lot 47 DP 270427	State	A16
Little Bay	Prince Henry site – Moveable item M3	Pt of 10-16 Jenner St	SP 79613	State	A17
Little Bay	Prince Henry site – Moveable item M4	Pt of 5R Coast Hospital Rd	Pt of Lot 98 DP 270427	State	A18
Little Bay	Prince Henry site – Moveable item M5	Pt of 1406R Anzac Pde	Pt Lot 10 DP 1127719	State	A19

Part 4 Aboriginal heritage

Suburb	Item name	Address	Property description	Significance	Item No
Little Bay	Aboriginal objects; and Aboriginal place of heritage significance within The Prince Henry site	1430 Anzac Pde,	Multiple Lots & DPs	State	AH1

Dictionary

(Clause 1.4)

Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the sheet of the Heritage Map marked “Aboriginal Heritage Map”, that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Note. The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

acid sulfate soils means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

advertisement has the same meaning as in the Act.

Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

affordable housing has the same meaning as in the Act.

Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

agriculture means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

Note. Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

Note. Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*.

Note. Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note. Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes.

Note. Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

biodiversity means biological diversity.

biological diversity has the same meaning as in the *Threatened Species Conservation Act 1995*.

Note. The term is defined as follows:

biological diversity means the diversity of life and is made up of the following 3 components:

- (a) genetic diversity—the variety of genes (or units of heredity) in any population,
- (b) species diversity—the variety of species,
- (c) ecosystem diversity—the variety of communities or ecosystems.

biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

Note. Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

brothel has the same meaning as in the Act.

Note. This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

building has the same meaning as in the Act.

Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

building height (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note. Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

building line or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

bulky goods premises means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

Note. Bulky goods premises are a type of **retail premises**—see the definition of that term in this Dictionary.

bush fire hazard reduction work has the same meaning as in the *Rural Fires Act 1997*.

Note. The term is defined as follows:

bush fire hazard reduction work means:

- (a) the establishment or maintenance of fire breaks on land, and
- (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,

but does not include construction of a track, trail or road.

bush fire prone land has the same meaning as in the Act.

Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

business identification sign means a sign:

- (a) that indicates:
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

business premises means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation,

home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:
 - (i) dwellings that are permitted on rural land, and
 - (ii) dwellings that are used for caretaker or staff purposes, or
- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment action plan has the same meaning as in the *Catchment Management Authorities Act 2003*.

Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

Note. Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

child care centre means a building or place used for the supervision and care of children that:

- (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre,

but does not include:

- (c) a building or place used for home-based child care, or

- (d) an out-of-home care service provided by an agency or organisation accredited by the Children's Guardian, or
- (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
- (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
- (h) a service that is concerned primarily with the provision of:
 - (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
 - (ii) private tutoring, or
- (i) a school, or
- (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

classified road has the same meaning as in the *Roads Act 1993*.

Note. The term is defined as follows:

classified road means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

clearing native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

clearing native vegetation means any one or more of the following:

- (a) cutting down, felling, thinning, logging or removing native vegetation,
- (b) killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

(See Division 3 of Part 3 of the *Native Vegetation Act 2003* for the exclusion of routine agricultural management and other farming activities from constituting the clearing of native vegetation if the landholder can establish that any clearing was carried out for the purpose of those activities.)

coastal foreshore means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform.

coastal hazard has the same meaning as in the *Coastal Protection Act 1979*.

coastal lake means a body of water specified in Schedule 1 to *State Environmental Planning Policy No 71—Coastal Protection*.

coastal protection works has the same meaning as in the *Coastal Protection Act 1979*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

coastal zone has the same meaning as in the *Coastal Protection Act 1979*.

Note. The term is defined as follows:

coastal zone means:

- (a) the area within the coastal waters of the State as defined in Part 10 of the *Interpretation Act 1987* (including any land within those waters), and
- (b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and
- (c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

The coastal zone consists of the area between the western boundary of the coastal zone shown on the maps outlining the coastal zone and the outermost boundary of the coastal waters of the State. The coastal waters of the State extend, generally, to 3 nautical miles from the coastline of the State.

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

community land has the same meaning as in the *Local Government Act 1993*.

correctional centre means:

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

Council means the **Randwick Council**.

crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

Crown reserve means:

- (a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or
- (b) a common within the meaning of the *Commons Management Act 1989*, or
- (c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

Note. Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

Note. Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

demolish, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

earthworks means excavation or filling.

ecologically sustainable development has the same meaning as in the Act.

eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

educational establishment means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

electricity generating works means a building or place used for the purpose of making or generating electricity.

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

estuary has the same meaning as in the *Water Management Act 2000*.

Note. The term is defined as follows:

estuary means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,

but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

extensive agriculture means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,

(d) a dairy (pasture-based).

Note. Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

Note. Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note. See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, fed (wholly or substantially) on prepared and manufactured feed, for the purpose of meat production or fibre products, but does not include a poultry farm, dairy or piggery.

Note. Feedlots are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

fish has the same meaning as in the *Fisheries Management Act 1994*.

Note. The term is defined as follows:

Definition of “fish”

(1) **Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).

(2) **Fish** includes:

- (a) oysters and other aquatic molluscs, and
- (b) crustaceans, and
- (c) echinoderms, and
- (d) beachworms and other aquatic polychaetes.

- (3) **Fish** also includes any part of a fish.
- (4) However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the **Randwick** Local Environmental Plan 2012 Floor Space Ratio Map.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub.

Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

foreshore area means the land between the foreshore building line and the mean high water mark of the nearest bay or river.

foreshore building line means the line shown the foreshore building line on the Foreshore Building Line Map.

Foreshore Building Line Map means the **Randwick** Local Environmental Plan 2012 Foreshore Building Line Map.

forestry has the same meaning as **forestry operations** in the *Forestry and National Park Estate Act 1998*.

Note. The term is defined as follows:

forestry operations means:

- (a) logging operations, namely, the cutting and removal of timber from land for the purpose of timber production, or
- (b) forest products operations, namely, the harvesting of products of trees, shrubs and other vegetation (other than timber) that are of economic value, or
- (c) on-going forest management operations, namely, activities relating to the management of land for timber production such as thinning, bush fire hazard reduction, bee-keeping, grazing and other silvicultural activities, or
- (d) ancillary road construction, namely, the provision of roads and fire trails, and the maintenance of existing railways, to enable or assist in the above operations.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or cafe and the sale of any the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

Note. Garden centres are a type of ***retail premises***—see the definition of that term in this Dictionary.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of ***industry***—see the definition of that term in this Dictionary.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a permanent group home or a transitional group home.

Note. Group homes are a type of ***residential accommodation***—see the definition of that term in this Dictionary.

group home (permanent) or ***permanent group home*** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or transitional group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

Note. Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Note. Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to

health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

Height of Buildings Map means the **Randwick** Local Environmental Plan 2012 Height of Buildings Map.

helipad means a place not open to the public used for the taking off and landing of helicopters.

heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

Note. Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

heritage conservation area means an area of land of heritage significance:

- (a) shown on the Heritage Map as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Note. An inventory of heritage items is also available at the office of the Council.

Direction. Heritage items must be shown on the Heritage Map.

heritage management document means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map means the **Randwick** Local Environmental Plan 2012 Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note. High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- (a) the service is licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*,
- (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or

- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
 - (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
 - (d) the exhibition of any signage (other than a business identification sign), or
 - (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,
- but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home business.

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

Note. Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note. Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note. Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

industrial retail outlet means a building or place that:

- (a) is used in conjunction with an industry or rural industry, and

- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note. Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

intensive plant agriculture means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

Note. Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

Key Sites Map means the **Randwick Local Environmental Plan 2012 Key Sites Map**.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

Note. See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

Land Application Map means the **Randwick Local Environmental Plan 2012 Land Application Map**.

Land Reservation Acquisition Map means the **Randwick** Local Environmental Plan 2012 Land Reservation Acquisition Map.

Land Zoning Map means the **Randwick** Local Environmental Plan 2012 Land Zoning Map.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

Note. Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

Note. Light industries are a type of **industry**—see the definition of that term in this Dictionary.

liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note. Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals, derived principally from surrounding districts, and includes abattoirs, knackerries, tanneries, woolscours and rendering plants.

Note. Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

Lot Size Map means the **Randwick** Local Environmental Plan 2012 Lot Size Map.

maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note. Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

mezzanine means an intermediate floor within a room.

mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

mine subsidence district means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

Note. Mining is not a type of **industry**—see the definition of that term in this Dictionary.

mixed use development means a building or place comprising 2 or more different land uses.

mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

moveable dwelling has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

native vegetation has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

Meaning of “native vegetation”

(1) **Native vegetation** means any of the following types of indigenous vegetation:

- (a) trees (including any sapling or shrub, or any scrub),
- (b) understorey plants,
- (c) groundcover (being any type of herbaceous vegetation),
- (d) plants occurring in a wetland.

(2) Vegetation is **indigenous** if it is of a species of vegetation, or if it comprises species of vegetation, that existed in the State before European settlement.

(3) **Native vegetation** does not include any mangroves, seagrasses or any other type of marine vegetation to which section 205 of the *Fisheries Management Act 1994* applies.

navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

nominated State heritage item means a heritage item that:

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

NSW Coastal Policy means the publication titled *NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast*, published by the Government.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note. Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

operational land has the same meaning as in the *Local Government Act 1993*.

parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

Note. Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

property vegetation plan has the same meaning as in the *Native Vegetation Act 2003*.

Note. The term is defined as follows:

property vegetation plan means a property vegetation plan that has been approved under Part 4 of the *Native Vegetation Act 2003*.

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note. Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

public authority has the same meaning as in the Act.

public land has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows:

public land means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

public reserve has the same meaning as in the *Local Government Act 1993*.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Government Department or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Government Department, corporation, firm or authority carrying on the undertaking.

rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

registered club means a club that holds a club licence under the *Liquor Act 2007*.

relic has the same meaning as in the *Heritage Act 1977*.

Note. The term is defined as follows:

relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.

research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

Note. Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**— see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note. Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, takeaway meals and drinks or entertainment are also provided.

Note. Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- (a) bulky goods premises,
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

road means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,

- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note. Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note. Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

Note. Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

school means a government school or non-government school within the meaning of the *Education Act 1990*.

Note. Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Note. Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note. Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for:
 - (e) seniors or people who have a disability, or
 - (f) people who live in the same household with seniors or people who have a disability, or
 - (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

Note. Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note. Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

Note. Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewerage system means any of the following:

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place or place that is a combination of any of the things referred to in paragraphs (a)–(d).

sex services means sexual acts or sexual services in exchange for payment.

sex services premises means a brothel, but does not include home occupation (sex services).

shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.

Note. Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

spa pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

Note. Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include heavy industrial storage establishment or a warehouse or distribution centre.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

swimming pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined as follows:

swimming pool means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note. Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

telecommunications facility means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

temporary structure has the same meaning as in the Act.

Note. The term is defined as follows:

temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

the Act means the *Environmental Planning and Assessment Act 1979*.

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

Note. Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note. Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

underground mining means:

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and

- (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Note. Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

Note. Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note. Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

waste or resource management facility means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note. Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and

- (b) treatment works, and
- (c) irrigation schemes.

Note. Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure, dosing facilities and water supply reservoirs.

Note. Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Note. Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

water supply system means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

Note. Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

waterbody means a waterbody (artificial) or waterbody (natural).

waterbody (artificial) or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

waterbody (natural) or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

wetland means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

wharf or boating facilities means a wharf (or any of the following facilities associated with a wharf or boating) that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

ATTACHMENT C

CONTENTS

- C1** (Draft) Explanatory notes on the provisions of draft Comprehensive RLEP 2012 and relationship to current RLEP 1998 (Consolidation)
- C2** Comparative overview/outline of the content of the existing RLEP and Proposed Draft Comprehensive RLEP 2012

ATTACHMENT C1

(draft) Explanatory Notes for the draft LEP

These are plain English Explanatory Notes for the *Draft Randwick Local Environmental Plan (RLEP) 2012*.

The draft LEP consists of a written instrument and maps which must be read together.

This document provides a simple explanation of the draft written instrument, clause by clause, and how it differs from the existing Randwick LEP 1998(Consolidation).

These Explanatory Notes cannot be used as a legal interpretation of any of the clauses.

Randwick Local Environmental Plan 2012
PART 1 – PRELIMINARY
1.1 Name of plan Compulsory
This clause identifies the name of the Plan as 'Randwick Local Environmental Plan (LEP) 2012.'
1.1AA Commencement Compulsory
This clause clarifies that the draft LEP takes effect when it is published on the NSW Legislation website.
1.2 Aims of plan Compulsory
<p>This clause identifies that the Plan is being prepared as a Standard Instrument LEP and sets out the aims of the Plan with a focus on local strategic planning.</p> <p>The particular aims in subclause (2) have been inserted by the City of Randwick to guide future development within the council area.</p> <p>These local aims have been drawn from the Randwick City Plan, current Randwick LEP 1998, and existing plans and policies.</p>
1.3 Land to which plan applies Compulsory
This clause identifies that the draft LEP applies to the land shown on the Land Application Map. The map covers most, but not all, of Randwick Local Government Area. [Bare Island being the exception]
1.4 Definitions Compulsory
This clause refers to the Dictionary, located at the end of the draft LEP, which defines the terms used in the Plan. Councils cannot alter the standard definitions contained in the Dictionary.

1.5 Notes
Compulsory
The notes are guidance to aid in the understanding of a clause and do not form part of the legal instrument.
1.6 Consent authority
Compulsory
This clause states that the Randwick Council is the consent authority for development covered by the draft LEP. Despite this clause, the Department of Planning & Infrastructure is the consent authority for major development under the Major Development SEPP 2005.
1.7 Maps
Compulsory
<p>This clause identifies requirements for maps adopted under the draft LEP. The following maps are included:</p> <ul style="list-style-type: none"> - Land Application Map - Land Zoning Map - Height of Buildings Map - Floor Space Ratio Map - Minimum Lot Size Map - Land Reservation Acquisition Map - Heritage Map - Foreshore Building Line & Foreshore Scenic Protection Areas Map - Acid sulfate Soils Map - Natural Resources Sensitivity Terrestrial Biodiversity Map - Flooding - Key Sites Map
1.8 Repeal of planning instruments applying to land
Compulsory
<p>This clause states that all other LEPs applying to the land to which the draft Randwick LEP 2012 applies are repealed.</p> <p>The Randwick LEP 1998(Consolidation) is repealed under this provision.</p>
Clause 1.8A Savings provision relating to development applications
(local clause)
<p>This clause has been included to ensure that any development application lodged, but not finally determined, before the Randwick LEP 2012 commences, will be determined as if the Randwick LEP 2012 had not commenced.</p> <p>This is similar to clause 7 of the current LEP.</p>
1.9 Application of SEPPs
Compulsory

This clause states that the State Environmental Planning Policies (SEPPs) provisions prevail over the LEP and lists the SEPPs which do not apply including:

- SEPP 1 – Development Standards (refer replacement clause 4.6 below)
- SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development
- SEPP 60 – Exempt and Complying Development.

Clause 1.9A Suspension of covenants, agreements and instruments

(local clause)

In order for development to be carried out under this Plan, this clause suspends any agreement, covenant or other similar instrument that restricts the carrying out of development. The clause does not apply to covenants required or imposed by Council; or to certain instruments under State legislation; or to any planning agreement.

This is similar to clause 5 of Randwick LEP 1998.

PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT

2.1 Land use zones

Compulsory

This clause identifies the land use zones that apply to land within the area covered by the Plan. There are 13 zones: 3 residential, 2 business, 1 industrial, 2 special purpose, 2 recreation, 2 environment and 1 rural zone.

This is similar to clause 8 of Randwick LEP 1998.

2.2 Zoning of land to which Plan applies

Compulsory

This clause indicates that the land use zones under the draft LEP are shown on the Land Zoning Map.

Table 1: Zone Conversions

Proposed Randwick LEP 2012 Zones and Equivalent Zones under Randwick LEP 1998

Draft LEP zone	RLEP 1998
Residential zones	
R1 General Residential	Equates to 2D: Residential
R2 Low Density Residential	Equates to 2A: Residential
R3 Medium Density Residential	Equates to 2B and 2C Residential
Business Zones	
B1 Neighbourhood Centre	Equates to 3B: Local Business
B2 Local Centre	Equates to 3A: General Business
Industrial Zones	
IN2 Light Industrial	Equates to 4A: Industrial
Special Purpose zones	
SP1 Special Activities	Equates to 5: Special Uses

<p>SP2 Infrastructure</p> <p>Recreation zones</p> <p>RE1 Public Recreation</p> <p>RE2 Private Recreation</p> <p>Environment Protection Zones</p> <p>E1 National Parks and Nature Reserves</p> <p>E2 Environment Conservation</p> <p>Rural Zones</p> <p>RU4 Primary Production Small Lots</p>	<p>Equates to 5: Special Uses</p> <p>Equates to 6A: Open space</p> <p>Equates to 6B: Private open space</p> <p>Equates to 8: National Park</p> <p>Equates to 7: Environmental Protection</p> <p>New zone for Philip Bay Chinese Market Gardens</p>
<p>2.3 Zone objectives and Land Use Table</p> <p>Compulsory</p> <p>This clause references the land use table which includes zone objectives and the three classifications of development: “without consent”, “with consent” or “prohibited”. The clause notes that the consent authority must have regard to the zone objectives when determining a development application.</p> <p>This is the same as the current LEP however the objectives have changed as there are now mandatory objectives and new ones added by council.</p>	
<p>2.4 Unzoned land</p> <p>Compulsory</p> <p>All land must be zoned. However, the purpose of this clause is generally to capture any land that a council may inadvertently not zone.</p> <p>The consent authority is required to consider the objectives of adjoining zones and be satisfied that development is appropriate and compatible with adjoining land uses prior to granting development consent.</p> <p>This clause is similar to clause 39 of the current Randwick LEP 1998.</p>	
<p>2.5 Additional permitted uses for particular land</p> <p>Compulsory</p> <p>This clause allows additional permitted uses on particular land despite anything to the contrary in the Land Use Table or another provision in the Plan. Schedule 1 identifies the properties to which clause 2.5 applies and the relevant land uses.</p> <p>The clause is similar to clause 42 of the current LEP. A detailed review of the sites listed in Schedule 2 of the current Randwick LEP 1998 was undertaken and a number removed from the new Schedule 1 of the draft Randwick LEP 2012 because they became permissible in a new zone, where no longer needed, or will revert to existing use rights.</p>	
<p>2.6 Subdivision – consent requirements</p> <p>Compulsory</p> <p>This clause clarifies that land may be subdivided with consent. This includes land subdivision and strata subdivision of a building. The exception to this relates to the</p>	

<p>subdivision of land as exempt or complying development or on which there is a secondary dwelling which does not comply with the minimum lot size.</p> <p>This replaces clause 21 of the current LEP.</p>
<p>2.7 Demolition requires consent</p> <p>Compulsory</p> <p>The intention of this clause is to require consent for the demolition of a building or work, unless identified as exempt development under Schedule 2 or the Exempt and Complying Development Codes SEPP 2008.</p> <p>There is no equivalent clause in the current LEP.</p>
<p>2.8 Temporary use of land</p> <p>Optional</p> <p>This clause enables councils to consider land uses for a certain period of time (52 days per 12 months is suggested).</p> <p>Under the draft LEP this clause allows, with development consent, the temporary use of land for a maximum of 52 days in a year. The consent authority can only grant consent to temporary use of land if it is satisfied that the use: does not prejudice future development of the site; does not adversely impact on adjoining land or the amenity of the neighbourhood; does not adversely impact on the environment or increase the risk of natural hazards that may affect the land. There are some exceptions for using a dwelling as a sales office.</p> <p>This is similar to clause 41 of the current LEP which also nominates 52 days in a year for a temporary use.</p>
<p>2.9 Earthworks (Excavation & filling)</p> <p>Optional</p> <p>This is an optional model clause provided by DoPI and replaces clause 40 of Randwick LEP 1998. Its purpose is to ensure that any earthworks will not have a detrimental impact and allows minor or ancillary earthworks without development consent.</p>
<p>Land Use Table</p> <p>There are 35 zones which a council may choose from to draft the local LEP and fit local circumstances in the council area.</p> <p>For each land use zone, the Land Use Table lists: the objectives of the zone; development permitted without consent; development permitted with consent; and prohibited development.</p> <p>The zone objectives and land uses shown in black text are mandated by the Standard Instrument LEP and cannot be changed by a council.</p> <p>With the agreement of the Department of Planning & Infrastructure, council has included additional zone objectives and land uses shown in red text.</p> <p>The following are the zones used in the draft LEP.</p>
<p>Rural zones</p> <p>RU3 Forestry</p> <p>Residential Zones</p> <p>R1 General Residential</p> <p>R2 Low Density Residential</p> <p>R3 Medium Density Residential</p> <p>Business Zones</p>

B1 Neighbourhood Centre

B2 Local Centre

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

RE2 Private Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves

E2 Environmental Conservation

PART 3 – EXEMPT AND COMPLYING DEVELOPMENT

Council's current exempt and complying development provisions are in the form of a Development Control Plan (Development Control Plan for Exempt and Complying Development adopted 25 September 2007).

The Codes SEPP introduced in 2008 lists a number of development types as exempt development, and under certain circumstances, it makes new detached single and two storey dwelling houses (and alterations and additions and ancillary development), complying development.

The Department of Planning Practice Note PN 09 – 001, dated 20 February 2009, provides detailed guidelines on drafting exempt and complying development provisions for the new LEP. The Practice Note requires that councils not list in their own exempt and complying development schedules, those kinds of development which are already provided for by either the Codes SEPP or State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP).

Amended version of the existing exempt and complying development schedules from Council's DCP are, therefore, carried over to Schedule 2 and Schedule 3 of the draft LEP – with the exception of those kinds of development which are already provided for by the Codes SEPP (as amended), the Infrastructure SEPP or the SEPP (Temporary Structures) 2007.

3.1 Exempt development

Compulsory

Councils may insert a list of exempt development in Schedule 2 that is 'minor' and does not require approval if it meets pre-determined criteria.

This clause identifies the standards for development to be identified as exempt development (eg. must meet the deemed-to-satisfy provisions of the Building Code of Australia). A list of the types of development which are included as 'exempt development' is contained in Schedule 2 of the draft Randwick LEP 2012.

3.2 Complying development

Compulsory

This clause identifies the standards for development to be identified as complying development (eg. must be permissible in the zone, must meet the deemed-to satisfy provisions of the Building Code of Australia). The types of development included as 'complying development' are to be contained in Schedule 3 of the draft Randwick LEP 2012.

<p>3.3 Environmentally sensitive areas excluded</p> <p>Compulsory</p> <p>This clause specifies 'environmentally sensitive areas' where exempt or complying development must not be carried out. Environmentally sensitive areas are identified in the clause and include, for example: coastal waters, areas identified as having high Aboriginal cultural significance or high biodiversity significance, state conservation areas, land reserves or dedications under the Crown Lands Act and critical habitat under the Threatened Species Conservation Act.</p> <p>In consultation with the Department of Planning & Infrastructure the following have been added to this clause:</p> <ul style="list-style-type: none"> • Land subject to the Terrestrial Biodiversity clause, and • Land identified as Environment Protection (E2). <p>This means that exempt and complying development will not be possible in these areas to ensure that the significant environmental values of these lands are protected and any proposed development requires consideration under a development application.</p>
<p>PART 4 – PRINCIPAL DEVELOPMENT STANDARDS</p>
<p>The Standard Instrument includes development standards for minimum subdivision lot sizes, height of buildings and floor space ratio as optional clauses. If these development standards are required then they must be included in the draft Randwick LEP 2012.</p>
<p>4.1 Minimum subdivision lot size</p> <p>Optional</p> <p>The draft LEP identifies subdivision lot sizes for dwelling houses and semi-detached buildings in residential zones in the council area (and does not apply to strata or community title schemes). These lot sizes of 400 sq m in the R2 zone and 325 sq m in the R3 zone are the same as the current LEP 1998.</p> <p>There is no minimum lot size for multi dwelling housing or residential flat buildings in the R1 and R3 zones or for land in business and industrial zones consistent with Randwick LEP 1998.</p>
<p>4.1AA Minimum subdivision lot size for community title schemes</p> <p>Optional if clause 4.1 is adopted</p>
<p>This clause is not adopted in this draft LEP.</p>
<p>4.2 Rural subdivision</p> <p>Compulsory if clause 4.1 is adopted and land to which Plan applies includes land zoned Primary Production RU1, Rural Landscape RU2, Primary Production Small Lot RU4 or Transition RU6.</p> <p>The purpose of this clause is to provide some flexibility in the subdivision of land for primary production purposes, without creating opportunities for dwellings on undersized lots.</p> <p>A Primary Production Small Lot zone has been applied to the Phillip Bay Chinese market gardens and a subdivision size of 7 hectares applied to ensure the land is not subdivided further.</p>
<p>Clause 4.3 Height of buildings</p> <p>Optional</p>

This clause sets objectives for the height of buildings (which must be shown in metres) and specifies that a building must not exceed the maximum height shown for the development site on the 'Height of Buildings Map'.

Despite the maximum building height shown on the map, provisions in Part 6 the draft LEP, allow additional building height on certain land if specified requirements are met.

These additional heights however are consistent with adopted masterplan/DCPs which provide incentives to achieve a desired future character.

Notwithstanding this, the maximum building height particularly in town centres will be subject to envelope, setback and storey controls in the DCP and in some cases will not include habitable floor space.

This clause 4.3 includes a minimum height of 9.5m for a dwelling house, semi-detached dwelling and attached dual occupancy in the R3 zone.

**Table 2: Residential Heights
Proposed Randwick LEP 2012 Heights compared to Randwick LEP 1998**

Draft LEP Height	RLEP 1998	Notes
R2 zone: 9.5m	2A zone: 9.5m	Height for dwelling houses or semi-detached dwellings in R3 zone is 9.5m Retain current range of heights
R3 zone: 9.5m	2B zone: 9.5m	
R3 zone: 12m	2B zone: 12m	
R1 zone: various	2D zone: various	

**Table 3: Heights in Business Centres
Proposed Randwick LEP 2012 Heights compared to Randwick LEP 1998**

Draft LEP Height	RLEP 1998	Notes
B1 zone: 12m or 9.5m	3B zone: 12m or 9m	Exception is Maroubra Beach, with one block (subject of an Urban Design Report 2011) with heights 19m up to 22m. Remainder of the centre is 12m.
B2 zone: various	3A zone: various	Retain current range of heights expressed in existing RLEP or in site specific DCPs and translate to draft LEP 2012

4.4 Floor space ratio

Optional

Floor space ratio (FSR) is the ratio of the total floor area of a building, with exceptions listed in the definition, to the site area of the development. FSR is commonly used as a measure of density for development potential of a site.

This clause establishes FSR objectives and requires that development not exceed the maximum FSR shown for the development site on the 'Floor Space Ratio Map'.

Clause 4.4 also introduces a sliding scale for FSR for dwelling houses and semi-detached dwellings in the R2 and R3 zones to enable development to respond to varying lot sizes. A FSR of 0.5:1 has been mapped on the Floor Space Ratio map for all other permissible land uses in the R2 zone which includes attached dual occupancy.

Table 4: Floor Space Ratios for dwelling houses or semi-detached dwellings Proposed Randwick LEP 2012 Floor Space Ratios compared to Randwick LEP 1998		
Draft LEP: FSR	RLEP 1998	Notes
Lot size < 300m ² : on merit	FSRs for dwelling houses are currently expressed as a sliding scale in the dwelling houses DCP	Proposed FSRs for dwelling houses apply to all residential zones (R1, R2, R3)
301-450m ² : 0.75:1		
451-600m ² : 0.65:1		
Lot size >600m ² : 0.6:1		
Table 5: Floor Space Ratios for other development in residential zones Proposed Randwick LEP 2012 FSRs compared to Randwick LEP 1998		
Draft LEP: FSR	RLEP 1998	Notes
Attached dual occ: 0.5:1	0.5:1	
R2 zone: 0.5:1	2A zone: 0.5:1	
R3 zone: 0.75:1	2B zone: 0.65:1	
R3 zone: 0.9:1	2C zone: 0.9:1 or 0.65:1 (for lots < 700m ²)	
Table 6: Floor Space Ratios in Business Centres Proposed Randwick LEP 2012 FSRs compared to Randwick LEP 1998		
Draft LEP: FSR	RLEP 1998	Notes
B2 centres: Maroubra Junction: no FSR Kensington: no FSR Matraville: no FSR	No FSR in RLEP. Block-by-block building envelopes in site specific DCPs for these centres.	Retain site specific building envelopes in comprehensive DCP
Other B2 centres: Randwick Junction: 2:1 Coogee: 1.5:1 Kingsford: 3:1	2:1 1.5:1 3:1	
B1 centres: Frenchmans Road, The Spot, West Randwick, Clovelly Rd - FSR 1.5:1 Havelock Avenue, Bream Street, Byron Street - FSR 1.5:1 Maroubra Beach: varies - - FSR 2:1, with site specific envelope for 1 block	1.5:1 Existing FSR 0.65:1 and 0.9:1 (zoned residential 2B and 2C) 2:1	
Other B1 centres: - FSR 1:1	1:1	
4.5 Calculation of floor space ratio and site area		
Optional		

<p>This clause sets out the definition of “floor space ratio”, the rules for calculating the site area of development and additional provisions for the purposes of applying a floor space ratio to a development site.</p> <p>This clause must be used wherever a council adopts clause 4.4 Floor space ratio.</p>
<p>4.6 Exceptions to development standards</p> <p>Compulsory</p>
<p>This mandatory clause sets out where an exception to a development standard (such as height of buildings and floor space ratio) may be requested by a development proponent.</p> <p>The purpose of the clause is to provide flexibility in the application of certain development standards in particular circumstances. It identifies that consent will only be granted where compliance with a development standard is unreasonable and unnecessary in the circumstances. The proposed development must satisfy the objectives of both the development standard and the relevant zone. The concurrence of the Director General of the Department of Planning is also required before consent is granted. Matters for consideration by the consent authority and the Director General are listed. The clause identifies particular development standards to which it does not apply.</p> <p>The clause is generally equivalent to the existing State Environmental Planning Policy No. 1–Development Standards (SEPP 1).</p> <p>Once the Randwick LEP 2012 is gazetted, SEPP 1 will no longer apply to the council area.</p>
<p>PART 5 – MISCELLANEOUS PROVISIONS</p>
<p>5.1 Relevant acquisition authority</p> <p>Compulsory</p>
<p>This mandatory clause applies to land reserved for a public purpose, and refers to the Land Reservation Acquisition Map. Land to be acquired is identified on the Land Reservation Acquisition Map and this clause identifies the relevant authority of the State to acquire the land and its purpose (such as classified road, regional open space).</p> <p>This clause is similar to clause 40B of Randwick LEP 1998.</p>
<p>5.2 Classification and reclassification of public land</p> <p>Compulsory</p>
<p>All council land (other than public roads or crown reserves) is required to be classified as “community land” or “operational land”. This clause enables a council to classify or reclassify public land by listing it in Schedule 4.</p> <p>Community land is land that generally is important to the community because of its use or special features, for example public open space, or where other restrictions applying to the land, such as a trust deed, create some obligation to maintain public access. The ongoing use and management of community land is to be set out in a plan of management under the Local Government Act 1993.</p> <p>Operational land has no special restrictions other than those that may apply to any piece of land under the Plan. This land includes council depots and other land owned by a council and used for operational purposes.</p> <p>This clause is similar to clause 42A of the Randwick LEP 1998. The draft LEP 2012 proposes to reclassify one site from community to operational.</p>

5.3 Development near zone boundaries

Optional

This clause provides for flexibility in the planning process, by allowing for land to be used not only for the uses permissible in the zone that applies to the land, but also for a purpose within an adjoining zone. The clause applies to land that is within a particular distance of a boundary between SP1 Special Activities and SP2 Infrastructure zones – and Council has nominated that distance as 2 metres.

Council does not have an equivalent clause in Randwick LEP 1998.

5.4 Controls relating to miscellaneous permissible uses

Compulsory

The sizes nominated in the proposed draft LEP were determined having regard to relevant existing controls, estimates of the area required for the practical operation of each land use, and local circumstances.

This is a mandatory clause which contains controls relating to miscellaneous permissible uses. Council has been able to set (within limits set by the Standard Instrument) the numerical controls contained within the various parts of this clause, but does not allow removal of irrelevant entries, such as farm stays as follows.

- **5.4(1) Bed and Breakfast accommodation**
This subclause limits bed and breakfast accommodation to a maximum number of 4 guest bedrooms. (The number to be inserted was required to be not less than 3.)
- **5.4(2) Home businesses**
This subclause limits a home business to no more than 30 square metres in gross floor area. (The number to be inserted was required to be not less than 30).
- **5.4(3) Home industries**
This subclause limits a home industry to no more than 30 square metres in gross floor area. (The number to be inserted was required to be not less than 30.)
- **5.4(4) Industrial retail outlets**
The Standard Instrument introduces the definition, “industrial retail outlet”, which means:

industrial retail outlet means a building or place that:

- (a) *is used in conjunction with an industry or rural industry, and*
- (b) *is situated on the land on which the industry or rural industry is located, and*
- (c) *is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,*

but does not include a warehouse or distribution centre.

The new definition means that only those kinds of retail activities which operate in conjunction with an industry, (but not in conjunction with a warehouse or distribution centre) can be carried out.

The draft Plan proposes to make “industrial retail outlets” permissible in the IN2 Light Industrial zones.

Clause 5.4(4) of the draft Plan makes provision for development controls related to industrial retail outlets. The draft LEP proposes to prescribe that industrial retail outlets must not exceed: 25 per cent of the gross floor area of the industry or rural industry located on the same land as the retail outlet or 400 square metres – whichever is the lesser. (The numbers to be inserted were required to not more than 67%, and not more than 400 square metres, respectively.)

- **5.4(5) Farm stay accommodation**

Farm stay accommodation is, strictly speaking, permissible where the group term, "tourist and visitor accommodation" is permitted. However, given that farm stay accommodation is something which occurs on a working farm, subclause 5.4(5) is essentially redundant. (The number to be inserted was required to be not less than 3 bedrooms.)

- **5.4(6) Kiosks**

This subclause limits kiosks (as opposed to other defined retail uses, such as shops) to no more than 20 square metres gross floor area. (The number to be inserted was required to be not less than 10 sqm.)

- **5.4(7) Neighbourhood shops**

This subclause limits neighbourhood shops (as opposed to other defined retail uses) to no more than 100 square metres gross floor area. (The number to be inserted was required to be not less than 80 square metres.)

- **5.4(8) Roadside stalls**

Roadside stalls are permissible in zones where the group term, "retail premises" is a permissible use. This subclause limits roadside stalls to no more than 10 square metres gross floor area. (The number to be inserted was required to be not less than 8 square metres.)

- **5.4(9) Secondary Dwellings**

Secondary dwellings are made permissible under the Affordable Rental Housing SEPP 2009 in all residential zones on lots with at least 450 sqm, subject to certain criteria. This subclause limits the size of secondary dwellings to 60 square metres, or 10% of the total floor area of the principal dwelling (The size limit of 60 square metres is set in place by the Standard Instrument. In regards to the second, percentage figure, Council is able to set a figure which it considers appropriate.)

5.5 Development within the coastal zone

Compulsory if land to which Plan applies includes land in the coastal zone

This compulsory clause implements the principles of the Coastal Policy, promotes ecologically sustainable development and provides heads of consideration for certain types of development in the Coastal zone. In 2011, a subclause was added to require specific consideration of coastal hazards.

This is a new mandatory clause with no equivalent in Randwick LEP 1998. It implements the requirements/considerations for LEPs under SEPP 71 and will ensure public access, visual and scenic quality; amenity and biodiversity of the coastal foreshore and coastal zone are considered when development applications are submitted within this area.

5.6 Architectural roof features

Optional

<p>This is an optional clause, which Council has chosen to use. The objectives of the clause have been written by Council and permit architectural roof features to exceed the maximum building height control that applies to the land if it meets certain criteria.</p>
<p>5.7 Development below mean high water mark Compulsory if land to which Plan applies contains tidal waters</p>
<p>This compulsory clause requires consent for any development that may be proposed below mean high water mark.</p> <p>This is a new mandatory clause with no equivalent in Randwick LEP 1998.</p>
<p>5.8 Conversion of fire alarms Compulsory</p>
<p>This compulsory clause specifies when consent is required for the conversion of fire alarm systems, and which development is complying development.</p> <p>This clause is similar to clause 30 of the Randwick LEP 1998.</p>
<p>5.9 Preservation of trees or vegetation Compulsory [except subclause (9) – optional]</p>
<p>This compulsory clause protects the amenity of the council area including biodiversity values by requiring either a permit or development consent to prune, or remove trees or vegetation, as set out in a DCP. The new DCP to be prepared shortly will prescribe the trees or vegetation which will require either a DA or permit.</p> <p>The clause also lists where consent is not required.</p> <p>This clause replaces clause 28 of Randwick LEP 1998 and tree preservation orders.</p>
<p>5.9AA Trees or vegetation not prescribed by development control plan Compulsory</p>
<p>This compulsory clause provides that damage to, or removal of, any tree or vegetation not set out by a development control plan under clause 5.9 is permitted without development consent.</p> <p>It was introduced in 2011 to clarify the status of works to trees and vegetation not prescribed under a DCP.</p>
<p>5.10 Heritage conservation Compulsory</p>
<p>This clause sets out provisions to conserve the environmental heritage of the Randwick council area. It applies to heritage items, heritage conservation areas, archaeological sites, Aboriginal objects and places of Aboriginal heritage significance.</p> <p>It identifies when development consent is required, and requires the consent authority to consider the effect of the proposed development on the heritage significance of the heritage item, Aboriginal object, and Aboriginal place of heritage significance, archaeological sites or heritage conservation area concerned.</p> <p>Under the clause, the consent authority may require a heritage impact assessment and a heritage conservation management plan. This clause also allows land uses that may not otherwise be permitted on the site of a heritage item, as an incentive for the conservation</p>

of that item.

This clause is supported by Schedule 5 of the draft LEP and the Heritage Map which identify heritage items, heritage conservation areas, archaeological sites and items (identified in the June 2009 Archaeological Management Plan for the former Prince Henry Hospital & others), and Aboriginal heritage significance also as part of the former Prince Henry Hospital.

This clause replaces clause 43 of Randwick LEP 1998.

Aboriginal heritage

Council is currently liaising with the La Perouse Aboriginal Land Council in relation to recognition of Aboriginal cultural heritage. A number of Aboriginal Archaeological sites and Sensitivity zones have been identified in previous studies for larger development sites and open space areas within the City.

5.11 Bushfire hazard reduction

Compulsory

This clause makes it clear that bush fire hazard reduction work which is authorised by the Rural Fires Act 1997 can be carried out without consent.

5.12 Infrastructure development and use of existing buildings of the Crown

Compulsory

This clause specifies that nothing in the Plan in any way restricts or prohibits permitted or exempt development undertaken by or on behalf of a public authority under State Environmental Planning Policy (Infrastructure) 2007.

5.13 Eco-tourist facilities

Compulsory if eco-tourist facilities permitted with consent.

Eco-tourist facilities are not a use permitted under the draft LEP so the clause does not apply.

PART 6 – LOCAL PROVISIONS

6.1 Design excellence

New optional clause

This new clause seeks to deliver the highest standard of architectural and urban design for development on sites with an area of 10,000 sq m or greater, on land where a development control plan is required under clause 6.11 or where building height will be greater than 15m.

What constitutes design excellence will be detailed in the new comprehensive DCP however the clause sets out the following requirements to be considered:

- Architectural design, materials and detailing,
- Form and external appearance and whether it will improve the quality and amenity of the public domain
- Response to the environmental and built characteristics of the site
- Sustainable design principles in terms of sunlight, ventilation, privacy, safety and resource, energy and water efficiency
- Any detrimental impacts on view corridors and landmarks.

This clause introduces design considerations for building likely to occur in key locations with the capacity to add positively to the visual catchment and public domain.

<p>6.2 Essential services</p> <p>New optional clause</p> <p>Council is required under Direction 3.1 Residential land to ensure that a draft LEP contains a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).</p> <p>This clause ensures that proposed development considers the supply of water, electricity, management of sewage, stormwater drainage or on-site conservation and suitable road access.</p>
<p>6.3 Foreshore scenic protection area</p> <p>Replacement clause</p> <p>This clause replaces Clause 29 of the RLEP which requires council to consider the likely aesthetic impacts of proposed development on visually prominent areas along the coastline.</p> <p>The foreshore scenic protection area clause is an integral tool in managing and assessing the visual impact of residential development proposed in sensitive areas along the coastline and adjoins areas which must be considered under SEPP 71 – Coastal Protection.</p>
<p>6.4 Foreshore building line</p> <p>This clause applies to foreshore land where there is a demarked Foreshore Building Line (FBL). It limits the types of development permissible in the Foreshore Area (the area between the FBL and the high mean water mark). The clause also contains a list of criteria that the consent authority must consider in relation to assessment of development within the Foreshore Area.</p> <p>The foreshore building line has been applied to properties covered by the existing foreshore building line detailed in Council's existing Dwelling Houses and Attached Dual Occupancies 2002.</p>
<p>6.5 Acid sulphate soils</p> <p>New optional clause</p> <p>Acid Sulphate Soils (ASS) contain iron sulphides that, when exposed to oxygen from drainage or excavation works, produce sulphuric acid. They generally occur in low lying coastal areas less than 5m from the high water mark.</p> <p>When disturbed the increased acidity can cause significant damage to the environment as well as infrastructure, particularly steel and concrete.</p> <p>Where possible, ASS should not be disturbed, otherwise they should be managed by neutralising the acid produced, preventing any acid water from leaving the site and using acid resistant construction materials. The NSW Government has produced ASS maps and a manual which requires management plans with DAs in these areas or an assessment confirming that no ASS is present on the site.</p> <p>The RLEP does not contain any specific ASS controls. However Section 117 (2) Direction 4.1 directs Councils to include consideration of ASS when making LEPs and assessing applications.</p> <p>This clause developed by the Department for Councils affected by ASS, requires the submission of a development application where land is mapped within Class 1, Class 2, Class 3, Class 4 or Class 5 (subject to criteria).</p>

6.6 Terrestrial biodiversity
New optional clause
<p>This new clause requires the identification and mapping of areas of high biodiversity significance. It also requires the consent authority to be satisfied that impacts on those biodiversity values are avoided or minimised by any proposed development.</p> <p>Areas with high biodiversity values being Eastern Suburbs Banksia Scrub, <i>Acacia terminalis subsp terminalis</i> and Aboriginal heritage have been identified on the LEP Natural Resource – Terrestrial Biodiversity map and will be subject to this clause.</p> <p>The model clause requires management issues to be addressed to avoid or minimise potential adverse environmental impacts, which has the same effect as the existing RLEP Cl. 44 - Management Plan for Land in Zone No 7 <i>Environmental Protection</i>.</p>
6.7 Airspace operations
New optional clause
<p>The clause applies to all airports to which the Airports (Protection of Airspace) Regulations 1996 under Airports Act 1996 apply.</p> <p>The objectives of the clause are to provide for the effective and ongoing operation of the Sydney Kingford Smith Airport by ensuring that any proposed development does not penetrate the Limitations or Operations Surface nominated for the airport; and to protect the community from undue risk from the operation of the airport.</p> <p>The affected areas are identified on the <i>Obstacle Limitation Surface (OLS) Map</i> and the <i>Procedures for Air Navigation Systems Operations Surface (PANS-OPS) Map</i> prepared by the airport operators and endorsed by the Commonwealth authority. As the Map can be amended at short notice subject to the change of airport operations it is not included in any draft LEP in order to avoid the need for frequent LEP amendments.</p> <p>Under the clause, council must refer proposed development that penetrates the Limitation or Operations surface to the relevant Commonwealth body.</p> <p>Council's new comprehensive DCPs can provide details on other activities that may interfere with aircraft operations such as: intense artificial light, sunlight reflectivity of the façade material, air turbulence and wind shear, emission of smoke dust or steam and telecommunication, broadcasting or other radiating equipment that cause electromagnetic interference or developments that increase wildlife hazard such as dams or reservoirs (not being a water storage dam for a public authority), waste disposal sites, landfill sites, wetlands and nature reserves.</p>
6.8 Development in areas subject to aircraft noise
Replacement clause
<p>The objective of this clause is prevent certain noise sensitive developments from being located near airports and its flight paths, to assist in minimising the impact of aircraft noise by requiring appropriate noise attenuation measures in noise sensitive buildings, and to ensure that land use and development do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.</p> <p>The clause sets requirements to ensure that development for the purposes of child care centres, educational establishments, entertainment facilities, hospitals, places of public worship, public administration buildings or residential accommodation, business premises, hostels, hotel or motel accommodation, office premises or retail premises in areas exposed to aircraft noise will address noise requirements stipulated under AS 2021—2000</p>

<p>Acoustics- Aircraft noise intrusion- Building Siting and Construction.</p> <p>A very small portion of the Kingsford Town Centre and residential areas to the east are within the area affected by aircraft noise as depicted in the Federal Government's ANEF contour map, but outside the ANEF contours that require noise mitigation/insulation in new developments.</p>
<p>6.9 Flood Planning New non-compulsory clause</p>
<p>Councils are encouraged to identify flood planning areas through their strategic work and to zone the land to permit uses that will not exacerbate flooding, create risk and/or can be appropriately managed.</p> <p>There are 10 major catchments within the Randwick LGA for which the floodplain management process identified in the NSW Government's Flood Prone Land Policy and Floodplain Development Manual 2005 needs to be implemented. The Council has a program for flood studies in all these catchments and flood studies are currently underway in Kensington, Maroubra and Coogee Bay catchments to indentify flood prone land in these areas.</p> <p>These catchment programs will progressively update the Flood Map of the LEP 2012 which will require all development to be compatible with the identified flood hazard, not significantly affect flood behaviour or adversely affect the environment nor result in unsustainable social and economic costs to the community as a consequence of flooding.</p> <p>Flood affected properties are identified on s149(2) certificates.</p> <p>Further details of requirements behind the clause will be provided in the new comprehensive DCP. This may include, for example, evacuation route maps, setbacks for buildings and types of construction.</p>
<p>6.10 Stormwater management New non-compulsory clause</p>
<p>The management of storm water is a key issue in protecting and enhancing water quality within Randwick City's beaches and waters of Botany Bay. The RLEP does not contain a specific clause to address the issue of storm water management, although provisions are contained in Councils DCPs.</p> <p>This new clause applies to all residential, business and industrial zoned land and provides specific criteria for the assessment of a development application to ensure:</p> <ul style="list-style-type: none"> • consideration of the impacts of urban storm water on the subject land and adjoining properties; • encourages on-site retention of water or re-use • the environmental and water quality impacts on native bush land and receiving waters.
<p>6.11 Development requiring the preparation of a development control plan Replacement clause</p>
<p>This clause replaces clause 40A of RLEP 1998 which has been amended, in consultation with the Department to ensure it can be used in the Standard Instrument LEP. Under this clause, development on land over 10,000 square metres of shown coloured orange on the LEP Key Sites map will be required to prepare a site specific development control plan to ensure a wide range of environmental, social, economic and transport matters are considered.</p> <p>A DCP does not need to be prepared where council is satisfied that it would be</p>

<p>unreasonable or unnecessary to do so. The new comprehensive DCP will detail what is likely to be unreasonable or unnecessary and will include minor works, development ancillary to the current use of the land or circumstance where there are adequate guidelines and controls applying to that land already in place.</p>
<p>6.12 Location of sex services premises</p> <p>New non-compulsory clause</p> <p>All council LEPs must provide for sex services premises somewhere in the LGA and the zone/s selected need to reflect how the Council will adequately provide for this use. This model clause provided by the Department is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.</p> <p>Under this clause whenever Council receives a development application for a sex services premises it must consider the proximity of the premises to residential land, public open space, child care centres, community facilities, schools or a place of public worship. The impact of the development and its hours of operation must also be considered in relation to any place frequented by children.</p>
<p>6.13 Business premises, office premises, shops, restaurants or cafes in residential zones</p> <p>Replacement clause</p> <p>This clause replaces clause 35 of RLEP 1998 and has been amended in consultation with the Department to ensure it can be used in the Standard Instrument LEP.</p> <p>It enables the continued operation of existing small corner shops or businesses located throughout residential areas which provide local services and goods to a local area. It encourages walking and cycling to these establishments which maybe a business, office, restaurant or café or shops (as defined in the Dictionary to the draft LEP).</p>
<p>6.14 Certain residential accommodation in business zones</p> <p>New non-compulsory clause</p> <p>This clause has been included in the draft LEP to enable existing dwelling houses in the Zone B2 Local Centre and existing dwelling houses and residential flat buildings in the Zone B1 Neighbourhood Centre to continue to be used for those purposes as long as they do not detrimentally impact on the desired character of the commercial area, can provide a reasonable level of residential amenity and any changes to the building are of a minor nature.</p>
<p>6.15 Minimum lot size to construct an attached dual occupancy</p> <p>Replacement clause</p> <p>This clause replaces part of clause 20B of RLEP 1998. It establishes a minimum lot size of 450 square metres for development for the purposes of an attached dual occupancy. The frontage requirement of at least 15m will be transferred to the new comprehensive DCP.</p>

Schedules

Schedule 1 Additional permitted uses (clause 2.5) Compulsory

This schedule enables a property in unique circumstances to have an additional use. This is usually where the zone in which the property is located does not provide for this circumstance. The number of uses included in this schedule is to be minimised and wherever possible an appropriate zone attached to the site instead.

Schedule 2 Exempt development (clause 3.1) Compulsory

This schedule lists exempt development types for Randwick council area that are in addition to that provided under the Codes SEPP. These have been bought across from Council's Exempt and Complying Development DCP.

Schedule 3 Complying Development (clause 3.2) Compulsory

This schedule lists complying development for Randwick council area that is in addition to that provided under the Codes SEPP. These have been bought across from Council's Exempt and Complying Development DCP.

Schedule 4 Classification and reclassification of public land Compulsory

This schedule lists one property that is to be classified from community to operational as required under the *Local Government Act*.

Schedule 5 Environmental heritage Compulsory

This schedule lists all existing and proposed items, heritage conservation areas, archaeology sites and Aboriginal heritage. These have been identified and numbered in accordance with Departmental advice.

ATTACHMENT C2

COMPARATIVE TABLE OF EXISTING RLEP AND CONTENT FOR THE DRAFT COMPREHENSIVE RLEP 2012

RANDWICK STANDARD INSTRUMENT (SI) LEP 2012		RANDWICK LEP 1998 (CONSOLIDATION)	COMMENT ON SI LEP 2012
PART 2 PERMITTED OR PROHIBITED DEVELOPMENT			
2.1	Land use zones [compulsory]	Clause 8	Compulsory
2.2	Zoning of land to which Plan applies [compulsory]	Clause 8	Compulsory
2.3	Zone objectives and Land Use Table [compulsory]	Clause 9	Compulsory
2.4	Unzoned land [compulsory]	Clause 39	Compulsory
2.5	Additional permitted uses for particular land [compulsory]	Clause 42	Compulsory
2.6	Subdivision—consent requirements [compulsory]	Clause 21	Compulsory
2.7	Demolition requires development consent [compulsory]	No equivalent	Compulsory
2.8	Temporary use of land [optional]	Clause 41	Included
2.9 Model provision from DoPI	Earthworks (Excavation & filling)	Clause 40	Included
LAND USE TABLE			
PART 3 EXEMPT AND COMPLYING DEVELOPMENT			
3.1	Exempt development [compulsory]	Clause 20A	Compulsory
3.2	Complying development [compulsory]	Clause 20A	Compulsory
3.3	Environmentally sensitive areas excluded [compulsory]	No equivalent clause	Compulsory

RANDWICK STANDARD INSTRUMENT (SI) LEP 2012		RANDWICK LEP 1998 (CONSOLIDAT ION)	COMMENT ON SI LEP 2012
PART 4 PRINCIPAL DEVELOPMENT STANDARDS			
4.1	Minimum subdivision lot size [optional]	Clause 20B	Included
4.1AA	Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]	No equivalent	Not included in draft LEP.
4.1B	Exceptions to lot sizes in the R3 zone	Clause 20B	Included
4.2	Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU4 or RU6]	No equivalent	Included – needed for Phillip Bay Chinese market gardens.
4.3	Height of buildings [optional]	Clause 20G	Included
4.3A	Height of buildings in certain town centres	DCP	Included
4.3B	Height of buildings on land in Maroubra Beach town centre	No equivalent	Included
4.4	Floor space ratio [optional]	Clause 20F	Included
4.5	Calculation of floor space ratio and site area [optional]	No equivalent clause	Included
4.6	Exceptions to development standards [compulsory]	No equivalent clause	Compulsory - included
PART 5 MISCELLANEOUS PROVISIONS			
5.1	Relevant acquisition authority [compulsory]	Clause 40B	Compulsory - included
5.2	Classification and reclassification of public land [compulsory]	Clause 42A	Compulsory - included
5.3	Development near zone boundaries [optional]	No equivalent clause	Included
5.4	Controls relating to miscellaneous permissible uses [compulsory]	No equivalent clause	Compulsory - included

RANDWICK STANDARD INSTRUMENT (SI) LEP 2012		RANDWICK LEP 1998 (CONSOLIDAT ION)	COMMENT ON SI LEP 2012
5.5	Development within the coastal zone [compulsory if land to which Plan applies includes land in the coastal zone]	No equivalent clause	Compulsory - included
5.6	Architectural roof features [optional]	No equivalent clause	Included
5.7	Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]	No equivalent clause	Compulsory –included
5.8	Conversion of fire alarms [compulsory]	Clause 30	Compulsory - included
5.9	Preservation of trees or vegetation [compulsory, except subclause (9) optional]	Clause 28	Compulsory except subclause (9) optional – include.
5.9AA	Preservation of trees or vegetation [compulsory]	No equivalent clause	Compulsory –included
5.10	Heritage conservation [compulsory]	Clause 43	Compulsory - included
5.11	Bush fire hazard reduction [compulsory]	No equivalent clause	Compulsory – included
5.12	Infrastructure development and use of existing buildings of the Crown [compulsory]	No equivalent clause	Compulsory - included
5.13	Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]	No equivalent	Not included

RANDWICK STANDARD INSTRUMENT (SI) LEP 2012		RANDWICK LEP 1998 (CONSOLIDATION)	COMMENT ON SI LEP 2012
PART 6 ADDITIONAL LOCAL PROVISIONS			
Clause 6.1	Design excellence	No equivalent	New provision drafted and included.
Clause 6.2 Local model provision	Essential services	Clause 22	Replacement clause identified and included.
Clause 6.3	Foreshore/scenic protection areas	Clause 29	New provision drafted and included.
Clause 6.4	Foreshore building line	Equivalent mapped in Dwelling Houses and Attached Dual Occupancies DCP.	Replacement clause identified and included.
Clause 6.5 Local model provision	Acid sulphate soils	No equivalent	New provision identified and included.
Clause 6.6 NRM draft model provision	Terrestrial Biodiversity	Clause 44 Management plan for land in Zone No 7 is similar	Similar provision identified and included.
Clause 6.7 Local model provision	Air space operations	No equivalent	New provision identified and included.
Clause 6.8 Local model provision	Development in areas subject to aircraft noise	Clause 27	Replacement clause identified and included.
Clause 6.9 Local model provision	Flood planning	No equivalent	New provision identified and included.
Clause 6.10 NRM draft model provision	Stormwater Management (Urban Zones)	No equivalent	New provision identified and included
Clause 6.11	Development requiring the preparation of a development control plan	Clause 40A	New provision drafted and included.
Clause 6.12	Location of sex	No equivalent	New provision identified

RANDWICK STANDARD INSTRUMENT (SI) LEP 2012		RANDWICK LEP 1998 (CONSOLIDAT ION)	COMMENT ON SI LEP 2012
PART 6 ADDITIONAL LOCAL PROVISIONS			
Local model provision	services premises		and included.
Clause 6.13	Business premises, office premises, shops, restaurants or cafes in residential zones	Clause 35	Replacement provision drafted and included.
Clause 6.14	Certain residential accommodation in business zones	No equivalent but deals with an identified issue.	New provision drafted and included.
Clause 6.15	Minimum lot size to construct an attached dual occupancy	Clause 20B	Replacement provision drafted and included.
SCHEDULE 1	Additional permitted uses	Schedule 2	Included
SCHEDULE 2	Exempt development	No equivalent (currently in DCP)	Included
SCHEDULE 3	Complying development	No equivalent (currently in DCP)	Included
SCHEDULE 4	Classification and reclassification of public land	Schedule 5	Included
SCHEDULE 5	Environmental heritage	Schedule 3 & 4	Included

ATTACHMENT D

GOVERNMENT AGENCY SUBMISSIONS AND COUNCIL RESPONSES

Submitters	Issues raised	Comment
1a. Botany Bay Council (s62 received 18.07.08 - D00630504)	Acknowledgement of s62 notification. No comments provided.	Noted
1b. Botany Bay Council Email received 14 October 2011 to Business centre discussion paper	<ul style="list-style-type: none"> Concerned with the potential traffic and access impacts arising from the rezoning of land from Residential 2C to Local Centre B2 zone for 391-417 Anzac Pde, 17-21 Bunnerong Road and 2-6 Sturt Street. 	The site is identified in the draft LEP as a "key site", requiring a master-planned approach to any future development that includes detailed traffic, access and circulation assessment. Additional site specific objectives can be added to the Kingsford town centre section in the Comprehensive DCP.
1c. Botany Bay Council (Specialised Centre Discussion Paper received 9.11.10 - D01175768)	<ul style="list-style-type: none"> No comments regarding the Discussion Paper. Attention drawn to suburb of Daceyville (overlaps with centre "study area" 1km radius), which is a Heritage Conservation Area. 	Noted. (The Specialised Centre Discussion Paper's recommendations do not affect Daceyville.)
2. Centennial Park and Moore Park Trust	No comment received under s62.	Noted
3. Corrective Services (Department of) (pre s62 received 31.01.08 – D00546790)	<ul style="list-style-type: none"> The Department intends to continue the current use of Long Bay Correctional Complex site. Recommends that the entire complex be zoned 'Zone SP1 Special Activities' or 'Zone SP2 Infrastructure' under the standard template and should be exempt from development standards given, that the complex has specific and specialised design considerations. 	<ul style="list-style-type: none"> Supported. An appropriate zone under the standard template for the gaol complex is SP1 Special Activity (Correctional Facility) and has been applied. Given the special nature of the site, specific development standards will not apply to this zone. However, the Infrastructure SEPP prescribes development provisions for correctional facilities. Also considering that the site is a state heritage item, approval under the Heritage Act is still required.
4a. Crown Lands Division (Southern region) (Discussion paper draft submission received)	<ul style="list-style-type: none"> General support for the zoning table for RE1 - Public Recreation; with the suggestion that 'take away food and drink premises' be deleted from the permissible land use listing as it is contrary to the <i>Food and Beverage Outlets on Crown Reserves</i> policy. 'Kiosks' and 'restaurants or cafes' are acceptable but 	<ul style="list-style-type: none"> The draft LEP proposes to permit 'kiosks' and 'restaurant or café' in the RE1 zone, subject to consent, providing suitable food and drink opportunities. 'Take away food and drink premises' are currently allowed under Randwick LEP 1998 through the definition of a restaurant in the equivalent

Submitters	Issues raised	Comment
11.08.2011 - D01330348)	<p>takeaway food and drink premises and fast food operations cannot be regarded as ancillary to the public purpose reserve and are likely to compromise the Crown Reserves' scenic and landscape character and overall integrity.</p> <ul style="list-style-type: none"> Wylie's Baths operate under Crown land head lease to council for the purpose of public baths, kiosk, residence (caretaker) and holding of functions. The lease purpose for 'holding of functions' is ancillary and supportive of the primary purpose of 'public baths'. As such, CLD does not support the use of the term function centre in the Additional Use schedule and suggest Clause 2.8 - Temporary use of land be considered. Rezone the golf driving range (St Michael's Golf Course) from Residential B to Public Recreation as a new lease has recently been issued to continue using this land for golf purposes. Zoning boundaries between St Michaels Golf course and national parks boundaries needing correcting with unformed and former roads and cadastral boundaries. An area of St Michaels Golf course comprising a dam, engine, shed & overflow tank is the subject of a Permissive Occupancy. CLD would like the concrete dam removed if no longer required operationally by the Golf course as it would free up the area for coastal walkway and remove the structure from a sensitive area. 	<p>open space zone. However as the Standard Instrument LEP has introduced more specific terms and it is preferable the new land uses are compatible with the Crown Reserve public purpose the draft LEP does not propose to permit 'take away food and drink premises' as requested by Crown Lands.</p> <ul style="list-style-type: none"> The ongoing use of Wylie's Baths for the purpose of holding functions is not in dispute, it is the means by which to ensure it remains ancillary to its primary function as a baths. In this regard, Schedule 1 to the draft LEP proposes to permit 'function centre' as an ancillary and supportive use to the Baths as this is the most relevant term in the land use dictionary. The temporary use of land clause is limited to 52 days in one year which is too restrictive on the use of the facilities for weddings etc. Draft LEP proposes to rezone this land RE 1 Public Recreation as requested. These errors have been corrected on the mapping. Supported. The land is proposed to be zoned Public Recreation in the Comprehensive LEP.

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> Cape Banks Helicopter Rescue Service, La Perouse is on Crown reserve and not part of the National Park and should be zoned SP 2 (Community Purposes) 	<ul style="list-style-type: none"> On 16 November 2011 Department of Lands confirmed that a Public Recreation RE1 zone would be better suited to this site. The draft LEP therefore rezones this land RE1.
	<ul style="list-style-type: none"> Suggested to zone the intertidal zone (area between MHWM and MLWM) to E2 Environmental Conservation. This area is essentially the cliff faces and rock ledges. The boundary of National Park, Crown reserves and other open space adjacent to the coast end at the Mean High Water Mark (MHWM) while councils proclaimed LG boundary ends at the Mean Low Water Mark (MLWM). The area in between should be zoned E2 similar to Waverly LEP 2010. 	<ul style="list-style-type: none"> The introduction of an E2 zone over this intertidal area could be considered with further discussions with the Crown Lands Division and DOPI during exhibition of the draft LEP, on any further justification for the E2 zone, including matters such as mapping and comparison with other zoning options. This intertidal land in the LGA is in public ownership and it is proposed at this time to extend the adjoining open space, national park or environment protection zone (as applicable) to the LGA boundary at the MLWM. These zones already provide a high level of protection. Notwithstanding this the Coastal Protection Act 1979 and SEPP 71 provide the framework for work & development for these areas as does the mandatory provisions of the draft LEP (clause 5.5 Development within the coastal zone and clause 5.7 Development below mean high water mark). <p>Note: Environmental Conservation zoning is generally proposed for specific areas to ensure high-level protection of their ecological, aesthetic and heritage values and strict prevention of any development that could affect or damage those values. The E2 therefore enables council to distinguish sites containing threatened ecological communities or with significant Aboriginal Heritage values from other general public recreation areas.</p>
	<ul style="list-style-type: none"> Note that the Department of Planning & Infrastructure advises that the current LEP 	<ul style="list-style-type: none"> CLD support for the coastal walk way is noted.

Submitters	Issues raised	Comment
	<p>designation of 'future coastal walk' cannot be shown on the new LEP map. However CLD fully support council's efforts to secure public access along the coastal zone (mostly cliff edge) between Malabar and Bear Island.</p>	
	<ul style="list-style-type: none"> Golf course design and layout can impede public access along the coast. In this regard, Crown Lands will support provisions in new leases clarifying general public access for walkers, fishers, surfers and the like along cliff edges. Lease diagrams should accurately confirm public access walkway. 	<ul style="list-style-type: none"> Supported. Council's property section has been advised of this matter for future lease agreements with the Crown for the Randwick Golf Course.
	<ul style="list-style-type: none"> Crown reserve coastal headlands in the LGA exhibit high aesthetic and ecological values or significant scenic or natural qualities and should be given an E2 Environment protection zone. The erection of structures, such as toilet blocks, is not supported in Crown reserve coastal headlands. Careful consideration needs to be given to the suitability of flagpoles, lighting, fencing and pathways etc that have the potential to adversely affect the significant value of the Crown reserve 	<ul style="list-style-type: none"> Crown reserve coastal headlands have been given a RE1 Public Recreation zone. This zone and the E2 Environment Protection both permit structures to be built with consent. A specific objective has been added to the RE1 zone to protect the high aesthetic and ecological or scenic/natural qualities of these areas/headlands, and includes habitat corridors. Council has also developed a local clause in the draft LEP to protect the scenic qualities of the coast including headlands. While council is supportive of the suggested approach to use an E2 zone it has been established for areas with high ecological, scientific, cultural or aesthetic values (such as areas with endangered communities or population) outside national parks and nature reserves. The zone provides the highest level of protection, management and restoration for such lands while allowing uses compatible with these values [PN 09-002]. It is recommended that the advice on structures & management of these headlands be included in the next review of the relevant Plans of Management for these lands.

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	coastal headlands.	<ul style="list-style-type: none"> It is recommended at this time that the RE1 zone be retained given the main use of the land is recreation & that this zone has an objective to protect the value/s of headlands. Further discussions with Crown Lands Division and DOPI during public exhibition can establish any specific headlands with higher aesthetic or ecological values, and consider an appropriate zone. Note: The examples provided in the PN 09-002 on Environment conservation include: lands with very high conservation values such as old growth forests, significant wildlife, wetlands or riparian corridors or land containing endangered ecological communities, high conservation coastal foreshores and land acquired, or proposed for acquisition, acquisition, under a Coastal Lands Protection Scheme, land with significant Aboriginal heritage values etc.
	<ul style="list-style-type: none"> Noted that Council is the responsible authority of the land parcel proposed to be zoned Public Recreation within the Broadarrow Reserve, Maroubra. No objections to the proposed zones of Franklin Street sites: the unzoned triangular allotment to the north of Franklin St is proposed to be zoned Public Recreation as an extension to Barwon Park while Crown reserves to the other side of Franklin St will retain their current zoning in the Comprehensive LEP as requested by CLD. 	<ul style="list-style-type: none"> Noted. Public recreation zone applied to land to extend Barwon Park and the residential zones on Crown Reserves on Franklin Street have been retained under the draft LEP as requested.
4b. Crown Lands Division (Southern region) Open Space & Environment Discussion	<ul style="list-style-type: none"> Concerns raised about Council's proposed Primary Production Small Lot zoning as CLD has identified the site as potentially suitable for cemetery extension. Recommend a SP2 Infrastructure (Cemetery) zoning 	<ul style="list-style-type: none"> The proposal to allow cemetery use of the site is not supported. A SP2 zone or additional uses would provide for different and additional uses of this land that may not be consistent with its State heritage significance.

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paper - D01330348, D01363030	or alternatively consider additional permitted land use - cemetery.	<ul style="list-style-type: none"> • Instead, the draft LEP proposes a Primary Production Small Lot (RU4) zone to recognise its uniqueness for local food production and biodiversity, heritage and scenic values. • Council has received extensive submissions strongly supporting the retention of the gardens, including community and state/national heritage groups and the Office of Environment and Heritage. • The site is of State Heritage significance which specifically relates to market gardens use of the site. The proposed Rural zone RU4 protects and assures its continued use. • The expansion of the cemetery into land west of Military Road has occurred over the last 5 years and was to provide 50 year supply of land for burial. Alternative sites to the market garden could be considered, along with more creative burial options (eg Hong Kong and stacked burial sites).
	<ul style="list-style-type: none"> • Notes that Land Assessment approved by the former Minister for Lands on 5 July 2010 allows for cemetery extension. 	<ul style="list-style-type: none"> • It is recommended that during exhibition of the draft LEP further consultation with Crown Lands and the NSW Heritage Office is undertaken on the suitability of uses in relation to the heritage significance of the site.
	<ul style="list-style-type: none"> • Support for the cemetery expansion, given 1) limited spaces available for burial sites in Sydney Metropolitan Area, which is now considered State Significant Critical Infrastructure, and 2) potential site contamination issues (land and water contamination) as indicated by the Trust's environmental investigations. 	<ul style="list-style-type: none"> • Following the NSW Government's transitional arrangements for Part 3A, any proposal for the expansion of the cemetery needs to be submitted to Council for assessment and the current zoning - Residential B and the proposed zoning does not permit cemeteries. • The CLD is responsible for the overall licensing, use and management of the whole site while Council is the Appropriate Regulatory Authority for surface water quality. It is noted the water quality in the creek satisfies the ANZECC guidelines for irrigation purposes. • As relevant authority for health and food safety, the

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		NSW Food Authority has conducted tests on produce taken from the market gardens and concluded that the produce does not present a food safety concern with respect to the substances tested.
4c. Crown Lands Division (Southern region) Further correspondence dated 27 October 2011	<ul style="list-style-type: none"> Burial space is becoming an increasingly critical issue across Metropolitan Sydney with existing cemeteries in the east near capacity. Any expansion of the cemetery will need to address the listing of the Market gardens as a state heritage item. It is considered that the use of the land can address burial shortages while preserving and improving heritage and the public amenity of the area. Encourage council to ensure the proposed zone is compatible with these objectives. Happy to meet and discuss any issues which may arise. 	<ul style="list-style-type: none"> While not supported, the proposal to enable mixed use of the site requires further investigation and consultation with Crown Lands, the Trust and the NSW Heritage Office and will be undertaken during exhibition of the draft LEP.
5a. Defence (Department of) (pre s62 received 11.02.08 – D00552608)	<ul style="list-style-type: none"> Confirm that 1-23 Bundock St is to be retained in the long term for a range of Defence purposes. Notes that 4 Argyle Cres. is owned and managed by Defence Housing Authority. 	<ul style="list-style-type: none"> Noted. A SP2 Infrastructure zone is appropriate for Defence sites on the basis that the use is Commonwealth Department of Defence; are unlikely to be used for a different purpose and cannot be generally accommodated in other zones. This is in accordance with the Department of Planning's circular 'Zoning for Infrastructure in LEPs (PN 10-001). In response to a Council resolution seeking to reincorporate the site to the Randwick Environmental Park, Council has received correspondence from the Department of Defence which confirms that the site is required and/or intended for defence housing purposes. <p>Council subsequently, in 2011 prepared a planning proposal (spot rezoning) to rezone the site to E2, consistent with the Environment Park and this</p>

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		proposal is currently with the DoPI. It is recommended that the site retain a Special Use zone and be translated to the equivalent SP2 Infrastructure (Defence) in the draft LEP, with any future rezoning considered separately.
	<ul style="list-style-type: none"> Requests that all properties be identified as 'unzoned' under the LEP, considers that the standard zones are not suitable or applicable to Defence. Specifically, that the special purpose zone under the template, may restrict operations and activities occurring at Randwick Barracks. 	<ul style="list-style-type: none"> All land in the standard template must be zoned. The Special Purpose zone under the template will reflect the use of the site and will permit development that is ordinarily incidental or ancillary to development for that purpose.
5b. Defence (Department of) (Special Uses Discussion Paper received 15.06.10 – D01031097)	<ul style="list-style-type: none"> Understand that under the Standard Instrument the site must be given a zone although Defence are not bound by it. Either an SP1 or SP2 zoning of Barracks Defence Site will be sufficient to alert neighbouring land owners, users and developers to the presence and activities of Defence in the LGA 	<ul style="list-style-type: none"> Noted. While a SP2 (Defence) zone was considered suitable (as outlined in item 5a above) a SP1 Special Activities (Defence) zone has been shown on the map in accordance with more recent advice from Defence. See item 5c below.
5c. Defence (Department of) (Residential and Business centres Discussion Papers received 21 October 2011 – D01373628)	<ul style="list-style-type: none"> Randwick Defence Barracks is an important Defence asset that supports the training of Defence personnel and units and should not be compromised by inappropriate development. Defence sites are under increasing encroachment from incompatible surrounding land uses. Defence has worked closely with Randwick Council in regard to strategic planning and land use around the Barracks. To ensure the Randwick Barracks has the capacity to support current and future operations it has been decided to retain some 17 hectares of land previously identified for disposal. 	<ul style="list-style-type: none"> As the site is a Commonwealth asset, Defence are not bound by the requirements of the LEP. However, to minimise disruption to its use, surrounding development should not be intensified to ensure some degree of compatibility in an urban environment. The land is located within a low residential precinct and is buffered from higher residential densities by the Randwick Environment Park. A change in the zone from Residential to a Special Purpose zone will result in a loss of additional housing for the LGA however it will not have a significant impact on achieving the overall dwelling targets as set out in the draft Eastern Subregional Strategy.

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	<ul style="list-style-type: none"> This land was identified as R1 General Residential in the discussion paper however it is requested this be now zoned SP1 Special Activities (Defence). 	<ul style="list-style-type: none"> It is recommended that the SP1 Special Activities (Defence) be applied to the land as requested.
Follow up email received 27 October 2011 – D01375795	<ul style="list-style-type: none"> A revised map (Attachment A) to their correspondence of 21 October was provided showing the preferred extent of land for rezoning and disposal. 	<ul style="list-style-type: none"> The proposed zoning of the Randwick Barracks is in accordance with this advice. A residential (R1) zone has been applied to land fronting Holmes Street which has also been identified by Defence for possible disposal.
5d. Defence (department of) (Specialised Centre Discussion Paper received 2.12.11 – D01192498)	<ul style="list-style-type: none"> No objection; the proposed strategic direction and future growth identified in the discussion paper are unlikely to impact on Defence activities. 	<ul style="list-style-type: none"> Noted
6a. Energy Australia (pre s62 received 07.02.08 – D00550427)	<ul style="list-style-type: none"> Advises that all nominated sites will continue to be held by Energy Australia for existing and future electricity infrastructure purposes and should be zoned 'SP2 Infrastructure (Electricity)'. 	<ul style="list-style-type: none"> Supported. Energy Australia's request has been assessed against the DoP PN 10-001 Zoning for infrastructure. All sites are intended for electricity infrastructure purposes, are unlikely to change, and cannot be generally accommodated in adjoining zones due to considerations of SEPP 55.
6b. Energy Australia (Special Uses Discussion paper received 07.06.10 – D01027073)	<ul style="list-style-type: none"> Energy Australia supports the recommendations of the Discussion Paper in regard to the proposed zoning of Energy Australia sites. Identified a further four sites as being recommended to be zoned SP2 including: <ul style="list-style-type: none"> Substation No. 3672: Lot 1 DP 563431, 17 Robey St, Maroubra – zoned 2B Substation No. 2602: Lot 1 DP 235050, 3 St Marks Rd, Clovelly – zoned 2C Substation No. 7140: Lot 102 DP 805244, 8 Military Rd, Matraville Substation No. 7340: Lot 102 DP 805244, Military Rd, Matraville 	<ul style="list-style-type: none"> Noted. Substations No. 3672 and 2602 have been zoned accordingly. Substations 7140 and 7340 fall under the Major Development SEPP, IN1 General Industrial zone and council cannot apply any zones or controls to this area.

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<p>6c Ausgrid (part of Energy Australia)</p> <p>(Discussion paper received 21.7.2011 - D01319734)</p>	<ul style="list-style-type: none"> 1289 Bunnerong Road, Little Bay – this private residential property uniquely extends into the former tramway alignment and is currently zoned 2(a) Residential and partly unzoned land. Ausgrid's 132KV underground cables are located within the road/tramway reserve in this area. Given that Ausgrid's 132KV underground cables are located within the road reserve in the area, Ausgrid advises that Council should be mindful not to create any opportunity for additional residential development forward of the established building line. Any proposed rezoning or subsequent development, if permitted, must comply with the draft ARPANSA Electro Magnetic Field (EMF) standard and the DECCW Industrial Noise Policy in relation to adjacent electricity assets. 	<ul style="list-style-type: none"> The presence of the 132KV underground cables in the tramway/road reserve and Ausgrid's advice concerning additional residential development are noted. The subject land fronts Bunnerong Road and projects into the former tramway alignment which is proposed to be rezoned RE1 Public Recreation and recognised as a 'green corridor'. Leaving the portion of the property unzoned or giving it an RE 1 Public Recreation are not viable options under the draft LEP. However, in order to limit development on the land forward of the current building line it is proposed to give the land an RE2 Private Recreation zone where it projects into the road corridor. This will restrict the development footprint of the land and ensure residential housing remains in its current location consistent with adjoining residential development. As discussed with the Department of Planning and Infrastructure it is proposed to write to the landowner during exhibition of the draft LEP to advise them of the split zone that will apply to the land.
	<ul style="list-style-type: none"> No 31R Prince St, Randwick adjoins a State Heritage listed substation (No.349). Ausgrid supports the proposed Public Recreation zone given its close proximity to this State heritage listed substation, however notes that the zoning outcome is subject to negotiations with the land owner (STA). In this context, concerns were raised that any future residential development on 31R Prince St would need to comply with the draft ARPANSA EMF standard and DECCW Industrial Noise Policy and may affect vehicular access to the substation and/or have adverse impacts to its heritage significance. 	<ul style="list-style-type: none"> Support for Public recreation zone for this site and concerns about a possible residential zone are noted. The draft LEP proposes RE1 Public Recreation for 31R Prince Street, Randwick which is also supported by community submissions.

Submitters	Issues raised	Comment
<p>7a. Environment and Conservation (Department of)</p> <p>(s62 received 19.08.08 – D00641878)</p>	<ul style="list-style-type: none"> • Randwick contains a number of threatened flora, fauna and an endangered community. Threatened fauna includes species such as the Grey-headed Flying Fox and Eastern Bent-wing Bat. • In relation to threatened species and the endangered ecological community Eastern Suburbs Banksia Scrub (ESBS) and <i>Acacia terminalis subsp. terminalis</i> consideration should be given to any actions identified in relevant Recovery Plans as well as actions in DECC's Priority Action Statement that have strategic planning recommendations for Council as Council progresses its LEP. • Recommend an Environment Conservation E2 zone with development restricted to uses compatible with its environment protection purpose as being the most appropriate zone for endangered ecological communities (including areas likely to be declared critical habitat). • Identify that there could be conflict where potential critical habitat occurs on lands that are not currently under an environment protection zone such as special uses or residential. Council will need to carefully consider proposed future zones in its LEP. 	<ul style="list-style-type: none"> • Noted. • Two recovery plans currently apply to the LGA – Eastern Suburbs Banksia Scrub 2004, and <i>Acacia terminalis subsp. Terminalis</i> 2010. Council and landholders are required to implement the Recovery Plans to ensure the long-term viability of these endangered plants. How council is addressing specific actions within the Recovery Plans are covered below at item 7b. • In the LGA, some areas of the endangered ecological community the Eastern Suburbs Banksia Scrub and the endangered population <i>Acacia terminalis subspecies terminalis</i> have been given an E2 zone and all areas have been mapped for the LEP and will be subject to the Terrestrial Biodiversity clause where they fall outside the E1 National Parks zone (as specified by DoPI). • The ESBS community and the Acacia population are endangered species, mapped and distributed across a number of zones in the draft LEP – namely National Parks (E1), Environment Conservation (E2), Special Purposes (SP), Public Recreation (RE1), Private Recreation (RE2) being the Australian golf course and Medium density residential (R3) being land subject to a La Perouse Aboriginal Land Council planning study. ESBS also exists within the Anzac Parade and Bunnerong Road corridors and has been given an SP2 Classified Road zone and Environment conservation (E2) zone respectively.

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		<p>It is considered that any potential critical habitats are covered by the zoning map and the biodiversity clause in the draft LEP.</p> <ul style="list-style-type: none"> The use of the E2 zone in the draft LEP has been addressed in detail in item 7b below.
	<ul style="list-style-type: none"> Notes that in relation to Aboriginal Cultural Heritage, DECC has prepared and provided a copy of the General Guidelines for Strategic Planning. Section 3 of these guidelines provide details on DECC assessment guidelines and recommended planning outcomes for aboriginal cultural values. 	<ul style="list-style-type: none"> Noted. See item 7b below for more detail.
<p>7b. Office of Environment and Heritage (Discussion Paper received 12 August 2011 – D01330595)</p>	<ul style="list-style-type: none"> Strongly support the proposed E2 Environmental Conservation zoning for land containing Eastern Suburbs Banksia Scrub (ESBS) or <i>Acacia terminalis subsp terminalis</i> to afford long term protection of these remnant areas of high conservation value. Note the E2 zone has been applied to some areas of ESBS and <i>Acacia terminalis subsp terminalis</i> and not others. Concerned that patches of remnant ESBS are located within zones which will permit uses incompatible with conservation and protection. 	<ul style="list-style-type: none"> Support for E2 zone on areas of endangered species noted. It is proposed to rezone some of these portions of mapped ESBS to E2 and retain existing equivalent zones in others. Council has applied an E2 zone to large and/or contiguous portions of ESBS. Other areas are within Recreation zones which have a new objective to assist in protecting these habitats. This is further elaborated below.
	<ul style="list-style-type: none"> Recommends council reconsider its approach to an RE1 Zone and zone the Bunnerong Rd site to E2 Environmental Conservation to ensure that threatened vegetation be protected at the highest level, which however does not prevent passive recreation and would also be consistent with the zoning applied to the Randwick Environmental Park. 	<ul style="list-style-type: none"> The Bunnerong Road site comprises 2 endangered listings - ESBS (a community) and <i>Acacia terminalis subsp.terminali</i> (Sunshine Wattle) (a population). The ESBS & Sunshine Wattle are protected under both Federal and State legislation. The Recovery Plan for ESBS requires all remnants of

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Office of Environment and Heritage (cont.)		<p>ESBS to be maintained in-situ and afforded the highest achievable level of protection (p10). Specifically council is to assess development and activities and prepare LEPs which avoid and minimise impacts on ESBS.</p> <ul style="list-style-type: none"> • A key objective is to restore, and where practical, connect and enlarge remnants of ESBS through appropriate management (p.11). • The Recovery Plan for <i>Acacia terminalis subsp.terminali</i> requires Council and DoPI to ensure that the level of protection afforded A.t.terminalis populations and habitat is increased through conservation planning and land-use decisions (p15). • Further Action 2.4 of the A.t.terminalis Recovery Plan states: The DECCW will undertake negotiations with the Department of Planning, RTA, the Department of Lands, and Randwick Council to increase the legislative protection afforded to A.t.terminalis on site At24 at Bunnerong Road in Chifley. <p>The Recovery Plan for Sunshine Wattle states that the Bunnerong Road site is the largest stand outside the DECCW estate and it represents the southern limit of distribution for the subspecies. Negotiations should consider the full range of protection strategies available to increase the level of legislative protection for this subspecies on this site. (p.15)</p> <ul style="list-style-type: none"> • In addition, Action 9.2.9 of the ESBS Recovery Plan requires the Department of Lands to examine reserving for Environment Protection the Crown land containing ESBS at Bunnerong Road, Chifley.

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Office of Environment and Heritage (cont.)		<ul style="list-style-type: none"> On an operational day-to-day basis, all land owners are required to manage their lands in accordance with the recovery plan and includes noxious weed and pest control, fire and habitat management, erosion and access management. This includes protecting the habitat to ensure it is not degraded nor any actions will result in loss or fragmentation of the remnants (pages 9, 10 & 11). Since 2002 Council has been working in the reserves and with corporate volunteers to protect and improve the habitat. Council recently received a grant from the State government for noxious weed control and held 4 very well attended community days. Bush regeneration work is continuing and the health and germination rates are high. A Public Recreation (RE1) zone would be suitable within the context of the long corridor of open space along Bunnerong Road. The RE1 zone also has an objective to safeguard these communities as well as there being a local biodiversity clause in the draft LEP. However, it is acknowledged that an Environment Conservation (E2) zone would provide an additional layer and be consistent with the intent and use of the zone (PN 09-002). Given the above Recovery Plan actions, council cannot make decisions that are inconsistent with it without notifying the Director General of DECCW. Given too, the request by Office of Environment & Heritage (formerly DECCW), it is recommended that the area be zoned Environment Conservation (E2) to afford it the highest level of protection possible under the draft

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		LEP and further consultation be undertaken with the owners (RTA, STA & Crown Lands).
Office of Environment and Heritage (cont.)	<ul style="list-style-type: none"> Support for the proposed zoning of the western lot of Malabar Headland to National Park. 	<ul style="list-style-type: none"> Support noted for the E1 zone at Malabar Headland.
	<ul style="list-style-type: none"> Recommends all patches of ESBS on the central lot of Malabar Headland be zoned to E2 Environmental Conservation. 	<ul style="list-style-type: none"> Of the three patches of ESBS referred to the largest is currently being assessed by the Commonwealth as part of the transfer of land to NPWS. In this regard this part may become part of the National Park. The other two areas will be mapped as ESBS on the Biodiversity Map and managed under the Public Recreation zone.
	<ul style="list-style-type: none"> Strongly supports the proposed Environmental Conservation zoning of the eastern lot of the former UNSW site at Little Bay. Recommended that the boundary between the two adjoining lots (Lots 10 and 12) on the former UNSW site be adjusted to ensure the entire ESBS remnants be fully contained in Lot 12 and protected with an Environmental Conservation zoning. Suggested to zone the central lot (Lot 11) E2 Environmental Conservation to protect its significant Aboriginal Heritage values irrespective of whether the site is Council or privately owned. It is recommended council consult with the La Perouse LALC in regard to the suitability of a RE 1 zone over the lot who have concerns over the lots accessibility. Recommend an Environmental Conservation zoning be applied over the ESBS remnants in several sites (ie Jennifer St LALC holdings, St Michaels Driving Range, and the Telstra land at the end of Jennifer 	<ul style="list-style-type: none"> Supported noted. Supported. Council will liaise with the land owner/developer to ensure the finalised/registered subdivision pattern fully facilitate the protection of ESBS remnants. The discussion paper provided 2 options for this lot – either a public Recreation (RE1) or Environment Conservation (E2) zone. It is considered that given the significant Aboriginal heritage on the site that an Environment Conservation (E2) should be applied consistent with the advice from OEH. Consultation with the La Perouse LALC occurred as part of the proposed development of the area. Zoning and other planning provisions for all LALC holdings will be resolved as part of the future planning study. Action 9.2.7 of the ESBS Recovery Plan states that DEC will continue to liaise with the La Perouse

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Office of Environment and Heritage (cont.)	St) particularly as these are contiguous and geographically linked with larger ESBS patches in the adjacent Botany Bay National Park and Prince Henry site.	<p>and MALC regarding the management of land that contains ESBS.</p> <ul style="list-style-type: none"> • The St Michaels Driving Range, as consulted and agreed with Crown Lands Division and DoPI, is proposed to be zoned Public Recreation (RE1), consistent with the lease extension for golf purposes. The ESBS on this land will be mapped and the land will be subject to the new Biodiversity clause in the draft LEP whenever a development application is considered. • In relation to the Telstra land the rezoning of patches of ESBS to E2 is supported as the vegetation is contiguous with adjoining high conservation lands and the split zone will not affect the operation and use of the site. Action 9.2.8 of the ESBS Recovery Plan requires DEC to continue to liaise with Telstra regarding the management of ESBS on land at Jennifer St, Little Bay. Unlike land in a recreation zone the special purpose zone applying to this site and other government infrastructure does not have a specific environmental objective.
	<ul style="list-style-type: none"> • Request to be consulted during the planning review of the LALC lands, given that some of their land holdings contain a significant amount of ESBS remnants. 	<ul style="list-style-type: none"> • Request noted.
Office of Environment and Heritage (cont.)	<ul style="list-style-type: none"> • Noted that there are other sites containing ESBS but not referenced in the Paper, including Bunnerong substation, Anzac Pde in Malabar adjacent to Pioneer Park and Maroubra Reservoir. Recommended a split zone be applied to these sites with the ESBS remnants zoned Environmental Conservation. 	<ul style="list-style-type: none"> • Bunnerong power station is subject to the SEPP (Major Development) 2005 and council cannot include any zones or controls for this area. The area is mapped white in the draft LEP with the notation MD. It is proposed however to map endangered species on the land for the Biodiversity map. • Land within the centre of Anzac Pde, is an isolated patch within a busy road corridor. Under the Recovery

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		<p>Plan it will be managed in-situ. It is considered that the SP2 Classified Road corridor zone is the most appropriate at this stage.</p> <ul style="list-style-type: none"> Maroubra Reservoir is owned by Sydney Water who has an obligation under the Recovery Plan to protect and manage the area of ESBS found within the site. Unlike the Telstra site, this small patch is isolated, surrounded by housing and does not adjoin any other vegetation. In this case an SP2 zone is proposed.
	<ul style="list-style-type: none"> Recommend that clause 3.3 (2) - exclusion of environmentally sensitive areas from exempt and complying development - should refer to land zoned E2 and areas identified on the Biodiversity Map (ie the lands to which the local biodiversity clause applies). Recommend that 'horticulture' be permissible land use with consent within RE1 and RE2 zones as horticulture sometimes can be an intensive use and any impacts of such a development should be appropriately addressed through a DA process. Recommend 'car parks' be removed from the permitted land uses with consent within the Environmental Conservation zone, as it is considered incompatible with the nature of the zoning. Recommended that land uses in this zone be restricted to those appropriate to its primary environmental protection purpose. 	<ul style="list-style-type: none"> Supported. An additional subclause is to be added to Clause 3.3 in the Comprehensive LEP that exempts the E2 zone and Biodiversity mapping from the provisions of exempt and complying development; consistent with the direction in the Standard Instrument. Horticulture has been included in these recreation zones to enable community gardens. It is proposed to retain horticulture without consent in the Public Recreation (RE1) zone as these lands are subject to a Plan of Management. The establishment of a community garden would need to comply with council's guidelines. Horticulture in the Private Recreation (RE2) zone however will now require consent consistent with the advice from OEH. Agree that car parks be removed from the E2 zone as the size and intended use of any car park in this zone would be small and ancillary in nature. Suitable detail can be provided in the DCP to ensure that any development in this zone supports the objectives of this zone and does not result in the removal of endangered habitat.

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	<ul style="list-style-type: none"> Support for the inclusion of numerous model local provisions to address a range of issues, including acid sulphate soils, biodiversity, flood planning and stormwater management. Recommends council identify all areas of high biodiversity values including endangered ecological communities, threatened species and their habitat, riparian corridors, wetland and habitat corridors on the Biodiversity Map. 	<ul style="list-style-type: none"> Support noted. It is understood the Catchment Management Authority is undertaking this work and will be made available to council's within the next 12 months. In the interim council will prepare a habitat corridor map for the new comprehensive DCP and for Plans of Management for parks.
	<ul style="list-style-type: none"> Suggest council follow the 'practice note for using spatial information in local environmental plans to protect and manage environmentally sensitive lands' when preparing the Comprehensive LEP. Recommend council replace the draft model local provision - Biodiversity (Terrestrial) with the wording Wollongong City Council has adopted in its gazetted LEP 2009 - 'Natural Resource Sensitivity - Biodiversity', to provide strengthened protection to lands that contain high biodiversity values but are proposed to be zoned to permit a board range of uses. 	<ul style="list-style-type: none"> Noted. Council has used the most up-to-date Terrestrial Biodiversity provision provided by DoPI.
7c. Office of Environment & Heritage (Response to Residential & Business Centres Discussion Paper received 21 October 2011 – D01372898)	<ul style="list-style-type: none"> Recommends council consult with the local Aboriginal community as part of the development of an "Aboriginal Heritage Map" for the LEP. It is usual practice that information on the location of Aboriginal sites remains confidential. 	<p>Council has not undertaken a separate Aboriginal survey of its own as part of the process in preparing the draft LEP. However, Aboriginal objects or places of Aboriginal heritage significance in the area are managed in a number of ways to ensure their protection.</p> <ul style="list-style-type: none"> The Conservation Plan 1983 prepared by NPWS identifies the broad location of aboriginal heritage

Submitters	Issues raised	Comment
		<p>in the LGA.</p> <ul style="list-style-type: none"> Plans of Management for Council's coastal parks undertake Aboriginal survey's as part of their preparation. The Commonwealth has documented Aboriginal heritage in the process of managing Malabar Headland Land managed by National Parks including La Perouse peninsula have identified Aboriginal objects and places of significance, under its own Plan of Management. When development of land is proposed such as at the Prince Henry site, Prince of Wales Hospital, Newmarket/Inglis site and Randwick Racecourse, investigations/studies to identify zones of sensitivity, and Aboriginal objects or places of heritage significance are prepared. <p>The ongoing identification and management of Aboriginal heritage occurs through Council's relevant planning documents (LEP, DCPs, Masterplan approvals/DA approvals) and is available to those officers undertaking development assessment.</p> <p>Consultation with the La Perouse LAC to determine whether or not to itemise aboriginal objects or places of heritage significance is underway and will inform the draft LEP.</p>
<p>8a. Education and Training (Department of)</p> <p>(s62 received 18.09.08 - D00657329)</p>	<ul style="list-style-type: none"> Advises council that: in relation to existing school and/ or TAFE sites zoned other than 'Special Use' to retain their existing zoning, as long as an education establishment, is a permissible land use in such zoning. 	<ul style="list-style-type: none"> Noted. NSW DET school sites are all zoned Special Uses.

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> Existing school and/or TAFE sites zoned 'Special Use' to adopt zoning of land immediately adjoining each site, as long as an education establishment, is a permissible land use in such zoning and so long as the proposed adopted zoning does not devalue the Department's land holding. 	<ul style="list-style-type: none"> Noted. DET request is in accordance with state government direction outlined in PN 10-001 'Zoning for infrastructure'. Specifically, 'Principle 2.2 - Rezoning existing 'special use' zones to adjacent prescribed zones' state that existing infrastructure land currently zoned 'special use' should be rezoned in the LEP according to what the adjacent zone is, if that zone is a zone which permits that type of infrastructure. <p>Prescribed zones under the Infrastructure SEPP for educational establishments include all rural, residential, business and special purpose zones. This paper recommends a SP2 – Infrastructure zone be applied to all government schools, to reflect the sites as key infrastructure for the community. In relation to land valuation, this is not a valid planning consideration in selecting an appropriate zone.</p>
	<ul style="list-style-type: none"> Any future additional development for the purposes of an educational establishment, by or behalf of DET, is to be permitted on existing school and/or TAFE sites. 	<ul style="list-style-type: none"> Noted, however the SP2 Educational Establishment allows for these purposes and the Infrastructure SEPP also provides for a range of development without consent.
	<ul style="list-style-type: none"> Proposed new, future school and/or TAFE establishment on sites where the land zoning currently allows such development should remain a permissible land use in such zoning. 	<ul style="list-style-type: none"> Noted. Residential and Business zones in the LGA permit these uses. The Infrastructure SEPP lists prescribed zones for educational establishments (which apply to both government and non-government schools). Prescribed zone is a reference to the zones in the Standard Instrument where certain types of infrastructure are permitted under the Infrastructure SEPP with or without consent, or as exempt or complying development. Hence these uses are permitted in the areas sought by DET.

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> Notes that the East Subregional Strategy target of 8,400 additional dwellings by 2031 will have implications for existing education facilities and their capacity to cater for additional enrolments. The Department will work with Council and the Department of Planning to ensure that areas targeted for major residential development must ensure they have access to government primary and secondary education facilities. 	<ul style="list-style-type: none"> Noted. This report therefore recommends that all DET sites should be zoned to SP2 Infrastructure (Educational Establishments) to ensure that these sites are retained as key community infrastructure and to meet population projections.
8b. Education and Training (Department of) (Special Uses Discussion Paper received 03.08.10 – D01075535)	<ul style="list-style-type: none"> Reiterates support by the Department of Planning’s direction that under the new standard template government school and TAFE sites be rezoned in the LEP according to the land use of the adjacent zone which in general will be Residential or Business zones. 	<ul style="list-style-type: none"> The draft LEP has retained a Special Purpose zone for these uses to ensure their ongoing use in the LGA for education and learning. If and when such land is no longer required for educational purposes, a detailed analysis of its site and context needs to be undertaken to determine the best zone and built form. Large sites such as the TAFE on Alison Road are significant purpose built building with strong links to the UNSW and should maintain a zone that clearly signifies their continued presence in the community.
	<ul style="list-style-type: none"> Council should seek clarification on the Special Uses zoning matter with the Department of Planning to obtain determination on zoning of government school sites. 	<ul style="list-style-type: none"> The DoPI have been given a copy of the Special Uses Discussion Paper, and the subject of the zoning of schools has been tabled at regular LEP progress meetings with the Department through 2011. The Department has noted that it has taken a standard approach for all LGA’s but that specific and special circumstances may be put to it for its consideration. Council’s discussion papers have noted that existing schools are well dispersed with little scope for further loss of schools without significant loss to communities, especially given the disposal of schools over the last decade. The comments from Education and Communities at item 8c and 8d below also highlights the need to retain schools within the LGA as areas redevelop.

Submitters	Issues raised	Comment
8c. Education and Communities (Business centres discussion paper received 18.10.11 – D01368731)	<ul style="list-style-type: none"> Council is requested to liaise with DET to ensure that targeted areas for B1 and B2 will not impact on the operation of schools or TAFE facilities – in particular for inappropriate facilities such as sex services, methadone clinics, hotels, taverns, extraction industry and development generating high traffic volumes. Particularly concerned with the proposed rezoning of lots in Ascot and Bowral Street immediately adjacent to Kensington Public School as council has extended the facilities such as sex services, helipads, markets that could adversely impact to the schools operation and its community. 	<ul style="list-style-type: none"> New areas identified for a Neighbourhood zone (B1) are existing clusters of small shops that serve a local function. As the zoning regularises what exists no impacts are envisaged to affect the operation of any schools in the area. The draft LEP has recognised the location of existing and proposed development in centres in the LGA. It is considered that the mix is appropriate and does not depart significantly from council's existing LEP. If permissible, these uses require the submission of a DA and assessment of impacts. Markets and helipads are uses already permissible in the Local Centre (B2) business zone. They are not new uses however the proposal to move Kensington from a Neighbourhood centre to a Local centre will introduce these uses into the area. A new clause on the 'Location of sex service premises' in the draft LEP will ensure that the location of these premises does not impact on sensitive land uses such as schools. The new DCP will have clear criteria for the operation of sex service premises to ensure they do not impact on the amenity or safety of an area. The draft LEP proposes to enable sex service premises in existing centres where they are permitted with consent but not permit them in any new business centres that take on a B2 zone. This means they will not be a permissible use in Kensington or Matraville town centres.
	<ul style="list-style-type: none"> Operation impacts such as traffic congestion, noise vibration & traffic from future construction. 	<ul style="list-style-type: none"> These are matters considered in assessing all development. The new comprehensive LEP and DCP will also provide suitable guidance on the operational /construction issues for development in the LGA.
	<ul style="list-style-type: none"> Council is requested to provide further details of its LGA wide plans for residential infill in Business zones in order to assess education needs. 	<ul style="list-style-type: none"> Demographic projections (DOPI) for Randwick LGA to 2031 show low growth in school-age population. Planning for residential infill in business zones does

Submitters	Issues raised	Comment
		not introduce significant additional dwelling capacity above current controls. Ongoing discussions with the Department of Education and Communities can further coordinate planning activities.
8d. Education and Communities (Residential discussion paper received 18.10.11 – D01370584)	<ul style="list-style-type: none"> Government schools such as Randwick are at capacity while those in La Perouse, Matraville, South Coogee and Maroubra Bay are not. Council to liaise and work with DET to increase major residential infill in areas where there is existing education capacity. The redevelopment of the Inglis Newman (sic) site adjoins Government schools and is already at capacity. Concerns with this include- potential enrolments, operational impacts and impacts from construction. 	<ul style="list-style-type: none"> Noted planned growth is expected to occur primarily within town centres and major redevelopment/ masterplan sites. Focusing residential growth in areas less well serviced by public transport is not considered to be a sustainable approach. The Council has met and will continue to seek input regarding educational capacity through the redevelopment of large sites. Council is progressing a separate planning proposal for this site which will consider these matters.
	<ul style="list-style-type: none"> Provide further details of the redevelopment of the Bundock Street site to enable the Department to assess potential school enrolments in this local area. 	<ul style="list-style-type: none"> Defence have advised council that 17 ha of land within the Bundock Street site (previously marked for disposal to facilitate residential development) is now needed for Defence purposes and will no longer be rezoned to residential except a row of housing fronting Joongah Street. This equates to a reduction of potentially 150 dwellings. Consultation with government agencies occurred when this land was previously rezoned.
	<ul style="list-style-type: none"> Council to provide further detail of its LGA wide plans for residential infill and land use up-scaling in order to assess educational needs. 	<ul style="list-style-type: none"> As previously noted this draft LEP does not propose a City wide program of upzonings to create additional dwelling capacity. However, DET concerns support council's efforts to retain all existing schools, TAFE's etc in a special purpose SP zone.
9. Federation of Parents and Citizens' Associations of New South Wales	<ul style="list-style-type: none"> Requests Council to include the following clause in the LEP: <i>In respect of certain urban uses in non-urban zones:</i> 	<ul style="list-style-type: none"> It is not proposed to make educational establishments, places of public worship or child care centres uses permissible in non-urban zones (ie rural or environmental zones) so the insertion of the clause

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(s62 received 3.11.08 – D00678378)	<i>Educational establishments (schools), places of public worship (churches) and child care centres are no longer permissible in rural and environmental zones</i>	<p>to achieve this outcome is not needed.</p> <ul style="list-style-type: none"> Notwithstanding this, under the Infrastructure SEPP educational establishments are permitted in rural, residential, business, environmental living and special purpose zones and over-rides council's LEP.
<p>10. Finance and Deregulation (Department of)</p> <p>(Discussion paper received 27 June 2011 - D01205010)</p>	<ul style="list-style-type: none"> Commends the prompt efforts of Council to commence the spot rezoning of Lot 102 DP1162245 to E1 National Parks and Natures Reserves. Both Lot 102 & 2 are significant heritage sites and the rezoning to E1 will provide certainty regarding their appropriate use. Suggest zoning Lot 101 SP1 (Special Activities) until the lot is remediated, while noting that the site could be used and zoned for public open space in future but only when capable of such purposes. Will endeavour to keep Council up to date with changes regarding land uses for the draft LEP. 	<ul style="list-style-type: none"> Support noted. Heritage significance of sites/lots noted. The suggested SP1 (Special Activities) by the Department is not considered an appropriate transitional zoning for the central section of Malabar Headland. SP1 generally applies to sites with special characteristics (e.g. a major scientific research facility) and a specific infrastructure category must be identified. Rezoning of the central lot to SP1 may also raise concern and confusion with the public over the site's long term future direction. <p>However, concerns raised by the Department of Finance and Deregulation that the site is not suitable yet for public recreation and therefore should not be zoned for such purposes is considered valid and reasonable pending remediation. In the interim, it is recommended that the site retain its current zone and be translated to the equivalent RE2 Private Recreation in the draft Comprehensive LEP. The Department has confirmed that it has no objection to the RE2 zone.</p>
<p>11a. Heritage Council of NSW</p>	<p>It is requested that council address the following issues in its heritage impact assessment in reviewing and updating the controls in its LEP:</p>	

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(s62 received 03.10.08 – D00665460)	<ul style="list-style-type: none"> Review controls for Prince Henry Hospital site as these are inconsistent Use State Heritage Register and those of Government agencies to identify State items to be added to the draft LEP. Non-aboriginal heritage items in the LGA should ideally be identified by field survey. A survey of sites and places of Aboriginal significance should be undertaken in consultation with the Aboriginal community. A survey of significant existing or cultural landscapes, conservation areas, views and vistas 	<ul style="list-style-type: none"> This will be addressed through the review of the controls for the new comprehensive DCP. Randwick City has over 430 heritage items listed in RLEP and 26 of these are listed on the State Heritage Register. RLEP also includes 19 heritage conservation areas. State heritage items have been added into the draft LEP from the State Heritage Register as requested by the Heritage Office. The majority of Randwick's heritage items and heritage conservation areas were identified in a comprehensive heritage study carried out in 1989. Since then a ongoing program of review has been conducted including, <i>A Conservation Areas Review (2000)</i>, <i>A Randwick Heritage and Visual Character Study (2001-03)</i> and more recently <i>The Randwick Landscape Elements Heritage Assessment and Policies Report (2009)</i> A survey of additional non-aboriginal items in the LGA was not feasible however 16 landscape items have been added to the draft LEP based on <i>The Randwick Landscape Elements Heritage Assessment and Policies Report (2009)</i> and community consultation and support. Aboriginal heritage has been addressed in detail under item 7c in response to the Office of Environment and Heritage. A future specific study can be considered and will be discussed with the Aboriginal Land Council. As noted above a continual program of heritage review underpins the draft LEP. Future programs will

Submitters	Issues raised	Comment
	<p>should be undertaken covering all major historical land uses and themes.</p> <ul style="list-style-type: none"> Council should ensure that any rezoning will permit uses that are compatible with any heritage significant site or item and that the rezoning will allow for the continued use and conservation of the heritage item in an appropriate manner. 	<p>note this advice.</p> <ul style="list-style-type: none"> Council has zoned State Significant sites (Phillip Bay market gardens and land at Malabar headlands) to protect them. Development in other zones which contain heritage areas or items will be subject to clause 5.10 Heritage Conservation. In applying mapped controls, the height of some development has been checked to ensure it is compatible with the character and scale of surrounding development.
<p>11b. Heritage branch of the Office of Environment & Heritage (Discussion paper received 19 august 2011)</p>	<ul style="list-style-type: none"> Malabar Headland Lots 102 and 2 are listed on the State Heritage Register. Please note that future development at Malabar headland shall also consider the site's Aboriginal Heritage values. Support for the proposed National Park and Natural Resources zoning for the eastern and western lots (102 & 2). Support for the proposed Public Recreation zoning of the central lot (101) of Malabar Headland as the rezoning will not affect but warrant the continued conservation of the heritage and ecological values of the adjoining State significant land. Chinese Market Gardens are listed on the State Heritage Register. Strong support for the proposed Primary Production Small Lot zoning for the Chinese Market Gardens, the continued use of the land for 	<ul style="list-style-type: none"> Support noted. These lots have been given an E1 National Parks zone to protect them. In addition they are further protected through their listing on the State Heritage Register as being of scientific and educational significance because they contain rare examples of coastal communities growing on Pleistocene sand deposits within the Sydney region and have different species composition to those found elsewhere in the Sydney region. The Aboriginal heritage values of the Malabar Headland are still being identified in consultation with the Aboriginal community. Support noted. The continued protection of the vegetation is noted and the areas of ESBS have been mapped for the Biodiversity layer in the draft LEP and in addition should be considered in any Plan of Management. Support noted. The State Heritage listing of the Phillip Bay Chinese market gardens informed Council's decision in nominating a RU4 Primary production small lot zone for this site.

Submitters	Issues raised	Comment
	<p>food production purpose and continued conservation of its heritage and scenic character.</p> <ul style="list-style-type: none"> Prohibition of cemetery development on the market gardens site. Support for the proposed Public Recreation zoning of 31R Prince St as provision of a public park will contribute to the preservation of the existing curtilage of the State heritage listed substation located on the adjoining land (2S Frances St), by maintaining views to and from the substation. No objection to the optional residential zone; however, future development must consider and protect the aesthetics and historic significant of the substation. 	<ul style="list-style-type: none"> Preference to prohibit cemetery use on this site is noted. The draft LEP prohibits cemetery use on this land. Support noted.
<p>12a. Housing NSW</p> <p>(Special Uses Discussion Paper received 14.07.10 – D01063764)</p>	<ul style="list-style-type: none"> No specific comments on the content or recommendations of the Special Uses discussion paper but requests continued consultation and participation in the residential discussion paper and the review of planning controls. 	<ul style="list-style-type: none"> Noted.
<p>12b. Housing NSW</p> <p>(Specialised Centre Discussion Paper received 8.12.10 – D01196355)</p>	<ul style="list-style-type: none"> Key issues for housing NSW include provision of affordable housing and a mix of housing – including adaptable/accessible dwellings, and housing for key workers. Suggested that residential development in the Specialised Centre consider: <ul style="list-style-type: none"> Increasing proportion of affordable housing units Support a diversity of housing (apartments, semis and detached dwellings) Encourage dual-key apartments Encourage adaptable/accessible units (min 10%) 	<ul style="list-style-type: none"> Submission is noted. Residential and business zones in the Centre support a range of dwelling types. Affordable housing provision is covered by the Affordable housing SEPP, and Randwick City Council's Affordable Housing Strategy. There is limited opportunity for LEP provisions to extend the requirement for affordable housing beyond state controls. Housing mix, including adaptable/accessible dwellings and dual-key options can be addressed in DCP controls
<p>12c. Housing NSW</p> <p>(Residential Discussion Paper received</p>	<ul style="list-style-type: none"> Consider the need for affordable housing in the development of the Comprehensive LEP. Plan for innovative ways to meet housing demand and encourage housing diversity in recognition of 	<ul style="list-style-type: none"> Noted. Affordable housing provisions for the City are covered by the Affordable Rental Housing SEPP and Randwick City's Affordable Housing Strategy. There is limited opportunity for the LEP provisions to extend

Submitters	Issues raised	Comment
12 October 2009 - D00866735)	<p>housing affordability issues.</p> <ul style="list-style-type: none"> Housing NSW to continue working with Randwick City Council in renewal of its social housing stock. 	<p>the requirements for affordable housing beyond the SEPP controls.</p> <ul style="list-style-type: none"> Notwithstanding this, the Comprehensive LEP encourages housing mix by supporting a range of dwelling types in the residential zones including boarding houses. It includes an overarching aim for the LEP on housing diversity and retention of affordable housing. Objectives on housing affordability are also included for each residential zone. Noted. The Council will continue to work with Housing NSW to provide input towards social housing renewal projects. The zoning of such sites will be updated under the Comprehensive LEP once further information becomes available on the nature of the proposals.
<p>12d. Housing NSW (Late submission - received 22 November 2011)</p>	<ul style="list-style-type: none"> Housing NSW interests are maintaining and improving the development potential of its assets to meet housing needs, allowing for de-concentration of the estates in a socially responsible manner and promoting housing affordability and diversity. Commends Council on the recommendations in the Residential discussion paper dealing with a range of housing issues including appropriate and affordable housing for students, seniors and people with a disability. The light rail, if it proceeds will be a catalyst for a range of uses and may present opportunities to increase the supply of affordable housing. Commends Council's approach to identifying and fixing land use anomalies and identifies additional Housing NSW sites needing correction. Rezoning requests were also made for 4 other Housing NSW sites. 	<ul style="list-style-type: none"> Noted. Support for Council's approach is noted. Agree. The range of identified Housing NSW sites has been assessed and a detailed description and recommendation provided in the datasheets at the end of this table.

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	<ul style="list-style-type: none"> Welcome the opportunity to meet with Council regarding Housing NSW work on provision of affordable housing in South Randwick. 	<ul style="list-style-type: none"> Council will in the near future contact Housing NSW in regard to this work.
	<ul style="list-style-type: none"> The Centre for Affordable Housing is a business unit within Housing NSW able to assist council. 	<ul style="list-style-type: none"> Noted
	<ul style="list-style-type: none"> Housing NSW has requested that the zonings/height limits of a number of its land holdings be reviewed as part of this draft LEP, to better reflect the existing development. 	<ul style="list-style-type: none"> The requested Housing NSW properties have reviewed and a datasheet for each property and recommendation is attached at the end of this table.
13a. Ministry of Transport (s62 received 05.09.08 – D00650962)	<ul style="list-style-type: none"> The MoT advice under s62 of the EP&A Act relates to s117 direction 3.4 – Integrating Land Use and Transport. 	<ul style="list-style-type: none"> An assessment of the draft LEP's consistency with this s117 direction has been completed in Attachment E3 of this report.
	<ul style="list-style-type: none"> Ministry recommends that Council prepare a local integrated land use and transport strategy (ITLUS) to achieve policy outcomes. However, existing strategies of council may be satisfactory where consistency with ILUT and State policies can be demonstrated. 	<ul style="list-style-type: none"> Council in 2003 undertook a City-wide Transport study which informed the preparation of the City Plan 2006 and subsequently updated in 2010. In preparing discussion papers to inform the new draft LEP council considered the principles of integrated land use planning.
	<ul style="list-style-type: none"> The Ministry requests an opportunity to review Council's response to s.117 Direction 3.4, together with the supporting strategies, prior to exhibition of the draft plan. 	<ul style="list-style-type: none"> Noted, however the LEP process requires council to provide this material to DoPI after reporting to council. It is proposed to provide a copy of Council's report addressing the s117 directions to the now Department of Transport once council has considered it.
13b. Centre for Transport Planning (Discussion paper received 05.08.11 - D01334168)	<ul style="list-style-type: none"> In relation to the Kingsford STA owned land DoT are currently investigating the potential for extensions of the light rail network. Subject to the investigations for light rail depot/interchange or other similar uses council is to ensure that the zoning of the site will support the use of the site for these purposes. 	<ul style="list-style-type: none"> Following the recommendations of a detailed planning study, a business zoning is proposed for the site, which permits a wide range of uses, such as public parking, community facilities, commercial uses and public transport facilities. Opposition to the sale of this land is noted.

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	<ul style="list-style-type: none"> Department of Transport does not support the sale of the STA's portion. 	
13c. Centre for Transport Planning (Specialised Centre Discussion Paper: 17.12.2010 – D01201854)	<ul style="list-style-type: none"> Transport NSW acknowledges support for sustainable and active transport development, consideration for integrated transport and land use planning and improved connectivity, especially walking and cycling. 	<ul style="list-style-type: none"> The comments are of a broad strategic nature, and support for the planning approach for the Specialised Centre is noted. No specific implications for the LEP, but will be considered in finalising the Precinct Plan
13c. Transport NSW (Residential Discussion Paper)	<ul style="list-style-type: none"> Support for the translation of RLEP Clause 20D – Traffic and Transport Measures for the 2D Zone into the Comprehensive DCP. Support for the provision of traffic and transport measures at large redevelopment sites. Suggested that the Comprehensive DCP promote sustainable and active transport outcomes e.g. inclusion of bicycle racks, opportunities for car share and the like. 	<ul style="list-style-type: none"> Noted. Suggested traffic and transport measures will be further investigated for inclusion in the Comprehensive DCP.
14a. RTA Sydney (s62 received 17.12.08 – D00704610)	<p>Requests the following changes to be made in relation to arterial road widening reservations:</p> <ul style="list-style-type: none"> Pedestrian bridge on RTA owned property at Maroubra Junction, being East and West sides of Anzac Parade between Storey St part and Snape Street affecting Lot 3 DP 1055552 and lots 3 & 4 DP 1112051 be zoned to SP2 Infrastructure. Abandoned re-alignment scheme at Chifley. North side of Burke Street between Mitchell Street and Wassell Street affecting Lots 3518 & 3550 – 3557 DP 752015 and south side of Burke Street between Mitchell Street and Brisbane Street affecting lots 3570, 3583-3586, 4188, 4189, 2787, 2785 and 4165 DP 752015. These properties were affected by re-alignment scheme and that part of the lots 	<ul style="list-style-type: none"> Noted. This was addressed as part of the Special Uses discussion paper and has been zoned SP 2. Draft LEP map is consistent with this advice and none of these areas are marked for acquisition and the adjoining zone has been applied to the land.

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	<p>affected has been shown as road. However, this realignment scheme has been abandoned and the previously affected part of each of these lots should be shown with the same zoning as the unaffected part of the lot (residential).</p>	
	<ul style="list-style-type: none"> • Incorrect zoning of RTA owned land. South side of Fitzgerald Avenue between Anzac Parade and Ferguson Street being RTA owned land adjoining Lot 1 DP 12193 and Lot 1971 DP 662873. These properties are owned by the RTA but are not road, they should be zoned the same as the adjoining properties (residential). • Part of Royal Randwick Racecourse, being the south west corner of Alison Rd & Wansey Rd part Lot 1 DP 130234, is affected by a realignment scheme at Alison Rd, Randwick and should be zoned SP2 Infrastructure. • Incorrect zoning of RTA owned land west side of Anzac Pde between Doncaster Ave and UNSW being Lot 24 DP 607990. This property has been acquired by the RTA for road and should be zoned accordingly. 	<ul style="list-style-type: none"> • These lots have been zoned R2 Low density residential consistent with the adjoining zone. • Clause 5.1 Relevant acquisition authority (compulsory) of the standard template identifies the relevant authorities for the acquisition of land reserved for certain public purposes. The land to be acquired is identified on the "Land Reservation Acquisition Map" to be acquired by the RTA. The land is part of the Racecourse and has been given an RE2 Private Recreation zone until such time it is acquired. • Noted. The land is owned by Council but reserved as road and will be given the zoning of Anzac Road as SP2 Infrastructure (Classified Road).
	<ul style="list-style-type: none"> • NSW Government – Premiers Council for Active Living (PCAL) Requests that Council consider the Premiers Council for Active Living (PCAL) 'designing places for active living' design considerations. 	<ul style="list-style-type: none"> • Noted. The design considerations have been considered in the preparation of the discussion papers and as a basis for council's new comprehensive LEP and DCP.
	<ul style="list-style-type: none"> • Requests Council to ensure that Child Care centres 	<ul style="list-style-type: none"> • It is not feasible to 'prohibit' child care centres on land

Submitters	Issues raised	Comment
	are 'prohibited' on properties that have a direct vehicular access and/or frontage to a classified road and this prohibition shall apply to all zones within Council's LEP	that has a frontage to a classified road where land use zones permit such a use. The sentiments however of this approach to minimise impacts on the road network under these circumstances can be incorporated into council's new DCP as a matter for consideration when a DA is received for a child care centre with direct access to a classified road.
	<ul style="list-style-type: none"> Requests that Council make provision in the new draft LEP for 'Roads' to be permitted without consent. 	<ul style="list-style-type: none"> The standard template directs that roads must be listed as either permitted with or without consent. In this case, the draft LEP lists roads as requiring consent in all zones with the exception of Public Recreation (RE1) where it is permitted without consent and the National Parks and Nature Reserves (E1) zone which is governed by the National Parks and Wildlife Act 1974. The Infrastructure SEPP enables the development of roads to be carried out by a public authority without consent on any land.
	<ul style="list-style-type: none"> Notes that any development within Randwick LGA should aim to minimise vehicle kilometres travelled by private vehicles by providing high density and mixed use development around public transport infrastructure. 	<ul style="list-style-type: none"> Supported. Principles of transit oriented development have guided the preparation of the discussion papers and draft LEP. Areas identified for future growth include existing town centres well serviced by public transport.
	<ul style="list-style-type: none"> Requests that where applicable, the LEP should also make provisions for developer funding of required transport infrastructure improvements that may be required as a result of the additional development in the LGA. 	<ul style="list-style-type: none"> Noted, however this is beyond the scope of the draft LEP. Council's section 94A plan will be reviewed to support the new LEP and address recent government changes to section 94. This will consider mechanisms for developer funding of infrastructure to support growth.
14b. RTA Sydney (Discussion paper received 23.11.10 – D01185690)	<ul style="list-style-type: none"> Requests that the realignment scheme at Alison Rd affecting Royal Randwick Racecourse and the strip opposite Bradley Street are shown as SP2 classified road zoning on Council's land reservation acquisition 	<ul style="list-style-type: none"> The realignment scheme has been included on the Council's land reservation acquisition map and the RTA identified in the draft LEP as the acquiring authority. The land will be zoned R3 Medium Density

Submitters	Issues raised	Comment
	<p>map.</p> <ul style="list-style-type: none"> Requests that the updated maps proposed by Council be referred to RTA's Property Services for a further check after compilation. 	<p>Residential consistent with the apartments on the land.</p> <ul style="list-style-type: none"> The maps will be referred to RTA's Property Services as part of the formal exhibition of the draft comprehensive LEP.
<p>15a. State Transit Authority</p> <p>(s62 dated 2 September 2008 D00651896)</p>	<p>The draft LEP needs to provide for more sustainable living options and prepare for a less car-reliant future with an explicit emphasis on walking cycling and use of public transport in the LGA.</p> <p>The STA provides the following specific comments in relation to the preparation of the draft LEP and associated DCP/s:</p> <ul style="list-style-type: none"> The aims of the LEP should emphasise the achievement of a high level of physical integration between land use and transport, which promotes sustainable forms of travel through the LGA; and to ensure future development accommodates and supports walking, cycling and public transport use. It should be ensured there is adequate planning protection of any existing or potential transport corridors or access-ways to maintain future access opportunities for road-based public transport, cyclists and pedestrians. 	<ul style="list-style-type: none"> There are two specific aims of the draft LEP which implement this advice – clause 1.2(2)(c) and (e) as follows: <ul style="list-style-type: none"> <i>(c) To support efficient use of land, vibrant centres, integration of land use and transport, and an appropriate mix of uses;</i> <i>(e) To promote sustainable transport, public transport use, walking and cycling;</i> See response above. Classified Roads such as Anzac Parade and Bunnerong Road have been given an SP2 (Classified Road) zone to ensure their on-going use for transport provision. In addition zones (with the exception of RU4 and E2) permit with consent 'passenger transport facilities' to provide flexibility in providing for a wide range of transport modes and healthy living options in the LGA. The comprehensive DCP will provide further detail regarding bus stops and shelters in residential

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> It should be ensured that there are adequate provisions enabling Council to install bus shelters, street furniture and other facilities to support the use of public transport; as well as ensuring the protection of pedestrian amenity on footpaths and the public domain generally. The LEP should make provision for the consideration of whether development will impact on the efficient and safe operation of road based public transport on the road network. 	<ul style="list-style-type: none"> zones. See response above. Clause 5.12 [compulsory] of the draft LEP enables any development identified in the Infrastructure SEPP 2007 by or on behalf of a public authority to proceed unhindered.
	<ul style="list-style-type: none"> Development control provisions should be included to ensure development will not physically impact on bus routes and operations, including the control of vehicular access to major developments, undue displacement of bus stops and unsuitable landscaping (eg. planting of trees close to the roadway) 	<ul style="list-style-type: none"> The comprehensive DCP can ensure these matters are covered. In addition, for larger development/sites the proposed DCP provisions of the draft LEP will ensure consideration of these and other integrated transport matters.
15b. State Transit Authority Discussion Paper response 28 July 2011	<ul style="list-style-type: none"> Request to rezone 31R Prince St to permit either medium density residential development or mixed use development with ground level retail and residential above. 	<ul style="list-style-type: none"> Not agreed. It is proposed to zone 31R Prince St to Public Recreation (RE1), which will recognise it as a recreation park, given the limited provision of pocket parks in this location and its natural extension of the open space/walkway along the former tram route. This would not preclude car parking, given that car parks are a permissible use in the RE1 zone. Residential/commercial development is not considered suitable on the site largely given its corner location and configuration (land locking existing residential properties), the support from the Heritage Branch for the RE1 zone given the adjoining State Significant item (substation), and the benefit of retaining the

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> For Bunnerong Road, Chifley believe that a development proposal with adjoining land owners being State agencies/owners could be undertaken to achieve an integrated residential development and rehabilitated open space scheme. Notes that the land (including other State agencies) is affected by threatened species and the ESBS Recovery Plan/s. The land in the ownership of STA is subject to weed infestation and rubbish dumping and they suggests that a Voluntary Planning Agreement could assist in funding the ESBS Recovery Plan as a basis for rehabilitating this degraded site. 	<p>public open space in a relatively dense part of the City. The land also extends the former tramway/pedestrian link.</p> <ul style="list-style-type: none"> Ausgrid (see item 6c) also objected to a residential zone citing potential access, heritage and use impacts in relation to its adjoining electrical substation (a State heritage item). The STA is one of 3 State government owners of small adjoining parcels of land in this area (RTA, STA and Crown Lands Division). The proposal to develop the land for an integrated residential and open space scheme is contrary to the 2 NSW Government Recovery Plans which apply to the area and their actions. See item 7a & 7b above for detailed discussion on this. The endangered species and community in this area comprise a large portion of the land located between existing residential housing and the road. It leaves very little land for development purposes which may modify the natural environment and disturb or damage the valuable vegetation communities. The STA have obligations under the Recovery Plan/s to manage and protect ESBS or Sunshine Wattle on its land including the control of dumping, managing weeds etc as well as putting in place site specific management plans to protect the vegetation. Council's Supervisor of Bushland & Biodiversity has advised that the health of the plant community is in good condition and council has carried out bush regeneration on STA land since 2001. This work has occurred as it has not been practical to exclude this narrow corridor which has been treated along with

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> The rezoning & future use of 1-11 Rainbow Street, Kingsford (Kingsford market site) has been ongoing for 10 years and STA are anxious to progress the integrated use of the site for STA administrative functions, community uses, commercial and residential uses. 	<p>adjoining land owners who with council have funded works in the area.</p> <ul style="list-style-type: none"> The Office of Environment and Heritage have asked Council to reconsider the proposed Recreation zone for Bunnerong Road land and instead put a strengthened Environment Protection (E2) zone across the site to ensure that the high conservation values are protected and managed given the presence of both an endangered species (Sunshine Wattle) and an endangered community (ESBS) on the land. A B2 Local centre zone is proposed for the land which will provide for the range of uses envisaged by the STA for this site.
	<ul style="list-style-type: none"> Support the proposed rezoning to a commercial zone and request a meeting to discuss the site. 	<ul style="list-style-type: none"> Noted. Council has met on several occasions with the STA regarding this site. A meeting will also be arranged with STA during the LEP exhibition period.
<p>15c. State Transit Authority Discussion Paper received 13 October 2011</p>	<ul style="list-style-type: none"> STA supports rezoning of 1-11 Rainbow Street, Kingsford to B2 Local Centre however is concerned that limiting the maximum building height to 24m and FSR 3:1 could potentially make development of the site unviable. If a regional office was located on the site, 2 levels of commercial floor space would be needed. 	<ul style="list-style-type: none"> It is recommended that the current height and floor space ratio be maintained consistent with the controls for the town centre as identified through the independent expert planning study. When a major planning/design review of Kingsford Town centre is undertaken (following the Comprehensive LEP & DCP) these controls could be further considered. Given the unique opportunity this site presents, this property is proposed to be listed as a key site in the LEP, which would trigger the requirement for a site specific DCP/masterplan and will provide for any detailed planning controls and guidance.

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> Argue that the development of the site needs to be viable and that because of its 'island' location it can sustain a greater height and floor space ratio. 	<ul style="list-style-type: none"> Development in the area will need to be of a scale and design that provides a suitable transition and context to adjoining residential land. It is noted that the Department of Transport objects to any sale of the land by the STA.
	<ul style="list-style-type: none"> Request to meet and discuss the future use in more detail. 	<ul style="list-style-type: none"> Council will specifically consult with the STA as part of the exhibition of the draft LEP.
15d. State Transit Authority (Specialised Centre discussion paper received 9.11.10 – D01175703)	<ul style="list-style-type: none"> STA supports guidelines and strategic planning controls for the Centre, and the opportunity to further integrate public transport facilities into the public domain, and ensure public transport is given a high priority in the Centre. STA considers existing bus services to UNSW are suitable, and the 370 route (Coogee to Leichhardt) provides an adequate east-west connection. Support for adoption of cycling as an alternative means of transport, and for the opportunity to improve integration of public domain with public transport facilities to improve the passenger and pedestrian environment. STA does not support 40kmh zone in high pedestrian areas in High St, and suggests alternate solutions are investigated. STA requests further consultation in regard to any changes (eg: cycle ways, traffic calming, road alignments) that may impact bus operations. Request for opportunity to review draft LEP/DCP when available. 	<ul style="list-style-type: none"> Strategic and transport advice noted and considered in drafting the LEP. However these are matters which can be suitably incorporated into the new comprehensive DCP, where relevant.
16. Sydney Ports Authority	<ul style="list-style-type: none"> Requests that a consultation clause be included for development in the vicinity of the Port Botany Radar System. The proposed clause provided by Sydney Ports, is to ensure that the microwave link path which provides communications for Port Botany 	<ul style="list-style-type: none"> A preliminary analysis of existing and permissible heights within the microwave link path has shown that the microwave link will not be generally affected. The Comprehensive DCP can address consultation requirements for development proposals that may

Submitters	Issues raised	Comment
	<p>radar, sending radar images from Botany Bay to our Harbour Control Tower at Millers Point, will not be impacted.</p>	<p>impact the radar system.</p> <ul style="list-style-type: none"> Additional consultation clauses is inconsistent with State Government planning direction issued through section 117(2) 6.1 'Approval and Referral Requirements' which state that, a draft LEP shall minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. Based on these points it is not considered necessary to include the suggested provision.
<p>17a. Sydney Water (s62 received 05.08.08 – D00635106)</p>	<ul style="list-style-type: none"> Sydney Water notes a review of zoning for property owned by Sydney Water within the Randwick LGA. Sydney Water to provide Council with suggested land use zonings. 	<ul style="list-style-type: none"> Noted. See submission dated 05.09.2008 from Sydney Water at item 17b which sets out the zone requests for their properties.
	<ul style="list-style-type: none"> Sydney Water encourages minimum water efficiency requirements for non-residential development. A recommended clause was provided. 	<ul style="list-style-type: none"> Noted. This clause will be reviewed as part of the comprehensive DCP relating to ecologically sustainable development.
	<ul style="list-style-type: none"> Sydney Water has provided several recommendations with regards to Sewage Treatment Plants and Buffer Areas, they are: <ul style="list-style-type: none"> Sydney Water does not support any intensification of residential development within the Sewage Treatment Plant (STP) buffer area and recommends that Council prohibit rezoning land within a STP buffer area to a residential or commercial use. Council should not support applications to intensify existing residential or commercial zones within a STP buffer area. 	<ul style="list-style-type: none"> Supported. The buffer area mostly impacts Sydney Water own land and open space. There is a small proportion of land zoned residential within the buffer area. There will not be a rezoning of land to a higher density residential zone or commercial zone within the STP buffer area. An equivalent residential zone will apply under the standard instrument. As mentioned above there will be no change in zoning to a higher density residential or commercial zone within the STP buffer area.

Submitters	Issues raised	Comment
	<p>Sydney Water recommends that Council insert the following clause on sewage treatment plant buffer areas in Part 4 'Miscellaneous Provisions' within the new LEP.</p> <p><i>Clause X: Development around Sewage Treatment Plants</i></p> <p>1) <i>The objectives of this clause are:</i></p> <p>a. <i>To protect the amenity of sensitive development from the potential operational impacts of an existing or proposed SWT;</i></p> <p>b. <i>To ensure that new development within the Buffer Area of an operational or proposed sewage treatment plant does not compromise the operation and function of an operational or proposed sewage treatment plant; and</i></p> <p>c. <i>To prevent or reduce the potential impact, including odour, noise and visual impacts, from an operational or proposed STP on sensitive development.</i></p> <p>2) <i>Consent must not be granted to the development or rezoning of land in the Buffer Area of a operational or proposed sewage treatment plant unless the consent authority is satisfied that:</i></p> <p>a. <i>The development is of a type that is not sensitive to offensive odours, or is appropriately located and designed, or includes measures, to mitigate offensive odours within the site of the proposed development; and</i></p> <p>b. <i>The safety, efficiency and operation of an operational or proposed sewage treatment plant will not be adversely affected by the proposed development.</i></p> <p>c. <i>Sydney Water has commented on the development application or proposed rezoning; and</i></p> <p>d. <i>The proposed development incorporates all practical</i></p>	<p>The suggested clause has been reviewed and is not supported. The reasons are:</p> <ul style="list-style-type: none"> • The majority of land within the buffer area is open space and is intended to remain open space. There is no change proposed to the residential zoning within the STP buffer area. • Sydney Water is currently upgrading the facility with odour management works which will reduce the need for additional 'buffer' requirements. • S117 (2) planning direction 6.1 'Approval and referral requirements' provide that draft LEPs shall minimise the referral provisions to a public authority. The inclusion of the proposed clause by Sydney Water goes against this direction. • Properties within the STP Buffer Area will continue to be notified in s149 planning certificates. • As noted in later correspondence from Sydney Water dated 10.06.10 (see item 17c) they have developed a Sewage Treatment Plant Compatible Land Use Policy to address land use conflict around sewage treatment plants, which replaces the 400m buffer zone previously requested around all treatment plans.

Submitters	Issues raised	Comment
	<i>mitigation measures for odour and noise recommended by Sydney Water Corporation</i>	
	<ul style="list-style-type: none"> Sydney Water suggests compatible land use zonings under the standard instrument for land within the STP buffer area include: RU1, RU2, RU3, IN1, IN2, IN3, IN4, SP2, RE1, RE2, E1, E2, E3, W1, W2, W3. 	Noted. However, residential zones are currently within the STP buffer. As noted above there will be no change in residential zone to a higher density residential zone.
	<ul style="list-style-type: none"> Sydney Water requests to be notified when the Draft Randwick LEP is exhibited and/or if any further statutory consultation is carried out. 	Noted. Sydney Water will be notified throughout the progress of the comprehensive LEP via all relevant statutory consultation stages.
17b. Sydney Water (s62, additional information re. proposed zonings received 05.09.8 – D00652634)	<ul style="list-style-type: none"> Sydney Water has advised of appropriate land use zonings under the standard template for 38 of Sydney Water land holdings in the Randwick LGA. 	<p>Supported. Sydney water recommendations have been reviewed in accordance with the Infrastructure SEPP and guidelines outlined in PN 10-001 'Zoning for Infrastructure'.</p> <p>Zoning recommendations for these sites are outlined in Attachment E6 which is an inventory of land with existing Special Use zone under RLEP and the proposed new zone under the draft comprehensive LEP. A SP2 Infrastructure zone has been retained to protect these long term assets which are unlikely to change their use, as requested by this agency.</p>
17c. Sydney Water (Discussion paper received 10.06.10 - D01029622)	<ul style="list-style-type: none"> Sydney Water have developed a Sewage Treatment Plant Compatible Land Use Policy to address land use conflict around sewage treatment plants, which is a change from the 400m buffer zone previously requested around all treatment plans. The policy is based on suitable land uses around treatment plants which are determined by odour modelling and appropriate odour source mitigation. 	<ul style="list-style-type: none"> Noted. The Sewage Treatment Plant Compatible Land Use policy was used in the drafting of the discussion paper.

Submitters	Issues raised	Comment
	<ul style="list-style-type: none"> Sydney Water supports Council's decision not to rezone land within the 400 m buffer area to a higher density residential or commercial zone. 	<ul style="list-style-type: none"> Support for zones noted.
Emails 10 June & 18 July 2011	<ul style="list-style-type: none"> 3 parcels of land forming part of Sydney Water's Wastewater Treatment Plant all should be zoned SP2 Infrastructure. Supports the rezoning of Lot 102 at Malabar headland to National Parks as it will assist in maintaining compatible land uses around this treatment plant. 	<ul style="list-style-type: none"> Supported. All land parcels of Malabar STP are proposed to be zoned SP2 in the draft LEP. Noted.
18. Telstra (pre s62 received 21.01.08)	<ul style="list-style-type: none"> Notes the continued use of Telstra owned sites, no plans to redevelop these sites or to increase its network sites within Randwick LGA. Requests that all Telstra owned sites are converted to a Special Purpose zone. 	<ul style="list-style-type: none"> Noted. Supported. Telstra's request has been considered against the Infrastructure SEPP and guidelines contained in DoP PN 10-001 'Zoning for Infrastructure'. The SEPP provisions apply equally to private or public infrastructure of certain telecommunications infrastructure. Under the Infrastructure SEPP telecommunications and other communication facilities is permitted on all land. However, considering that the sites are intended to continue for telecommunication infrastructure it is recommended that these sites be zoned Special Purpose – SP2 Infrastructure. It is proposed to rezone ESBS on the Jennifer Street site to E2 as it is continuous with adjoining ESBS in the E1 zone. See item 7b for discussion on ESBS & Telstra land. Council will consult with Telstra during the exhibition of the draft LEP.
19. Waverley Council	<ul style="list-style-type: none"> Would like to be advised of any proposed changes to the boundary of the Randwick and Waverley LGA's 	<ul style="list-style-type: none"> No boundary changes to the LGA are proposed under the draft LEP & assume the comment applies to zone

Submitters	Issues raised	Comment
(s62 received 24.07.08 – D00630355)	and supports the objectives of the Plan	boundary changes. <ul style="list-style-type: none"> The draft LEP adopts equivalent zones and a small area is proposed for HCA extension confirming what exists there now.
19b. Waverley Council (Discussion paper received 02.08.11 - D01325223)	<ul style="list-style-type: none"> General support for issues addressed in the Paper. Suggested to establish green links or pedestrian-friendly pathways to link open spaces in two LGAs. Potential junctions are "Bella St Closure and Queens Park", "Centennial Park and Queens Park" and "Burnie Park and Varna Park". Concerns raised about the consequences/implications of rezoning privately owned open space (such as private bowling clubs) from public to private open space, with respect to the viability of businesses currently operating on site and future development potential. 	<ul style="list-style-type: none"> Support noted. Noted. Potential green links between two adjoining LGAs will be considered to achieve a more comprehensive and legible recreation network to link parks and beaches within and between LGAs. This will be most suitably addressed via capital works projects and Plans of Management. Noted. Two sites are proposed to be rezoned from public to private open space, to reflect their land ownership (bowling club and UNSW coastal land). There are generally no substantial differences between these two zones in terms of permissible land uses and zoning objectives. The rezoning therefore is not considered likely to have any significant impacts on the current land uses or future development.

Department of Housing: Zoning mismatch and rezoning requests

The following requests were made by the Department of Housing regarding a number of their properties. Refer to Item 12d for a description of their submission. Council response to these requests is included in the following data sheets and tables.

Address/location		Request
Zoning mismatch requests		
1	126-128, 130-132 and 156-160 Gardeners Road Kingsford	Rezone sites to medium density zone to reflect existing land use
2	153/153A Bunnerong Road Kingsford	Rezone sites to medium density zone to reflect existing land use
3	10-12 Woomera Road Little Bay	Rezone sites to medium density zone to reflect existing land use
4	1557 Anzac Parade Phillip bay	Rezone sites to medium density zone to reflect existing land use
5	60 Howard Street Randwick	Rezone sites to medium density zone to reflect existing land use
6	1 Roper Avenue and Elphinstone Road, South Coogee	Rezone sites to medium density zone to reflect existing land use
Rezoning requests		
1	22 and 24 Woomera Road, Little Bay	Rezone to facilitate medium density development
2	1,2,5,7,8,12,14,18,20-26,28 Kemp Avenue, Matraville	Rezone to facilitate low-medium density development
3	21-23 Canara Avenue, Phillip Bay	Rezone to facilitate medium density development
4	1-3 Tasman Street, Phillip Bay	Rezone to facilitate medium density development
Height Anomalies		
1	255, 257, 259 Fitzgerald Avenue Maroubra	Review heights to reflect existing buildings
2	520 Malabar Road, Maroubra	Review heights to reflect existing buildings
3	106-8 Yorktown Parade, Maroubra	Review heights to reflect existing buildings
4	47-55 Bunnerong Road	Review heights to reflect existing buildings
5	1371 and 1373 Anzac Parade Chifley	Review heights to reflect existing buildings
6	1,3 Namatjira Place Chifley	Review heights to reflect existing buildings
7	9,11 Nyan Street Chifley	Review heights to reflect existing buildings
8	Dwellings centred on Jensen street, along Gregory Street and Malabar Road	Review heights to reflect existing buildings

Table 1: Summary table

Department of Housing Submissions: Zoning Mismatches

1. 126-128, 130-132 and 156-160 Gardner's Road, Kingsford



Planning Request: Rezone sites to medium density zone to reflect existing land use.

Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 3 Total Site Area: 5,983 m ² (approx)
Building Types	2-3 storey multi unit housing
Building Heights	Generally 9.5 metres

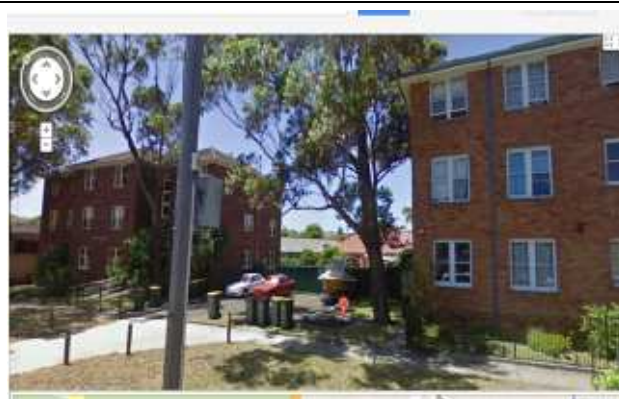
Key Justification for Planning Change

The multi unit housing developments are a non conforming use in the Residential 2A low density zone. The proposed change is to reflect the predominant land use, built form, scale and low-medium density character of these sites.

Recommendation

The rezoning request is **SUPPORTED**:
Proposed Zone: R3 Medium Density
Height: 9.5 metres
Proposed FSR: 0.75:1

2. 153/153A Bunnerong Road, Kingsford



Planning Request: Rezone sites to medium density zone to reflect existing land use

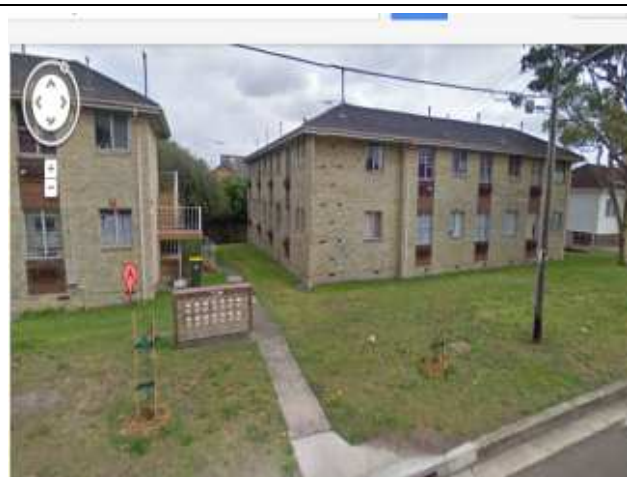
Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 3 Total Site Area: 1657m ²
Building Types	3 storey multi unit housing close to boundary with Botany LGA along Bunnerong Road.
Building Heights	Around 12 metres
Key Justification for Planning Change	The multi unit housing developments are a non conforming use in the Residential 2A low density zone. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites. The site is located in close proximity to a neighbourhood centre and given the prominence of the corner, a redevelopment of the site would improve the location.
Recommendation	The rezoning request is SUPPORTED : Proposed Zone: R3 Medium Density Height: 12 metres Proposed FSR: 0.9:1

3. 10-12 Woomera Road, Little Bay



Planning Request: Rezone sites to medium density zone to reflect existing land use

Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 4 Total Site Area: 2048m ²
Building Types	2 storey multi unit housing situated towards the middle of a streetscape featuring predominantly dwelling houses.
Building Heights	Around 9.5 metres

Key Justification for Planning Change

A change to the zoning is not supported as it would be inconsistent with the prevailing low density streetscape character and rhythm of single dwelling houses and attached dual occupancy along the remainder of the street frontage.

Recommendation

Rezoning request **NOT SUPPORTED**:
Proposed Zone: R2 Low Density
Height: 9.5 metres
Proposed FSR: Varies depending on lot size

4. 1557 Anzac Parade, Phillip Bay



Planning Request: Rezone sites to medium density zone to reflect existing land use

Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 1 Total Site Area: 2643m ²
Building Types	2 storey multi unit housing situated on a street frontage featuring predominantly dwelling houses.
Building Heights	Around 9.5 metres

Key Justification for Planning Change

A change to the zoning is not supported as it would be inconsistent with the prevailing low density character and pattern of single dwelling houses along the remainder of the street frontage.

Recommendation

Rezoning request **NOT SUPPORTED**:
Proposed Zone: R2 Low Density
Height: 9.5 metres
Proposed FSR: Varies depending on lot size

5. 60 Howard Street, Randwick



Planning Request: Rezone sites to medium density zone to reflect existing land use

Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 6 Total Site Area: 897m ²
Building Types	Four 3 storey residential flat buildings and 2 single dwelling houses
Building Heights	Between 9.5 metres (dwelling houses) and 12 metres (multi unit housing)

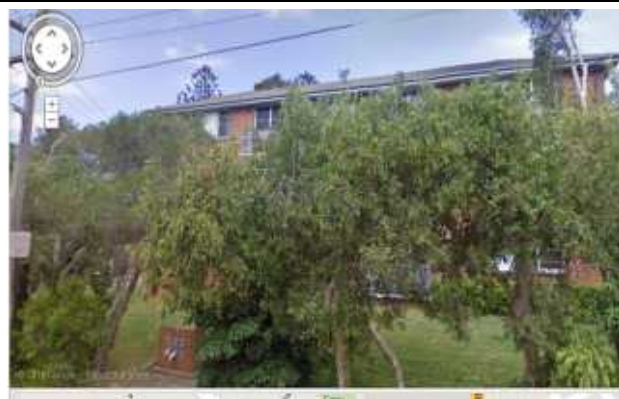
Key Justification for Planning Change

The site is located on a street frontage where the majority of developments are multi unit housing which are a non conforming use in the Residential 2A low density zone. The street frontage represents a zoning mismatch area similar to the range of mismatch areas identified in the Residential Discussion Paper. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites.

Recommendation

Rezoning request is **SUPPORTED**.
Rezone 60-62, 64, 66, 68 and 70 Howard Street to:
Proposed Zone: R3 Medium Density
Height: 12 metres
Proposed FSR: 0.9:1

6. 1 Roper Avenue and 21 Elphinstone Road, South Coogee



Planning Request: Rezone site to medium density to reflect existing land use.

Current Planning Controls

Current Zone	Residential 2A Low Density
Permitted FSR	Varies depending on lot size
Permitted Height	9.5 metres (except for dwelling houses).

Description

No of Lots and Total Site Area	Lots: 1 Total Site Area: 4230m ²
Building Types	Three 3 storey residential flat buildings
Building Heights	12 metres
Key Justification for Planning Change	<p>The existing residential flat buildings are a non conforming use in the Residential 2A low density zone. They mirror developments to the north and appear to be a zoning error in RLEP 1998.</p> <p>The proposed change is to reflect the land use, built form, scale and medium density character of these sites.</p>
Recommendation	<p>Rezoning request is SUPPORTED.</p> <p>Proposed Zone: R3 Medium Density</p> <p>Height: 12 metres</p> <p>Proposed FSR: 0.9:1</p>

Department of Housing Submissions: Rezoning Requests

1. 22 and 24 Woomera Road, Little Bay



Planning Request

Rezone to facilitate medium density development.

Current Planning Controls

Current Zone

2A Low Density Residential

Permitted FSR

Varies according to lot size

Permitted Height

9.5 metres (not applicable to dwelling houses)

Analysis

Site Description

The site comprises 2 single dwellings situated along a street frontage comprising mostly dwelling houses.

Relevant State and Council strategic planning initiatives

State: Consistent with various key objectives in the draft East Sub Regional Strategy regarding affordable housing and housing density.
Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Surrounding Context	The prevailing pattern of development along the street frontage is low density in terms of uses, built form and scale. Development within the immediate area is also mainly low density comprising single dwellings with some attached dual occupancy.
Proximity to centre	The site is located within a 400 metre walking catchment to the Little Bay neighbourhood centre. This is a small centre with a locally orientated economy.
Proximity to strategic bus corridor/frequent bus routes	The site is less accessible to frequent public transport being located outside the walking catchment to the strategic bus corridor. While there are frequent bus services to Central station via Anzac Parade, the bus stops are also located outside a walkable catchment (620 metres away).
Justification	<p>There is little justification for the rezoning on the basis that:</p> <ul style="list-style-type: none"> • It would be inconsistent with the prevailing pattern of dwelling houses and attached dual occupancy and would significantly alter the low density character of the street frontage. • The site is not optimally located for an increase in density given that it is less accessible to frequent public transport services.
Recommendation	<ul style="list-style-type: none"> • The rezoning request is NOT SUPPORTED. • Translate current Residential 2A Zone into the equivalent Standard Instrument zone in the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density - Height: 9.5 metres - FSR: Sliding scale (varies depending on lot size).

2, 1, 2, 5, 7, 8, 12, 14, 18, 20-26, 28 Kemp Avenue, Matraville



Planning Request

Rezone to facilitate low-medium density development (consistent with Residential 2B zoning).

Current Planning Controls

Current Zone

2A Low Density Residential

Permitted FSR

Varies according to lot size

Permitted Height

9.5 metres (not applicable to dwelling houses)

Analysis

Site Description

The site contains a number of built forms including several single storey cottages, single storey multi unit dwellings at No 18 and 28 Kemp Avenue as well as dual occupancy at 12, 14 and 20-26 Kemp Avenue. These properties are around 45 years in age and appear to be in average condition.

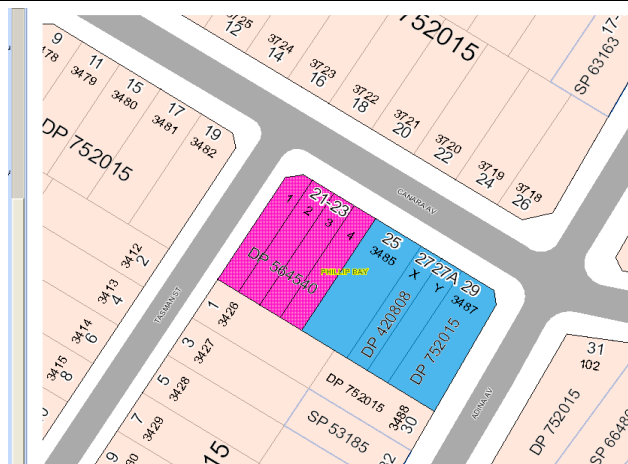
Relevant State and Council strategic planning initiatives

State: Consistent with various key objectives in the draft East Sub Regional Strategy regarding affordable housing and housing density.
Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Surrounding Context	<ul style="list-style-type: none"> • The corresponding street frontage along Kemp Avenue is generally low density; however there is a newer townhouse development at 9-11 Kemp Avenue. • Single dwellings are located along the adjoining street frontage (555 – 563 Bunnerong Road) which is subject to a separate rezoning request for medium density zoning. • Surrounding blocks immediately to the south and east are zoned Residential 2A and comprise predominantly single dwellings and attached dual occupancy. • The site is located immediately to the south of Matraville Town Centre which contains a mix of commercial, retail and residential development. The Business Centres Discussion Paper notes that the centre has one of the highest vacancy rates in the City. The centre is evolving with a supermarket and supporting shops approved and currently under construction. • Opposite to the west along the corresponding side of Bunnerong Road is a mixture of 2-4 storey mixed use and residential developments (including 550 and 552 Bunnerong Road) which form part of the extended business zoning of Matraville Town Centre. • The site is within proximity to Port Botany and industrial zoned land (between 400m – 1.1km away).
Proximity to town centre	<ul style="list-style-type: none"> • The site has excellent walkable access to Matraville Town Centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> • While the site is situated outside the 400 metre walking catchment of the strategic bus corridor, public transport is reasonably available via frequent bus services to Central station, Port Botany and Little bay. Services to Bondi Junction are less regular.
Issues	<ul style="list-style-type: none"> • The Industrial Lands Discussion Paper suggests retaining a low density zoning in residential areas directly adjoining industrial sites (i.e. along Solander and Jennings Streets) to limit potential adverse impacts on residential amenity/public health. This should be further assessed for any required DA considerations e.g. noise insulation/amelioration measures. • A rezoning of the street frontage to facilitate medium density development is likely to present amenity issues for properties along Bunnerong Road to the south (e.g. overshadowing and privacy impacts). These issues would need to be resolved at the DA stage.

Justification	<p>The proposal has some merit on the basis that:</p> <ul style="list-style-type: none"> • It would achieve an integration of transport and land uses and facilitate a better use of existing infrastructure, which is consistent with best practice planning principles. Multi unit housing would also contribute to housing diversity within the area which is consistent with metropolitan planning strategies; and • A medium density zone would provide an appropriate zone and built form transition from the Matraville Town Centre and encourage urban renewal through the replacement of older building stock with contemporary built forms. A rezoning to facilitate multi unit housing would provide further support the commercial/retail uses within the evolving town centre. • However, the Matraville Town Centre is largely providing for dwelling growth in the locality. It would be appropriate if residential uses are consolidated within the town centre before intensification further south of the town centre boundaries is considered to meet future housing needs
Recommendation	<ul style="list-style-type: none"> • Rezoning request is not supported. • Translate current Residential 2A Zone into the equivalent Standard Instrument zone in the Comprehensive LEP: <ul style="list-style-type: none"> - R3 Low Density - Height: 9.5 metres - FSR: Sliding scale (varies depending on lot size).

3. 21-23 Canara Avenue, Phillip Bay



Planning Request

Rezone to facilitate medium density development.

Current Planning Controls

Current Zone

2A Low Density Residential

Permitted FSR

Varies according to lot size

Permitted Height

9.5 metres (not applicable to dwelling houses)

Analysis

Site Description

The site comprises 2 single storey blocks of 6 bedsit units managed by the AHO which are over 35 years of age and appear to be in average condition. These villa style units are a non-conforming use in the Residential 2A zone.

Relevant State and Council strategic planning initiatives

State: Consistent with various key objectives in the draft East Sub Regional Strategy regarding affordable housing and housing density.
Local: consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Surrounding Context	<ul style="list-style-type: none"> The site is located immediately to the west of the Canara Avenue neighbourhood centre. The remainder of Canara Avenue and surrounding blocks are zoned Residential 2A and characterised predominantly by single dwelling houses and attached dual occupancy.
Proximity to centre	<ul style="list-style-type: none"> The site has excellent accessibility to the Canara Avenue neighbourhood centre. However this centre appears to be in decline having only one commercial development (being a shop) with the remaining development comprising dwelling houses of average condition.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is less accessible to frequent public transport being outside the strategic bus corridor. The site has good walkable access (200 metres) to bus services to Central Station along Anzac Parade, however direct services are less regular throughout the day.
Justification	<p>A rezoning is supported in principle on the basis that:</p> <ul style="list-style-type: none"> It may contribute to urban renewal of this part of the street frontage by facilitating the replacement of older building stock with contemporary forms, and provide support to the neighbourhood centre. A low-medium density residential zone would reflect the existing land use (being multi unit housing villas) and would ensure compatibility with the built form (i.e. 9.5 height limits) of adjoining properties within the neighbourhood centre.
Recommendation	<ul style="list-style-type: none"> The rezoning request is SUPPORTED. Rezone the site to: <ul style="list-style-type: none"> - R3 Medium Density (equivalent to Residential 2B) - Height: 9.5 metres - FSR: 0.75:1

4. 1-3 Tasman Street, Phillip Bay



Planning Request	Rezone to medium density to facilitate medium density development.
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Current Planning Controls

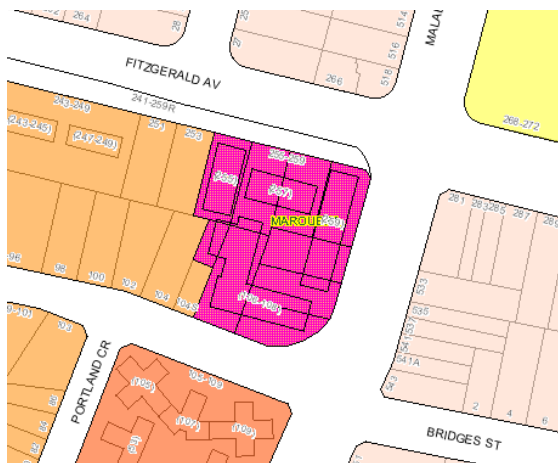
Current Zone	2A Low Density Residential
Permitted FSR	Varies according to lot size
Permitted Height	9.5 metres (not applicable to dwelling houses)

Analysis

Site Description	The site comprises 2 cottages that are located on a low density street frontage featuring predominantly dwelling houses with some attached dual occupancy.
Relevant State and Council strategic planning initiatives	State: Consistent with various key objectives in the draft East Sub Regional Strategy regarding affordable housing and housing diversity. Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Surrounding Context	<ul style="list-style-type: none"> The site is located in close proximity to the Canara Avenue neighbourhood centre. Blocks in the immediate area are generally zoned Residential 2A and comprise dwelling houses/attached dual occupancy.
Proximity to centre	<ul style="list-style-type: none"> The site has excellent accessibility to the Canara Avenue

	neighbourhood centre. However this centre appears to be in decline having only one shop with the remaining development being dwelling houses.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is less accessible to frequent public transport being outside the strategic bus corridor. The site is located within walking distance (200 metres) to bus services to Central station along Anzac Parade however, direct services are less regular.
Justification	<p>A rezoning is not supported at this time on the basis that:</p> <ul style="list-style-type: none"> It is inconsistent with the prevailing land uses, built form and low density character along the Tasman Street frontage. A rezoning of the site could create a precedent for other similar properties along Tasman Street and within the immediate area. The current low density zone appropriately reflects the existing use, built form and scale of development on the site.
Recommendation	<ul style="list-style-type: none"> The rezoning request is NOT SUPPORTED. Translate current Residential 2A Zone into the equivalent Standard Instrument zone in the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density - Height: 9.5 metres - FSR: Sliding scale (varies depending on lot size).

Department of Housing Submissions: Height Anomalies



Site 1

Site 1	Current RLEP Zone/Height Limit	Approximate Height of Buildings	Recommended Comprehensive LEP Height Limit
255, 257 and 259 Fitzgerald Avenue, Maroubra	Residential 2B/9.5 metres	15 metres	9.5 metres
520 Malabar Road, Maroubra	Residential 2B/9.5 metres	15 metres	9.5 metres
106-8 Yorktown Parade, Maroubra	Residential 2B/9.5 metres	15 metres	9.5 metres

Planning Consideration

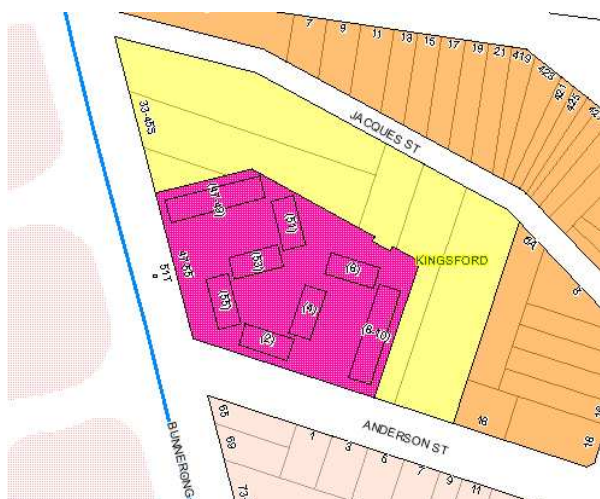
Site 1 contains a number of existing residential flat buildings situated within the Coral Sea Housing Estate at the corner of Fitzgerald Avenue, Malabar Road and Yorktown Parade, Maroubra. The heights of such developments (generally 15 metres) exceed the current RLEP Residential 2B height controls (being 9.5 metres).

The Coral Sea Housing Estate and surrounding area contains a range of built forms under mixed ownership (ie. Housing NSW and privately owned). While the anomalies in building height controls are acknowledged, these are not consistent with the general residential nature of the block and streetscape.

Accordingly, the current height controls should be translated into the Comprehensive LEP.

Recommendation

- A change to the height controls is **NOT SUPPORTED**.
- Translate current 9.5 metre height control for 255, 257 and 259 Fitzgerald Avenue, 520 Malabar Road and 106-8 Yorktown Parade Maroubra into the Comprehensive LEP.



Site 2

Site 2	Current RLEP Zone/Height Limit	Approximate Height of Buildings	Recommended Comprehensive LEP Height Limit
47-55 Bunnerong Road and 2-10 Anderson Street, Kingsford	Residential 2B/9.5 metres	12 metres	12 metres

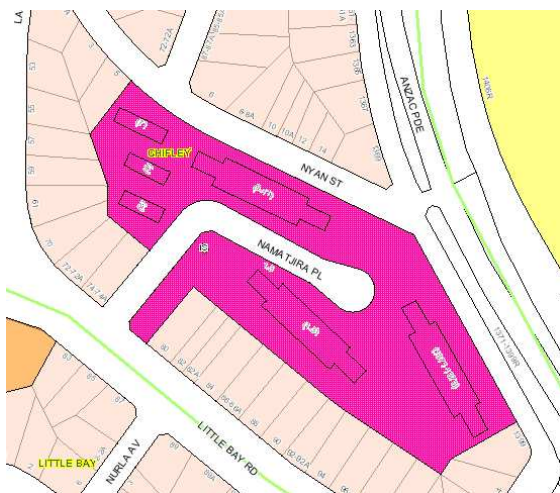
Planning Consideration

Site 2 contains a number of existing residential flat buildings situated on the one housing estate at the corner of Bunnerong Road and Anderson Street, Kingsford. The heights of such developments (generally 12 metres) exceed the current RLEP Residential 2B height controls (being 9.5 metres).

The proposed change is to reflect the existing height of the residential flat buildings. This will provide greater clarity and transparency about the applicable height controls.

Recommendation:

- A change to the height limit is **SUPPORTED**.
- Apply a height limit of 12 metres to 47-55 Bunnerong Road and 2-10 Anderson Street, Kingsford.



Site 3

Site 3	Current RLEP Zone/Height Limit	Approximate Height of Buildings	Recommended Comprehensive LEP Height Limit
1371 and 1373 Anzac Parade, Chifley	Residential 2C zone/12 metres	15 metres	15 metres
1,3 Namatjira Place Chifley	Residential 2C zone/12metres	15 metres	15 metres
9,11 Nyan Street, Chifley	Residential 2C zone/12metres	15 metres	15 metres

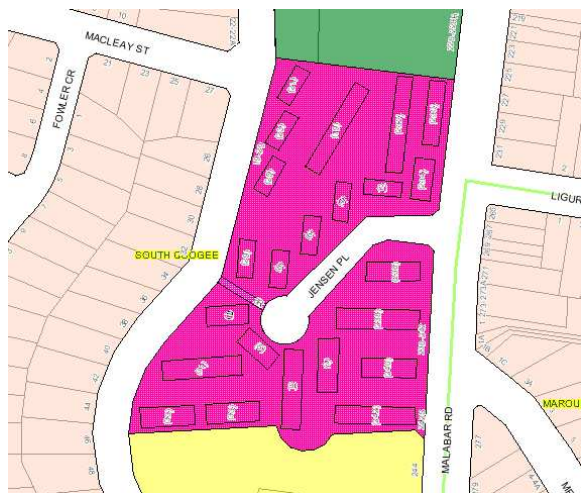
Planning Consideration

Site 3 contains a number of existing residential flat buildings situated at the Namatjira Housing Estate in Chifley. The heights of such buildings (generally 15 metres) exceed the current RLEP Residential 2C height controls (being 12 metres).

The proposed change is to reflect the existing height of the residential flat buildings and provide greater clarity and transparency about the applicable height controls.

Recommendation

- A change to the height limits is **SUPPORTED**.
- Apply a height limit of 15 metres to 1371 and 1373 Anzac Parade, 1,3 Namatjira Place and 9,11 Nyan Street, Chifley.



Site 4

Site 4	Current RLEP Zone/Height Limit	Approximate Height of Buildings	Recommended Comprehensive LEP Height Limit
Residential flat buildings centred on Jensen Street, along Gregory Street and Malabar Road	Residential 2C zone/12 metres	Sloping blocks with some buildings up to 5 storeys	12 metres

Planning Consideration

Site 4 contains a mix of built forms ranging from 1 to 5 storey residential flat buildings. Given that the majority of residential flat buildings are 3-4 storeys and thus meet the current Residential 2C height controls (being 12 metres), a change to the building height controls is not supported. The current height controls for the site should be accordingly be transferred into the Comprehensive LEP.

Recommendations

- A change to the height controls is **NOT SUPPORTED**.
- Transfer existing 12 metre height control for the subject property into the Comprehensive LEP.

ATTACHMENT E

Contents

- E1 Department of Planning Section 54(4) notification and Council resolution of 24 June 2008
- E2 Summary of Council resolutions for the draft LEP
- E3 Consistency with s117 Directions
- E4 Consistency with State Environmental Planning Policies (SEPPs)
- E5 Consistency with relevant Practice Notes
- E6 Heritage Conservation
- E7 Consistency with Practice Note – Special use zoning (current and proposed)

ATTACHMENT E1

COUNCIL RESOLUTION OF 24 JUNE 2008

FOR ACTION

ORDINARY COUNCIL

24/06/2008

TO: Manager Strategic Planning (Karen Armstrong)

Subject: S54 Report - Draft Comprehensive Randwick Local Environmental Plan
Target Date: 1/07/2008
Notes:
Document No.: D00609138
Report Type: Report
Item Number: CP27/08

RESOLUTION: (Hughes/Nash) that:

- a) Council note the progress report for the preparation of the (draft) comprehensive Local Environmental Plan and Development Control Plan for Randwick local government area;
- b) Council resolve to formally commence preparation of a (draft) comprehensive Local Environmental Plan for the Randwick local government area, consistent with the NSW Government's Standard Instrument (Local Environmental Plans) Order 2006 and pursuant to section s54 of the Environmental Planning and Assessment Act, 1979;
- c) Council give notice of the above resolution to the Director-General of the Department of Planning, pursuant to section 54(4) of the Environmental Planning and Assessment Act, 1979;
- d) Council also advise the Director General that a study under section 57 of the Environmental Planning and Assessment Act, 1979 is not necessary given the preparation of land use discussion papers and key strategic studies that have been undertaken to date;
- e) a submission be made to the Local Environmental Plan Review Panel in the form and manner set out in Department of Planning circular PS 06-005 titled 'Local Environmental Plan Review Panel'; and
- f) in preparing the (draft) comprehensive Local Environmental Plan for Randwick local government area, Council commence consultation with relevant public authorities that may be affected by the plan, pursuant to section 62 of the Environmental Planning and Assessment Act, 1979

MOTION: (Hughes/Nash) CARRIED - SEE RESOLUTION.

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DEPARTMENT OF PLANNING S54 NOTIFICATION



NSW GOVERNMENT
Department of Planning

Randwick City Council

26 AUG 2008

REGISTERED MAIL

Mr Ray Brownlee
General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Contact: Richard Roper
Phone: (02) 9228 6202
Fax: (02) 9228 6244

Our ref: S08/01197-1

Your ref: F2007/00572

Attn: Karen Armstrong, Manager, Strategic Planning

Dear Mr Brownlee

Re: Section 54(4) Notification - Draft Randwick Comprehensive Local Environmental Plan

I am writing in response to Council's letter advising, pursuant to s54(4) of the *Environmental Planning and Assessment Act 1979* ('the Act'), of the Council's resolution to prepare a comprehensive local environmental plan ('LEP') for the Randwick Local Government Area.

The Council should now continue with the preparation of the draft LEP. Council's advice about the existence of various studies and the near completion of other relevant studies, including an Economic Strategy, to support the preparation of the draft LEP, has been noted. Accordingly, the Director-General has determined that there is no need for an environmental study to be prepared in respect of the draft LEP. Therefore, sections 57 and 61 of the Act will not apply in this instance.

While the Director-General has determined that a study is not required, a statement indicating how the section 117 directions are addressed, a summary and justification of proposed changes to existing provisions and advice explaining how the draft plan responds to the Metropolitan and Subregional strategies, are to be prepared for submission to the Department at the section 64 stage. This material should also be in a form suitable for exhibition with the draft LEP. Any relevant strategies and other supporting material should also be exhibited with the draft LEP.

In preparing the comprehensive LEP, Council will need to ensure that the strategic outcomes sought will work together to deliver the Metropolitan Strategy and draft East Subregional Strategy. This includes the substantial accommodation of residential and employment targets; the future role, development and sustainability of centres; the protection of industrial lands, including suitable controls for Port Botany and its surrounds, and various environmental protection issues, including coastal protection and heritage. With regard to heritage, Council will need to evaluate any impact proposed heritage conservation areas are likely to have on the ability to meet housing targets for the LGA.

Council's stated intention to address and satisfy the directions and actions of State Strategies and State planning policies is acknowledged.

With regard to centres planning, Council's development of a Precinct Plan for the Randwick Education and Health Specialised Centre is in line with requirements identified in the Metropolitan and draft East Subregional Strategies. The Department looks forward to working

Bridge St Office 23-33 Bridge St, Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
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with Council to put in place a suitable planning framework for this precinct and to give direction and provide input to the Comprehensive LEP.

It is appropriate for Council owned land to be strategically reviewed as part of the comprehensive LEP and any necessary changes to classification of land reflected in the LEP. It would also be beneficial if any envisaged required changes to DCP controls are prepared in tandem with the comprehensive LEP.

Council is encouraged to work closely with the Department's Regional Team throughout the preparation of the LEP to ensure any policy or drafting issues are identified early on in the process and to ensure this important plan is delivered within agreed timeframes.

As the Director-General's delegated powers are not being extended to councils for the new comprehensive LEPs, a section 65 certificate will need to be sought from the Department. As previously mentioned, where any applicable section 117 direction requires the Director-General to form an opinion or be satisfied as to certain matters, you need to ensure that this issue is addressed in submitting the draft LEP under section 64.

Please forward a copy of the draft plan and any information to be publicly exhibited in respect of the draft LEP to the Regional Office with advice to the Department as required under section 64 of the Act when seeking a section 65 certificate.

If you have any queries in regard to this matter, please contact the Sydney East Region office of the Department of Planning.

Yours sincerely

Norma Shankie-Williams
A/Executive Director
Metropolitan Planning

19/8/01

ATTACHMENT E2

SUMMARY OF COUNCIL RESOLUTIONS FOR DRAFT LEP AND DCP

	Date/Ref	Subject	Comment
1	12/09/2006	Resolution to prepare an Administrative LEP under s54 of the EP&A Act 1979.	Administrative (consolidating) LEP was gazetted on 15/01/2010
2	24/10/2006	Commence a review of the LEP and DCP for Maroubra Beach commercial centre.	Review completed. See update below (Item 14)
3	24/07/2007 MM73/2007	Review Parking DCP as part of the Comprehensive LEP and DCP preparation, with a view to ensuring that the minimum parking requirements do not inadvertently promote use of private cars	Will be addressed in the comprehensive DCP
4	28/8/2007 Report #57/2007	Council adopts the Register of Significant Trees and that all trees listed in that document be included in Council's draft Local Environmental Plan 2007	Will be addressed in the comprehensive DCP rather than the LEP.
5	28/08/2007 Report #58/2007	Adoption of the Urban Forest Policy	Coordinate with comprehensive LEP/DCP as applicable. Note Biodiversity map has been prepared for draft LEP
6	4/12/2007	Resolution to note the process and progress of preparing discussion papers as back-ground work for input into the comprehensive LEP and DCP	Discussion Papers have been completed and publicly exhibited, and reported back to Council in November 2011
7	24/06/2008	Resolution to prepare a Comprehensive LEP under s54 of the EP&A Act 1979.	Draft LEP now prepared
8	24/03/2009	Assessment of increasing the degree of permeable landscaping required in Council's LEP	Will be addressed in the comprehensive DCP
9	23/06/2009	Addition of specific objectives to Council's development standards	This was addressed in the Administrative (consolidating) LEP, no further action required
10	11/08/2009 MM54/09	Interim accommodation: Council approach SESIAHS to consider a facility of at least 85 beds for staff, patient and carer accommodation on the hospitals campus	This use is permissible under the current and proposed Special Use zoning of the site. No specific action relevant to the LEP

	Date/Ref	Subject	Comment
11	24/11/2009 M15/09	Consider introduction of appropriate safety measures to reduce the likelihood of accidents involving children falling through upper storey windows in residential buildings.	Issue has been addressed in correspondence with the Building standards board (BCA) and through introduction of a standard condition of consent. May be further considered in drafting the comprehensive DCP. No specific action relevant to the LEP
12	8/11/2005	Undergrounding of cables	No specific action relevant to the LEP. Options to consider in comprehensive DCP/s94A review.
13	22/02/2011	Resolution to prepare a late night trading DCP	A draft DCP has been prepared and will be incorporated into the draft comprehensive DCP. No specific action relevant to the LEP
14	9/8/2011 PL115/11	Exhibition of Maroubra Beach commercial Centre Urban Design Report	This was exhibited concurrently with Residential and Business Centres Discussion papers. Recommendations have been incorporated into the draft LEP
15	12/07/2011 MM51/11	4R Argyle Crescent, Randwick: Resolution to prepare a planning proposal to amend RLEP 1998 (Consolidation) to rezone the site from 5 Special Uses to 7 Environmental Protection.	A Planning Proposal was lodged with DOP in August 2011, seeking Gateway Determination to proceed to exhibition. It is currently under consideration by the Department of Planning. The draft LEP translates the existing zone.
16	22/11/2011	Randwick Education and Health Specialised Centre Discussion Paper.	Resolution regarding the Specialised Centre discussion Paper has been incorporated into the draft LEP, based on Council report of 8 November 2011 and rescission motion of 22/11/11 as attached below.
17	22/11/2011	Resolution regarding the land use discussion papers	Resolution regarding the land use Discussion Papers have been incorporated into the draft LEP and the full resolution is attached below.

FOR ACTION

ORDINARY COUNCIL

22/11/2011

TO: Manager Strategic Planning (Karen Armstrong)

Subject: Notice of Rescission Motion from Councillors Matson, Smith & White -
Randwick Education and Health Specialised Centre Discussion Paper -
Feedback from Public Exhibition

Target Date: 6/12/2011

Notes: Please action or reassign the Council resolution

Document No.: D01383536

Report Type: Report

Item Number: NR4/11

RESOLUTION: (Matson/White) that the resolution passed at the Planning Committee meeting held on Tuesday, 8 November 2011 in relation to Item M22/11 and reading as follows:

'RESOLUTION: (Bowen/Woodsmith) that Council rejects the Randwick Education and Health Specialised Centre Discussion Paper.'

BE AND IS HEREBY RESCINDED.

MOTION: (Matson/White) CARRIED - SEE RESOLUTION.

A **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Andrews	Councillor Bowen
Councillor Belleli	Councillor Stevenson
Councillor Matson	Councillor Tracey
Councillor Matthews	
Councillor Nash	
Councillor Notley-Smith	
Councillor Procopiadis	
Councillor Seng	
Councillor Smith	
Councillor White	
Councillor Woodsmith	
Total (11)	Total (3)

RESOLUTION: (Matson/Smith) that Council:

1. Endorse recommendation (a) of the Business Paper report – M22/11 of Planning Committee Meeting 8 November 2011;
2. Endorse recommendation (c) of the Business Paper report - M22/11 of Planning Committee Meeting 8 November 2011;
3. Endorse recommendations (b) and (d) of the Business Paper report - M22/11 of Planning Committee Meeting 8 November 2011, with the following amendments to be specifically noted in the Precinct Plan and included as relevant in the draft comprehensive LEP;

- a. That the height limits are as follows:
 - i. Area A (High St – central area): 9.5m (no change)
 - ii. Area B (High St – east end): 15m (from current 12m)
 - iii. Area C (High St – east end): 15m (from 9.5m)
 - iv. Area D (Belmore Road – east end): 12m, with potential to 15m subject to detailed assessment (from 9.5m)
 - v. Area E (High St/Randwick Junction): 12m (no change)
 - vi. Area F (Barker St): 9.5m (no change)
 - vii. Area G (Anzac Pde – west end): 9.5 m or 12m (no change);
- b. That a report be prepared for Council that addressed for these Areas A-E, the following:
 - i. Provisions to require/encourage health and medical related uses on the ground floor and potentially the first floors;
 - ii. A detailed building envelope analysis for each Area with specific focus on addressing potential amenity impacts on surrounding properties; and
 - iii. Estimates of the maximum net dwelling potential within these Areas.

MOTION: (Matson/Smith) CARRIED - SEE RESOLUTION.

A **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Andrews	Councillor Bowen
Councillor Belleli	Councillor Stevenson
Councillor Matson	Councillor Tracey
Councillor Matthews	
Councillor Nash	
Councillor Notley-Smith	
Councillor Procopiadis	
Councillor Seng	
Councillor Smith	
Councillor White	
Councillor Woodsmith	
Total (11)	Total (3)

FOR ACTION

ORDINARY COUNCIL

22/11/2011

TO: Manager Strategic Planning (Karen Armstrong)

Subject: Randwick City - Land Use Discussion Papers feedback from public consultations
Target Date: 6/12/2011
Notes: Please action or reassign the Council resolution
Document No.: D01382092
Report Type: Report
Item Number: CP125/11

RESOLUTION: (Andrews/Matthews) that:

- a) Council note the feedback and findings from consultations on the land use discussion papers for Residential, Business Centres, Open Space/Environment, Industrial Lands and Special Uses, as a preliminary consultative process prior to preparing and exhibiting the draft comprehensive LEP and DCP;
- b) Council invites the Trustees and CEO of the Eastern Suburbs Memorial Park to attend Council to discuss the Trustee's proposal in full, including its planned heritage works;
- c) that Council request the Department of Lands as landowner attend an inspection of the Chinese market gardens be carried out with Councillors, Council staff and the Eastern Suburbs Memorial Park Chairman and CEO; and
- d) that Council make representations and seek urgent advice from the Department of Planning as to why they will not accept a B1 zone for the Draft LEP for the Coogee business centre and why they won't accept that backpacker accommodation can't be prohibited in Coogee.

MOTION: (Andrews/Matthews) CARRIED - SEE RESOLUTION.

A **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Andrews	Councillor Smith
Councillor Belleli	
Councillor Bowen	
Councillor Matson	
Councillor Matthews	
Councillor Nash	
Councillor Notley-Smith	
Councillor Procopiadis	
Councillor Seng	
Councillor Stevenson	
Councillor Tracey	
Councillor White	
Councillor Woodsmith	
Total (13)	Total (1)

ATTACHMENT E3

CONSISTENCY WITH SECTION 117 DIRECTIONS ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	Yes	Yes	<p>The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.</p> <p>Under the draft LEP the area of land zoned for business has increased with the zoning of small neighbourhood business areas which regularise and support these local employment & service activities.</p> <p>The viability of existing town centres has been protected by ensuring existing heights, and floor space ratio's are included in the draft LEP and areas within town centre boundaries are zoned to reflect their intended business use.</p> <p>The draft LEP does not reduce the total floor space area for employment or industrial uses (notwithstanding land around Port Botany which is now covered by SEPP (Major Development) 2005) and is consistent with this direction.</p> <p>Under the East Subregional Strategy 5900 additional jobs are to be provided over the next 20 years primarily in the Port and Randwick Education & Health Specialised Centre. It is anticipated that the ongoing growth of the Hospital and University precinct, tourism and service industries in the council area the employment targets are achievable and the planning for the Specialised Centre considers that employment growth will exceed the draft subregional strategy expectations. The proposed LEP controls will enable the continued employment growth on the University of NSW and Hospitals campus.</p>
1.2 Rural Zones	No	Yes	<p>The objective of this direction is to protect the agricultural production value of rural land and applies when a council prepares a draft LEP that affects land within an existing or proposed rural zone. Randwick council is not one of the listed councils to which the direction applies.</p> <p>Nevertheless, Randwick is introducing a Primary Production Small Lot zone for the Phillip Bay Chinese markets gardens to recognise and protect this resource which is also of State heritage significance as an operating small lot farm.</p>

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Yes	<p>The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>The draft LEP does not depart from the existing controls (of the current LEP 1998) which reflect a middle ring metropolitan council with substantial development and investment in housing, business, education, health and open space.</p> <p>Council has been advised by Trade & Investment that there are no mineral or construction material resources identified in the Randwick LGA at this time, however energy resources may be present.</p>
1.4 Oyster Aquaculture	No	Not Applicable	Council is not an identified Priority Oyster Aquaculture Area
1.5 Rural Lands	No	Not Applicable	Randwick is not one of the councils to which the direction applies.
2. Environment and Heritage			
2.1 Environment Protection Zones	Yes	Yes	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>The draft LEP contains provisions that facilitate the protection and conservation of environmentally sensitive areas through the introduction of the National Parks and Nature Reserves (E1) and Environment Protection (E2) zones, the Foreshore Building line and a Terrestrial Biodiversity provision.</p>
2.2 Coastal Protection	Yes	Yes	<p>The objective of this direction is to implement the principles in the NSW Coastal Policy. The draft LEP has a compulsory clause 5.5 <i>Development within the coastal zone</i> which specifically implements the NSW Coastal Policy. In addition, council has retained provisions in relation to Foreshore Scenic Protection and the Foreshore Building line and mapped endangered habitats, some of which fall within the coastal zone.</p>
2.3 Heritage Conservation	Yes	Yes	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The draft LEP contains the compulsory heritage provision of the Standard Instrument (clause 5.10).</p> <p>Heritage schedule 5 of the draft LEP lists heritage items, conservation areas, and archaeological sites and Aboriginal heritage.</p> <p>Detail on items to be removed from and to be included in Schedule 5 of the draft LEP are provided in attachment E6, as well as details on new or</p>

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
			<p>extended heritage conservation areas.</p> <p>The draft LEP carries across the existing Aboriginal heritage listing for the Prince Henry site as found in Randwick LEP 1998.</p>
2.4 Recreation Vehicle Areas	No	N/A	The draft LEP does not provide for vehicle recreation areas in the LGA.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	<p>This direction applies when a council prepares a draft LEP that creates, removes or alters a residential zone boundary or a residential zone provision. The objective of the direction is to encourage a variety of housing types to provide for current and future housing needs, to provide suitable infrastructure and to minimise the impact of residential development on the environment.</p> <p>The draft LEP:</p> <ul style="list-style-type: none"> Does not substantially reduce the amount of land zoned as residential as existing residential zones have been converted into equivalent zone being General Residential (R1), Low Density Residential (R2) or Medium Density Residential (R3). The exceptions to this is the decision by Commonwealth Defence to rezone a part of their land at Bundock Street from Residential to Defence; and Commonwealth land at Malabar Headland that is currently being spot rezoned and will increase open space in the council area. Allows attached dual occupancy development in the R2 zone. Permits a wide cross section of residential building types in the R3 zone. Permits residential flat buildings in the Local Centre (B2) zone and residential uses in the Neighbourhood (B1) zone. <p>The draft LEP also introduces mandatory shop top housing in the business zones and General Residential (R1) zone.</p> <p>The permissible residential density has been maintained by the draft LEP.</p> <p>A specific clause has been added to the draft LEP to ensure land is adequately serviced.</p>

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes	<p>There are no caravan parks or manufactured home estates in the LGA or existing provisions that permit development for these purposes.</p> <p>Land within the LGA is relatively expensive and urbanised with regional and local open space demands. Caravan parks have not been identified as a land use in the draft LEP consistent with the current LEP 1998.</p>
3.3 Home Occupations	Yes	Yes	Home occupations are development not requiring consent under the draft LEP.
3.4 Integrating Land Use and Transport	Yes	Yes	<p>This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>The draft LEP gives effect to and is consistent with Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).</p> <p>Work undertaken for draft LEP and in particular the Business Centres Discussion Paper and strategic work on the Education and Health Specialised Centre embodied the principles of higher residential and employment densities in and around transport nodes and along corridors, a mix of compatible uses to increase walking, cycling and public transport use and encouraging good urban design.</p> <p>The draft LEP has several aims consistent with this direction and a new design excellence provision for development over 15m, or on large or strategic sites in the council area. Further measures will be implemented through the comprehensive DCP to improve the public domain, accessibility and encourage more sustainable modes of transport to reduce car dependence.</p>
3.5 Development Near Licensed Aerodromes	Yes	Yes	<p>The objectives of this direction are to ensure the safe and effective operation of aerodromes, ensure their operation is not compromised and to minimise aircraft noise impacts on people.</p> <p>A small area is within the 20 ANEF contour mapped by the Federal Government and the proposed zones within this area are consistent with the direction. No areas of the council area fall within the 25 ANEF or greater contours.</p> <p>The draft LEP does not propose any new heights which may interfere with the Obstacle Limitation Surface. As the Department of Commonwealth can only provide comment on development applications</p>

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
			<p>Council's practice of referring all DA's over a nominated 'reduced level' ensures that development does not compromise the safe operation of the Kingsford Smith Airport.</p> <p>To implement this direction the draft LEP contains two clauses – Airspace operations and Development in areas subject to aircraft noise. These clauses are model provisions provided by the Department of Planning & Infrastructure.</p> <p>Consultation with Sydney Airports Corporation, Commonwealth Civil Aviation Safety Authority and Air Services Australia will occur during exhibition of the draft LEP.</p>
4. Hazard and Risk			
4.1 Acid Sulfate Soils (ASS)	Yes	Yes	<p>The NSW Government has produced ASS maps and a manual which requires management plans with DAs in these areas or an assessment confirming that no ASS is present on the site.</p> <p>Council has considered the Acid Sulfate Soils Planning Guidelines and the draft LEP contains the model local clause for acid sulfate soils as provided by the Department of Planning & Infrastructure.</p> <p>In addition, there is no intensification of land uses under the draft LEP within the existing industrial lands or established areas where these soils are found. Zones very similar to that under the current LEP 1998 are proposed under the draft LEP.</p>
4.2 Mine Subsidence and Unstable Land	No	Not applicable	Randwick LGA is not within a declared Mine Subsidence District. There are also no known unstable lands in the LGA.
4.3 Flood Prone Land	Yes	No	Inconsistency justified, as per the detailed response provided below.
4.4 Planning for Bushfire Protection	No	Not applicable	Council is not one of the LGA's required to prepare a bush fire prone land map and therefore the direction does not apply.
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	Not applicable	The draft East Subregional Strategy is not yet a strategy listed in the direction.
5.2 Sydney Drinking Water Catchments	No	Not applicable	Randwick is not one of the councils to which the direction applies.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable	Randwick is not one of the councils to which the direction applies.

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not applicable	Randwick is not one of the councils to which the direction applies.
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	Not applicable	Randwick is not one of the councils to which the direction applies.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	Revoked	Not applicable	Revoked
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	Revoked	Not applicable	Revoked
5.8 Second Sydney Airport: Badgerys Creek	No	Not applicable	Randwick is not one of the councils to which the direction applies.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The draft LEP is consistent with the terms of the direction and does not introduce additional concurrence requirements to the Standard Instrument nor identify development as designated.
6.2 Reserving Land for Public Purposes	Yes	Yes	<p>Land nominated in the draft LEP for acquisition for classified road purposes is as advised by the RTA for land fronting Alison Road. Zonings consistent with their current land use - RE1 for land part of the Randwick Racecourse and R3 for the residential flat buildings have been applied on the zoning map.</p> <p>No other authority has requested that land be nominated in the draft LEP for acquisition.</p> <p>Land marked for acquisition by Council is for open space purposes and includes:</p> <ul style="list-style-type: none"> - 49 Cuzco Street, South Coogee (Lot 27 Sec 2 DP 1081 - a private property near Lurline Bay) - 66A Doncaster Avenue, Randwick (Lot 8 DP 1156928, former part of the Royal Randwick Racecourse site) - 54B Bream Street, Coogee (Lot 1502 DP 752011 - Eastern Suburbs Tennis Club) - 3-9 Partanna Avenue, Matraville (Lot 1 DP 219847 - Amcor parcel adjoining Botany Road)

Section 117(2) Direction	Relevant to the draft LEP?	Consistent with the Direction?	Justification
			Reserve) - 67R Australia Avenue, Matraville (Lot 2 DP 541559 - Purcell Park) Note that: Land parcels currently zoned public open space but privately owned by the La Perouse Aboriginal Land Council (LPALC), are proposed to be translated to the Public Recreation zone in the draft Comprehensive LEP without zoning changes. These sites however, will not be acquired by Council and relevant planning controls (including zoning) of all LPALC land holdings will be reviewed separately through a detailed planning study. Any rezoning recommendations will then be subject to a future LEP amendment.
6.3 Site Specific Provisions	Yes	Yes	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls to allow a particular development to be carried out. The draft LEP is a comprehensive new plan which does not introduce additional site specific controls to those already existing. The draft LEP uses equivalent zones and does not impose additional development standards to those already nominated.

This part provides additional detailed information for the Direction regarding flood prone land.

Direction 4.3 Flood Prone Land

The objectives of this Direction are to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The NSW Government's *Flood Prone Land Policy* and *Floodplain Development Manual 2005* (the Manual) allows Council to manage flooding through the adoption of strategic plans outlining the actions to be undertaken to manage existing and future flood problems.

Council is undertaking an extensive process of flood studies and given this, this inconsistency with the Direction is considered to be justified, as further outlined below. There are 10 major flood catchments within the Randwick LGA for which the floodplain management process needs to be implemented. The Council has a program for flood studies in all these catchments and flood studies are currently underway in Kensington, Maroubra and Coogee Bay catchments to identify flood prone land. The areas subject to flood studies may be identified as a 'flood planning area' on the LEP Flood Planning Map in future depending on the outcomes of the study process.

The draft LEP contains the Department's draft *Model Clause – Flood Planning* which aims to minimise the flood risk to life and property associated with the use of land, to allow development on land that is compatible with the land's flood hazard and to avoid significant adverse impacts on flood behaviour and the environment.

While the draft LEP does not yet have any finalised maps prepared in accordance with the Floodplain Development Manual, it is primarily a translation LEP minimising the potential impacts of a change in development on flood waters. Notwithstanding this, within the town centre of Maroubra Junction land has been identified as 'flood prone land' subject to a Council policy at Shepherd Street. This area has been mapped on the draft LEP Flood Planning Map.

In addition, specific development controls relating to flooding are included in current DCPs, flagging where applicants may be required to undertake a flood study. These will be included in the Comprehensive DCP.

ATTACHMENT E4

CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
State Environmental Planning Policy No 1 – Development Standards	Replaced by clause 4.6 of the Standard Instrument (SI).	Consistent.
State Environmental Planning Policy No 4 – Development without consent and miscellaneous exempt and complying development	This policy allows relatively simple or minor changes of land or building use and certain types of development without the need for formal development applications.	Consistent.
State Environmental Planning Policy No 6 – Number of storeys in a building	Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments. Subsumed by the definitions in the SI.	Consistent.
State Environmental Planning Policy No 14 – Coastal Wetlands	Ensures coastal wetlands are preserved and protected for environmental and economic reasons.	Not Applicable. Randwick LGA does not have any coastal wetlands mapped under this SEPP.
State Environmental Planning Policy No 15 – Rural landsharing communities	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 19 – Bushland in urban areas	<p>The general aim of this Policy is to protect and preserve bushland within the urban areas and applies to Randwick LGA.</p> <p>Under the Policy bushland means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.</p> <p>SEPP applies to bushland zoned or reserved for public open space purposes & to development adjoining that land.</p> <p>In preparing the draft LEP council shall:</p> <ul style="list-style-type: none"> • have regard to the general 	<p>Consistent. Large areas of the LGA are within a Recreation zone comprising uses such as golf courses, parks, ovals, sports reserves etc. Some of these contain bushland and are subject to Plans of Management which implement the aims and requirements of the SEPP.</p> <p>Areas of endangered bushland such as Eastern Suburbs Banksia Scrub and Acacia terminalis subsp terminalis have been given an E2 Environment Protection zone and/or mapped and given protection through a specific Biodiversity clause in the draft LEP. Clause 5.9 Preservation of trees or vegetation is a compulsory clause in the draft LEP which aims to preserve the amenity of an area, including biodiversity values through the preservation of trees and other vegetation.</p> <p>Overall, areas of existing open space and</p>

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
	<p>and specific aims of the Policy, and</p> <ul style="list-style-type: none"> give priority to retaining bushland, unless it is satisfied that significant environmental, economic or social benefits will arise which outweigh the value of the bushland. 	<p>new areas have been given an equivalent zone and new areas of land have been added to the National Parks (zone E1).</p> <p>Council will work towards identifying and protecting wildlife corridors and vegetation links through its new DCP and/or Plans of Management.</p>
State Environmental Planning Policy No 21 – Caravan parks	Requires development consent to be obtained from the local council for development for the purposes of caravan parks.	Consistent. Caravan parks are not found within the LGA and none are proposed to be permitted under the draft LEP.
State Environmental Planning Policy No 22 – Shops and commercial premises	Permits with consent a change of use for a building in a business zone to a commercial use or a shop even if prohibited.	Consistent.
State Environmental Planning Policy No 26 – Littoral rainforests	Not Applicable.	Not Applicable. There is no mapped Littoral Rainforests in the LGA.
State Environmental Planning Policy No 29 – Western Sydney recreation area	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 30 – Intensive agriculture	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 32 – Urban consolidation (redevelopment of urban lands)	Under this SEPP each council must consider and the Minister must consider whether urban land is no longer needed or used for the purposes for which it is currently zoned or used, whether it is suitable for redevelopment for multi-unit housing and related development in accordance with the aims and objectives of this Policy and whether action should be taken to make the land available for such redevelopment.	<p>Consistent. Council has examined all land in the LGA for its orderly development. Zone boundaries reflect existing development on the land or minor changes made to areas identified for change which will support renewal and greater residential and employment opportunities in the LGA.</p> <p>Council is on track to achieve its dwelling targets set by the draft East Subregional Strategy and is thus achieving the aims and objectives of this policy. Further discussion on this is found in the body of the Council report in relation to the East Subregional Strategy.</p>
State Environmental Planning Policy No 33 – Hazardous and offensive development	Provides definitions, guidelines and considerations for assessing hazardous and offensive development.	Consistent. Definitions have been amended by the SI template. Draft LEP is otherwise consistent.
State Environmental Planning Policy No 36 – Manufactured home estates	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 39 – Spit Island bird habitat	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
State Environmental Planning Policy No 41 – Casino entertainment complex	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 44 – Koala habitat protection	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 47 – Moore Park showground	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 50 – Canal estate development	Prohibits canal estate development.	Consistent. Canal estates are not a type of development defined for the purposes of the Standard Instrument and are therefore not listed in the draft LEP and hence effectively prohibited.
State Environmental Planning Policy No 52 – Farm dams and other works in land water management plan areas	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 55 – Remediation of land	This Policy is to provide for a Statewide planning approach to the remediation of contaminated land. Council must consider when rezoning land (to permit a change of use) whether the land is contaminated and if so whether it can be remediated for the purposes permitted under that zone.	<p>Inconsistent. Draft LEP 2012 is primarily a translation LEP with residential and business land going to a similar residential or business zone. Industrial land will have an equivalent industrial zone. In this regard, the draft LEP is consistent with the SEPP.</p> <p>An issue may arise however, if any lands with a current Special Uses zone (such as schools, hospitals, churches or infrastructure lands for gas, sewage, electricity etc) are required by the State government to be zoned according to the adjoining land use. If this should occur those sites would be rezoned inconsistent with SEPP 55. Similarly, unzoned roads are required by the NSW government to be zoned equivalent to the adjacent zone. In this case, where roads are zoned residential the dLEP relies on the principle of generalised rezonings in the Managing Land Contamination Guidelines.</p> <p>Roads are not listed in Table 1 <i>Some Activities that may Cause Contamination</i> of the Managing Land Contamination Guidelines. However, it is not sufficient to rely solely on the contents of this Table to determine whether a site is likely to be contaminated or not. The Table is a guide only. A conclusive status can only be determined after a review of the site history and, if necessary, sampling and analysis. A roadway may be contaminated from an adjoining use and if its use should change to a more sensitive</p>

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
		use (for example, residential, child care) then it would need to be investigated and remediated in accordance with SEPP 55. See section 3.4 of the Council report for more detail.
State Environmental Planning Policy No 59 – Central Western Sydney Regional Open Space and Residential	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 60 – Exempt and complying development	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy No 62 – Sustainable aquaculture	Encourages the sustainable expansion of this industry in NSW.	Inconsistent. The draft LEP does not permit aquaculture in the RU4 zone while the SEPP allows pond and tank based aquaculture on crown land (but not vacant crown land). However, the land is a State heritage listed property for its market gardening. Under the drafting instructions for SI LEPs council are not to include uses in the land use table where a SEPP provides for it (subject to conditions), however by not listing it council also does not introduce potentially conflicting uses for this heritage site.
State Environmental Planning Policy No 64 – Advertising and signage	This Policy applies to all signage: (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and (b) is visible from any public place or public reserve, except as provided by this Policy. It also does not apply to exempt development. Council must consider objectives and assessment criteria as set out by the SEPP.	Consistent. The draft LEP requires consent for signage in all business and industrial areas. While the Codes SEPP allows some exempt/complying signage. The SEPP prohibits certain signage in Open Space, so the draft LEP does not permit signage in the RE1 and RE2 zones consistent with this SEPP. Under the draft LEP signage is prohibited in the residential zones consistent with the SEPP. Consent is required for business and building identification signs that fall outside the Codes SEPP.
State Environmental Planning Policy No 65 – Design quality of residential flat development	This Policy applies to development being: (1) the erection of a new residential flat building (RFB), and (2) the substantial redevelopment or the substantial refurbishment of an existing residential flat building, and (3) the conversion of an existing building to a residential flat building. Where there is mixed use development the policy applies to the RFB but not the non residential part.	Consistent. A new local clause 6.1 Design excellence has been introduced into the draft LEP 2012 to ensure a high standard of design excellence in all buildings over a certain height or located in a centre or strategic site. Residential development (most commonly up to 12m) is also referred under SEPP 65 to the Design Review Panel.

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
	A person who prepares: (a) an environmental planning instrument, or (b) a development control plan, or (c) a master plan or similar plan, that makes provision with respect to residential flat development should include provisions in the instrument or plan to ensure the achievement of design quality in accordance with the design quality principles and have regard to the publication <i>Residential Flat Design Code</i> (a publication of the Department of Planning, September 2002).	
State Environmental Planning Policy No 70 – Affordable housing (Revised Scheme)	The aim of this Policy is to insert revised affordable housing provisions into environmental planning instruments for land: within the Ultimo-Pyrmont Precinct of City West and subject to <u><i>Sydney Regional Environmental Plan No 26—City West</i></u> , and within the City of Willoughby and subject to <u><i>Willoughby Local Environmental Plan 1995</i></u> , and at Green Square and subject to <u><i>South Sydney Local Environmental Plan 1998</i></u> , because of the expiry of savings made by the <u><i>Environmental Planning and Assessment Amendment (Affordable Housing) Act 2000</i></u> .	Not applicable. Randwick is not one of the councils identified under clause 9 with a need for affordable housing.
State Environmental Planning Policy No 71 – Coastal protection	The policy has been made to ensure that development in the NSW coastal zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management and to ensure there is a clear development assessment framework for the coastal zone.	Consistent. The coastal zone identified within the SEPP is covered by the mandatory provision 5.5 Development within the coastal zone within the draft LEP. This sets criteria for development to ensure the protection of the coastline and to implement the principles of the NSW Coastal Policy. Within the LGA large areas of the coastline will have a recreation or environment protection zone to support its conservation and management.
State Environmental Planning Policy (Affordable Rental Housing) 2009	This policy was released on 31 July 2009 and has wide ranging provisions relating to encouraging affordable rental housing including dual occupancies, secondary dwellings, infill development and boarding houses.	Consistent. This policy enables the provision of certain residential development to occur despite what an LEP may contain. Nevertheless, the draft LEP makes available a wide range of living options including boarding houses, group homes, seniors housing in suitable zones and provides for a diversity of housing types (eg dual occupancy,

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
		attached dwellings, multi dwelling housing and residential flat buildings, semi-detached dwellings etc) which encourages choice and affordability.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Requires nominated residential development to obtain a certificate confirming compliance with water and energy saving targets. The SEPP prevails over any similar provisions in LEPs or DCPs.	Consistent. The draft LEP supports sustainable development, is consistent with this SEPP and supports implementation of these efficiencies in buildings subject to clause 6.1 Design excellence.
State Environmental Planning Policy (Exempt and Complying Development) 2008	Introduces state wide exempt and complying development to fast-track development that complies with specific standards.	Consistent. The Codes SEPP replaces many of council's exempt and complying provisions. Schedule 2 of the draft LEP lists those exempt development types which will apply in addition to those permitted under the policy. Schedule 3 of the draft LEP lists complying development types over and above those found in the Codes SEPP.
State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004	Encourages the provision of housing (including residential care facilities) that will: (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and (b) make efficient use of existing infrastructure and services, and (c) be of good design.	Consistent. The SEPP is particularly supported by the following aim of the draft LEP: f) to encourage the provision of housing mix and tenure choice, including affordable and adaptable housing in the City; The Plan also permits, with consent, a wide range of living options including boarding houses, group homes, seniors housing in suitable zones.
State Environmental Planning Policy (Infrastructure) 2007	The aim of this Policy is to facilitate the effective delivery of infrastructure across the State. It facilitates provision of infrastructure by specifying, in relation to each of 25 nominated types of infrastructure development, the permissibility of that use within different zones, and need or otherwise for consent. It also specifies where consultation is required.	Consistent. The draft LEP is consistent with this SEPP and does not list development that is made permissible by the SEPP.
State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
State Environmental Planning Policy (Major Development) 2005	Sets parameters for development of a certain type and category. It nominates the Minister as consent authority for certain development. Specifies provisions for development for certain land Excludes certain land from the LEP and specifies replacement provisions for development.	Consistent. The SEPP provides zones, permissible uses and assessment criteria for development in the Port Botany Precinct. In accordance with advice from the Department, the whole area is marked SEPP (Major Development) 2005, and no zones are shown on the draft LEP map for the industrial land in Port Botany.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Permits mines, petroleum production and extractive industries and will over-ride the draft LEP.	Consistent as the SEPP defines when mines, petroleum production and extractive industries need consent, are exempt or complying in terms of development processes. The draft LEP however does not make mining, petroleum production facilities or extractive industries permissible development in the LGA.
State Environmental Planning Policy (Rural Lands) 2008	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy (State and Regional Development) 2011	The aims of this Policy are as follows: (a) to identify development that is State significant development, (b) to identify development that is State significant infrastructure and critical State significant infrastructure, (c) to confer functions on joint regional planning panels to determine development applications.	Consistent. The SEPP applies to development types and State significant sites, such as the Randwick Racecourse.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not Applicable.	Not Applicable. Council is not within the Sydney Drinking Water Catchment.
State Environmental Planning Policy (Temporary Structures) 2007	Provides provisions and circumstances for safety, protection of the environment, exempt and complying development, creation of jobs and access for the use of temporary structures	The draft LEP is consistent with this SEPP.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not Applicable.	Not Applicable. This SEPP applies only to Ku-ring-gai council.
State Environmental Planning Policy (Urban	This Policy applies to land within a potential precinct.	Not Applicable. Randwick LGA is not currently one of the councils with a

State Environmental Planning Policy (SEPP)	Application	Statement of consistency
Renewal) 2010		potential precinct identified under this SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not Applicable.	Not Applicable. Randwick LGA is not one of the councils to which the SEPP applies.

ATTACHMENT E5

CONSISTENCY WITH PRACTICE NOTES ISSUED BY THE DEPARTMENT OF PLANNING AND INFRASTRUCTURE

The following notes the consistency of the draft LEP with relevant Department Practice Notes with the exception of *PN 10-001 Zoning for infrastructure* where minor inconsistencies have arisen with special uses zoned land.

PN 11-001 Preparing LEPs using the Standard Instrument: standard clauses. This Practice Note provides guidance on how to use the mandatory (compulsory and optional) clauses and where and how local content maybe introduced. The Randwick draft LEP 2012 has been prepared in accordance with this advice – with black text representing mandatory clauses and red text local content.

PN 11-002 Preparing LEPs using the Standard Instrument: standard zone. This Practice Note provides an overview of each of the 35 standard zones which a council may select for their LEP. Councils cannot add new zones, create subzones or change the name of a standard zone. Each zone has core objectives and mandated permitted and prohibited land uses. Council has added locally specific objectives and land uses to these zones consistent with this Practice Note.

PN 11-003 Preparing LEPs using the Standard Instrument: definitions. This Practice Note explains what definitions maybe included in the land use table, how a number of uses fall under group terms, the construction of zones as 'open' or 'closed', that ancillary uses are not to be included, that standard definitions cannot be changed but council may suggest new terms to be included in the Dictionary for all councils, and advises of key changes introduced with the 2011 amendments to the Standard Instrument. All these factors guided the preparation of the draft LEP.

PS 09-011 Certification of draft Standard Instrument LEPs for exhibition establishes the structure and content of this report in order to comply with the Director-General's requirements for Council's section 64 submission to the Department.

This planning circular also requires a pre-submission mandatory meeting between Council and Departmental staff prior to formal section 64 submission of the draft Plan. The purpose of this meeting is to resolve strategic and technical issues prior to lodgement and was held on 28 September 2011. Council has been working collaboratively with the Department and the draft LEP reflects their formal pre-section 64 advice. The land use tables and range of uses have been constructed consistent with the drafting advice in this circular.

PN 10-001 Zoning for infrastructure provides 6 principles for zoning public infrastructure land including those not in public ownership but currently zoned Special Uses 5(a) or 5(b). However, as documented in several sections of this report, a number of minor inconsistencies have arisen, as follows:

- Agency requests for a Special Purpose zone contrary to this Practice Note for land uses where the use is unlikely to change (energy, water, telecommunications infrastructure). This has been brought to the attention of the Department of Planning and Infrastructure. A comprehensive list of all existing special uses sites and the proposed zone under the draft LEP has been prepared and is included in this attachment.
- Council has nominated schools, the TAFE, University, churches and depots for a Special Purpose zone however the Department has advised that in general these should be given an adjoining zone if the use is permissible in that zone, except for large strategic or complex sites (such as the TAFE & University & Hospitals precinct) which can remain zoned for special purposes.

PS 09-008 Updating mapping requirements for local environmental plans and Standard technical requirements for LEP maps and Standard technical requirements for LEP GIS data advise councils of the latest revisions to Standard technical requirements for LEP maps and Standard requirements for LEP GIS data. This circular guides technical matters used in the preparation of the maps and its use will be ongoing.

PN 09-006 Providing for tourism in Standard Instrument LEP.

This Practice Note provides advice on suitable uses within zones that promote tourism opportunities within a council area. The draft LEP is generally consistent with this advice.

PN 09-005 LEP Zone objectives. This Practice Note provides the principles which should be followed when adding local zone objectives. These principles have been used in draft the Randwick LEP 2012 which is consistent with them.

PN 09-003 (Re)classification of public land through a LEP

This Practice Note identifies the key areas councils must consider when proposing to classify or reclassify public land by means of a local environmental plan (LEP). Wherever circumstances conform to sections 31, 32 or 33 of the LG Act, Councils are encouraged to classify or reclassify land through the LG Act.

The draft LEP proposes to reclassify one council owned site being a carpark at 13-21 Rainbow Street, Kingsford. The subject land is being reclassified from community to operational necessitating the holding of a public hearing immediately after exhibition of the draft LEP. A copy of this Practice Note must be included in the exhibition material.

PN 09-002 Environmental protection zones was used to apply the Environment Protection (E2) zone for certain lands containing Aboriginal heritage and/or large and continuous areas of endangered habitat in the Local Government Area. This zone provides a high level of protection, management and restoration of such lands while permitting uses compatible with those values. In this regard, only those uses consistent with the zone objectives have been included in the land use table.

PN 09-001 Exempt and complying development guided the preparation of the exempt (Schedule 2) and complying (Schedule 3) development in the draft LEP which was required to acknowledge State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and not include or replicate the same development types that are covered by the Codes SEPP in Schedule 2 and 3. The principles of the PN were followed in drafting the LEP consequently Schedule 2 & 3 contains few items.

PN 08-001 Height and floor space ratio guided the preparation of the Height of Buildings Map and Floor Space Ratio Map. Heights and floor space ratios have been identified throughout the LGA. Specific clauses in the draft LEP provide for height bonuses for Matraville and Marboura town centres to achieve the planning objectives for these centres consistent with DCP/Masterplans.

ATTACHMENT E6

HERITAGE CONSERVATION

This section addresses in further detail the draft LEP proposals in relation to heritage conservation, as referenced in Attachment E3: consistency with Section 117 Directions.

The following lists include proposed additional heritage items (12), those to be removed from heritage listing (10), changes to conservation boundaries and identifies a new conservation area under the draft comprehensive LEP. Maps for the proposed changes to the conservation area boundaries are provided below.

Assessments were made by independent heritage consultants which will be made available as part of the draft LEP exhibition

Heritage Items to be added to the draft LEP 2012 Schedule

Address	Description	Background
3R Oxford St, Centennial Park	Woollahra Reservoir WS022	State Heritage Item no.01356
Austral St, Malabar	Reserve in front of heritage cottages	Listing request from a member of the public & assessed to have heritage significance.
125–133 Belmore Rd, Randwick	Two storey retail commercial building	This larger group comprises 127–129 Belmore Rd which was already listed. Listing of group assessed to have heritage significance.
319–325 Clovelly Rd, Clovelly	Two storey retail commercial building	This group comprises 319 Clovelly Rd which was already a heritage item. The group of buildings was assessed to have heritage significance.
1–3 Samuel Terry Ave, Kensington	Row of Art Deco flat buildings	1-3 Samuel Terry Ave are part of the same group around the corner at 1–21 Todman Ave which are already heritage listed.
108 Brook St, Coogee	Catley's wall	Listing request from a member of the public as part of consultation on the Landscape elements study. Item assessed and found to have heritage significance.
5A Abbotford St, Kensington	Part of semi-detached pair	Fix anomaly. 5 & 5A are shown on the map but only 5 is included in LEP Schedule.
51-53 Avoca St, 2A Frenchmans Rd and 6, 6A and 6B Dutruc St. Randwick	Remains of Father Shaw's Wireless works	Fix anomaly. Whole site is mapped but only 49-51 Avoca St is included in LEP Schedule.
7-37 Coogee Bay Rd 57-63 St Pauls St 6 Aeolia St	"Aeolia", Brigidine Convent and Chapel	Reinstatement. Listing previously applied to entire site prior to subdivision into 3 lots.
61 High St, Randwick	Randwick Destitute Children's Asylum Memorial Garden, Prince of Wales complex	Heritage Assessment supported listing.
22-32 King St, Randwick	Former Repair Shop, UNSW site	Heritage Assessment supported listing.
22-32 King St, Randwick	Former tramways Workshop, UNSW site	Heritage Assessment supported listing.

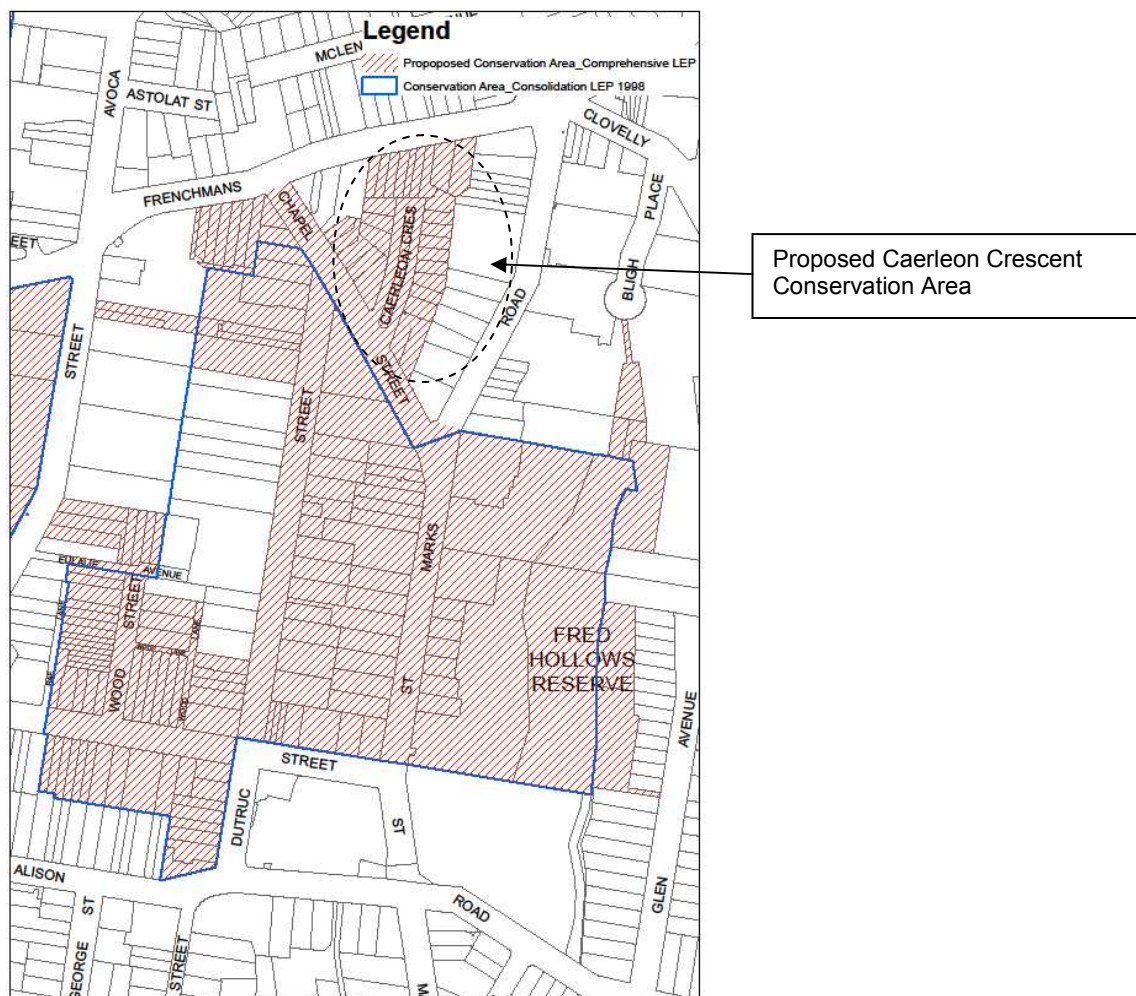
Heritage Items to be removed from the draft LEP 2012 Schedule

Address	Description	Background
120 Carrington Rd Randwick	Federation Arts and Crafts style house	Heritage investigation supported removal given ongoing change to property.
9 Challis Ave. Randwick	Weatherboard house	Demolished
Cnr, Clovelly Rd and Fern St	Post box	Post box removed
69 Cottenham Ave Kensington	Bungalow	Major upper level addition has destroyed heritage value.
Cnr. King and Dangar Sts	Institute building	Demolished
30 Lenthall St. Kensington	Classical revival style dwelling	Heritage investigation supported removal given changes to property.
3 Villiers St, Kensington	Bradford Edwardian cottage	Demolished
65 Willis St, Kingsford	Innovative 1930s building	Delist request from owner. The heritage consultant's review of significance was prepared and recommends that the building should no longer be listed.
71 Boundary St, Clovelly	Weatherboard cottage c.1900	Delist request from owner. A review of significance was prepared and recommends the item be no longer listed.
41–55 O'Sullivan St, Maroubra	Row of semis	Part of group containing 41–45 O'Sullivan St Review of significance completed. Recommended delisting of 41-55 O'Sullivan St.

Proposed Heritage Conservation Areas Boundary amendments and new Heritage Conservation Area for Draft LEP 2012

The following lists the proposed changes while the figures/images below show the location of the changes.

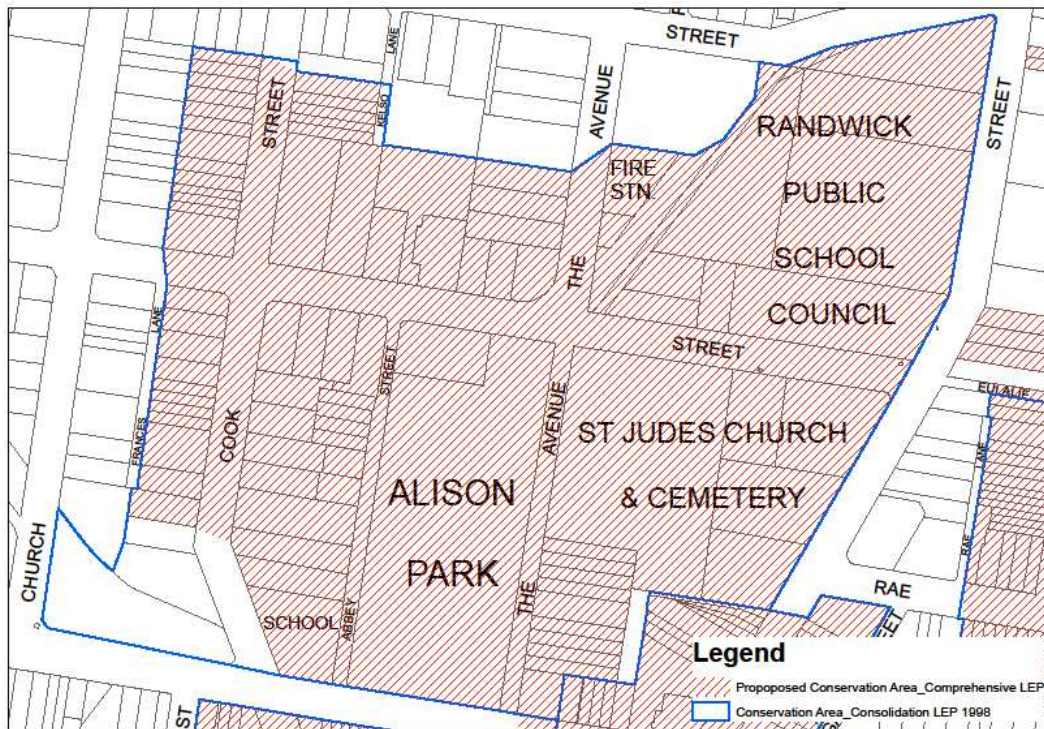
Conservation area	Proposed change	Background
North Randwick	2 extensions - one to north east (46 properties) and - one to south (11 properties)	Recommended by previous heritage investigations. Good community support.



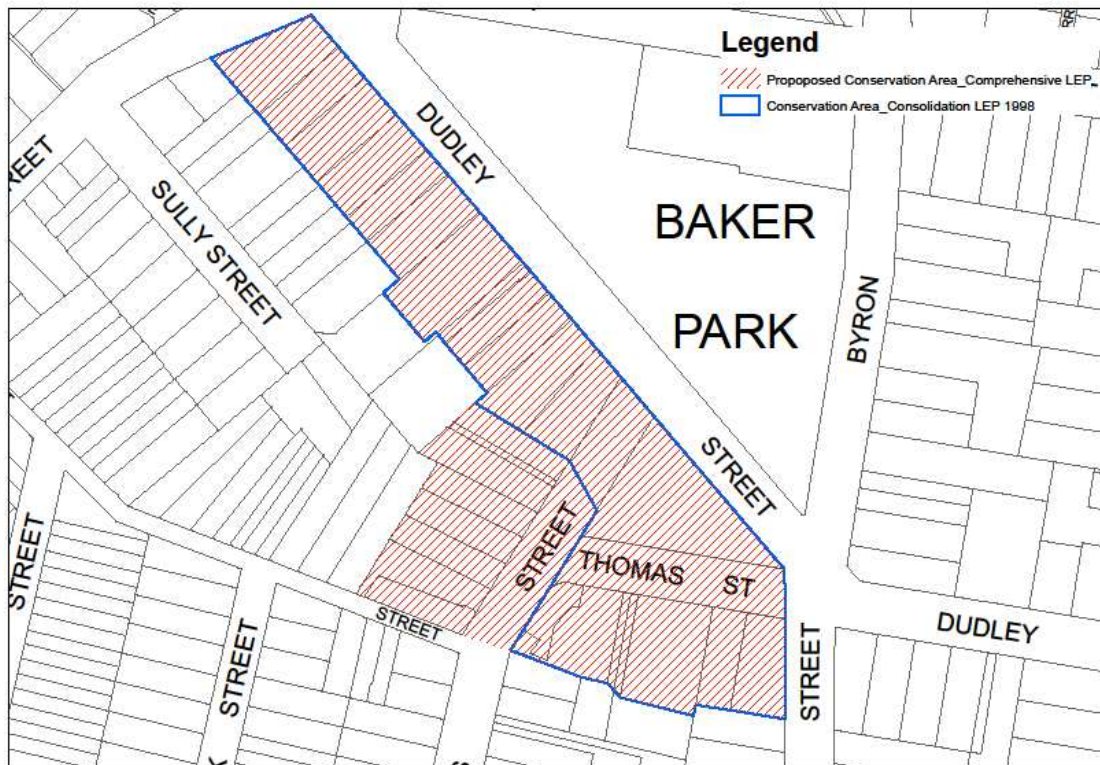
**St Marks conservation area, Randwick - (extensions and one reduction – Dutruc St)
Caerleon Crescent conservation area (new)**



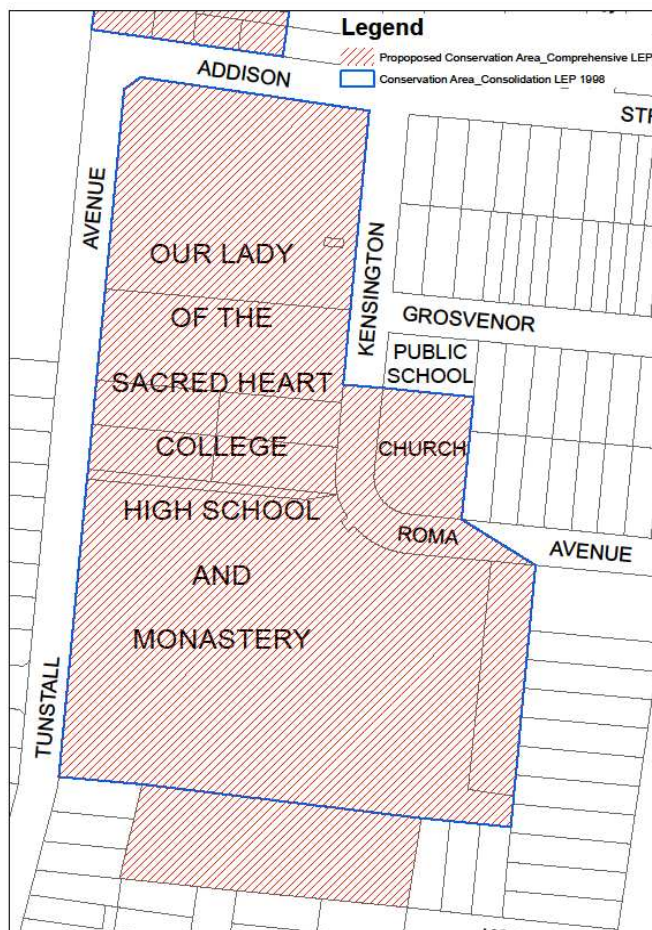
Gordon Street conservation area, Randwick (extension to east)



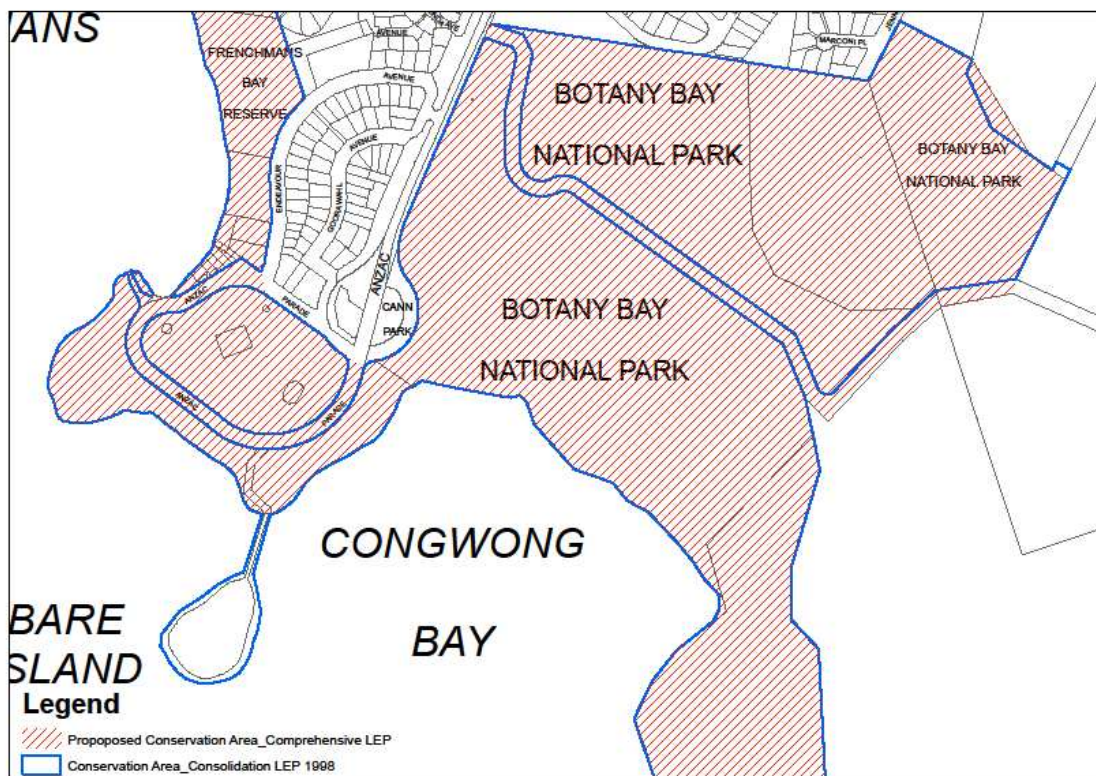
St Jude's conservation area, Randwick (reduction to south – Alison Rd between Church and Cook Streets)



Dudley Street conservation area, Coogee (extension)



Sacred Heart conservation area, Kensington (extension)



Botany Bay conservation area, La Perouse (extension over roads)

ATTACHMENT E7

CONSISTENCY WITH PRACTICE NOTE – SPECIAL USE ZONING (CURRENT AND PROPOSED)

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
1	Anglican Church Property Trust Diocese Of Sydney	St Nicolas Anglican Church	125 Brook St Coogee	Church	Part 5 + Part 2C	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
2	Anglican Church Property Trust Diocese Of Sydney	St Marks Anglican Church	221-229 Franklin Street Malabar	Church	Part 5 + Part 2A	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
3	Anglican Church Property Trust Diocese Of Sydney	St Johns Anglican Church	339a Maroubra Rd Maroubra	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
4	Anglican Church Property Trust Diocese Of Sydney	St Judes Cemetery	21 Frances Street Randwick	Cemetery	5	SP2 Cemetery	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' state that where the land use is unlikely to change, land may be zoned SP2 Infrastructure, for example cemeteries and sewage treatment plants. The site forms part of St Jude's Historic precinct, a large precinct with state heritage significance. It is recommended that the whole precinct be zoned SP2 also in accordance with Principle 3.2 that large precinct sites should remain in special purpose zones.
5	Australian Government Department of Defence	Randwick Barracks	1-23 Bundock St Randwick	Defence	5	SP1 Defence	Commonwealth land for defence purposes are not covered by the Infrastructure SEPP. DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' state that (principle 3.1) where the land use is unlikely to change, land may be zoned special purpose 'infrastructure'. PN (10-001) states that areas of Commonwealth land used for Defence purposes should be zoned SP2 (Defence). However a submission received from Defence requests that the site be zoned SP1 (Defence), as the site is identified as of high strategic importance for Defence associated purposes.
6	Department of Lands	Botany Cemetery - Eastern Suburbs Memorial Park	45-63 Military Rd Matraville	Cemetery	5	SP2 Cemetery	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' state that where the land use is unlikely to change, land may be zoned SP2 Infrastructure. This includes land uses such as cemeteries and sewage treatment plants.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
7	Charter Hall Opportunity Fund No. 5 (Chof 5 Little Bay Pty Ltd)	Former UNSW site - Land Unoccupied	1406R Anzac Pde Little Bay (Lot 10/DP 1127719)	Vacant Land	5	R1 General Residential	Former UNSW sporting and research facility, which was subdivided into 3 lots in 2007. A Staged DA for Subdivision of land into 149 residential lots with associated building envelopes, car parking & open space was approved in 2007 (DA/264/2007/1). The site is surplus to infrastructure purposes and is to be rezoned to a compatible zone.
8	Charter Hall Opportunity Fund No. 5 (Chof 5 Little Bay Pty Ltd)	Former UNSW site - Land Unoccupied	1408 Anzac Parade Little Bay (Lot 11/DP 1127719)	Vacant Land	5	E2 Environmental Conservation	This lot forms part of the former UNSW sporting and research facility, which was subdivided into 3 lots in 2007. It is a riparian corridor which contains significant environmental and cultural elements including an Ochre Site in the centre adjacent to the existing watercourse. It is recommended that the site be rezoned to a compatible conservation zone.
9	University of New South Wales	Golf Course	1412R Anzac Parade Little Bay (Lot 12/ DP 1127719)	Recreation	5	E2 Environmental Conservation	This lot forms part of the former UNSW sporting and research facility, which was subdivided into 3 lots in 2007. This lot has been identified in containing Critical Habitat for the Eastern Suburbs Banksia Scrub (ESBS) and forms part of the adjoining golf course. It is recommended that the site be zoned a compatible conservation zone.
10	Defence Housing Authority	Vacant Land	4R Argyle Cres Randwick	Defence	5	SP2 Defence	The site adjoins Bundock St Environmental Park which contains ESBS. In response to a Council resolution seeking to reincorporate the site to the Environmental Park, Council has submitted a planning proposal to rezone the site to Environment Protection. The planning proposal is with the DoPI awaiting determination. Note until the application is determined the site should be transferred to an equivalent Special Uses zone SP2.
11	Department of Corrective Services	Long Bay Correctional Centre	1250 Anzac Pde Malabar	Correctional Centre	5	SP2 Correctional Centre	DoPI PN (10-001) 'Principle 3.2 - Large precinct sites should remain in special purpose zones' state that major state infrastructure on large sites such as correctional centres may be SP2 Infrastructure. In addition, there are no adjacent prescribed zones for those correctional centres in accordance with Principle 2.3-Rezoning existing 'special use' zones where there are no adjacent prescribed zones'.
12	Justice Health Administration	Long Bay Correctional Centre	1300 Anzac Pde Malabar	Correctional Centre	5	SP2 Correctional Centre	DoPI PN (10-001) 'Principle 3.2 - Large precinct sites should remain in special purpose zones' state that major state infrastructure on large sites such as correctional centres may be SP2 Infrastructure. In addition, there are no adjacent prescribed zones for that use in accordance with Principle 2.3 -Rezoning existing 'special use' zones where there are no adjacent prescribed zones'.
13	Justice Health Administration	Long Bay Correctional Centre	10-12 Bilga Crescent, Malabar	Vacant Land	5	R2 Low Density	The site is one of three sites owned by the Justice Health Administration along Bilga Crescent, located outside the boundary fence of the Long Bay Correctional Centre. DA/136/2007 approved for the subdivision of land at Long Bay Gaol into 3 residential lots & 1 residue lot. It is recommended that the site be zoned to the adjacent equivalent residential zone under the standard template.
14	Justice Health Administration	Long Bay Correctional Centre	6-8 Bilga Crescent, MALABAR	Vacant Land	5	R2 Low Density	The site is one of three sites owned by the Justice Health Administration along Bilga Crescent, located outside the boundary fence of the Long Bay Correctional Centre. DA/136/2007 approved for the subdivision of land at Long Bay Gaol into 3 residential lots & 1 residue lot. It is recommended that the site be zoned to the adjacent equivalent residential zone under the standard template.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
15	Justice Health Administration	Long Bay Correctional Centre	2-4 Bilga Crescent, Malabar	Vacant Land	5	R2 Low Density	The site is one of three sites owned by the Justice Health Administration along Bilga Crescent, located outside the boundary fence of the Long Bay Correctional Centre. DA/136/2007 approved for the subdivision of land at Long Bay Gaol into 3 residential lots & 1 residue lot. It is recommended that the site be zoned to the adjacent equivalent residential zone under the standard template.
16	Department of Housing	Vacant Land	57-63 St Pauls St Randwick	Vacant Land	5	SP2 Seniors Housing	DA/293/2000 approved for Aged and disabled persons housing. Given the significant size of the site and the approval for Seniors Housing the site should remain SP2 Senior Housing. This is in accordance with DoPI PN (10-001) Principle 3.2 which states that large precinct sites should remain in special purpose zones. In addition, the Draft East Subregional Strategy action EA C2.2.2 states that Randwick Council is to investigate the provision of housing for seniors within or close to the Randwick Education and Health Specialised Centre. Zoning the site as SP2 Seniors Housing will meet this action.
17	Department of Lands Crown Lands Division	Botany Cemetery	12 Military Rd Matraville	Cemetery	5	SP2 Cemetery	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' state that where the land use is unlikely to change, land may be zoned SP2 Infrastructure. This includes land uses such as cemeteries and sewerage treatment plants.
18	Department of Lands Crown Lands Division	Council Works Depot (below cliff line)	192-220 Storey St Maroubra	Council operational	5	SP2 Depot	DoPI PN (10-001) 'Principle 3 .1 Where the land use is unlikely to change, and where the use is not otherwise covered in this practice note, land may be zoned SP2 Infrastructure. Works depots cannot be accommodated in the adjoining residential zone. It is recommended that the site be zoned to SP2 Depot.
19	Department Of Land & Water Conservation	Health facility	1 Jennifer St Little Bay	Community Use	5	SP2 Health Services Facility	The site serves as the organisational centre for Spinal Chord Injuries Australia. DoPI PN (10-001) states that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Use' sites are to be rezoned to the adjoining zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone.
20	Department of Technical and Further Education	Randwick TAFE College	2-20 King St Randwick	Tertiary	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change. The TAFE site is a large precinct site of regional significance for education.
21	DI BLASIO CONSTRUCTION S PTY LTD and OCEANIA PROPERTY CORPORATION PTY LTD	Vacant Land	29 Finucane Cres Matraville	Residential	5	R2 Low Density	The subject site is a former Sydney Water site which is vacant and no longer required for infrastructure purposes. DA/1069/2007 approved for construction of multi-unit housing development. It is recommended that the site take on a compatible residential zoning under the standard template.
22	Energy Australia Property Group	Substation	27 Finucane Cres Matraville	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
23	Energy Australia Property Group	Substation	145-149 Franklin St Matraville	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
24	Energy Australia Property Group	Substation	12-14S Anderson Street Kingsford (also known as 33-45 Bunnerong Rd Kingsford)	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. The site has been identified in the State Infrastructure Strategy, for a new substation and sub transmission substation feeder to serve the Kingsford catchment area. Given the significance of the site, it is recommended that the site be zoned to SP2 Infrastructure. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
25	Energy Australia Property Group	Substation	55-61S Canberra St Randwick	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
26	Energy Australia Property Group	Substation	69S Australia Ave Matraville	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses be zoned 'SP2 - Infrastructure'. The southern portion of the power corridor is covered by the Major Projects SEPP (Three Ports) SEPP. The northern portion of the site from Partana Ave forms part of Purcell Park which is zoned Open Space 6A. Considering that the power corridor is intended to be used for electricity infrastructure purposes it is recommended that the site be zoned to SP2 Infrastructure (Electricity Generating Works).
27	Energy Australia Property Group	Substation	7S Knowles Ave Matraville	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
28	Energy Australia Property Group	Substation - power corridor	8-14 McCauley St Matraville	Electricity	5	SEPP Major Projects - IN1 General Industrial Zone	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. However, the site is covered by the SEPP Major Projects (Three Ports) IN1 General Industrial zone.
29	Energy Australia Property Group	Substation	135S Brook Street Coogee	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
30	Energy Australia Property Group	Substation	37-39S Perry Street Matraville	Electricity	5	SP2 Electricity Generating Works	Energy Australia requests that all Energy Australia owned sites zoned special uses are zoned 'SP2 - Infrastructure'. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
31	Energy Australia Property Group	Substation	5-17 Robey Street Maroubra	Electricity	2B	SP2 Electricity Generating Works	As per Energy Australia submission dated 05.06.10. This submission identified additional sites (not zoned Special Uses) to be zoned SP2 Electricity Generating Works.
32	Energy Australia Property Group	Substation	3 St Marks Road Matraville	Electricity	2C	SP2 Electricity Generating Works	As per Energy Australia submission dated 05.06.10. This submission identified additional sites (not zoned Special Uses) to be zoned SP2 Electricity Generating Works.
33	Greek Orthodox Parish	St Spyridon Church	72-76 Gardeners Rd Kingsford	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outline that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
34	Greek Orthodox Parish Of South - KINGSFORD	St Spyridon College - Junior School	78-88 Gardeners Rd Kingsford Alt:15-25 Doran Street, KINGSFORD NSW 2032	Non-Government School	Part 5 + 2A	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
35	Local La Perouse Land Council	Yarra Bay House	1 Elaroo Ave La Perouse	Community Use	5	SP1 Community Facility	The Local La Perouse Land Council requests to retain a special purpose zoning. The site cannot be readily accommodated in the adjoining zones which is an Open Space zone. Yarra Bay House provides essential community services to the local aboriginal community. The house is a listed heritage item in RLEP 1998 (Consolidation) and forms part of Yarra Bay House Estate situated within Yarra Bay foreshore and Botany Bay National Park. Considering the unique and mix of diverse uses of the estate, it is recommended that the site and estate take on a SP1 Special Activities zone.
36	Local La Perouse Land Council	Yarra Bay House	1A Elaroo Ave La Perouse	Community Use	5	SP1 Community Facility	This site forms part of Yarra Bay House estate which provides essential community services to the local aboriginal community. The Local La Perouse Land Council requests that the site retains a special purpose zoning. The site is situated within Yarra Bay foreshore and Botany Bay National Park. Considering the unique and diverse uses of the estate, it is recommended that the site and estate take on a SP1 Special Activities zone.
37	Local La Perouse Land Council	Yarra Bay House	1R Elaroo Ave La Perouse	Community Use	5	SP1 Community Facility	This site forms part of Yarra Bay House estate which provides essential community services to the local aboriginal community. The Local La Perouse Land Council requests that the site retains a special purpose zoning. The site is situated within Yarra Bay foreshore and Botany Bay National Park. Considering the unique and diverse uses of the estate, it is recommended that the site and estate take on a SP1 Special Activities zone.
38	Lycee Condorcet - The French School Of Sydney	Lycee Condorcet - The International French School Of	758 Anzac Pde Maroubra (also known as 1A Moverley Road Maroubra)	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
		Sydney					
39	Mirvac Project Pty Ltd	Endeavour Centre	88-102 Moverly Rd South Coogee	Vacant Land	5	R2 Low Density	The subject site is a former defence site and is no longer required for defence purposes. Staged DAs approved for this site for the construction of a mix of low density dwellings with garaging and public domain works. Specific development controls have been approved for this site, it is recommended that the site be zoned R1 General Residential, consistent with all Randwick's master planned sites.
40	NSW Department of Education and Training	Malabar Public School	231-239E Franklin Street Malabar (Also known as 1 Victoria St Malabar)	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
41		SP66773	29-31 Victoria Street Malabar	Strata	5	R2 Low Density	The site is no longer required for infrastructure purposes and has since been redeveloped to a townhouse complex (DA/1022/1998). It is recommended that the site be zoned to the adjoining equivalent residential zone R2 Low Density.
42	NSW Department of Education and Training	Coogee Public School	107-121E Coogee Bay Rd Coogee	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
43	NSW Department of Education and Training	Chifley Public School	1217E-1227E Anzac Pde Chifley (Mitchell St entrance)	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
44	NSW Department of Education and Training	Matraville Sports High School	1217E-1227E Anzac Pde Chifley	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
45	NSW Department of Education and Training	Coogee South Public School	157E Moverly Rd South Coogee	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
46	NSW Department of Education and Training	Matraville Soldiers Settlement Public School	29-39E Menin Rd Matraville	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
47	NSW Department of Education and Training	Randwick Girls High School	298 Avoca St Randwick	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
48	NSW Department of Education and Training	School yard	300-318 Avoca St Randwick	School Yard	5	SP2 Educational Establishment	The site forms part of Randwick Boys and Girls High School and should be zoned according to these sites. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with DoPI PN (10-001) Principle 3.
49	NSW Department of Education and Training	Randwick Boys High School	320-346E Avoca St Randwick	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
50	NSW Department of Education and Training	South Sydney High School	39E Walsh Ave Maroubra	Government School	Part 5 + Part 2A	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
51	NSW Department of Education and Training	Maroubra Bay Public School	427-461E Malabar Rd Maroubra	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
							infrastructure in accordance with this principle.
52	NSW Department of Education and Training	The Open High School and Centennial Park School for Specific Purposes	62-88 Avoca St Randwick (78 Avoca St Randwick)	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
53	NSW Department of Education and Training	Kensington Public School	77-79E Doncaster Ave Kensington	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
54	NSW Department of Education and Training	La Perouse Public School	8-18E Yarra Rd Phillip Bay	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
55	NSW Department of Education and Training	Rainbow St Public School	90-98 Rainbow St Randwick	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
56	NSW Department of Education and Training	Maroubra Junction Public School	112-138 Storey St Maroubra	Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
57	Rhd Developments P/L	Former Maroubra Junction Infants	645-651E Anzac Parade Maroubra (Historic address): New address: 94-106 Storey St and 1-11 Hannan Lane	Residential	5	R2 Low Density	The site is no longer required for educational purposes and has since been redeveloped (DA/343/2009) into low density dwellings. It is recommended that the site take on the adjoining residential zone.

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58	NSW Fire Brigade	Fire Station	6 The Avenue Randwick	Fire Station	5	SP2 Emergency Services Facility	DoPI PN (10-001) 'Principle 2.2 - Rezoning existing 'special use' zones to adjacent prescribed zones'. The fire station adjoins Randwick Public School which is zoned SP2 Infrastructure. The prescribed zones for emergency services facilities and bush fire hazard reduction include all rural, business, industrial and special purpose zones. It is recommended that the site be zoned SP2 Infrastructure.
59	Presbyterian Church Property Trust	St Andrew's Presbyterian Church	8-16 Robey St Maroubra	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
60	Proprietors Of Sp 63228	Dwelling	2-6 Menin Rd Matraville	Residential	5	R3 Medium Density	The site is a former school site which has since been redeveloped for residential purposes. DA/1249/1998 approved for conversion of existing bldg into 3 units & assoc pkg (Heritage item). It is recommended that the site take on the adjoining equivalent residential zone.
61	Proprietors Of Sp 69371	Multi use development (Back)	1094-1118 Anzac Pde Maroubra	Mixed use	Part 3B + Part 5	B1 Neighbourhood Centre	The site 'Duffys corner' was subject to a master plan (DA/407/2000) for mixed use commercial and residential. The special uses portion is an anomaly from the previous Randwick Planning scheme and should be zoned according to the business portion of the site.
62	Rail Corporation NSW	Randwick Bus Depot	34-84 King St Randwick	Bus Depot	5	SP2 Transport Depot	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. It is recommended that the site be zoned SP2 Infrastructure 'Transport Depot'
63	Randwick Cemetery	Randwick Cemetery	42-138 Malabar Rd South Coogee	Cemetery	5	SP2 Cemetery	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' state that where the land use is unlikely to change, land may be zoned SP2 Infrastructure. This includes land uses such as cemeteries and sewage treatment plants.
64	Randwick City Council	Kensington Rotary Reserve	140-154R Gardeners Rd Kingsford	Public reserve	5	RE1 Public Recreation	The site is being used as a public reserve and in accordance with DoPI PN (10-001) it should be zoned to reflect its land use.
65	Randwick City Council	Council Car park	18 Silver St Randwick	Car park	5	B2 Local Centre	The site is being used as a public car park and forms part of Randwick commercial town centre. It is recommended that the site should take on the adjacent equivalent Business zone and be reclassified to 'operational'. This is consistent with the zoning of all Council's car parks.
66	Randwick City Council	Randwick City Council Chambers	30 Frances St Randwick	Public administration building	5	SP2 Public Administration Building	Prescribed zones under the ISEPP for Public administration buildings and buildings of the crown include all business and special purpose zones (in the standard template). DoPI PN (10-001) 'Principle 2.2 Rezoning existing 'special use' zones to adjacent prescribed zones' state that existing infrastructure currently zoned special uses should be rezoned in the LEP according to what the adjacent zone is, if that zone is a prescribed zone in the ISEPP which permits that type of infrastructure. The adjacent zone is a special purpose zone which is a prescribed zone for public administration buildings.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
67	Randwick City Council	Council Car park	37-39R Baird Ave Matraville	Car park	5	B1 Neighbourhood Centre	The subject site is being used as a public car park and forms part of Matraville commercial centre. It is intended that the site will continue to be used as a public car park and is recommended that the site take on the adjacent business zone or equivalent zone under the standard template. This is consistent with the zoning of all Council car parks.
68	Randwick City Council	Clovelly Child Care Centre	40 Arden St Clovelly	Community Use	5	R2 Low Density	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as child care centres are to be accommodated in adjacent zones. The adjacent zone is residential zone. Child care centres are permissible with consent in all residential zones. A preliminary analysis in accordance with SEPP 55 has been undertaken for all the Council owned lands and the site satisfies the preliminary investigations required for a rezoning in accordance with SEPP 55.
69	Randwick City Council	Clovelly Child Care Centre	40A-42 Arden St Clovelly	Community Use	5	R2 Low Density	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as child care centres are to be accommodated in adjacent zones. The adjacent zone is residential zone. Child care centres are permissible with consent in all residential zones. A preliminary analysis in accordance with SEPP 55 has been undertaken for all the Council owned lands and the site satisfies the preliminary investigations required for a rezoning in accordance with SEPP 55.
70	Randwick City Council	Public School Backyard	69R Melody Street, Coogee	School Yard	5	SP2 Educational Establishment	The site is situated within Coogee Public School Backyard and should be rezoned according to the school site.
71	Randwick City Council	Road reserve adjoining Our Lady of the Sacred Heart Church	7R Milford Street, Randwick	Vacant Land	5	R3 Medium Density	The site adjoins 'Our Lady of the Sacred Heart' school backyard and acts as a road reserve. The site is not being used for key infrastructure purposes and is to be zoned to the adjacent residential zone.
72	Randwick City Council	Rainbow Street Child Care centre	100 Rainbow Street, Randwick	Community Use	5	SP2 Child Care Centre	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as child care centres are to be accommodated in adjacent zones. The adjacent zone is residential zone. Child care centres are permissible with consent in the residential zones. However, the site is situated within Rainbow St Public School which will be zoned to SP2 - Infrastructure. For consistency of land use zoning across this whole area it is recommended that the site be zoned SP2 Child Care Centre.
73	Randwick City Council	Burke Reserve (forms part of the school)	27R Burke Street, Chifley	School Yard	5	SP2 Educational Establishment	The site forms part of Chifley Public School backyard and should be rezoned according to the school site. It is also recommended that the site be reclassified to 'operational'.
74	Randwick City Council	Council depot - top yard	222-232 Storey Street, Maroubra	Vacant Land	5	SP2 Depot	The site adjoins Council's main works depot and is currently being used as part of the depot. It is recommended that the site be zoned SP2 Infrastructure (Depot).

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
75	Randwick City Council	Road Reserve-Footpath	613R-651R Anzac Parade, Maroubra	Road reserve - median strip	Unzoned	SP2 Road	DoPI PN (10-001) 'Principle 1.3 - Roads must be zoned' state that roads should be zoned the same as the adjacent land use zone. The site is situated within Anzac Parade, a classified road to be zoned SP2 Infrastructure.
76	Roads and Traffic Authority	Road infrastructure - pedestrian bridge base	651RR Anzac Parade, Maroubra	Road infrastructure	5	SP2 Road	RTA has requested a SP2 Infrastructure zoning for the pedestrian bridge. Pedestrian bridges are classified as 'Road infrastructure facilities' under the ISEPP. DoPI PN (10-001) state that where the infrastructure type is permitted on all land in the infrastructure SEPP, future infrastructure may be placed in any zone. Considering RTA's request for a SP2 zoning and that it adjoins a classified road it is recommended that the bridge be zoned the same as the road, SP2.
77	Roads and Traffic Authority	Road infrastructure - pedestrian bridge base	758RR Anzac Pde Maroubra	Road infrastructure	5	SP2 Road	RTA has requested a SP2 Infrastructure zoning for the pedestrian bridge. Pedestrian bridges are classified as 'Road infrastructure facilities' under the ISEPP. DoPI PN (10-001) state that where the infrastructure type is permitted on all land in the infrastructure SEPP, future infrastructure may be placed in any zone. Considering RTA's request for a SP2 zoning and that it adjoins a classified road it is recommended that the bridge be zoned the same as the road, SP2.
78	Sacred Heart College	Our Lady of the Sacred Heart College - High School	36 Addison Street Kensington	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses are to retain an equivalent special purpose zone to keep these lands as key community infrastructure in accordance with this principle. Additionally, it is recommend that the whole Sacred Hearts College, High School, Convent and Monastery be zoned SP2.
79	Sacred Heart College	Chevalier Resource Centre - Monastery	1 Roma Ave Kensington	Church properties	5	SP2 Place of Public Worship	The monastery forms part of the of the Sacred Hearts College and Monastery, a large precinct site with heritage significance. DoPI PN (10-001) Principle 3.2 state that 'large precinct sites should remain in special purpose zones'. In accordance with this principle it is recommend that the whole Sacred Hearts College, monastery and associated church properties be zoned SP2.
80	Sacred Heart College	St Josephs Aged Care Facility	2 Kensington Rd Kensington	Convent	5	SP2 Place of Public Worship	The site forms part of the Sacred Hearts College and Monastery, a large precinct site with heritage significance. DoPI PN (10-001) Principle 3.2 state that 'large precinct sites should remain in special purpose zones'. In accordance with this principle it is recommend that the whole Sacred Hearts College, monastery and associated church properties be zoned SP2.
81	St Martins Anglican Church	St Martins Anglican Church	101-105 Todman Ave Kensington	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
82	St Spyridon High School	St Spyridon College - Senior School	1130 Anzac Pde Maroubra	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
							this principle.
83	Sydney Water Corporation Ltd	Boy Scouts Association	65W Perry St Matraville	Community Use	5	SP2 Water Supply System	This site forms part of the 3 lots which Sydney Water has proposed to adopt the surrounding land use. A DA (DA/608/2011) is currently being assessed for the demolition of the existing structure on these lands and associated works. A site audit statement (in accordance with SEPP 55) for the site has been submitted as part of the DA but until the DA is determined it is recommended that the site retain a SP2 zoning (until the likelihood of contamination is determined).
84	Sydney Water Corporation Ltd	Boy Scouts Association	67W Perry St Matraville	Community Use	5	SP2 Water Supply System	This site forms part of the 3 lots which Sydney Water has proposed to adopt the surrounding land use. A DA (DA/608/2011) is currently being assessed for the demolition of the existing structure on these lands and associated works. A site audit statement (in accordance with SEPP 55) for the site has been submitted as part of the DA but until the DA is determined it is recommended that the site retain a SP2 zoning (until the likelihood of contamination is determined).
85	Sydney Water Corporation Ltd	Drainage reserve	89W Beauchamp Rd Matraville	Services	5	IN1 General Industrial - Major Projects SEPP	Sydney Water has proposed that the site adopt the surrounding land use. SEPP Major Projects (Three Ports) now applies over this site.
86	Sydney Water Corporation Ltd	Drainage reserve	1W McCauley St Matraville	Services	5	SP2 Water Supply System	This site forms part of the 3 lots which Sydney Water has proposed to adopt the surrounding land use. A DA (DA/608/2011) is currently being assessed for the demolition of the existing structure on these lands and associated works. A site audit statement for the site has been submitted as part of the DA but until the DA is determined it is recommended that the site retain a SP2 zoning (until the likelihood of contamination is determined).
87	Sydney Water Corporation Ltd	Multi business property	2-14 Raymond Ave Matraville	Multi business property	5	IN2 Light Industrial	A site compatibility certificate under the ISEPP applies to the site (issued by the DoPI on the 17.09.09). The site compatibility certificate permits additional uses consistent with the adjacent land zoning which is zoned Industrial 4A. Sydney Water recommends that the site be zoned to the adjacent zone. DoPI PN 10-001 'Principle 5.2 state that if relevant, adopt the zone in the site compatibility certificate'. It is recommended that the site be zoned to the adjoining Industrial zone under the standard template.
88	Sydney Water Corporation Ltd		2 Fishermans Road Malabar	Services	6A	SP2 Sewerage System	This site currently zoned Open Space forms part of Malabar Sewerage Treatment Plant. Sydney Water has requested that the site be zoned SP2 (Sewerage System) consistent with the ISEPP.
89	Sydney Water Corporation Ltd	Malabar Sewage Treatment Plant No. 2	251 Franklin Street, Malabar	Services	6B	SP2 Sewerage System	This site is currently zoned Open Space forms part of Malabar Sewage Treatment plant. Sydney Water has requested a SP2 Infrastructure (Sewerage System) zone for the site which is consistent with the ISEPP.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
90	Sydney Water Corporation Ltd		247 Franklin St Malabar	Services	5	SP2 Sewerage System	Sydney Water requests SP2 Infrastructure (Sewerage System) zone for this site. This site is one of three sites which makes up Malabar Sewerage Treatment Plant. The ISEPP identifies prescribed zones for sewerage treatment plants including SP1 Special Activities and SP2 Infrastructure. DoP PN (10-001) Principle 3.2 state that for major infrastructure on large sites may be zoned SP2.
91	Sydney Water Corporation Ltd	Reservoir	41W Reservoir St Little Bay	Services	5	SP2 Water Supply System	Sydney Water requests a SP2 Infrastructure (Water Supply) zone for the site. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
92	Sydney Water Corporation Ltd	Reservoir	57 Howard St Randwick	Services	5	SP2 Water Supply System	Sydney Water requests a SP2 Infrastructure (Water Supply) zone for the site. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
93	Sydney Water Corporation Ltd	Reservoir and Water Treatment Works	7-23W Amour Ave Maroubra	Services	5	SP2 Water Supply System	Sydney Water requests a SP2 Infrastructure (Water Supply) zone for the site. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
94	Sydney Water Corporation Ltd	Lachlan Swamps Stormwater Channel No.59 - Drainage Reserve	134-138W Gardeners Road, Kingsford	Services	5	SP2 Water Supply System	Sydney Water has proposed a SP2 Infrastructure (Stormwater Infrastructure) zone for the site. Stormwater channels are classified as Stormwater Management Systems under the Infrastructure SEPP. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change. However, the land use annotation as suggested by Sydney Water is not recognised term in the standard instrument. It is recommended that Water supply system" be adopted.
95	Sydney Water Corporation Ltd	Sewage pumping station No.113	46R Cliffbrook Parade, Clovelly	Services	Unzoned		Sydney Water has suggested that the site adopt the surrounding land use. The site is situated within a road and should be zoned according to the road.
96	Telstra Corporation Ltd	Telephone Exchange	113-115T Todman Ave Kensington	Telecommunications	5	SP2 Telecommunication s Facility	Telstra requests that all Telstra owned sites be zoned to a Special Purpose zone. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
97	Telstra Corporation Ltd	Telstra Radio & Satellite Base Station	61 Jennifer St Little Bay	Telecommunications	5	SP2 Telecommunication s Facility	Telstra requests that all Telstra owned sites be zoned to a Special Purpose zone. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change. This site is situated within Botany Bay National Park and serves as a major telecommunications and radio base station. Note the site contains the critical eastern suburbs banksia scrub.
98	Telstra Corporation Ltd	Telstra Exchange	140 Storey St Maroubra	Telecommunications	5	SP2 Telecommunication s Facility	Telstra requests that all Telstra owned sites be zoned to a Special Purpose zone. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
99	Telstra Corporation Ltd	Matraville Telephone Exchange	1T Romani Way, Matraville	Telecommunications	5	SP2 Telecommunication s Facility	Telstra requests that all Telstra owned sites be zoned to a Special Purpose zone. This is in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
100	The Emanuel School	The Emanuel School	20 Stanley St Randwick	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
101	The Emanuel School	The Emanuel School	18 Stanley St Randwick	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
102	The Little Sisters of Poor	Mount Saint Joseph's Home (including St John Vianney Villa)	68-70 Market St Randwick	Seniors housing	5	SP2 Seniors Housing	The site is used for aged care purposes including high and low care. The site adjoins St Margaret Mary School and Church. Given the significant size, heritage value and the provision of education and community uses it is recommended that the whole site be zoned SP2 in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land' and Principle 3.2 Large precinct sites should remain in special purpose zones.
103	Roman Catholic Church	Church properties	37A Avoca St Randwick	Church properties	5	SP2 Educational Establishment	The site is St Margaret Mary Church and School and adjoins Mount Saint Josephs Nursing Home. Given the significant size, heritage value and the provision of education and community uses it is recommended that the whole site be zoned SP2 in accordance with DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land' and Principle 3.2 Large precinct sites should remain in special purpose zones.
104	THE OWNERS - STRATA PLAN NO. 73946	Strata unit block	35A Dudley St Coogee	Residential	5	R3 Medium Density	The site is a former nun's residency and has since been redeveloped (DA/863/2004) for strata subdivision of residential units into 10 lots. It is recommended that the site be zoned to the adjacent residential zone.
105	The Trustees of the Roman Catholic Church	St Brigid's Catholic Primary School	160-170 Coogee Bay Rd Coogee	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
106	The Uniting Church In Australia Property Trust (NSW)	Maroubra Bay Uniting Church	270 Malabar Rd Maroubra	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outline that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone

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107	Trustees Marist Brothers	Marcellin College	191-193 Alison Rd, Randwick	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
108	Trustees Marist Brothers	Marcellin College	195 Alison Rd Randwick	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
	Trustees Roman Catholic Church	Marcellin College	164-174 Avoca Street, Randwick	Religious Property	5	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
109	Trustees Maroubra Baptist Church	St Michael's Convent School	137-139 Garden St Maroubra	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
110	Trustees of the Catholic Archdiocese of Sydney	St Agnes' Primary School	511 Bunnerong Rd Matraville	Non-Government School	Part 5 + Part 3B	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
111	Trustees of the Catholic Archdiocese of Sydney	St Agnes' Catholic Church and Presbytery	509 Bunnerong Rd Matraville	Church	Part 5 + Part 3B	SP2 Educational Establishment	The site forms part of St Agnes primary school and all schools currently zoned special uses is to retain an equivalent special purpose zone to keep these lands as key community infrastructure in accordance with DoPI PN 10-001 ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically, if the land use is unlikely to change.
112	Trustees Of The Sisters Of The Brigidine Congregat	Brigidine College	6 Aeolia St Randwick (also known as 49-55 St Pauls St, Randwick)	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) ' 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses are to retain an equivalent special purpose zone to keep these lands as key community infrastructure in accordance with this principle.
113	Trustees Our Ladies Nurses	Multi dwelling	35 Dudley Street Coogee	Residential	5	R3 Medium Density Residential	The site was formerly associated with a nun's residency and has since been redeveloped and subdivided into two(2) lots. The site no longer warrants a 'special purpose' zone under the standard template and is recommended to be zoned the same as the adjacent residential zone.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
114	Trustees Presbyterian Church	Coogee Boys Preparatory School	162-194 Alison Rd Randwick	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
115	Trustees Roman Catholic Church	Our Lady of the Good Counsel Church	11 Yarra Rd La Perouse	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
116	Trustees Roman Catholic Church	Our Lady of the Sacred Heart Primary School	189-193 Avoca St Randwick	Non-Government School	Part 5+ Part 2B	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses are to retain an equivalent special purpose zone to keep these lands as key community infrastructure in accordance with this principle.
117	Trustees Roman Catholic Church	Our Lady of the Sacred Heart Church	189-193 Avoca St Randwick	Church	Part 5+Part 2B	SP2	The site forms part of the Our Lady of the Sacred Heart Primary School and is to be zoned the same as the school site, SP2.
118	Trustees Roman Catholic Church	Our Lady of the Annunciation School	25-45 Donovan Ave Maroubra	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
119	Trustees Roman Catholic Church	St Mary and St Joseph Primary School	274-280 Fitzgerald Ave Maroubra	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
120	Trustees Roman Catholic Church	St Anthony of Padua Church	58-60 Arden St Clovelly	Church	5	SP2	The site forms part of St Anthony's School and is to be zoned according to the school site.
121	Trustees Roman Catholic Church	St Anthony's Primary School	58-60 Arden St Clovelly	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
122	Trustees Roman Catholic Church	Maroubra Junction Uniting Church	819-827 Anzac Pde Maroubra	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
123	Trustees Roman Catholic Church	Uniting Church - Church properties	829 Anzac Pde Maroubra	Church properties	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
124	Trustees Roman Catholic Church	Our Lady of the Rosary Church	1 Kensington Rd Kensington	Church	5	SP2 Place of Public Worship	The site being a church, forms part of Our Lady of the Rosary Primary School and is to be zoned according to the school site.
125	Trustees Roman Catholic Church	Our Lady of the Rosary Primary School	1 C Kensington Rd Kensington	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
126	Trustees Roman Catholic Church	St Aidan's Primary School Maroubra - Holy Family Parish	214 Maroubra Rd Maroubra	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
127	Trustees Roman Catholic Church	St Margaret Mary's Public School	246 Malabar Rd South Coogee	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses is to retain an equivalent special purpose zone to identify these lands as key community infrastructure in accordance with this principle.
128	Trustees Roman Catholic Church	St Andrew's Catholic Church	2-8 Prince Edward Street Malabar	Church	5	SP2 Place of Public Worship	The church is part of St Andrews school grounds. St Andrew's school and church is to be zoned SP2 as key community infrastructure.
129	Trustees Roman Catholic Church	St Andrew's Catholic Church	10-14 Prince Edward Street Malabar	Church properties	5	SP2 Place of Public Worship	The church is part of St Andrews school grounds. St Andrew's school and church is to be zoned SP2 as key community infrastructure.
130	Trustees Roman Catholic Church	St Andrew's Primary School	16-18 Prince Edward Street Malabar	Non-Government School	5	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' specifically if the land use is unlikely to change land may be zoned SP2 Infrastructure. All schools currently zoned special uses are to retain an equivalent special purpose zone to keep these lands as key community infrastructure in accordance with this principle.
131	Trustees Roman Catholic Church	St Brigid's Catholic Church and Child Care	135B Brook St Coogee (1A Waltham St, Coogee)	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
132	Trustees Roman Catholic Church	St Brigid's Coogee Church and Child Care	135C Brook St Coogee	Community Use	5	SP2	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
133	Trustees Roman Catholic Church	St Brigid's Coogee Church and Child Care	135D Brook St Coogee	Community Use	5	SP2	DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites such as churches are to be accommodated to the adjacent zone. Note until the requirements of SEPP 55 have been met the site retains a Special Purpose zone
134	Trustees St Brigidine Congregate	Brigidine house	7-37 Coogee Bay Rd Randwick	Church properties	5	SP2	The site forms part of Brigidine College and convent. The whole of the estate is to be zoned SP2 in accordance with PN (10-001) Principle 3.2 'Large precinct sites should remain in special purpose zones'.
135	Trustees St Judes Church	St Judes Child Care Centre	100-104 Avoca St Randwick	Community Use	5	SP2 Place of Public Worship	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones', St Jude's church estate including St Jude's church, church properties and cemetery, is a state heritage item and represents significant heritage value for the LGA. The whole of the estate is to be zoned SP2 in accordance with PN 10-001 Principle 3.2 'Large precinct sites should remain in special purpose zones'.
136	Trustees St Judes Church	St Judes Anglican Church	106 Avoca St Randwick	Church	5	SP2 Place of Public Worship	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones', St Jude's church estate including St Jude's church, church properties and cemetery, is a state heritage item and represents significant heritage value for the LGA. The whole of the estate is to be zoned SP2 in accordance with PN 10-001 Principle 3.2 'Large precinct sites should remain in special purpose zones'.
137	Trustees St Judes Church	St Judes Anglican Church	108 Avoca St Randwick	Church properties	5	SP2 Place of Public Worship	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones', St Jude's church estate including St Jude's church, church properties and cemetery, is a state heritage item and represents significant heritage value for the LGA. The whole of the estate is to be zoned SP2 in accordance with PN (10-001) Principle 3.2 'Large precinct sites should remain in special purpose zones'.
138	University of New South Wales	Former UNSW site	45-51 Beach St Coogee	Research facility	Part 5 + Part 6A		The site is split zoned the special uses portion serves as the UNSW research facility while the open space portion has a permanent conservation order. It is recommended that the site retain a split zoning, with the special uses portion be zoned to SP2 Infrastructure (Educational Establishment) and an equivalent open space zone for the open space portion of the site.
139	University of New South Wales	UNSW	22-32 King Street, Randwick	University buildings	Part 5 + Part 2A	SP2 Educational Establishment	DoPI PN (10-001) 'Principle 3 - Certain special purpose zones should remain as special purpose zones' provide that where the site is considered as key infrastructure land and that it is unlikely to be used for a different purpose in the future, then the site should retain a special purpose zoning. The site forms part of the UNSW campus and the whole site is to be zoned to SP2.

Inventory No.	Ownership	Site	Address	Existing use	Current Zone	Zoning recommendations	Comments
140	Sisters Brigidine Order Of Nun	Southern Cross Kildare Village	216 Maroubra Rd Maroubra	Seniors housing	5	R3 Medium Density	The site is seniors housing developed under the Seniors Housing SEPP. DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites including seniors housing are to be accommodated to the adjacent residential zone. Seniors housing is permissible with consent in the medium density residential zone.
141	Southern Cross Homes (Nsw) Inc	Southern Cross Kildare Village	218 Maroubra Road, Maroubra	Seniors housing	5	R3 Medium Density	The site is seniors housing developed under the Seniors Housing SEPP. DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites including seniors housing are to be accommodated to the adjacent residential zone. Seniors housing is permissible with consent in the medium density residential zone.
142	Trustees Roman Catholic Church	School assembly hall part of St Aidan's School	220 Maroubra Rd, Maroubra	Non-Government School	5	R3 Medium Density	A DA (DA/974/2010) has been approved for seniors housing under the Seniors Housing SEPP. DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites including seniors housing are to be accommodated to the adjacent residential zone. Seniors housing is permissible with consent in the medium density residential zone.
143	Trustees Roman Catholic Church	Part of St Aidan's School - Kindergarten	224 Maroubra Rd, Maroubra	Non-Government School	5	R3 Medium Density	A DA (DA/974/2010) has been approved for seniors housing under the Seniors Housing SEPP. DoPI PN (10-001) outlines that only major infrastructure sites or specialised activity areas are to retain a Special Purpose zoning. All other existing 'Special Uses' sites including seniors housing are to be accommodated to the adjacent residential zone. Seniors housing is permissible with consent in the medium density residential zone.
144	Sydney Water		2-14W Raymond Ave, Matraville		5	IN2	DoPI has issued a Site Compatibility Certificate (17.09.09) for this site which effectively rezoned the site to permit industrial uses.

Notes

DoPI - Department of Planning and Infrastructure

DoPI PN 10-001 - Department of Planning and Infrastructure Practice Note (10-001) Zoning for Infrastructure in LEPs

Prescribed zone' is a reference to the standard zones in the Standard Instrument which have been nominated as the zones where certain types of infrastructure are permitted under the Infrastructure SEPP (ISEPP).

ATTACHMENT F

CONTENTS

- F.1** Residential Rezoning Submissions
- F.2** Business Centre Rezoning Submissions
- F.3** Site Specific Rezonings – Residential Zoning Mismatches

ATTACHMENT F

F.1 - Residential Rezoning Submissions

Twenty two (22) rezoning submissions for residential zoned lands have been received from land owners, members of the community and/or their representatives for consideration in the draft Comprehensive LEP. Fourteen (14) of these were flagged in the Residential Discussion Paper and another 8 requests were received during the Paper's exhibition period.

The consideration of rezoning requests has been undertaken primarily in the context of whole blocks or street frontages, given state and local planning does not generally support one-off spot rezoning where out of context. Assessment of submissions has also been undertaken in line with best practice planning principles including integration of land use and public transport to facilitate housing location near centres, services and public transport and the focus on compatibility with the surrounding context including urban form and character.

The majority of submissions have not been supplemented by formal planning justification or specific development proposals/concepts for the sites. Where further information would be required to suitably assess a proposal/specific controls such as height/FSR, this has been noted.

The rezoning proposals have been assessed with due regard to the following criteria:

- Consistency with state and local strategic planning initiatives, plans, studies and directions.
- Land use patterns, development type, character and built form scale of surrounding area.
- Proximity to town centres or neighbourhood centres (generally 400 metre walking radius) and associated services.
- Proximity to strategic bus corridors (as identified by the STA) or frequent bus routes (generally 400 metre walking radius)
- Constraints/Issues (e.g. heritage considerations)

The following tables and datasheets provide a summary of the rezoning requests and Council officer recommendations. The draft Comprehensive LEP exhibition will provide the opportunity for proponents to supply further relevant planning information in support of their proposals and for the community to provide feedback on the recommendations.

In summary, of the 22 rezoning requests, the following 7 are supported or partially supported for inclusion in the draft Comprehensive LEP.

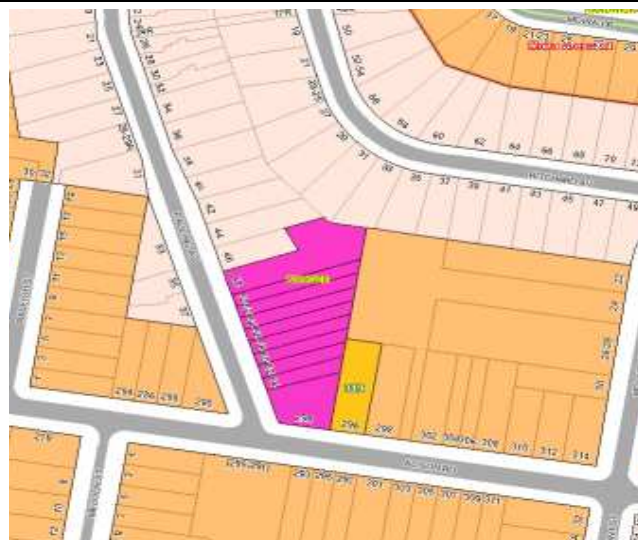
	Site	Current Zone	Recommendation
1	48-64 Pauling Ave and 294 Alison Rd, Coogee	Residential 2A (Low Density)	R2 Low Density (equivalent to 2A) - 48-64 Pauling Ave and R3 Medium Density (equivalent to 2B zone) - 294 Alison Rd
2	86 -98 St Pauls St, 14C, 14D & 14E Dudley St and 55 Howard St, Randwick	Residential 2A (Low Density)	R3 Medium Density (equivalent to 2C) with more restrictive height controls (9.5m) for properties in The Spot Conservation area (located along the St Pauls St frontage).
3	30-34 and 24 Glebe St, Randwick	Residential 2A (Low Density)	R3 Medium Density (equivalent to 2C)
4	149-155 Belmore Rd, Randwick	Residential 2B (Low Medium Density)	R3 Medium Density (equivalent to 2C) and height limit of 12m with potential of 15m subject to built form study.
5	80-90 Barker Street, Kingsford	Residential 2A (Low Density)	R3 Medium Density (equivalent to 2C) - 80-90 Barker Street and 22- 28 Kennedy Street Height limit of 15m subject to built form study
6*	44 - 52 Wride St and 88-94 Duncan St, Maroubra	Residential 2A (Low Density)	R3 Medium Density (equivalent to 2B)
7	54 Marine Pde Maroubra	Residential 2C (Medium Density)	R3 Medium Density (equivalent to 2C) with height limit of 9.5 metres at the rear of site.

* NB: 44-42 Wride and 88-94 Duncan Street assessment undertaken by independent planning consultant given that it affects a Council Officer's property.

The remaining 15 rezoning requests that are not supported are:

- Struggletown Precinct, Randwick
- 26 Oberon St, Randwick
- 19 Howard St, Randwick
- 88 and 90 Botany St, Kingsford
- 11-29 Middle St, Kingsford
- 978 Anzac Pde, Maroubra
- 555-563 Bunnerong Rd, Matraville
- 2-4 Howard Place, Randwick
- Glen Ave Precinct, Randwick
- 2 Beaumont Ave, Maroubra
- 33 Sackville St, Maroubra
- 68-74 Mount St, Coogee
- 364,366 and 368 Alison Rd, Coogee
- 74 Maroubra Rd and Surrounding Block, Maroubra
- 148 Barker St, Randwick

1. 48-64 Pauling Avenue and 294 Alison Road, Coogee



Applicant	Resident
Planning Request	<ul style="list-style-type: none"> Rezone from low to medium density residential (2B zone)
Formal Planning Proposal	<ul style="list-style-type: none"> No formal planning justification. A schematic architectural layout of the site has been prepared showing the site redeveloped with what appears to be 26 largely two bedroom apartments.
Current Planning Controls	
Current Zone	<ul style="list-style-type: none"> Residential 2A Low Density
Maximum FSR	<ul style="list-style-type: none"> Varies according to lot size
Maximum Height	<ul style="list-style-type: none"> 9.5 metres (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 4,358m² The site comprises a row of 10 consistently scaled 2 storey semis situated on small allotments (230-340m²) with narrow frontages along Pauling Avenue, and a 2 storey residential flat building on the corner of Alison Road and Pauling Avenue (294 Alison Road). Each property is individually owned. 48 Pauling Avenue is located on an unusual hatchet shaped allotment.

Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning strategy objectives– housing diversity. Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use and the land use patterns of the surrounding area:	<ul style="list-style-type: none"> Pauling Avenue is characterised by semi detached dwellings and dwelling houses. The nature of such development is consistent with their Residential 2A low density zoning. The site is bounded by Residential 2B zoned land to the east, west and south generally along Alison Road. These land areas contain a mix of dwelling houses and low scale multi-unit housing development reflecting a low/low medium density environment.
Topography	<ul style="list-style-type: none"> Part of the site has a substantial fall towards Pauling Avenue of some 20metres.
Landscape character and open space	<ul style="list-style-type: none"> The site is well vegetated at its upper level. There is minimal front yard landscaping given the buildings are set towards the front of the site. There is a generous street verge along Pauling Avenue which provides a continuous linear green space element, contributing to residential and public domain amenity.
Proximity to nearest centre	<ul style="list-style-type: none"> The site is located within a 400 metre walking catchment to Clovelly and Frenchman's Road neighbourhood centres which provide a more locally oriented economy.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is situated outside a 400 metre walking catchment to the strategic bus corridor. There is a bus stop located on Carrington Road which has frequent direct services to Central station during peak hour times, and less regular services during the remainder of the day. Bus services also to Bondi Junction, with more frequent bus services available from bus stops along Clovelly Road; just over a 400 metre walking radius away.
Access	<ul style="list-style-type: none"> Access is currently provided onto Pauling Avenue for the majority of properties. Provision of vertical access to the rear of the site may be difficult for a multi unit housing development especially for people with a disability or the elderly.
Urban Design	<ul style="list-style-type: none"> The proposal would entail a continuous run of buildings along the street frontage rather than the existing rhythm of semis and dwelling houses which currently exist. It would also involve construction of some units rising up the hillside in contrast to the dominance of existing structures set toward the front of their sites.
Heritage	<ul style="list-style-type: none"> 296 Alison Road is listed as a heritage item under the RLEP.
Issues	<ul style="list-style-type: none"> Rezoning the subject site to facilitate multi unit development would significantly alter the prevailing low density character and pattern of development along Pauling Ave. The unusual lot configuration of 48 Pauling Avenue and the steep gradient at the rear of the site could present a primary design challenge to any future development.
Planning Consideration	<p>There appears to be only partial justification for a zoning change on this site:</p> <ul style="list-style-type: none"> The rezoning would allow alteration to the streetscape presentation which would be inconsistent with the established low density character and rhythm of development along the remainder of Pauling Avenue. Accessibility to centres/public transport is reasonable in this location. 294 Alison Rd, Coogee (being a low scale residential flat building) could be suitably rezoned to reflect its existing use, which will ensure zoning consistency with adjoining Residential 2B zoned properties along the Alison Rd street frontage, remove existing use rights and create greater transparency in the controls.
Recommendation	<ul style="list-style-type: none"> The rezoning request is SUPPORTED in part as follows:

	<ul style="list-style-type: none"> • 48-64 Pauling Avenue – translate current Residential 2A zone to the equivalent Standard Instrument zone under the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density zone - Height: 9.5 metres - FSR: Varies depending on lot size. • Rezone 294 Alison Rd Coogee to R3 Medium Density (equivalent to RLEP Residential 2B zone) to reflect existing land use: <ul style="list-style-type: none"> - Height: 9.5 metres - FSR 0.75:1.
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2. 94 St Pauls Street, Randwick



Applicant	Resident
Planning Request	Rezone site to allow multi-unit housing.
Formal planning proposal	No formal planning justification provided. Rezoning request relies on equity issues considerations given surrounding multi unit development.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 m (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 521m² The site is occupied by a 3 storey dwelling house on an elevated and irregular shaped allotment. It is situated between a 3 storey residential flat building to the east (96-98 St Pauls Street) and a 5 storey residential flat building to the west (92 St Pauls Street).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning objectives (in part) – urban consolidation, housing diversity. Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility
Land use patterns of surrounding area	<ul style="list-style-type: none"> The predominant development along the St Pauls street frontage comprises 2-4 storey multi unit development including: 4 residential flat buildings lying adjacent to the west (86-92 St Pauls Street which

	<p>partially fall within The Spot Conservation Area), 2 residential flat buildings to the east (at 96-98 St Pauls Street and 14E Dudley Street). Two dwelling houses (being 14C and 14 D Dudley Street) are also located along this frontage. Given the prevailing medium density character, a future zoning of the site has been considered in the context of these properties.</p> <ul style="list-style-type: none"> Surrounding blocks of development to the north along the corresponding side of St Pauls street include Residential 2C zoned medium scale residential flat buildings (3-4 storeys). Blocks to the east of the site along Dudley Street contain mostly Residential 2A zoned dwelling houses with some residential flat buildings. Development to the rear of the site, within The Spot Conservation area, contains a mix of interwar period dwelling houses and low-medium scale residential flat buildings.
Topography	<ul style="list-style-type: none"> The site has undulating topography with a drop in level at its frontage.
Landscape character and open space	<ul style="list-style-type: none"> The site has minimal landscaping on its frontage.
Proximity to centre, services, educational establishments	<ul style="list-style-type: none"> The site has excellent accessibility to The Spot which provides a range of retail and dining opportunities (250 metres away).
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site falls outside the strategic bus corridor. However it has excellent access to Dudley Street (60 metre walking distance) which has frequent bus services to Central Station (M50 service) and walkable distance to Perouse Road with frequent bus services to Central and Bondi Junction stations, and other destinations.
Heritage	<ul style="list-style-type: none"> The site is located directly adjacent to The Spot Conservation Area on the west which consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas. The Conservation Area has historic, social and aesthetic significance based on its streetscape diversity, subdivision and groupings of Victoria and Interwar period residential development. Development in the vicinity would need to maintain a high level of sensitivity to the heritage values of this precinct.
Access	<ul style="list-style-type: none"> No vehicle access is currently available to the site. Given the existing topographical constraints, access to the site may be difficult requiring excavation to provide the required number of car spaces to service a multi unit housing development.
Urban Design	<ul style="list-style-type: none"> Lot configuration – the irregular shape of the site and narrow width, particularly at the rear of the site, could potentially limit the ability to accommodate a medium density development of similar scale to the remainder of the streetscape.
Planning Consideration	<p>A rezoning of the site (including the remaining street frontage along St Pauls Street between Hardiman Ave and Howard Place) to a medium density zone is supported in principle on the basis that:</p> <ul style="list-style-type: none"> The site has excellent access to the retail and commercial services of The Spot and frequent public transport services, and would make better use of existing infrastructure which is consistent with best practice planning principles for urban consolidation and metropolitan and subregional planning directions. A medium density zone would be consistent with the uses, built form and character along this side of St Pauls Street and would also mirror development across the road, thus providing for improved urban design and streetscape symmetry.

	<ul style="list-style-type: none"> • A medium density zone would recognise existing residential flat building developments, remove existing use rights and create greater transparency about the applicable controls for such properties. • The properties along the St Pauls street frontage that are located within The Spot Conservation Area should have more restrictive height controls to recognise their contribution to the heritage values and integrity of the precinct.
Recommendation	<ul style="list-style-type: none"> • Rezoning request is SUPPORTED along with nearby sites, subject to height limits on some properties. • Rezone 86, 88, 90, 92, 94, 96-98 St Pauls Street, 14C, 14D, and 14E Dudley Street and 65 Howard Street, Randwick to R3 Medium Density zone in the Comprehensive LEP. • Height: 12 metres (94, 96-98 St Pauls Street, 14C, 14D, and 14E Dudley Street and 65 Howard Street, Randwick) • Height: 9.5 metres (properties located within The Spot Conservation Area being 86, 88, 90 and 92 St Pauls Street) • FSR: 0.9:1

3. 34 Glebe Street, Randwick

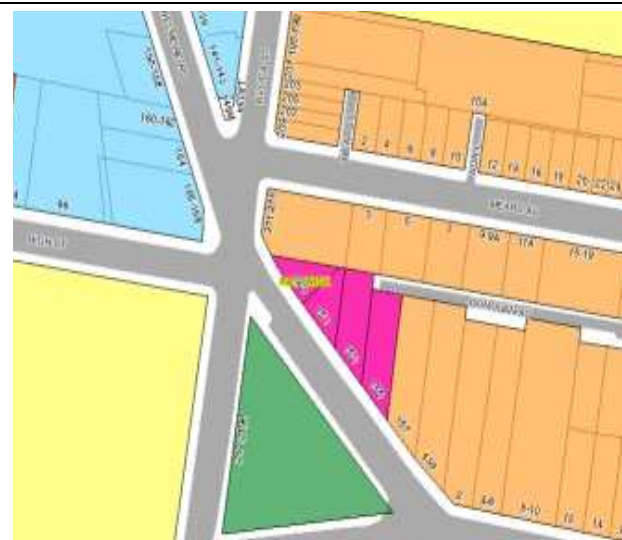


Applicant	Resident
Planning Request	Rezone property from Residential 2A to Residential 2C
Formal Planning Proposal	No formal planning justification has been provided.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 m (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 824m² Single dwelling house situated adjacent to 3-4 storey residential flat building to the south (38 Glebe Street) and single dwelling house to the north (30-32 Glebe Street) The future zoning of the site needs to be considered in the context of 30-32 Glebe Street (single dwelling house) and 24 Glebe Street (2 storey residential flat building) given they are the only remaining properties within the street

	frontage that are also zoned Residential 2A.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning objectives– development within walkable distance to neighbourhood centres and public transport, housing diversity. Local: Consistent with Council’s City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility
Land use and land use patterns of the surrounding area	<ul style="list-style-type: none"> Surrounding development within the block comprises 3-4 storey medium scale residential flat buildings. Single dwelling houses are located on the corresponding side of Glebe Street.
Proximity to town centre, services, educational establishments.	<ul style="list-style-type: none"> The site is located within the 400 metre walking catchment to Frenchman’s Road and Clovelly small village centres (380 metres).
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located within a 400 metre walking catchment to the strategic bus corridor.
Topography	<ul style="list-style-type: none"> The site has a generally flat topography – minimal relevance whereas Glebe Street slopes towards Carrington Road
Landscape character and open space	<ul style="list-style-type: none"> Substantial trees are located at 30-32 Glebe Street. There are wide footpaths fronting the subject site and adjoining properties. The site is located within walking distance to Fred Hollows reserve public open space which is an important open space resource in the immediate area.
Access	<ul style="list-style-type: none"> Access is provided onto Glebe Street. There are no opportunities for rear lane access.
Traffic	<ul style="list-style-type: none"> No traffic issues are addressed in the rezoning justification. Future development should provide measures to address traffic generation impacts and encourage the use of sustainable transport options.
Heritage	<ul style="list-style-type: none"> Two heritage items 1 Dick Street and 120 Carrington Road are located across the road. Future development would need to consider impacts on the heritage values of these properties including curtilage and view lines. St Marks Conservation Area is located nearby to the east of the site, however buffered by a large residential flat building development at 26-28 Glebe Street.
Planning Consideration	<p>There is justification for a zoning change on this site (being 30-32, 34 and 24 Glebe Street):</p> <ul style="list-style-type: none"> A medium density zone would be consistent with the established character and scale of existing residential flat buildings along this part of Glebe Street and would complete a gap in an otherwise continuous streetscape of medium density development. The site is well located with walkable access to the strategic bus corridor and Frenchmans Road and Clovelly small village centres.
Recommendation	<ul style="list-style-type: none"> The rezoning request is SUPPORTED along with nearby sites. Rezone 34, 30-32 and 24 Glebe Street to R3 Medium

	<p>Density zone</p> <ul style="list-style-type: none"> • Height: 12 metres • FSR: 0.9:1
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4. 149-155 Belmore Road, Randwick



Applicant	Landowner
Planning Request	Rezone from Residential 2B to Commercial to facilitate mixed use development comprising health/medical/commercial uses with residential above.
Formal Planning Request	No. Planning justification provided on the basis of compatibility with metropolitan and subregional planning objectives and consistency with the Randwick Education and Health Specialised Centre Discussion Paper objectives for the specialised centre.
Current Planning Controls	
Current Zone	Residential 2B (Low Medium Density)
Maximum FSR	0.65:1
Maximum Height	9.5 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 2,285m² Row of 4 consistently scaled single storey dwelling houses where the majority are used for medical/health services.
Consistency With State and Council strategic planning	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning objectives– urban consolidation, housing diversity.

initiatives	<ul style="list-style-type: none"> Located within the Randwick Education and Health Specialised Centre which is identified in the draft East Subregional Strategy as a centre of health and education excellence which should be further strengthened. Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility and Outcome 8A – Economic growth and development that strengthens the University/Hospital specialised centre. Consistent with directions of the Randwick Education and Health Specialised Centre Discussion Paper to encourage health/medical uses which support the Health Campus and provision of more affordable housing opportunities for key workers and students.
Land use patterns of the surrounding area	<ul style="list-style-type: none"> The site is located adjacent to 211-215 Avoca Street (private hotel), directly across from High Cross Park and Randwick Health (Hospitals) Campus and in the immediate vicinity of Randwick Town Centre and The Spot Village Centre Land use patterns in the surrounding area are characterised by a mix of dwelling houses and residential flat buildings along Mears Road, 2-4 storey residential flat buildings along Coogee Bay Road, and commercial/retail and mixed use development within Randwick Town Centre.
Proximity to centre, services and educational institutions	<ul style="list-style-type: none"> The site has excellent walkable access to the Randwick Town Centre (100 metres) and The Spot village (250 metres) as well as the Randwick Health (Hospitals Campus) and UNSW.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located well within the strategic bus corridor with excellent access to frequent bus services to the City, Bondi Junction etc.
Topography	<ul style="list-style-type: none"> Topography is generally flat – minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> Landscape character/vegetation has minimal significance for the site, with minimal setbacks to existing buildings. The site is situated directly opposite High Cross Park an important open space resource in the area that is well used by workers.
Traffic/parking	<ul style="list-style-type: none"> Further consideration is required on traffic impacts, access and on parking given its strategic location at the DA stage. Future development should also promote sustainable transport.
Access	<ul style="list-style-type: none"> 149 and 151 Belmore Road, have direct access onto Belmore Road. 153 and 155 Belmore Road have rear lane access. Given proximity to the High Street intersection, any future development proposal should provide rear lane access for all properties to minimise traffic conflicts along Avoca Street and provide opportunities for a high quality and continuous streetscape.
Heritage	<ul style="list-style-type: none"> The site is located within the High Cross Conservation Area which has aesthetic, social and historical significance being a major urban space and providing a focus for nearby institutional buildings, Prince of Wales Hospital, High Cross Park and residential developments. Additionally, the site is surrounded by a range of heritage items and conservation areas including: <ul style="list-style-type: none"> 211-215 Belmore Road listed as a state heritage item Groupings of heritage listed Victorian and Federation detached and attached houses, interwar flat buildings, terraces etc High Cross Park and Randwick Hospitals (Health Campus) listed as heritage items Randwick Junction and The Spot Conservation areas

Issues	<ul style="list-style-type: none"> • Medical uses – Potential for loss of medical/health uses unless site specific planning mechanisms are introduced to retain such uses, as noted in the Specialised Centre discussion paper. • Heritage – Potential for impacts on heritage values of heritage conservation area. Development should be compatible in terms of bulk and scale to nearby heritage listed buildings. Future development needs to be sympathetic to and not intrusive on the conservation area. • Randwick Town Centre – A commercial zoning would result in an extension of Randwick Town Centre which may not be appropriate in the context of surrounding residential properties and in placing pressure to replace the vital current role in providing health, medical related services. If a commercial/business zoning is pursued for the site, it should be included in any future comprehensive planning/design study for Randwick Junction so that a wide range of planning considerations can be taken into account including future uses mix/demands in the centre, urban design, heritage, traffic, etc.
Planning Consideration	<ul style="list-style-type: none"> • A commercial zoning is not considered appropriate for the site given the demand and potential for medical/health uses in this location. A commercial/business zoning for the site should only be considered as part of a holistic study of the Randwick Junction Town Centre and surrounding areas. • Notwithstanding the above, given its strategic location, excellent accessibility and consistency with state and local strategic planning objectives for the Specialised Centre, the proposal has in-principle support for intensification in terms of a residential zoning that is equivalent to the current Residential 2C medium density zone. • The Specialised Centre Discussion Paper highlights the importance of supporting and encouraging health/medical uses in the precinct and suggests that the site could accommodate health/medical uses with residential above. While health/medical uses are not permitted in the R3 medium density zone under the Standard Instrument, they are permitted via the Infrastructure SEPP which overrides the LEP land use permissibility. Any future development should continue to support a mix of health/medical uses while providing for housing options, particularly affordable accommodation for key workers and students. • Given the strategic location of the site in terms of its relationship with heritage items and the High Cross Conservation Area, it is imperative that any future development respects heritage values, setting, view lines, pedestrian amenity, curtilage, visual amenity and enhance the intersection as a gateway to Randwick Junction. • As reported to the Council on the Specialised Centre Discussion Paper (22 November 2011), an increased height limit of 12 metres, with a potential of up to 15 metres is supported, subject to detailed assessment of the site and surrounds and suitable DCP provisions. This will ensure consistency with the established height limit of the adjoining heritage item and built form of adjacent developments along Coogee Bay Road.
Recommendation	<ul style="list-style-type: none"> • The rezoning request is SUPPORTED consistent with Council's consideration already made in the Specialised Centre paper.

5. 80-90 Barker Street, Kingsford



Property Information	Total of 6 properties with a combined site area of 2,762m2. Frontage to Barker Street of 79m
Applicant	ABC Planning
Planning Request	A detailed planning submission requests the site to be rezoned from low to medium/high density residential (and incorporated in the forthcoming Comprehensive LEP as R4 High Density Residential). The proposal indicates development of 54 apartments in two blocks each with 7 levels.
Current Planning Controls	
Current Zone	2A Low Density Residential
Maximum FSR	Varies according to lot size
Maximum Height	9.5 metres (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	The site is made up of 6 properties all with a frontage to Barker Street and each containing single dwellings. Kennedy Lane separates the two end

	properties (90-90A and 88 Barker Street). The land is located at the highest point of Barker St and slopes steeply to the west (towards Anzac Pde) with Kennedy Lane at the ridge. No significant vegetation on the site.
Relevant State and Council strategic planning initiatives	<p>State: Consistent with various key objectives in the Metropolitan and draft East Sub Regional Strategy to plan for a variety of dwellings focussed around town centres.</p> <p>Local: consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.</p>
Surrounding Context	<p>Located along a high point of Barker Street, a narrow roadway with single travel lanes in each direction.</p> <p>Located diagonally opposite the UNSW and its multi-storey car park off Barker St.</p> <p>Elevated pedestrian walkway immediately in front of the properties.</p> <p>There is no vehicular access to the properties from Barker Street.</p> <p>While area to the north, east and south are zoned 2A, the surrounds include single dwellings and 3-5 storey residential flat buildings to the east on Kennedy St and south on Kennedy Lane (rear of the site).</p> <p>To the east of the site at the corner of Barker and Kennedy Streets is a block of 20 units which is 5 storeys high, while slightly down slope and on a smaller land area.</p>
Proximity to town centre and services	The site is located approx 650m to Anzac Pde where a range of retail and business services are contained within the Kingsford Town centre.
Proximity to strategic bus corridor/frequent bus routes	The site is well serviced by public transport and within walking distance (650m) to the strategic bus corridor of Anzac Pde.
Issues	<ul style="list-style-type: none"> • Access and design issues for future development given the steep slope across the site. • Future public access/pedestrian connection through the site needs to be addressed, with a focus on the existing access and alignment of Kennedy Lane. • Potential overshadowing of properties adjoining the south. • Appropriate housing mix to meet local needs of students and key workers particularly affordable housing provision to meet state and local housing priorities. • Urban design outcomes of proposal including layout, siting, access, height and density, amenity considerations and SEPP 65 compliance. • Consideration of Council's adopted Mayoral Minute (December 2010) limiting the height of development within the Specialised Centre to 15m.
Planning Consideration	<ul style="list-style-type: none"> • The property is strategically located and suitable for increased residential density. • It is appropriate to also address the zoning inconsistency of existing residential flat buildings in Kennedy Lane and fronting Kennedy Street within the draft Comprehensive LEP. • The existing LEP medium density 2C Zone permits up to 12m and 0.9:1 FSR. Surrounding development is up to 5 storeys (15m) and it is appropriate to consider this maximum height for this site, with regard to the prevailing height of surrounding development as well as the slope along the Barker Street frontage. In terms of FSR, the current 0.9:1 is appropriate.
Recommendation	<p>The rezoning request is SUPPORTED along with nearby sites:</p> <ul style="list-style-type: none"> • R3 Medium Density Zone: 80-90 Barker Street, 22, 24, 26 and 28 Kennedy Street and 2 and 4 Kennedy Lane

	<ul style="list-style-type: none"> • Height: 15 metres (subject to detailed assessment defining building envelopes for the site (80-90 Barker Street and 22 Kennedy Street) • Height: 12 metres (24, 26 and 28 Kennedy Street and 2 and 4 Kennedy Lane) • FSR: 0.9:1
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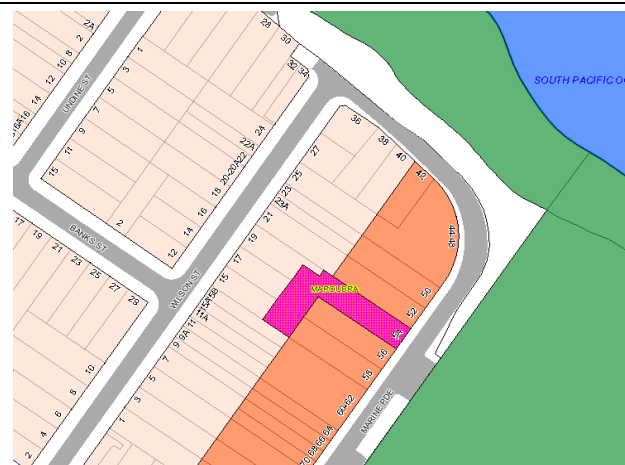
6. Wride Street, Maroubra



Applicant	The applicant of 44 Wride Street, Maroubra is a Council staff member. In accordance with Council's policy the rezoning request has been independently reviewed by external consultants, Willana Associates.
Planning Request	Rezone site to reflect existing land use.
Formal planning proposal	No formal planning justification has been submitted.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 metres (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 3,768m² The site comprises a 3 storey residential flat building on a street frontage featuring six similar scaled residential flat buildings. This street frontage is in effect a zoning mismatch area and similar to the range of zoning mismatches identified in the Residential Discussion Paper.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions particularly for housing diversity and housing affordability. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility Local Initiatives – Consistent with the objectives of the Residential

	Discussion Paper regarding zoning mismatch areas.
Land use patterns of surrounding area	<ul style="list-style-type: none"> The immediate area is characterised by mixture of residential flat buildings and dwelling houses. All housing on Wride Street between the Causeway and Duncan Street comprise walk up residential flat buildings. A number of blocks to the east along Duncan Street are zoned Residential 2C and contain a large number of medium scale 3-4 storey residential flat buildings.
Topography	<ul style="list-style-type: none"> Generally flat topography. Minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> Muraborah Park is located to the south of the site which provides an important open space resource to the local community.
Proximity to town centre	<ul style="list-style-type: none"> The site is located within a 400 metre walking catchment to Maroubra Beach town centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is accessible to public transport while being located outside the strategic bus corridor. Bus services along Maroubra Road are located within walking distance, with regular services to a variety of locations from Maroubra Road.
Traffic	<ul style="list-style-type: none"> No significant traffic issues noted in the submission. Given that the site comprises residential flat buildings of a low/low medium density scale, a zoning change to reflect existing land use is unlikely to create additional traffic or on street parking issues in the immediate area.
Access	<ul style="list-style-type: none"> Access provided to Wride Street. Minimal relevance.
Heritage	<ul style="list-style-type: none"> No heritage issues.
Planning Consideration	<p>There is justification for a change to zoning:</p> <ul style="list-style-type: none"> The block along Wride Street (between the Causeway and Duncan Street) comprises a zoning mismatch area similar to the range of areas identified in the Residential Discussion Paper. The existing residential flat buildings at the site are a non-conforming use in the Residential 2A low density residential zone. A medium density zone (equivalent to the RLEP Residential 2B zone) will reflect the existing land use, built form, scale and low-medium density character of the street frontage. Importantly it would remove existing use rights and create greater transparency in the controls. As the rezoning is to simply reflect existing land use, it is unlikely to result in intensification of the site, nor contribute to additional traffic generation, on-street parking or other amenity issues.
Recommendation	<ul style="list-style-type: none"> The rezoning request is SUPPORTED including nearby sites. Rezone 44, 46 48, 50, 52 Wride Street and 88-94 Duncan Street to R3 (Medium Density) Proposed FSR: 0.75:1 Proposed Height: 9.5m

7. 54 Marine Parade, Maroubra



Applicant	Neighbouring landowner.
Planning Request	Review zoning of property due to RLEP drafting zoning error that changed the rear of this property from 2A to 2C.
Formal Planning Proposal	No formal planning justification provided. The submission raises concern that adverse impacts such as overshadowing and privacy may result if a multi unit development is constructed at the rear of the site.
Current Planning Controls	
Current Zone	Residential 2C (Medium Density)
Maximum FSR	Lots < 700m ² 0.65:1 and Lots > 700m ² 0.9:1
Maximum Height	12 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 1,061m² Two storey multi unit housing development situated on an L shaped allotment. The development does not extend into the rear of the site.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State– Consistent with state planning directions for housing diversity. Local– Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Land use and land use patterns of the surrounding area	<ul style="list-style-type: none"> The majority of developments along Marine Parade comprise Residential 2C zoned 2-3 storey residential flat buildings. The properties to the rear of the site fronting Wilson Street comprise mostly single dwelling houses that are zoned Residential 2A.
Topography	<ul style="list-style-type: none"> The site has a generally flat topography. Minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> The site fronts the coastal Jack Vanney Memorial Park which is an important open space resource to the local area. Significant vistas are afforded to the coastline.
Heritage	<ul style="list-style-type: none"> There are no heritage issues affecting the site.
Proximity to town centre	<ul style="list-style-type: none"> The site is located outside a 400m² walking catchment to Maroubra Beach Town Centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located outside the strategic bus corridor. It is located within walkable access to bus services along Torrington Road, and direct services to Central and Bondi Junction stations are reasonably frequent.
Issues	<ul style="list-style-type: none"> The current 2C zoning is a result of a mapping error in the drafting of the RLEP (Consolidation) maps which were exhibited and gazetted in 2010. The subject property previously had a split zone under the former LEP (Residential 2C zone for that part of the lot fronting Marine Parade and Residential 2A to the rear). The previous split zone was established due to the unusual configuration of the L shaped lot which extends into the low density subdivision pattern of Wilson Street. However a split zone can create difficulties in assessing the site, as land uses and planning controls associated with 2 different zones are applicable to the one site (and often, the one building). Intensification at the rear of the site, consistent with the current Residential 2C zone provisions (i.e. 12 metre height limit and 0.9:1 FSR), could potentially create adverse impacts to the 8 adjacent properties fronting Wilson Street such as overshadowing, privacy, view loss. These issues would need to be carefully addressed at the DA stage.
Planning Consideration	<ul style="list-style-type: none"> It is suggested that the current 2C zoning of the entire site be translated into the R3 Medium Density zone in the Comprehensive LEP. This would clarify the land use permissibility issues (that would otherwise occur if a split zone is reintroduced) as the same land uses would be permissible across the entire site. As the Standard Instrument allows for height to be mapped separately, a more restrictive height limit of 9.5 metres should be applied to the rear portion of the site. This would help address potential amenity impacts by restricting development intensity at the rear of the site to a dwelling house scale. Note: a 9.5 metre height limit is equivalent to the suggested height control for a dwelling house in the Comprehensive LEP.
Recommendation	<ul style="list-style-type: none"> Zoning review is SUPPORTED in part as follows: Rezone entire site to Medium Density (R3) Height Limit: 12 metres (front portion of the site) and 9.5 metres to the rear. FSR: 0.9:1

8. Struggletown Precinct, Randwick

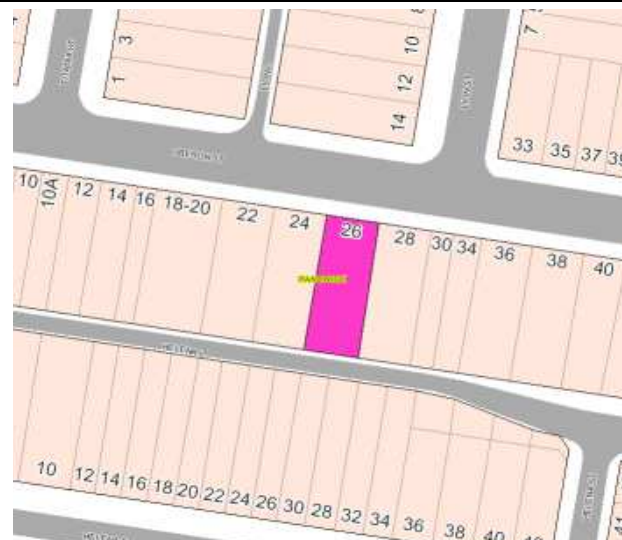


Applicant	Resident
Planning Request	Rezone the conservation area from Residential 2A to Residential 2B and reduce minimum lot size for subdivision
Formal Planning Proposal	No
Current Planning Controls	
Current Zone	2A Low Density
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 m (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> • Combined land area of Conservation area: 49 000m² • The conservation area consists of several street blocks of dwelling houses (generally small timber/worker cottages from the mid 19th century) and stables between Young Street, Barker Street and Botany Street in Randwick. It has a fine grain subdivision pattern with a rectilinear layout of narrow streets, narrow allotments and smaller setbacks from the street frontage. • Note: Part of Inglis Newmarket site is located within the Struggletown conservation area which is currently subject to a separate planning (rezoning) proposal for rezoning to mixed density

Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning objectives– urban consolidation, housing diversity. However inconsistent with state strategic directions to protect places of special cultural and heritage value. Located within the Randwick Education and Health Specialised Centre which is identified in the draft East Subregional Strategy as a centre of education/health excellence which should be further strengthened. Local: Consistent with Council’s City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility
Land use patterns of surrounding area	<ul style="list-style-type: none"> The surrounding area is characterised by a mixture of single dwelling houses, attached dual occupancy, semis and opposite along Botany Street some residential flat buildings that are generally zoned Residential 2A Low Density. Blocks of Residential 2B and 2C zoned land are located to the west and south west of the site. A generally narrow street network is characteristic of the conservation area.
Topography	<ul style="list-style-type: none"> Generally flat – minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> The majority of housing has small established garden settings. Paine Reserve is located to the south of the site which is a significant open space resource in the locality. There is also a small pocket park within the conservation area.
Proximity to centre, services, educational establishments and public open space	<ul style="list-style-type: none"> The site falls within the 400 metre walking catchment to Barker Street Neighbourhood Centre. It is also within walking distance to UNSW, Randwick Health (Hospitals) Campus, Randwick Girls and Boys High schools and Rainbow Street Public School.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is less accessible to public transport being located outside the 400 metre walking catchment to the strategic bus corridor although frequent bus services occur on nearby streets.
Traffic/Parking	<ul style="list-style-type: none"> Narrow street layout and limited off street car parking opportunities are key issues within the conservation area.
Heritage	<ul style="list-style-type: none"> The Struggletown Conservation Area is one of the earliest settlements in Randwick City and as such has considerable historic, aesthetic and social significance for the local community. The Conservation Area has a unique streetscape character that differs markedly from other parts of Randwick City. Its historical significance stems from its connection with Simeon Pearce, early settlement and the horse racing industry. Many of the buildings within the conservation area are also heritage items.
Planning Consideration	<p>There is limited justification for the proposal on the basis that:</p> <ul style="list-style-type: none"> The heritage values of the Struggletown Conservation area, together with its low density character, predominance of heritage listed dwellings and semis and fine subdivision pattern of narrow streets and laneways should continue to be protected. A zoning change to a medium density zone would introduce multi unit housing as a permissible use (currently not permitted under the existing low density zone), which could have a detrimental impact on the heritage values of this sensitive precinct. While the subdivision pattern is below the current minimum lot size controls (400m²), the established nature of the area and heritage values generally limit the need/demand and suitability for further subdivision.
Recommendation	<ul style="list-style-type: none"> Rezoning request is not supported. Translate current Residential 2A Low Density zoning to the equivalent Standard Instrument zone in the Comprehensive LEP:

	<ul style="list-style-type: none"> • R2 Low Density Zone • Height: 9.5 metres • FSR: Varies depending on lot size • Minimum Lot Size: 400 m² for dwelling houses, 450m² for development of attached dual occupancy.
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9. 26 Oberon Street, Randwick



Applicant	Resident
Planning Request	Rezone to facilitate the development of a multi unit development containing 4 units.
Formal Planning Proposal	No planning justification has been provided.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies dependant on lot size
Maximum Height	9.5 m (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 391m² The site is occupied by a single storey dwelling house which is sited between two 2-3 storey residential flat buildings (at 24 and 28 Oberon Street).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with metropolitan and subregional planning objectives– urban consolidation, housing diversity. Local Initiatives: consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility
Surrounding Context	<ul style="list-style-type: none"> The block where the site is located is characterised by an even mix of residential flat buildings, terraces, semis and dwelling houses. While the larger buildings dominate visually, the block does not have a

	<p>prevailing medium density character.</p> <ul style="list-style-type: none"> The subject block is also similar to the wider context of Residential 2A zoned blocks/street frontages in the immediate area, which have an eclectic mix of housing types and built forms as a result of historical development patterns. These are generally isolated ad hoc examples in an otherwise low density environment.
Proximity to town centre, services and educational establishments	<ul style="list-style-type: none"> The site falls just within a 400 metre walking catchment to The Spot dining/retail precinct. It is also located within walking distance to Randwick Girls and Boys High schools and Rainbow Street Public School.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located outside the strategic bus corridor. However it has good access to frequent bus services to Central and Bondi Junction stations along Perouse Road.
Topography	<ul style="list-style-type: none"> Generally flat topography. Minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> Small front gardens with minimal front building setbacks. Minimal relevance.
Access	<ul style="list-style-type: none"> Rear lane access is available from Helena Lane.
Planning Consideration	<p>There is limited justification for a zoning change on the basis that:</p> <ul style="list-style-type: none"> The land use pattern of the block in terms of development type and built form is varied and there is no prevailing medium density character. A multi unit development on the site would not achieve improved streetscape cohesion given the diversity of housing and built form within the block and surrounding area. A rezoning of the site could create a precedent for other similar low density zoned blocks with mixed character in the immediate area. While it is recognised that the existing dwelling house at 26 Oberon Street is visually sandwiched between the adjacent residential flat buildings, the height limit of 9.5 metres and FSR (as amended) at 0.75:1 does provide the scope to redevelop to a height and scale similar to the adjacent buildings.
Recommendation	<ul style="list-style-type: none"> Rezoning request is not supported. Translate Residential 2A Low Density zone into the equivalent Standard Instrument zone under the Comprehensive LEP as follows: <ul style="list-style-type: none"> R2 Low Density Height: 9.5 metres FSR: Varies depending on lot size.

10. 19 Howard Street, Randwick



Applicant	Resident
Planning Request	Rezone from low to medium density
Formal Planning Proposal	No formal justification provided.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies dependant on lot size
Maximum Height	9.5 metres (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land Area: 392m² Site comprises a Victorian style single dwelling house Triangular shaped lot with 40m frontage to Howard Lane
Relevant State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: The proposal is consistent with the broad state directions for urban consolidation, diversity of housing, compatibility with surrounding land uses and support for town centres (The Spot) Local Initiatives: consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Land Use Patterns of Surrounding Area	<ul style="list-style-type: none"> • The predominant housing form is single dwelling houses in the existing block and surrounding blocks, even though adjacent and nearby there are several flat buildings. • Eastern side - four storey flats along Perouse Road • Western side- Single storey adjoining (no. 17 Howard Street) and two storey flat building (15 Howard Street) • Rear- large 4 storey flat building (9 Kara Street) • The site and large part of the surrounding area is within the 2A Residential (Low Density) Zone
Topography	<ul style="list-style-type: none"> • Level topography along Howard Street and Howard Lane
Landscape Character and open space	<ul style="list-style-type: none"> • Good cover of trees and shrubs around the perimeter of site.
Proximity to centre, services, educational establishments	<ul style="list-style-type: none"> • Approx 200m to The Spot • 300-500m to schools and Randwick Hospitals Campus
Proximity to strategic bus corridor/frequent bus routes	Approx 100m to frequent bus services along Perouse Road
Access	Relatively well located to public transport and services
Heritage	No heritage issues. Located just outside The Spot Heritage Conservation Area to the north.
Planning Consideration	Whilst the site and surrounding blocks are well located near services and transport, the predominant pattern of development is single dwelling houses. The block bounded by Howard, Kara and Puck Lane has only 2 residential flat buildings and 7 single dwellings. The block to the east contains 3 flats and 9 dwelling houses. Therefore the existing 2A Zone is considered appropriate as it reflects the predominant land use type.
Recommendation	Rezoning request to allow multi unit housing is not supported .

11. 88 and 90 Botany Street, Kingsford



Applicant	Landowner
Planning Request	Rezone from Residential 2B to Residential 2C to facilitate multi unit housing with affordable housing component addressing student demand.
Formal Planning Proposal	No formal planning justification. The rezoning request notes site's proximity to educational institutions and opportunities for affordable housing.
Current Planning Controls	
Current Zone	Residential 2B Low-Medium Density
Maximum FSR	0.65:1
Maximum Height	9.5m
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 1,203m² The site comprises 2 similar scaled single storey dwelling houses which are situated between a 4 storey residential flat building to the north (86 Botany Street) and a single dwelling house to the south (90-92A Botany Street). The site is under single ownership.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State -Consistent with Metropolitan and draft Subregional Strategy directions, particularly to support the provision of affordable housing and housing diversity. Located within Randwick Education and Health Specialised Centre which is identified in the draft Subregional Strategy as a key economic driver and centre of health and education excellence to be

	<p>further strengthened.</p> <ul style="list-style-type: none"> Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility. Consistent with directions of the Randwick Education and Health Specialised Centre Discussion Paper to accommodate continuing demand for affordable housing in the Specialised Centre in close proximity to the institutions to meet the housing needs of key workers and students.
Land use patterns of surrounding area	<ul style="list-style-type: none"> The street frontage where the site is situated comprises a mix of residential flat buildings (up to 4 storeys) and dwelling houses. While the residential flat buildings dominate visually, there is no prevailing medium density character. The opposite side of Botany Street comprises Residential 2A Low Density zoned semis and dwelling houses. Surrounding blocks in the immediate area feature a mix of development types and built forms (dwellings, semis and residential flat buildings up to 4 storeys). This mixed character is reflective of the historical development patterns within the general area.
Topography	<ul style="list-style-type: none"> Generally flat and upslope from dwellings opposite.
Landscape character and open space	<ul style="list-style-type: none"> No major landscape/open space significance of the sites, while some large street trees and Paine reserve is nearby.
Proximity to centre, services, educational establishments	<ul style="list-style-type: none"> The site is situated just within the preferred walking catchment (400m) to Kingsford Town Centre for public transport (780 metres). It is located within proximity to the Barker Street neighbourhood shops, with has a limited range of retail and commercial uses. The site is located in close proximity to UNSW and Randwick Health (Hospitals) Campus which are significant employment generators in the metropolitan area.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site has reasonable accessibility to public transport services while located outside the 400 metre walking catchment to the strategic bus corridor on Anzac Pde and 1.1 km from Belmore Road, Randwick Town Centre.
Access	<ul style="list-style-type: none"> Rear lane access is available from Botany Lane.
Heritage	<ul style="list-style-type: none"> There are no significant heritage issues affecting the site, while Struggletown Conservation Area is located nearby.
Planning Consideration	<p>There is limited justification for the proposal on the basis that:</p> <ul style="list-style-type: none"> Multi unit housing is already permitted in the Residential 2B zone. Affordable housing could still occur under the Affordable Rental Housing SEPP which provides planning incentives including FSR bonuses (up to 0.5:1) for the development of residential flat buildings with an affordable rental component, boarding houses etc in the medium density zone. Multi unit housing on the site may facilitate a more consistent streetscape as the prevailing development pattern along the street frontage is variable with no clear low or medium density character, but this would require sufficient incentive for the remaining properties to redevelop. The background studies for the LEP discussion papers noted that changing the dwelling development potential in this location from single dwellings to multi-unit would generally require more than a 12m height limit, given high land values. A medium density zone (equivalent to RLEP Residential 2C zone)

	<p>along the entire street frontage is thus considered unlikely to result in a renewal of the streetscape or improved urban design given the existing older 1960s/70s Residential 2B zoned residential flat buildings which are under multiple ownership and thus unlikely to be redeveloped into contemporary forms.</p>
Recommendation	<ul style="list-style-type: none"> • Rezoning request is not supported. • Translate the current Residential 2B zone into the equivalent zone in the Comprehensive LEP as follows: <ul style="list-style-type: none"> - R3 Medium Density zone - Height 9.5 metres - FSR: 0.75:1

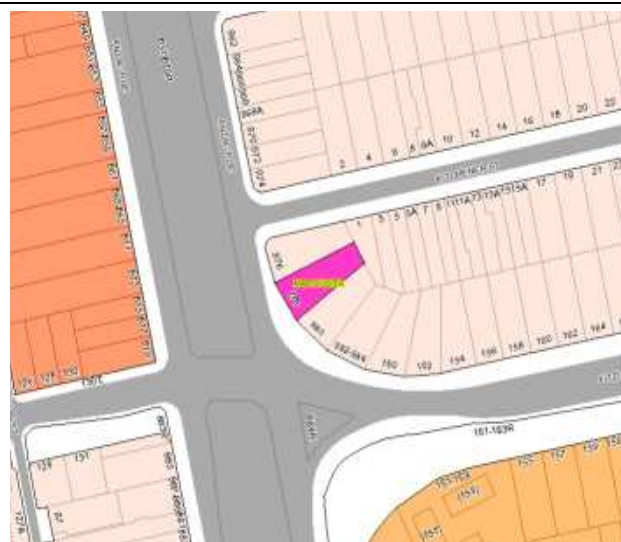
12. 11-29 Middle Street, Kingsford



Applicant	Land owner of 17 Middle Street.
Planning Request	Rezone street frontage from Residential 2B to Residential 2C.
Formal Planning Proposal	No. Justification provided is on the basis of consistency with surrounding 2C zoned development and proximity to UNSW.
Current Planning Controls	
Current Zone	Residential 2B (Low Medium Density)
Maximum FSR	0.65:1
Maximum Height	9.5 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 3,410m² The site comprises 9 single dwellings and one 4 storey residential flat building (21 Middle Street).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State– Consistent with state directions for housing diversity and affordability, and locating housing in or near centres and services (esp public transport). Located within Randwick Education and Health Specialised Centre which is identified by the draft Subregional Strategy as a key economic driver and centre of health/education excellence which should be further strengthened. Local– Consistent with Council's City Plan Outcome 6: A Liveable City

	to provide for housing diversity and accessibility and Outcome 8A – Economic growth and development that strengthens the University/Hospital specialised centre.
Surrounding Context	<ul style="list-style-type: none"> The block where the site is located comprises mostly dwelling houses and semis. The surrounding land use pattern includes a mix of 2-4 storey residential flat buildings, dwelling houses, semis, high density mixed use development (within Kingsford Town Centre) as well as intuitional buildings within the University of New South Wales (UNSW) campus to the north. Blocks of 2C zoned 3- 4 storey multi-unit housing developments are located to the east and south of the site.
Proximity to town centre and services	<ul style="list-style-type: none"> The site has excellent walkable access to the Kingsford town centre (135 metres) and UNSW (170 metres).
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site has excellent walkable access to the strategic bus corridor and frequent bus services to the City, Bondi Junction, and Maroubra etc from Anzac Parade.
Topography	<ul style="list-style-type: none"> Generally flat topography.
Landscape character/open space	<ul style="list-style-type: none"> Minimal landscaping.
Traffic/Parking	<ul style="list-style-type: none"> Traffic generation and limited off street car parking opportunities are key issues affecting the precinct given its proximity to the institutions and Kingsford Town Centre.
Access	<ul style="list-style-type: none"> Access is currently provided to Middle Street. Both Meeks Lane and Harbourne Road could provide access opportunities in the future.
Heritage	<ul style="list-style-type: none"> There are no heritage issues affecting the site. The property at 9 Middle Street (cnr of Harbourne Rd) is a heritage item.
Planning Consideration	<p>There appears to be justification for a zoning change on this site, however a broader assessment of this locality is warranted:</p> <ul style="list-style-type: none"> It is optimally located for an increase in density being situated near the UNSW and with excellent access to Kingsford Town Centre, the strategic bus corridor and frequent bus services. Intensification of the site to facilitate residential flat building development would supply housing for nearby employment generators being the university and the Kingsford Town Centre which is supported by state and local planning strategies encouraging higher densities around transport nodes. A medium density zoning (equivalent to Residential 2C) would be appropriate in the context of establishment development patterns in surrounding blocks to the west and south and provide an appropriate zone/built form transition from the Kingsford Town centre. Given its proximity to Kingsford Town Centre, and mix of development/ built form within the block and zoning mix in surrounding blocks, any change to zoning and associated planning issues (such as urban design, traffic and parking) could be considered holistically via a broader planning/design study of Kingsford Town Centre.
Recommendation	<ul style="list-style-type: none"> Rezoning request is not supported. Translate current Residential 2B zoning into the equivalent Standard Instrument zone in the Comprehensive LEP: <ul style="list-style-type: none"> - R3 Medium Density zone - Height: 9.5 metres - FSR: 0.75:1

13. 978 Anzac Parade, Maroubra



Applicant	Land Owner
Planning Request	Rezone from low density to medium density to facilitate multi unit housing.
Formal Planning Proposal	No formal planning proposal has been submitted. Limited planning justification provided noting accessibility to public transport, Maroubra Town Centre and consistency with adjacent residential flat buildings.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5m (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 566m² The site comprises a single dwelling house situated between a single dwelling house to the north (976 Anzac Parade) and two residential flat buildings to the south (980 and 982-984 Anzac Parade).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions for providing housing near centres and public transport, housing diversity and housing affordability. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use patterns of	<ul style="list-style-type: none"> The site is located 3 blocks south of Maroubra Junction Town Centre.

surrounding area	<p>The blocks to the north are zoned Residential 2A (Low Density) and are characterised predominantly by single dwelling houses.</p> <ul style="list-style-type: none"> • The block where the site is located has a clear low density character comprising mostly dwelling houses. Two 3 storey residential flat buildings are located adjacent to the south of the site. • The Coral Sea Estate (DOH housing) (separated by Fitzgerald Ave) is located towards the south and currently zoned 2B (Low Medium Density). • Across Anzac Parade to the west, there is a mix of dwelling houses and 2-4 storey residential flat buildings which are zoned Residential 2A Low Density and 2C Medium Density respectively.
Topography	<ul style="list-style-type: none"> • The site has a generally level topography.
Landscape character/open space	<ul style="list-style-type: none"> • A road reserve functioning as open space is situated in the middle of Anzac Parade across from the site.
Proximity to town centre, services, educational institutions	<ul style="list-style-type: none"> • The site is located well within the walking catchment to Maroubra Town Centre (239 metres).
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> • The site has excellent accessibility fronting the strategic bus corridor and frequent bus services along Anzac Parade.
Heritage	<ul style="list-style-type: none"> • The site has no heritage issues.
Issues	<ul style="list-style-type: none"> • The rezoning proposal is inconsistent with the prevailing low density character and land use pattern of dwelling houses within the block in question and blocks to the north. The proposal would result in ad hoc intensification given the absence of a transitional zone immediately south of Maroubra Town Centre. • The Maroubra Junction Town Centre is largely providing for dwelling growth in the locality. It would be appropriate if residential uses are consolidated within the town centre before intensification further south of the town centre boundaries is considered to meet future housing needs. • Over the next few years, Housing NSW may be considering renewal options for its aging housing stock including land within the Coral Sea Estate to the south of the site which may have implications in terms of land use, built form, streetscape and urban design issues within the immediate area.
Planning Consideration	<p>There is limited justification for the rezoning proposal on the basis that:</p> <ul style="list-style-type: none"> • It is inconsistent in the context of surrounding uses and built form, particularly the prevailing low density character and scale of development of the block in question as well as blocks to the north of the site. • Maroubra Junction Town Centre is largely providing for dwelling growth in this location. The zoning of the site/block could be revisited as part of future housing needs investigations around Maroubra Junction Town Centre.
Recommendation	<ul style="list-style-type: none"> • Rezoning request is not supported. • Translate current Residential 2A Low Density zone into the equivalent Standard Instrument zone under the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density - Height: 9.5 metres - FSR: Varies depending on lot size.

14. 555-563 Bunnerong Road, Matraville



Applicant	Land owners.
Planning Request	Rezone from low density to medium density to facilitate multi unit housing.
Formal Planning Proposal	No formal planning proposal has been submitted. The submission cites that the properties should be rezoned given the approved multi unit development at 550 and 552 Bunnerong Road which has resulted in reduced property prices and increased traffic, pollution and privacy issues.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 metres (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 2,746m² Site consists of a row of 5 single dwelling houses in average condition. The properties are individually owned.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions for providing housing in or near centres and good public transport, and supporting housing diversity and housing affordability. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.

Surrounding context	<ul style="list-style-type: none"> The site is located to the south of Matraville Town Centre which contains a mix of commercial, retail and residential development. A petrol station located to the north of 555 Bunnerong Road provides a buffer to the bulk of the town centre uses. The Business Centres Discussion Paper notes that the centre has one of the highest vacancy rates in the City. The centre is evolving with a supermarket and supporting shops approved and currently under construction. Directly opposite (along Bunnerong Road) are a mixture of 2-4 storey mixed use and residential developments (including 550 and 552 Bunnerong Road) which form part of extended business zoning. A number of Department of Housing (DoH) properties situated along Kemp Avenue to the east of the site comprise a mix of built forms including one storey cottages with a small number of attached dual occupancy and one storey multi unit housing. These properties are in average condition and are subject to a separate rezoning request by DoH for medium density zoning (see Attachment D). The site is within proximity to Port Botany and industrial zoned land (between 400m – 1.1km away).
Topography	<ul style="list-style-type: none"> Flat topography.
Landscape character and open space	<ul style="list-style-type: none"> The site has generous front setbacks to Bunnerong Road with landscaped gardens.
Proximity to town centre	<ul style="list-style-type: none"> The site has excellent accessibility to Matraville Town Centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> While the site is situated outside the 400 metre walking catchment of the strategic bus corridor, public transport is reasonably available via frequent bus services to Central station, Port Botany and Little bay. Services to Bondi Junction are less regular.
Heritage	<ul style="list-style-type: none"> There are no heritage issues affecting the site.
Urban Design	<ul style="list-style-type: none"> A multi unit development zone consistent with the Residential 2C zone (i.e. height limit of 12 metres) would provide an appropriate zone and built form transition from Matraville Town Centre. It would also mirror development on the opposite side of Bunnerong Road and thus facilitate a more symmetrical streetscape. Bunnerong Road, the petrol station at the north and Kemp Avenue provide a considerable separation/buffer from surrounding developments on the west and north/north east. However due to the configuration of the lots and lack of a transitional built form buffer at the interface of the site on the east/south east, a multi unit housing development may create adverse amenity impacts for properties along Kemp Avenue if they are retained in their current low density form (particularly 2 and 4 Kemp Avenue which are small single dwelling houses). Suitable design measures would thus be required to ameliorate overshadowing and privacy impacts. These issues would be dealt with at the DA stage.
Other Issues	<ul style="list-style-type: none"> The Industrial Lands Discussion Paper suggests retaining a low density zoning in residential areas directly adjoining industrial sites (ie along Solander and Jennings Streets) to limit potential adverse impacts on residential amenity/public health. This should be further assessed for any required DA considerations eg noise insulation/amelioration measures.
Planning Consideration	<p>The rezoning proposal has some merit on the basis that:</p> <ul style="list-style-type: none"> It would achieve an integration of transport and land uses and facilitate a better use of existing infrastructure, which is consistent with best practice planning principles. Multi unit housing would also contribute to housing diversity within the area which is consistent with metropolitan planning strategies; and

	<ul style="list-style-type: none"> • A medium density zone would provide an appropriate zone and built form transition from the Matraville Town Centre and encourage urban renewal through the replacement of older building stock with contemporary built forms. A rezoning to facilitate multi unit housing would provide further support the commercial/retail uses within the evolving town centre. • However, the Matraville Town Centre is largely providing for dwelling growth in the locality. It would be appropriate if residential uses are consolidated within the town centre before intensification further south of the town centre boundaries is considered to meet future housing needs.
Recommendation	<ul style="list-style-type: none"> • Rezoning request is not supported. • Translate current Residential 2A Low Density zone into the equivalent Standard Instrument zone under the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density - Height: 9.5 metres - FSR: Varied depending on lot size.

15. 2-4 Howard Place, Randwick



Applicant	Land Owner
Planning Request	Rezone from Residential 2A to Residential 2C to facilitate a 3 storey residential flat building.
Formal planning proposal	Substantial planning justification provided in broad terms addressing urban consolidation and streetscape consistency issues. A detailed development concept has not been included in the proposal.
Current Planning Controls	
Current Zone	Residential 2A Low Density
Maximum FSR	Varies in accordance with lot size
Maximum Height	9.5m (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 1,912m² The site is occupied by a single storey dwelling house and a pair of single storey semi detached houses, located on the southern side of Howard Place. The site is under single ownership.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State– Consistent with state directions for housing provision, housing diversity and housing affordability. Local– Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use patterns of surrounding area	<ul style="list-style-type: none"> The site is bounded by existing 2-4 storey residential flat buildings that are zoned 2A and operate under existing use rights including:

	<p>96-98 St Pauls Street on the north east, 14E Dudley Street and 59-61 Howard Street on the south east and 3 Hardiman Avenue (located within The Spot Conservation area) to the north. A medium density zoning would be consistent with the prevailing character and scale of the development surrounding the site.</p> <ul style="list-style-type: none"> • A Sydney Water reserve (containing a water reservoir) is located to the east of the site and provides a partial buffer to The Spot Conservation Area.
Topography	<ul style="list-style-type: none"> • Undulating topography with drop in level to the street at its frontage. Although the buildings are not prominent from surrounding streets, they capitalise on their hill top location.
Landscape character and open space	<ul style="list-style-type: none"> • There is no landscaped character/open space significance.
Proximity to centre	<ul style="list-style-type: none"> • The site has excellent walkable access to The Spot (around 270 metres).
Proximity to strategic bus corridor	<ul style="list-style-type: none"> • The site is located outside the strategic bus corridor. However it has excellent access to frequent bus routes to Central Station (M50 service) on Dudley Street (60 metres away) and frequent services to Central and Bondi Junction stations on Perouse Road.
Access	<ul style="list-style-type: none"> • Vehicle access is provided to Howard Place.
Traffic	<ul style="list-style-type: none"> • The proposal relies convincingly on the maximisation of existing public transport facilities along St Pauls Street and walkable access to the adjacent Spot neighbourhood centre.
Heritage	<ul style="list-style-type: none"> • The Spot Conservation Area located adjacent on the east consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas. The Conservation Area has historic, social and aesthetic significance based on its streetscape diversity, subdivision and groupings of Victoria and Interwar period residential development. Any future development in the vicinity of the conservation area should respect and be sympathetic to the heritage values of the precinct.
Issues	<ul style="list-style-type: none"> • A preliminary review of the site suggests that the buildings (being a detached Federation villa and double fronted Federation style semi detached pair) should be investigated for inclusion in a future extension to The Spot Conservation area. The buildings may be contributory to the conservation area.
Planning consideration	<ul style="list-style-type: none"> • While the site is optimally located for an increase in density, near centres and good public transport, a change of zoning is not recommended at this time pending the outcome of a future review of The Spot Conservation area boundaries. • The zoning of the site could be revisited in the future should it be deemed not to have contributory significance, particularly given its strategic location and consistency with the urban form of surrounding development.
Recommendation	<ul style="list-style-type: none"> • Rezoning request is not supported. • Translate current Residential 2A zone into the equivalent Standard Instrument zone in the Comprehensive LEP: <ul style="list-style-type: none"> - R2 Low Density - Height: 9.5 metres - FSR: Varies accordingly to lot size • Investigate site for future boundary extension to The Spot Conservation Area.

16. Glen Avenue Precinct, Randwick



Applicant	Resident
Planning Request	Rezone precinct to Residential 2C to facilitate multi unit housing and ensure consistency with surrounding area.
Formal Planning Request	No formal planning justification has been provided. The proposal relies on equity considerations.
Current Planning Controls	
Current Zone	Residential 2B
Maximum FSR	0.65:1
Maximum Height	9.5 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land area: 65,860m² The site consists predominantly of single dwelling houses, with some 2-4 storey residential flat buildings along the northern and north eastern frontage of Glen Avenue. The character of the site and its urban form is generally fitting with the Residential 2A and 2B low/low medium density zones.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State– Consistent with state directions for housing provision, housing diversity and housing affordability. Local– Consistent with Council’s City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility Local – In view of the size of the subject site area in relation to its location, there is no strong justification in terms of policies for

	integrating land use with transport by concentrating medium density development in proximity to larger town centres.
Land use patterns of surrounding area	<ul style="list-style-type: none"> The land use pattern of the surrounding blocks is a mix of single dwelling houses and low-medium scale residential flat buildings which are generally consistent with the Residential 2B zone. Blocks of Residential 2A zoned single dwelling houses are located to the east and north east of the site, whereas Residential 2C zoned residential flat buildings are located directly to the north. This eclectic mix of development is reflective of the historical development patterns in the northern suburbs of Randwick City.
Topography	<ul style="list-style-type: none"> Topography is undulating and steep in part with a number of dwelling houses sited lower than the Glen Street frontage.
Landscape character and open space	<ul style="list-style-type: none"> The landscape character comprises generally established gardens and/or hard landscaping.
Proximity to town centre, services and educational establishments	<ul style="list-style-type: none"> The site is situated within the 400 metre walking radius to the Bream Street and Alison Road neighbourhood centres which support a locally orientated economy. These smaller neighbourhood centres do not provide the diversity of commercial/retail services and employment opportunities required to support the intensification of a site of this size.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located outside a 400 metre walking catchment to the strategic bus corridor. The site has good walkable access to frequent bus services to Central Station along Alison Road.
Heritage	<ul style="list-style-type: none"> St Marks Conservation Area is located to the east of the site. Suggested intensification of the site would need to respect the heritage values, view lines and curtilage of the conservation area.
Traffic/parking	<ul style="list-style-type: none"> No traffic/parking issues have been addressed in the request. Given the size of the subject site, a rezoning to facilitate medium density multi unit housing is likely to create increased traffic generation and on-street parking issues within the precinct.
Planning Consideration	<p>There is limited justification for the proposal on the basis that:</p> <ul style="list-style-type: none"> The area is not optimally located for an increase in density as it is not adjacent or highly accessible to a larger town centre offering a diverse range of retail, commercial and employment opportunities or a strategic bus corridor, while noting that bus services are a reasonably close walk. A 2C zoning is generally inconsistent with much of the location's existing low/low medium density urban form and would significantly alter the prevailing rhythm, scale and character of the immediate area. It is noted that an area to the north of this request along Carrington Road (east side) has been identified as a zoning mismatch area, warranting recognition of the predominant flat development on the eastern side of the street, consistent with the zoning and character of the western side of the street. It is not considered that this extends to the suggested areas of this request.
Recommendation	<ul style="list-style-type: none"> The rezoning request is not supported. Translate existing Residential 2A and Residential 2B zones and associated development standards into the equivalent Standard Instrument zones under the Comprehensive LEP.

17. 2 Beaumont Avenue, Maroubra



Applicant	Nearby resident.
Formal Planning Proposal	Zoning review requested from Residential 2C back to Residential 2A due to drafting error in RLEP maps.
Current Planning Controls	
Current Zone	Residential 2C (Medium Density)
Maximum FSR	Lots < 700m ² 0.65:1 and Lots > 700m ²
Maximum Height	12 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 386m² Single dwelling house with development consent for multi unit housing
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions for housing diversity. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use and land use patterns of the surrounding area	<ul style="list-style-type: none"> The subject site is situated on a street frontage which comprises mostly 2-4 storey residential flat buildings that are zoned Residential 2C. Blocks to the south and east of the site are also zoned Residential 2C with the predominant development type being 2-4 storey multi unit housing developments. The remainder of the block to the north east is zoned Residential 2A and is characterised by dwelling houses and attached dual occupancy (nos 35-37 Sackville Street)

	<ul style="list-style-type: none"> Both sides of the Sackville Street frontage have a distinct low density character with the predominant development being single dwellings.
Topography	<ul style="list-style-type: none"> The site is generally flat. Minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> The site has minimal landscaping.
Heritage	<ul style="list-style-type: none"> No heritage issues affecting the site.
Proximity to town centre	<ul style="list-style-type: none"> The site is located within a 400m walking catchment to Maroubra Beach Town Centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located outside the strategic bus corridor. It has walkable access to bus services along Marine Parade, with regular services to other locations.
Access	<ul style="list-style-type: none"> No relevance.
Issues	<ul style="list-style-type: none"> The current 2C zoning is a result of a mapping error in the drafting of the RLEP maps exhibited and gazetted in 2010. The former zoning of the site was Residential 2A Low Density. The site has development consent for multi-unit housing consistent with land use permissibility under the Residential 2C zone.
Planning Consideration	<ul style="list-style-type: none"> Given that the site already has existing development consent for multi unit housing, it is appropriate that the current 2C zoning be translated into the equivalent Standard Instrument zone in the Comprehensive LEP. A medium density zoning would also be consistent with those lots to the south of the site on this side of Beaumont Avenue.
Recommendation	<ul style="list-style-type: none"> Rezoning request (back to low density residential) not supported. Translate the current Residential 2C zone to the equivalent Standard Instrument zone under the Comprehensive LEP: <ul style="list-style-type: none"> R3 (Medium Density) Height: 12 metres FSR: 0.9:1

18. 33 Sackville St, Maroubra



Applicant	Land owner.
Planning Request	Rezone from Residential 2A to 2C based on equity issues given the zoning error at 2 Beaumont Avenue (see separate datasheet)
Formal Planning Proposal	No formal planning justification provided.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varied dependant on lot size
Maximum Height	9.5 metres (except for dwelling houses where height is based on merit in the DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 392m² Single dwelling house situated between 2 attached dual occupancies (35 and 31-31A Sackville Street).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions for housing diversity. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use and land use patterns of the surrounding area	<ul style="list-style-type: none"> The subject site is located on a street frontage with a clear low density character comprising dwelling houses and attached dual occupancy. Consistently scaled dwelling houses are located along the corresponding street frontage of Sackville Street Development within blocks to the south west comprises Residential 2C zoned 2-4 storey residential flat buildings including 2 Beaumont Ave which is a result of a previous zoning error in the RLEP mapping

	process.
Topography	<ul style="list-style-type: none"> The site has a generally flat topography – minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> Buildings along the street frontage are generally built towards the front of the site and therefore have smaller front gardens.
Heritage	<ul style="list-style-type: none"> No heritage issues affecting the property.
Proximity to town centre	<ul style="list-style-type: none"> The site is located within a 400 metre walking catchment to Maroubra Beach Town Centre.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is located outside the strategic bus corridor. It has walkable access to the bus stand on Marine Parade and direct bus services to Central station and other locations.
Issues	<ul style="list-style-type: none"> Streetscape consistency – given that the majority of development along the Sackville Street frontage dwelling houses, a rezoning of the site is likely to create a precedent for the remaining single dwellings, thus compromising the street's established low density character.
Planning Consideration	<p>There appears little justification for a zoning change on this site:</p> <ul style="list-style-type: none"> While the site backs onto multi unit housing along Beaumont Avenue, a medium density zoning to facilitate multi unit housing would be incompatible with the established low density character and built form along Sackville Street and would create a precedent for similar properties along the street frontage.
Recommendation	<ul style="list-style-type: none"> The rezoning request is not supported. Zone: R2 (Low Density) Height: 9.5 metres FSR: Dependant on lot size.

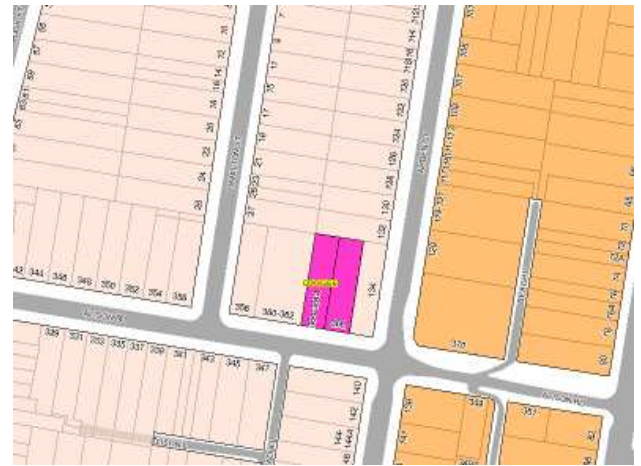
19. 68-74 Mount Street, Coogee



Applicant	Resident
Planning Request	Review zoning of land 68-74 Mount Street to 2C Residential
Property Information	<p>Three adjoining lots under the same ownership.</p> <p>No.68 and 70 are an attached 2 storey semi (each 278m²) on two separate lots</p> <p>No. 72 -74 Mount Street is 2 storey flat building (563m²)</p> <p>The properties are approximately 6-7metres in height</p>
Formal Planning Proposal	No. Letter from resident
Current Planning Controls	
Current Zone	Residential 2B (Medium Density)
Maximum FSR	0.65:1
Maximum Height	9.5 metres
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 1119m² (combined area of 68-74 Mount Street- 3 lots) The two buildings are located between residential flats- to the north is a modern two storey flat building containing 4 dwellings with underground car parking accessed from Mount street and to the south is a four storey residential flat building containing 6 units with ground level garages off Mount Street Rear lane access is available off Mount Lane for all properties on this side of the street The entire length of Mount Street Coogee is approximately 1km

	running north-south and the subject land falls within the block between Coogee Bay Road and Dolphin Street, being approximately 200 metres in length.
Relevant State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with Metropolitan Strategy objectives for providing housing in close proximity to centres and public transport Local: consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Land use and land use pattern of the surrounding area	<ul style="list-style-type: none"> Wide residential street with a mixture of single dwellings, semi detached dwellings and flats. Regular shaped lots on western side of Mount Street and variable lot shape and size on eastern side of Mount Street Consistent street building setbacks on both sides of Mount Street The corner of Coogee Bay Road and Mount Street (southern end) is a petrol service station The corresponding street frontage along that part of Mount Street comprises 3-4 storey residential flat buildings that are zoned Residential 2C are on large lots. Mixed character development: of the 16 residential properties on the western side (containing the subject properties) about 44% (7 properties) are semis/single dwellings, 25% (4 properties) are flats up to 9m and 31% (5 properties) are higher density flats up to 12m.
Topography	Topography along Mount Street slopes down from Coogee Bay Road towards Dolphin Street
Landscape character and open space	Generally small trees/shrubs along the length of Mount Street. Significant trees on properties located on eastern side (opposite). No significant trees on subject properties.
Heritage	No heritage issues
Proximity to town centre	Well located - 200m to Coogee Town Centre
Proximity to strategic bus corridor/frequent bus routes	Good access to public transport- 200m to Coogee Bay Road which has frequent bus services
Issues	<ul style="list-style-type: none"> Majority of uses adjoining the subject lots are low-medium density Existing buildings currently provide rental accommodation and potentially affordable housing.
Planning Consideration	<p>A change of zoning is not supported based on the following:</p> <ul style="list-style-type: none"> Although Mount Street is well located close to shops/business services and transport connections along Coogee Bay Road, there is a mixed development pattern on this side of Mount Street, the majority being low-medium density which is consistent with the existing 2B zoning. The opposite side of Mount Street has larger lots and development comprises predominantly higher forms residential flat buildings where the zoning is 2C.
Recommendation	<ul style="list-style-type: none"> Rezoning request is not supported, while noting that the Residential 2B FSR is proposed to increase (to 0.75:1).

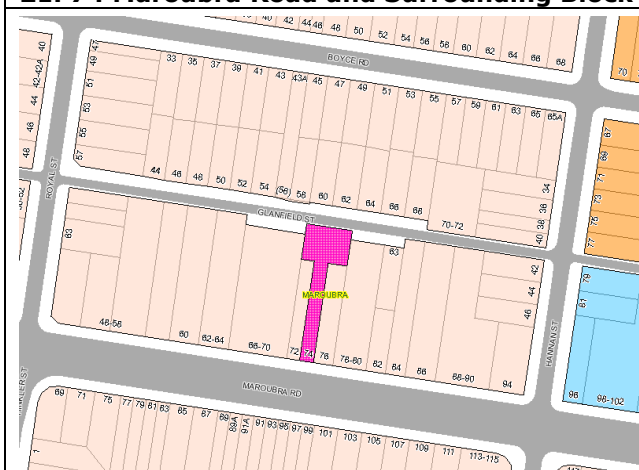
20. 364, 366 and 368 Alison Road, Coogee



Applicant	Resident
Planning Request	Rezone site from Residential 2A to R3 Medium Density to facilitate residential flat development
Formal Planning Proposal	Planning justification has been provided. The submission suggests that the proposal will contribute to the draft East Subregional dwelling target and align with state objectives for housing diversity.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 metres (except for dwelling houses where height is based on merit in the DCP).
Analysis	
Site Description	<ul style="list-style-type: none"> Combined land size: 1,639m² The site consists of 2 terrace style dwelling houses which function as an unlicensed boarding house (364 Alison Road) and 2 single dwellings (366 and 368 Alison Road).
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State- Consistent with state directions for housing provision and diversity. Local- Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility. The Randwick City Plan priorities for Coogee are to limit infill

	development to the current scale of area. However, this rezoning applies to a minor suggested area and would have negligible impact or pressure on the suburb overall.
Land use and land use patterns of the surrounding area	<ul style="list-style-type: none"> The street frontage and remainder of the block where the site is located has a generally low density character featuring a mix of dwelling houses, semis and attached dual occupancy. The sole residential flat building is located adjacent to the west at 360-362 Alison Road. Blocks to the east are zoned Residential 2B and comprise a mix of dwelling houses and low/low-medium scale residential flat buildings. Blocks to the south are zoned Residential 2A and comprise mostly dwelling houses with some residential flat buildings. This surrounding context is reflective of the historical development patterns of Coogee with a mix of dwelling houses and residential flat buildings of varying scales and intensities.
Proximity to centre, services, educational establishments	<ul style="list-style-type: none"> The site is situated within the 400 metre walking catchment to Coogee Town Centre, which is active and vibrant precinct comprising a mix of commercial and retail uses. The site is also within walkable access to the Bream Street neighbourhood centre which provides a smaller range of retail uses to the community.
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> The site is less accessible compared to other parts of Coogee. It is located outside the 400 metre walking catchment to the strategic bus corridor and frequent bus services to Central station (nearest M50 service is located around 500 metres away). The bus stop on Arden Street has less regular but direct services to Bondi Junction.
Topography	<ul style="list-style-type: none"> The topography is highly undulating and slopes to down to the west of Alison Road.
Landscape and open space	<ul style="list-style-type: none"> As the buildings are set forward on the site, there is minimal landscaped area provided. The site is within walking distance to Coogee Beach and coastal open space area which provide a significant recreational resource to the local community.
Access	<ul style="list-style-type: none"> Access is provided onto Alison Road, with the exception of 368 Alison Road which has a dual frontage (onto Arden and Alison).
Traffic	<ul style="list-style-type: none"> The proposal notes that the Arden Street and Alison Road intersection is well trafficked. It further notes that Arden Street is a distributor road dispersing traffic to the north and south.
Heritage	<ul style="list-style-type: none"> There are no heritage issues affecting the site, however 370 Alison Road is heritage listed. Development in its vicinity would need to respect its heritage values including curtilage, visual amenity etc.
Planning Consideration	<p>There is limited justification for the rezoning of the site:</p> <ul style="list-style-type: none"> The alteration to the streetscape presentation would be incompatible with the prevailing low density character of the street frontage and remainder of the block.
Recommendation	<ul style="list-style-type: none"> Rezoning request is not supported. Zone: R2 Low Density Height: 9.5 metres FSR: Varies depending on lot size.

21. 74 Maroubra Road and Surrounding Block



Applicant	Resident
Planning Request	Rezone 74 Maroubra Road and surrounding block bounded by Hannan Street and Royal Street, to R3 Medium Density to ensure consistency with surrounding development.
Formal Planning Proposal	No formal planning justification provided.
Current Planning Controls	
Current Zone	Residential 2A Low Density
Maximum FSR	Varies depending on lot size
Maximum Height	9.5 m (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> Land size: 740 m² (74 Maroubra Rd). Entire block: 15,764m² The site comprises a single dwelling house on a street frontage with a mix of 3-4 storey residential flat buildings and dwelling houses.
Consistency With State and Council strategic planning initiatives	<ul style="list-style-type: none"> State: Consistent with Metropolitan Strategy broad objectives for providing housing in close proximity to centres and public transport. Local: Consistent with Council's City Plan Outcome 6: A Liveable City to provide for housing diversity and accessibility.
Surrounding context	<ul style="list-style-type: none"> The street frontage on which the site is located comprises a mix of development including 7 medium density scale 2-4 storey + residential flat buildings, 9 dwelling houses and commercial premises. The site is located immediately to the west of Maroubra Junction Town Centre. Development on the corresponding side of Maroubra Road comprises

	predominantly single dwelling houses, as is the case for blocks to the north.
Topography	<ul style="list-style-type: none"> Flat topography. Minimal relevance.
Landscape character and open space	<ul style="list-style-type: none"> Limited landscaping. Minimal relevance.
Heritage	<ul style="list-style-type: none"> No heritage issues.
Proximity to town centre	<ul style="list-style-type: none"> Excellent accessibility to Maroubra Junction Town Centre (150 metres)
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> Excellent accessibility to strategic bus corridor and frequent bus services to Central and Bondi Junction (within 400 metre walking catchment).
Access	<ul style="list-style-type: none"> Access onto Maroubra Road with rear lane access possible to Glanfield Lane. Glanfield Street is identified in Council's subdivision code for future road widening.
Issues	<ul style="list-style-type: none"> While the residential flat buildings dominate visually, in absolute numbers, there is an even mix of development types in the block with no clear medium density character. In this regard, the site does not fall into the zoning mismatch category as outlined in the Residential Discussion Paper. The Maroubra Junction Town Centre is largely providing for dwelling growth in the locality. It would be appropriate if residential uses are consolidated within the town centre before intensification further south of the town centre boundaries is considered to meet future housing needs.
Planning Consideration	<ul style="list-style-type: none"> The zoning of the site should be retained recognising that nearby Maroubra Town Centre is largely providing for dwelling growth in this locality, and the block in question does not have a prevailing medium density character. Given that the block does include a significant number of residential flat buildings, the zoning of the block could be considered in future reviews as part of a long term strategy for future housing provision within the area.
Recommendation	<ul style="list-style-type: none"> The rezoning request is not supported. R2 Low Density zone Height: 9.5 metres FSR: Varies depending on lot size.

22. 148 Barker Street



Applicant	SJB Planning
Planning Request	Yes
Formal Planning Proposal	Yes. Purpose of the planning report is to provide Council options for either integrating the proposed rezoning request with the Inglis Newmarket Planning Proposal or considering a separate rezoning as part of the Comprehensive LEP.
Current Planning Controls	
Current Zone	Residential 2A (Low Density)
Maximum FSR	Varies dependant on lot size for residential uses 0.5:1 for non-residential development
Maximum Height	9.5 m (not applicable to dwelling houses - height is based on merit in DCP)
Analysis	
Site Description	<ul style="list-style-type: none"> • Building occupies a prominent corner of 400m2 • Two storey intact Victorian terrace fronting Barker and Jane Streets with a zero frontages • Private parking is available to the rear of the site accessed from Jane Street • Currently used as a veterinary hospital • The site is part of a mixed group of neighbourhood shops/activities and residential uses extending from the Botany Street intersection to the Inglis Newmarket Site. • Building setbacks along this section of Barker Street are variable, with zero setbacks for the smaller shops (including the subject site) and the other buildings ranging from 2m to 11m.

Relevant State and Council strategic planning initiatives	<ul style="list-style-type: none"> State Initiatives: Consistent with Metropolitan Strategy and draft East Sub Regional Strategy directions, for the Education and health precinct and housing provision close to jobs, services and good public transport. Local Initiatives: consistent with Council's City plan recognition of the economic and employment importance of the Specialised Centre. Part of the southern side of Barker Street (excluding the subject land) on the corner with Botany Rd, was considered within Council's Business Centres Discussion for a B1 Neighbourhood Centre Zone, however the Council resolution is to retain the low density residential zoning. Adjacent to the Inglis Newmarket site, subject to a separate rezoning request.
Land Use Patterns of Surrounding Area	<ul style="list-style-type: none"> Small lot subdivision of Struggletown Conservation area Variable lot sizes for properties fronting Barker Street. The two largest lots in this section of Barker Street are the 7-Eleven site at No.126 Barker Street (1,453m²) and former dry cleaners site at No. 152-154 Barker Street (1050m²). Barker Street/Botany Road - neighbourhood shops The subject site immediately adjoins the 5 ha Inglis Site currently the subject of a separate Planning Proposal requesting 2D Residential Zone. Residential development at the rear fronting Jane Street comprises single storey detached dwellings/cottages
Topography	<ul style="list-style-type: none"> Level topography along both Barker and Jane Streets
Landscape Character and open space	<ul style="list-style-type: none"> Limited vegetation on the site Pocket park (Simeon Pearce Park) located to the south at the corner of Jane and Middle Streets
Proximity to centre, services, educational establishments	<ul style="list-style-type: none"> Located opposite the Prince of Wales Hospitals Campus 200m to university of NSW
Proximity to strategic bus corridor/frequent bus routes	<ul style="list-style-type: none"> Barker Street does not have a frequent bus service. Frequent bus services are available at Randwick Junction and Anzac Pde both located in excess of 800m walking distance from the site
Access	<ul style="list-style-type: none"> The site is strategically located in proximity to schools, a major university and a major hospital.
Heritage	<ul style="list-style-type: none"> The site is located within the Struggletown Conservation Area.
Issues	<ul style="list-style-type: none"> Any use of this site should work within the appropriate land use zone/context of planning proposals for the Inglis Newmarket Site Protection of the heritage significance of the area and amenity of the residential environment. Transition of height of existing development along Barker Street to the residential development in the conservation area. Ensure appropriate urban design response to Barker Street and improvements to pedestrian environment including building setbacks Activate ground floor uses to complement health/medical and neighbourhood business activities
Planning Consideration	The site immediately adjoins the Inglis Newmarket Site which is currently proposed to be rezoned to a mixed residential density 2D Zone under Council's current RLEP and to include neighbourhood shops/related uses on the Barker St frontage.

	<p>This site does not warrant a business centre zone in its own right and its current business use or a similar business use could continue under the draft comprehensive LEP (which includes the existing clause allowing for business uses in buildings that were purpose built for business uses in residential zones).</p> <p>The applicant's proposal for this one site is to integrate with the size/scale of any Inglis site redevelopment, which is still being undertaken via a separate rezoning process.</p>
Recommendation	<p>Rezoning request not supported.</p> <p>This application should be further considered following resolution of the appropriate zoning and controls for the Inglis Newmarket Site, outside the preparation process for the comprehensive LEP.</p>

ATTACHMENT F

F.2 - Business Centre Rezoning Submissions

Eleven (11) rezoning requests have been received from landowners seeking a change in zoning or an increase in development standards in areas that are zoned business, or areas that immediately adjoin business centres. The bulk of rezoning requests seek a change from residential to business zoning. In most instances the existing use is of a business/retail nature or the building type was originally built for commercial purposes.

10 of these requests were reported in the Business Centres Discussion Paper (Section 4.5.2 and Appendix 8), with preliminary assessments on the merits of these rezoning requests. One additional rezoning request (for 62 Carr St, Coogee) was received during the public exhibition period.

It is important to acknowledge that a number of rezoning requests have overlapped with Council's own analysis in reviewing town centre boundaries. As a result, the rezoning requests were considered holistically in the Business Centres Discussion Paper as part of the 'Adjustment of Boundaries' analysis (Sections 4.2.6 and 4.3.6).

Assessment has been undertaken from a broad strategic level including consistency with state and local planning strategies, existing land use patterns, character and scale of surrounding area. Given state government direction and Council policy to discourage spot rezonings of individual parcels of land, consideration of rezoning proposals has had due regard to the following criteria:

- Consistency with state and local strategic planning initiatives, plans, studies and directions.
- Land use patterns, development type, character and built form scale of surrounding area.
- Proximity to local centres or neighbourhood centres and associated services.
- Proximity to strategic bus corridors (identified by the STA) or frequent bus routes (generally within a 400m walking radius).
- Constraints (e.g. foreshore scenic protection area, heritage considerations, topography, access etc).

The following summary table and datasheets outline the 11 rezoning requests received from property owners and/or their representatives and the recommendations for the draft comprehensive LEP. The draft LEP exhibition will provide the opportunity for proponents to supply further relevant planning information in support of their proposals and for the community to provide feedback on the recommendations.

In summary, of the 11 rezoning requests, the following 10 are supported and 1 is not supported for inclusion in the draft comprehensive LEP:

Site	Current zone	Rezoning request	Recommendation
86 Clovelly Rd, Randwick	2C Residential	B1 Neighbourhood Centre	Supported
1401, 1407 & 1409 Anzac Parade, Little Bay	2A Residential	B1 Neighbourhood Centre	Supported
772-784A Anzac Parade and 104 Gale Road, Maroubra Junction	2A Residential	R3 Medium Density Residential	Supported
31-33 McKeon Street, Maroubra Beach	2C Residential	B1 Neighbourhood Centre	Supported
58-60 Carr Street, Coogee	2C Residential	B2 Local Centre	Supported
62 Carr Street, Coogee (received during the public exhibition of the Paper)	2C Residential	B2 Local Centre	Supported
946-960 Anzac Parade and 2 Byng St, Maroubra	2A Residential	R3 Medium Density Residential	Supported
391-417 Anzac Parade, 17-21 Bunnerong Road & 2-6 Sturt Street Kingsford	2C Residential	B2 Local Centre	Supported
1-11 and 13-21 Rainbow St, Kingsford	2A Residential and 6A Open Space	B2 Local Centre	Supported
131 Alison Road and 1 Elizabeth Lane, Randwick	2C Residential	B2 Local Centre/'clubs' as an additional permitted use	Supported
129 and 131 Malabar Road, South Coogee	3B Local Business	Increase in height and FSR	Not supported

86 Clovelly Rd, Randwick

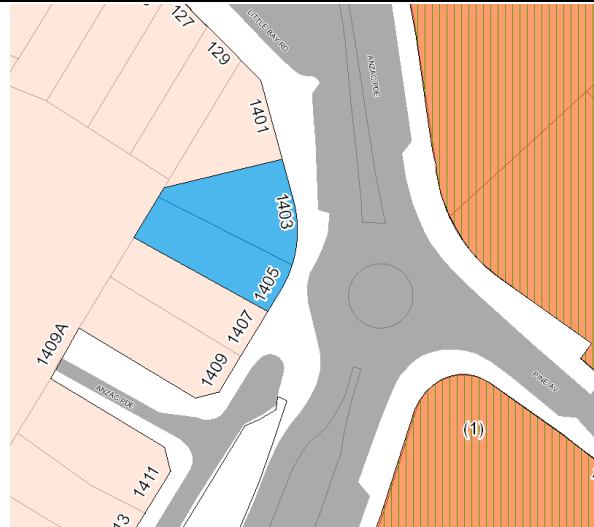


Land use patterns of surrounding area	The land uses surrounding the site are primarily commercial in nature, with business zoned land to the north, and a petrol station/car wash to the southeast, situated on the other side of Bligh Road. The western and southern boundaries of the site immediately adjoins an Energy Australia substation and the location of the energy substation separates this site from residential land uses further south and the business premises that currently operate from 76-80 Clovelly Road.
Proximity to strategic bus corridor	High frequency bus stops are located adjacent to the site and on Frenchmans Rd.
Issues	None identified.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with the relevant State Environmental Planning Policies (SEPPs), Metropolitan Plan objectives and draft East Subregional Strategy directions.</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B1.1: Plan for centres to grow and change over time Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>The zoning of a number of commercial properties on the south side of Clovelly Rd (76-80), including the Duke of Gloucester Hotel, has been investigated for rezoning as part of the Frenchman's Rd centre boundary adjustment. This property has been considered for a business zoning in conjunction with these properties, to zone the Clovelly Road frontage of this block for business purposes, with the exception of the substation.</p> <p>The rezoning for these sites will reflect the existing land uses and better reflect the boundaries of the Frenchmans Rd centre. Given that the majority of lots are already utilised for commercial operations, the change is expected to have negligible impacts on the surrounding area. While this site is currently utilised for residential purposes, the rezoning of the other commercial properties fronting Clovelly Road should include this site for consistency in land uses along the street frontage. A business zoning is deemed appropriate as it will activate the street front and create a better link between the commercial uses in this area.</p> <p>The rezoning is consistent with the relevant State and local planning policies and will make efficient use of existing infrastructure and services.</p>	
Recommendation	
<ul style="list-style-type: none"> Rezoning request supported. It is recommended that the subject site, in addition to 76-82 Clovelly Rd and 2 St Marks Road, Randwick be zoned B1 Neighbourhood Centre (with a FSR of 1.5:1 and 12m height control), as per preliminary recommendations on Page 124 of the Paper. 	

1401, 1407 & 1409 Anzac Parade, Little Bay



Site location



Existing zoning map



Property information: Lots 1849, 2916, 2917, 2918 and 4253 DP 752015

Applicant: Private landowners

Background:

The landowners of the subject sites have requested that their properties be rezoned to match the adjoining B1 Neighbourhood Centre. These sites were also identified in the Paper as falling within a centre which requires a business zone boundary adjustment to accurately reflect the extent of business land uses in this centre.

This rezoning request was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, one submission was received in respect to this rezoning request. It was stated that the Paper notes this as a minor adjustment to Little Bay centre which was considered to be misleading as the centre currently comprises of two lots and the Paper suggests adding three more lots to the business zone, which would effectively double the size of this centre.

Current Planning Controls:

Current Zone: 2A Residential

Permitted FSR: Varies by lot size

Permitted Height: 9.5m

Analysis:

Site Description The additional lots being proposed for a B1 zoning will add approximately 1607sqm of business zoned land in this centre. It should be noted that 1407 Anzac Parade has had commercial operations for over 50 years, while 1401

	Anzac Parade is used for multi-dwelling housing although the building form indicates that the site may have been used as a garage/mechanic workshop in the past. 1409 Anzac Parade contains a single residential dwelling.
Land use patterns of surrounding area	The properties are located at the Anzac Parade intersection with Pine Avenue which is currently being developed into a 'gateway' neighbourhood centre for Little Bay as part of the Prince Henry site redevelopment (buildings are 4- 5 storeys). The sites immediately adjoin the Little Bay B1 Neighbourhood Centre to the north and south, while to the west, the sites adjoin a low density residential area with aged care development to the immediate rear.
Proximity to strategic bus corridor	A bus stop is located adjacent to the site.
Issues	Prince Henry DCP – when prepared, this noted the potential for commercial uses at the key access to the Prince Henry site on Pine Avenue.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B1.1: Plan for centres to grow and change over time Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>The sites have a mix of shops and dwellings (single and multi unit) and the current 2A Residential zone does not reflect the current use. Rezoning this area would enhance a connection of business uses, linking these businesses with those on Pine Street within the Prince Henry site. The site is well serviced with public transport being located adjacent to the Little Bay bus terminus. Redevelopment would provide a transition of businesses uses in Little Bay, while ensuring these uses are at a suitable scale to serve the existing and future residents. The rezoning will also better connect this cluster of shops with the businesses located within the Prince Henry site development which fronts the eastern side of Anzac Parade.</p> <p>The zoning change will amend land use zone inaccuracies for the existing shop on residential zoned land, and better reflect the boundaries of the centre. The change is expected to reinforce the role of the centre, activate the street and will have negligible impacts on the surrounding area. While the centre is doubling in size, it is important to note that some of the sites are already operating as businesses despite having a residential zoning.</p> <p>The zoning change will not result in an increase to maximum building height (9.5m) however FSR will be increased to 1:1. Given the characteristics and form of existing buildings in this centre (which is at a scale greater than allowed in a residential zone), the increase to FSR is only expected to impact upon 1409 Anzac Parade, Little Bay.</p>	
Recommendation	
<ul style="list-style-type: none"> Rezoning request is supported. It is recommended that the sites be rezoned to the B1 Neighbourhood Centre with a FSR of 1:1, and a 9.5m height (to be applied to all lower order B1 centres) , as per the preliminary recommendations on Page 134 of the Paper. 	

772-784A Anzac Parade and 104 Gale Road, Maroubra Junction



Site location



Existing zoning map



Property information:

772 Anzac Parade	Lot 6 DP 10883
774 Anzac Parade	Lot 1 DP 9393
776 Anzac Parade	Lot A DP 104305
778 Anzac Parade	Lot B DP 104305
780 Anzac Parade	Lot 1 DP 232828
782 Anzac Parade	Lot 2 DP 232828
784 Anzac Parade	Lot 51 DP 870403
784A Anzac Parade	Lot 52 DP 870403
104 Gale Road	Lot 5 DP 9393

Applicant:

Original rezoning request submitted from a former landowner

Background:

A previous landowner in this group of properties submitted an application to rezone the abovementioned sites to a business zone, consistent with the zoning of the Maroubra Junction Town business centre. The Paper notes that an extension of the business zone in this location is unjustifiable and that to promote a better transition in streetscape, a R3 Medium Density Residential zone is more appropriate

This rezoning request was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, nine submissions were received in respect to this rezoning request (all from landowners) with six letters of support for the R3 zoning, two requesting a B2 centre zoning, and one

objection.	
Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	Varies by lot size
Permitted Height:	9.5m
Analysis:	
Site Description	<p>The properties are located directly north of the land zoned for the Maroubra Junction town centre. The town centre extends further north on the western side of Anzac Parade (which includes the block with Council's library) than it does on the eastern side. The site has good access to public transport.</p> <p>Current development on the site is purely residential, comprising a mix of one and two storey detached and semi-detached dwelling houses. The houses were originally 1930s style bungalows and there is no consistent theme among the dwellings. There is no significant vegetation or natural features on the site and the land is generally level. The combined site area of these properties is approximately 3370sqm.</p>
Land use patterns of surrounding area	<p>Surrounding development is generally low density residential, with business uses located on the western and southern sides of the sites. A residential flat building development is located immediately to the north at 770 Anzac Parade, while an aged care facility is located at 768 Anzac Parade. Across Gale Road to the south is a 7-8 storey retail/commercial building.</p> <p>106 Gale Road is currently occupied by a relatively new dwelling house.</p>
Proximity to strategic bus corridor	A high frequency bus corridor is located adjacent to the site and within the Maroubra Junction business centre.
Issues	Access to the sites via Anzac Parade would be discouraged, thus a coordinated approach will be required should redevelopment takes place.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>Given its location at the northern end of Maroubra Junction, the site (presently zoned 2A Low Density Residential) is opposite commercial zoned land and is considered appropriate to be zoned R3 Medium Density Residential. Land immediately adjoining the business centre at Maroubra Junction is currently zoned medium density residential except for this portion. A medium density zone (R3) is suitable as it permits some non-residential ground floor uses, such as neighbourhood shops, medical/health facilities etc if demand warrants.</p> <p>An increase in B2 zoned land at Maroubra Junction is considered unwarranted given existing employment/retail/residential floorspace in the centre and the location of these sites at the edge of the business centre. In terms of the height increase, the Maroubra Junction business centre has a mix of heights depending on the position within the centre and adjacent residential uses.</p> <p>Therefore, the proposed R3 Medium Density Residential zone is considered more appropriate and will</p>	

provide a better transition in building form between business and residential zoned land. Given the opposite block on Anzac Parade permits development up to four storeys (15m) and land on the south permits seven storeys (24m) on the corner of Gale Road and Anzac Parade , it is proposed that the 2C Residential equivalent 12m height limit and FSR of 0.9:1 is appropriate for these sites. There is an opportunity to increase the heights for these sites to 15m, if site amalgamation is achieved and accompanied with detailed building envelopes.

It should also be noted that the rezoning of the sites will not result in immediate physical change to the area. A development application must be lodged for change to occur in this location and community consultation would be required. Traffic and parking considerations will be thoroughly assessed at the DA stage should a development proposal be lodged for any of these sites.

Recommendation

- Rezoning request **supported**.
- It is recommended that the subject sites proceed with a R3 Medium Density Residential zoning, with a FSR of 0.9:1 and height control of 12m, with potential to increase to 15m subject to a detailed assessment/detailed building envelopes.
- A minimum lot size control of 325sqm would also apply to these sites.

31-33 McKeon Street, Maroubra Beach



Site location



Existing zoning map



Property information: Lots 1 and 2 DP 301587

Applicant: Private landowner

Background:

The landowner of 31-33 McKeon St submitted a request for a commercial zoning. This site, along with 25-29 McKeon St were analysed as a centre boundary adjustment for the Maroubra Beach business centre (page 127 of the Paper).

This rezoning request was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, no submissions were received in respect to this rezoning request.

Current Planning Controls:

Current Zone: 2C Residential

Permitted FSR: 0.9:1

Permitted Height: 12m

Analysis:

Site Description Located at the corner of McKeon Street and Fenton Street, the existing development comprises a 2 storey residential building, with a business premise operating on the ground floor. Opposite, to the north and southeast is the existing business zoned area of Maroubra Beach, and contains a range of buildings including traditional shop top and newer mixed use

	developments. Adjacent to the north west is a new 3 storey mixed use building with retail shopfronts at street level.
Land use patterns of surrounding area	The surrounding sites are currently used for commercial purposes, and the existing building on this site is inconsistent with its surrounds. The adjoining properties comprise a mixed use development, containing a drycleaner and a café. A 3 storey residential flat building is located at the rear of the subject site, containing 12 units.
Proximity to strategic bus corridor	A bus stop is located in the Maroubra Beach business centre and the beach location provides an interchange for various bus services.
Issues	Existing Maroubra Beach commercial centre urban design study/review of LEP/DCP controls (also to be considered in the draft comprehensive LEP) – this land is adjacent but outside the boundary of the review.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with the following State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives:</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B1.1: Plan for centres to grow and change over time Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>Given its location at the north-western end of the Maroubra Beach business centre, the site adjoins commercial uses to the north, east and west. The site is consistent with State and local planning policies. The Maroubra Beach Urban Design Study provides recommended controls for heights and building envelopes. It is suggested that buildings opposite the site (across Fenton Ave) will have a 13.1m height at the street frontage and gradually increase to 16.2-22.4 on upper levels (with a setback to minimise any impacts on the streetscape).</p> <p>The zoning change will not result in an increase to maximum building height (12m) while FSR will be increased to 2:1, however it is important to note that the buildings on the adjoining properties, namely 25-29 McKeon St and 2-4 Fenton have a greater FSR than permitted, and is more in the range of 1.5:1. Given the characteristics and form of existing buildings in this centre, the increase to FSR is considered reasonable and consistent with the surrounding development forms.</p> <p>A business zoning for these sites will amend land use inaccuracies and better reflect the boundaries of this centre.</p>	
Recommendation	
<ul style="list-style-type: none"> Rezoning request supported. It is recommended that the subject site, in addition to the adjacent sites at 25-29 McKeon St, Maroubra be zoned B1 Neighbourhood Centre (with a FSR of 2:1 and 12m height control), as per preliminary recommendations on Page 127 of the Paper. 	

2 rezoning requests for adjoining sites:

- 58-60 Carr Street, Coogee
- 62 Carr Street, Coogee



Site location



Existing zoning map



Property information:

58-60 Carr St Lot 2 DP 219220
62 Carr St Lot 1 DP 219220

Applicants:

- David Gray Architects, and more recently Willana Associates on behalf of landowners of 58-60 Carr St, Coogee
- Daltor Property on behalf of landowners of 62 Carr St, Coogee

Proposal:

In its rezoning request for 58-60 Carr St, the landowner requested a change in zoning from residential to business, with the intention of adding commercial floorspace to accommodate uses noted as a bar, restaurant or a medical practice and new car parking spaces.

During the public exhibition of the Paper, another rezoning request was received from the adjacent site. The landowner of 62 Carr St, Coogee expressed support for the rezoning of 58-60 Carr St, and requested an extension of the B2 Local Centre zone to also cover 62 and 64 Carr St, both of which are already used for commercial land uses and comprising the remaining Carr St frontage, to the corner

with Beach St, in this location . Given the location of these rezoning requests, and the similarity in issues, these rezoning requests are considered collectively.

Background:

It is noted that a Development Application (DA) for this site was lodged in March 2011, and subsequently withdrawn by the applicant in September 2011. The DA sought to make alterations and additions to the existing multi-unit residential building, and comprised an increase in size of existing balconies, replacement of balustrades, construction of disabled access and construction of communal space at front of the building with trafficable terrace above.

A detailed design proposal was prepared which was lodged with the DA submitted in March. The proposal included:

- The construction of a one and a half storey structure built to the Carr St boundary and partially wrapping around the corner to Kurrawa Ave;
- An internal space (163sqm) which was proposed for 'community facilities'. A change to a business zoning would enable this space to be used for a broader range of commercial uses;
- An additional 20sqm of amenity/storage space; and
- Large glazed openings fronting the street.

The DA received many submissions of community objections, on the grounds of increased traffic, access and car parking problems associated with the construction of the communal space aspect of this development. The potential for amenity impacts were also raised, with concerns about the increase to noise, litter and anti-social behaviour.

The majority of submissions received during the public exhibition of this Paper were of a similar nature, however it is imperative to note that the intention of the Paper is to analyse the land use suitability for business/retail uses, rather than a specific proposal/s. Therefore the following analysis on the rezoning of the site is conducted from a broad, strategic planning perspective and issues such as car parking, traffic, noise and access are not discussed extensively within this process as they are matters to be largely addressed at the DA stage.

As stated previously, the key concerns raised in submissions to this proposed rezoning are matters that are primarily DA in nature and to be resolved at the assessment phase. The intention of this Paper is not to resolve these impacts but to assess whether the site is suitable for a business zoning and to achieve a balanced outcome which is to the benefit of all stakeholders involved.

This rezoning request was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, 39 submissions were received in respect to this rezoning request. Of these submissions, two (2) were in support of the proposal while the remaining 37 submissions objected to the site being rezoned to the B2 Local Centre zone. It is noted that further submissions have been received since the reporting of the discussion papers and submissions feedback to Council, both supporting and opposing the proposal, and including a petition in support of the rezoning.

Current Planning Controls:

Current Zone:	Residential 2C
Permitted FSR:	0.9:1
Permitted Height:	12m

Analysis:

Site Description	<p>The site at 58-60 Carr St currently comprises an 8 storey 1960's residential flat building with two levels of podium parking. Access to the lower parking level is from Carr St, while the upper car parking level is accessed from Kurrawa Ave.</p> <p>Historical records indicate that 58-60, 62 and 64 Carr St were previously zoned business in Sydney Regional Environmental Plan No. 14 – Eastern Beaches. These sites were reverted back to a residential zone in 1990 on the basis that a commercial zoning for this land was not considered justifiable given the available floor space capacity afforded, and that commercial redevelopment of this block was inconsistent with existing</p>
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	residential development in the vicinity.
Land use patterns of surrounding area	<p>The Coogee business centre is located to the west, with a multistorey serviced apartment building with podium retail uses at 52-56 Carr St. To the east of the site, 62 Carr St comprises a 2 storey shop-top building housing a restaurant (separate rezoning request also submitted for this site) and a heritage-listed boarding house is currently being operated at 64 Carr St. These sites have been operating as long established commercial land uses and is unlikely to change in the near future given its prime location.</p> <p>58-60 Carr St adjoins residential properties to the south on Kurrawa Ave, which is characterised by a mixture of multi-unit housing and single dwellings.</p>
Proximity to strategic bus corridor	The site is in close proximity to Coogee business centre which has many bus services.
Issues	<ul style="list-style-type: none"> • Site exceeds development standards, particularly FSR while 58-60 Carr St also exceeds maximum height limits. • Location opposite the reserve and Coogee beach foreshore.
Consistency with State and Council strategic planning policies	
<p>One applicable State Environmental Planning Policies (SEPPs) applies to this rezoning proposal, namely SEPP 32 – Urban Consolidation (Redevelopment of Urban Land). While this SEPP focuses on residential development, it simultaneously encourages increased residential densities and urban redevelopment in and around business centres.</p> <p>In terms of the Metropolitan Plan for Sydney 2036 directions, the following objectives are considered relevant:</p> <ul style="list-style-type: none"> • Objective B1.1: Plan for centres to grow and change over time • Objective B3.2: Plan for urban renewal in identified centres • Objective B3.3: Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal <p>The rezoning complies with the relevant Section 117(2) Ministerial Directions, namely:</p> <ul style="list-style-type: none"> • Direction 1.1 Business and Industrial Zones: the rezoning will encourage employment growth in suitable locations, and support the viability of the Coogee business centre, by formally recognising the sites as a business zone. • Direction 3.1 Residential Zones: while the rezoning will alter the residential zone boundary, the supply of housing in this area will not be affected and the permissible residential density will not be reduced. The rezoning will make more efficient use of existing infrastructure and services and will improve the design of the existing residential building. • Direction 3.4 Integrating Land Use and Transport: the most relevant objectives to this rezoning proposal are to improve access to housing, jobs and services by walking, cycling and public transport, and reducing travel demand including the number of trips generated by development. The rezoning proposal is consistent with this direction. <p>In terms of local policy, the Randwick City Plan lists as a key priority “limit the scale of development along the coast by minimising change to current controls” for Clovelly, Coogee and South Coogee. The Randwick City Plan also identifies that future infill development in Coogee will be mostly contained to the current heights and scale of the area.</p> <p>The sites are also located within the Foreshore Scenic Protection Area (clause 29 of RLEP) requiring development to consider protecting and improving the visual qualities of visually prominent areas along the coast. The rezoning of the site to B2 provides the same height control as the current maximum building height (12m), while FSR would increase from the current 0.9:1 to 1.5:1.</p> <p>The Randwick Economic Activity Study (2008) suggests that while Coogee should plan for increase visitor numbers and encourage a wider diversity of land uses to support visitor and resident populations, expansion of commercially zoned areas in the Coogee business centre should be limited.</p>	

Planning Consideration

The proposed B2 zone could improve the Carr St streetscape in this location, subject to good urban design. The rezoning will not result in any increases to currently permissible heights (given the maximum of 12m), but will increase FSR allowances (from 0.9:1 to 1.5:1). However, given the scale of development in this location, the new FSR is not expected to allow any increase to the physical bulk or scale of existing buildings.

The rezoning of 58-60 Carr St (in addition to 62 and 64 Carr St), would fulfil the objectives of the B2 zone. The change to a business zoning will provide a range of uses to support the needs of people who live, work or visit the area and creates additional employment opportunities in an accessible location well serviced by public transport. The rezoning will also continue to enable residential development and could help facilitate a high standard of urban design and pedestrian amenity in the public domain. In addition, the proposal to insert a new objective to the Zone B2 zone will ensure residents are protected and that impacts arising from new development proposals will need to be minimised.

Rezoning the sites to business will permit commercial development whilst allowing the continuation of residential land uses in this location. The change will result in the culmination of a mixed use transition between commercial and residential uses. For 58-60 Carr St in particular, a B2 zoning will complete a gap in an otherwise continuous active commercial streetscape and will make the adjacent existing and long established commercial land uses compliant at 62 and 64 Carr Street.

Despite the Randwick Economic Activity Study recommending limited expansion of commercial zoned areas in Coogee, this change is warranted given that the business operations at 62 and 64 Carr St are already long established and unlikely to change. If rezoned to Zone B2, 58-60 Carr St would create an additional 0.02% of business zoned land in the Coogee business centre. Should all three properties on Carr St be rezoned to business, this would represent approximately 0.03% of new business zoned land. Both figures are deemed to be inconsequential and would not pose to create any considerable effects.

Given the likely extent and size of the future commercial addition of 58-60 Carr St and the existing commercial operations of 62 and 64 Carr St, the rezoning is unlikely to cause any economic or social impact to businesses or residents within the immediate vicinity, yet details of potential impacts again, should be addressed carefully at the DA stage.

The addition of new business zoned land adjacent to an established commercial area would constitute effective land use planning and would utilise a site that experiences high levels of amenity given its location directly opposite the coastal reserve and beach. The rezoning to B2 will encourage active frontages that look out over the beach and foreshore, which will in turn promote safety by the increase in passive surveillance.

In terms of traffic, transport and the capacity of the surrounding road network, it is considered that any increase in intensity of development on 58-60 Carr St will not result in significant intensification of traffic. Users of a commercial component on the site are likely to be either residents or people who are already in the area utilising other commercial or recreational facilities. Thus the rezoning is not considered to result in a significant traffic generating development which would, in any case, require detailed assessment at the DA stage.

Additionally, the rezoning will be consistent with the commercial character of the developments fronting Coogee Beach in this location and those at the mirror imaged northern end of the beach. Further, the urban design improvements associated with 58-60 Carr St would rectify the inconsistency in the streetscape provided by the open frontage of the existing flat building. It could also conceal the exposed basement level and car parking in a more considered manner. The existing 8 storey building is likely to remain given that it is strataed and exceeds current height controls. Improvements at the ground level are thus likely to be accompanied by improvements to those upper levels. It should be noted that good urban design would be imperative to ensuring the quality of any refurbishment of the building, and its relationship with the public domain, improvements to pedestrian amenity and more attractive private/public interface. Simple additions such as the provision of an awning over the footpath that extends over the covered pedestrian area would be a positive outcome for the public.

It is noted that the site would be subject to a new design excellence clause proposed in the draft LEP for sites greater than 15m in height. This will place greater emphasis on the need for excellence in the design of any proposal for this site and greater weight for council officer and Council consideration of requirements for a quality design outcome.

The proposal is consistent with State planning policies and various local strategies. The Randwick City Plan states that the scale of development along the coast should be limited by minimising change to current controls and that future infill development will be mostly contained to the current heights and scale of the area. This is also in keeping with clause 29 of RLEP, which recognises the sites as being located within the Foreshore Scenic Protection Area and the need to protect and improve the visual qualities of visually prominent areas along the coast.

It must be noted that clause 29 primarily relates to the probable aesthetic appearance of proposed buildings in relation to the foreshore (i.e. From the ocean). While this clause does not currently apply to the business zoned land at Coogee, it is considered suitable to continue to apply this clause to these subject sites in conjunction with a business zoning, in the draft comprehensive LEP.

It should be noted that the proposal has received many submissions of community opposition, both during the DA process and as part of the public exhibition of the Business Centres Discussion Paper. Major concerns associated with this proposal are primarily DA in nature (traffic, parking, noise etc) and are not matters to be considered at the rezoning stage. The petition in support of the rezoning noted that the commercial uses/s will help activate the public domain and utilise the site within the highest level of amenity.

Conclusion

The site forms the southern end of the horseshoe shaped built form of the Coogee business centre. The northern and eastern sections provide an active street edge of commercial, retail and food related uses which services resident and visitor needs. The southern edge, in which the sites are situated, also contains similar uses (except 58-60 Carr St) but is not zoned to permit them and they rely on both existing use rights and clause 43 of RLEP for their continued commercial operations. Historical records indicate that this portion of Carr St was previously zoned for business land uses.

Formalising the existing uses of 62 and 64 Carr Street would better reflect the current situation, which is unlikely to revert back to solely residential development. Permitting similar uses on the subject site would not only be consistent with the pattern of adjacent development but create opportunities for public domain improvements.

As the sites already exceed the proposed height and FSR controls, it is not envisaged that the rezoning will lead to any substantial physical changes to the area or intensification of uses. The rezoning would allow a range of permissible business uses, subject to DA consent, and also provide public benefit in terms of activating the streetscape and improving the public domain. The existing 8-storey residential building is likely to remain and improvement on the ground level is likely to be accompanied by improvements to the upper levels.

It is acknowledged that the site's prominent location in the Coogee basin deems that uses and development should be designed with careful consideration to optimising visual improvement and minimising impacts on adjacent residences. Hence it is also proposed that additional planning guidance be drafted in the comprehensive DCP specifically for this site and street frontage to address matters such as streetscape elements (eg awnings), design criteria for upgrades eg scale of any podium, access, balconies size/location, setbacks and other related development/design criteria. Should 58-60 Carr St be rezoned to Zone B2, outdoor and business activity should not occur for example on Kurrawa Ave and should be focused on Carr St only.

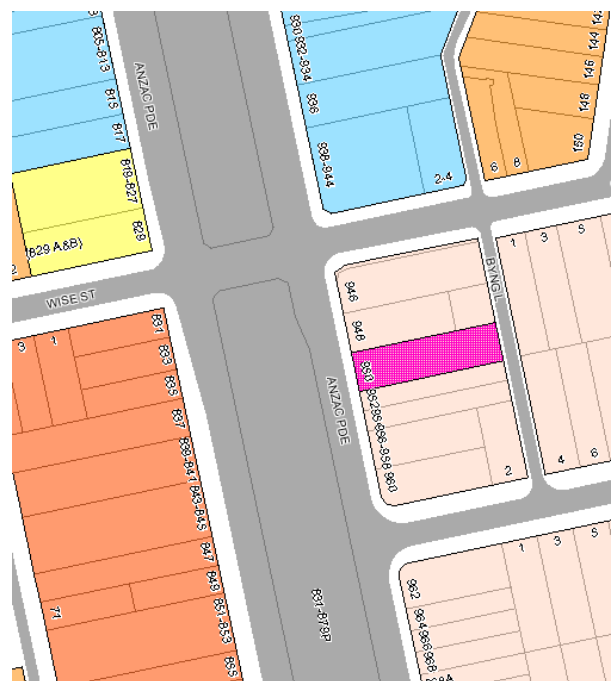
Recommendation

- Rezoning requests are **supported**.
- It is recommended that the entire block fronting Carr St (58-60, 62 and 64 Carr St, Coogee) be rezoned to allow for commercial uses, consistent with the remainder of the town centre. The B2 Local Centre zoned is considered the preferred zone and is recommended for these sites.
- Sites to have maximum FSR of 1.5:1 and height of 12m.
- The FSPA clause should continue to apply to these sites.
- Detailed development/design guidance should be included in the draft comprehensive DCP.

946-960 Anzac Parade and 2 Byng St, Maroubra



Site location



Existing zoning map



Property information:	946 Anzac Parade Lot 1459 DP 752015, Lot 5216 DP 721508, Lot B 359507 948 Anzac Parade Lot A DP 359507 950 Anzac Parade Lot 1461 DP 752015 952 Anzac Parade Lot 1 DP 231730 954 Anzac Parade Lot 2 DP 231730 956 Anzac Parade Lot 2 DP 310952 960 Anzac Parade Lot 1 DP 310952 2 Byng St Lot 3 DP 310952
Applicant:	Architect on behalf of landowner of 950 Anzac Parade, Maroubra

Background:

The landowner of 950 Anzac Parade submitted an application to amend the zoning of this block fronting Anzac Parade to a medium density residential zone from its current low density residential zoning. The sites incorporated in this rezoning request include 946-960 Anzac Parade and 2 Byng St.

This rezoning request was reported as part of the Business Centres Discussion Paper given it is adjacent to the Maroubra Junction business centre. No submissions were received in respect to this rezoning request.

Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	Varies by lot size
Permitted Height:	9.5m
Analysis:	
Site Description	<p>The combined site area of these sites is approximately 4,215sqm.</p> <ul style="list-style-type: none"> • 946 Anzac Parade is a licensed club premises on the corner of Anzac Parade and Wise St. • 948 Anzac Parade contains a 2 storey residential flat building, with a portion at the rear (fronting Byng Lane) accommodating part of the RSL club. • 950 -960 Anzac Parade and 2 Byng St comprises of a mix of dwelling forms including single storey semi-detached dwellings, to 2 and 4 storey residential flat buildings.
Land use patterns of surrounding area	<p>The block lies immediately to the south of Maroubra Junction town centre. To the north is the Maroubra RSL Club, and to the south is a mixture of single dwellings and multi-unit housing. The block is served by a rear lane.</p> <p>Opposite to the west the area is zoned for medium density residential uses, and contains predominantly flat buildings, that are zoned Residential 2C.</p>
Proximity to strategic bus corridor	Significant public transport provision is located in close proximity.
Issues	Registered clubs are not permissible in residential zones, and this appears to operate under existing use rights. Nevertheless should it require future alterations, the R3 zone controls (eg. height) would more closely reflect the existing development.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:</p> <ul style="list-style-type: none"> • SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> • Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> • Outcome 4: Excellence in urban design and development • Outcome 6: A liveable city • Outcome 8: A strong local economy 	
Planning Consideration	
<p>Given its location at the southern end of Maroubra Junction, the site (presently zoned 2A Low Density Residential) is opposite medium density residential zoned land. A medium density zone (R3) is suitable as it permits some non-residential ground floor uses, such as neighbourhood shops, medical/health facilities etc and would provide an appropriate transition between commercial and low-density residential development.</p> <p>The proposed R3 Medium Density Residential zone is considered more appropriate and will provide a better transition in building form between business and residential zoned land. It will provide symmetry with the existing zone, development and scale with the western side of Anzac Parade and will make efficient use of existing infrastructure and public transport services.</p> <p>As the block north of Wise St permits development up to five storeys (21-25m), it is proposed that the 2C Residential 12m height limit and FSR of 0.9:1 is appropriate for these sites. Additionally, the rear lane will provide an appropriate buffer for the low density residential areas.</p>	
Recommendation	
<ul style="list-style-type: none"> • Rezoning request supported. • It is recommended that the subject sites proceed with a R3 Medium Density Residential zoning, with a FSR of 0.9:1 and height control of 12m, as recommended in the Business Centres Discussion Paper. A minimum lot size control of 325sqm would also apply. 	

391-417 Anzac Parade, 17-21 Bunnerong Road & 2-6 Sturt Street Kingsford



Site location



Existing zoning



Property information:	391-393, 395, 397-397A, 399, 399A, 401-405, 407-409, 411, 413, 415-417 Anzac Parade, 17, 19 and 21 Bunnerong Road, and 2, 4 and 6 Sturt Street
Applicant:	Urbis on behalf of private landowners

Background:

The landowner of 17 Bunnerong Rd, Kingsford submitted a rezoning request for the aforementioned properties, otherwise known as the Kingsford Triangle precinct. A commercial zone was sought to form part of the Kingsford business centre. This site, along with 1-11 Rainbow St were also analysed as a centre boundary adjustment for the Kingsford business centre (page 113 of the Paper).

This rezoning request was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, two submissions were received in respect to this rezoning request with one in support of the proposal and the one (Botany Bay City Council) noting that the traffic implications of this rezoning proposal requires assessment.

Current Planning Controls:

Current Zone:	2C Residential
Permitted FSR:	0.9:1 or 0.65:1 (depending on lot size)
Permitted Height:	12m

Analysis:

Site Description	The block is bounded by Anzac Parade, Sturt St and Bunnerong Road, Kingsford and currently contains a range of commercial and residential land
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	uses, including a restaurant, shops, auto-electrician, mechanics workshop, car wash, smash repairs, church, childcare centre, boarding house and a number of low and medium density residential dwellings. The commercial properties operate on existing use rights or via a current LEP clause that permits purpose built commercial to continue in residential zones. The precinct forms an irregular triangle shape with a combined site area of approximately 7915sqm.
Land use patterns of surrounding area	The site adjoins Kingsford centre to the north and a major roundabout (also referred to as "nineways"). Opposite Anzac Parade to the east is Souths' Juniors, a large scale club building, zoned for business uses and the markets/car park site owned by Council and STA, (1-21 Rainbow St) which is also the subject of a rezoning proposal. Land to the west is Daceyville park and an identified heritage conservation area within Botany Bay LGA.
Proximity to strategic bus corridor	Significant public transport provision is located in close proximity.
Issues	<ul style="list-style-type: none"> Traffic and access – a slip road off the southerly carriageway of Bunnerong Road provides an opportunity for vehicular access to the northern portion of the site, while the southern end of the Triangle precinct can obtain access off Sturt St. A detailed traffic study will be required with future major redevelopment proposals. Potential for overshadowing of residences to the south. Adjacent to heritage conservation area.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with the following State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives:</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B1.1: Plan for centres to grow and change over time Objective B3.2: Plan for urban renewal in identified centres Objective B3.3: Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal <p>Draft East Subregional Strategy actions:</p> <ul style="list-style-type: none"> B2: Increase densities in centres whilst improving liveability C2: Plan for a mix of housing near jobs, transport and services <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>The precinct is currently developed for a range of uses including commercial and retail, which is not consistent with its current residential zoning. Given its location adjacent to the Kingsford business centre, rezoning the block for business uses which will allow mixed use development appears appropriate, and can act as a transition between the centre and the residential uses to the south. The change will provide a continuous business zoning along Anzac Parade and will better connect the northern end of the centre to the South Sydney Junior Rugby League Club opposite.</p> <p>Further detailed consideration of the appropriate scale and articulation in building form and heights is needed to allow a transition to the open space to the west, and the residential areas to the south. Controls could include a requirement that any future development proposal must have a master-plan DCP. A traffic study for any major development of the site would need to be lodged, should redevelopment be proposed on this site. Given the location, it is proposed to list this area as a key site in the LEP, which would trigger the requirement for a site specific DCP/masterplan and will provide for any detailed planning controls and guidance.</p>	

Recommendation
<ul style="list-style-type: none">Rezoning request supported.It is recommended that the Kingsford Triangle precinct be rezoned B2 Local Centre, with a FSR of 3:1 and maximum height of 24m, as per the controls for the adjacent Kingsford town centre and the recommendations contained on page 113 of the Paper.Given its prominent location, the site should be noted as a key site in the draft LEP, requiring a site specific DCP for major redevelopment of the site. This should be considered by the applicant/owners or as part of any future planning/design review for the Kingsford town centre.

1-11 and 13-21 Rainbow St, Kingsford



Site location



Existing zoning map



Property information:	Lot 1 DP 120465, Lot 1 DP 408111, Lot 1 DP 188265 and Lot 1 DP 1135723
Applicant/owners:	Planning consultant on behalf of landowners: STA and Randwick City Council

Background:

In 2003, a rezoning application was prepared on behalf of the landowners by an independent planning consultation. The application sought a business zone, to match the adjacent Kingsford business zone.

This rezoning request was reported as part of the Business Centres Discussion Paper and three submissions in support of this rezoning request were received.

Current Planning Controls:

Current Zone:	2A Residential and 6A Open Space
Permitted FSR:	0.5:1 and N/A respectively
Permitted Height:	9.5m and N/A respectively

Analysis:

Site Description	The site for rezoning is known as the Kingsford Markets Site and is located at the corner of Anzac Parade and Rainbow St, adjacent to the Nine Ways roundabout. The site also has frontage to Wallace St. Given its location on a major intersection of Anzac Parade, the site has high traffic volume, and high visual and noise exposure.
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	The site is used for markets, commercial and community purposes including a greengrocer, weekend market, offices (including community organisations) and car parking. It currently has limited open space function or public amenity and the uses of the site do not reflect the recreational zoning. The site is generally triangular in shape and has an overall area of 5,536sqm. The land falls from the north-eastern corner towards the west with a total fall of some 4m.
Land use patterns of surrounding area	To the north-west lies the Kingsford town centre. To the south-east is the large scale Souths' Juniors club, also zoned for business purposes, and to the south-west is a triangular block that is the subject of a separate rezoning proposal (also for business uses – see separate datasheet). To the west adjoining the site are predominantly single dwellings, with multi-unit housing to the north.
Proximity to strategic bus corridor	Significant public transport provision is located in close proximity.
Issues	<ul style="list-style-type: none"> Proximity to low density residential area, and potential for overshadowing and other amenity impacts Retention of car parking
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:</p> <ul style="list-style-type: none"> SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> Objective B1.1: Plan for centres to grow and change over time Objective B3.2: Plan for urban renewal in identified centres Objective B3.3: Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal <p>Draft East Subregional Strategy actions:</p> <ul style="list-style-type: none"> B2: Increase densities in centres whilst improving liveability C2: Plan for a mix of housing near jobs, transport and services <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> Outcome 4: Excellence in urban design and development Outcome 6: A liveable city Outcome 8: A strong local economy 	
Planning Consideration	
<p>The proposed rezoning is considered appropriate in the context of the existing pattern of land uses and zonings in the locality. A B2 Local Centre zoning will provide a suitable range of permissible uses for any future development of the site, which will enable it to appropriately respond to opportunities and constraints, and will represent the highest and best use of the site.</p> <p>It is considered that the reduction of land zoned for open space is not significant in terms of the overall provision in the LGA. As the site is not presently used for open space purposes, its has no effect on the existing level or quality of open space provision.</p> <p>Nevertheless, it is propose that any future development of this site must include open space suitable for a large public plaza, facilitating connections to the rest of Kingsford town centre. It will also need to provide for community facilities and incorporate provisions for a transport interchange/bus layover or future light rail station or other public transport infrastructure as may be required by the STA, and public car parking.</p> <p>Further consideration is needed of appropriate built form controls that provide appropriate relationships to the surrounding development, especially the transition to the residential areas to the north and east. The independent planning report suggests that building heights will respond to the character of the</p>	

adjoining land, and lower heights could be specified for parts of the site closer to the low density residential areas and a minimum setback from the adjoining residential properties to the east of 10m.

Given the unique opportunity this site presents, this property is proposed to be listed as a key site in the LEP, which would trigger the requirement for a site specific DCP/masterplan and will provide for any detailed planning controls and guidance. As such, any future proposals for the site must follow a detailed master-plan/concept plan process that further explores the conditions above.

A business centre zoning reflects the existing range of uses on the site more accurately than an open space zoning. The change will provide a continuous business zoning along Anzac Parade and will better connect the northern end of the centre to the South Sydney Junior Rugby League Club.

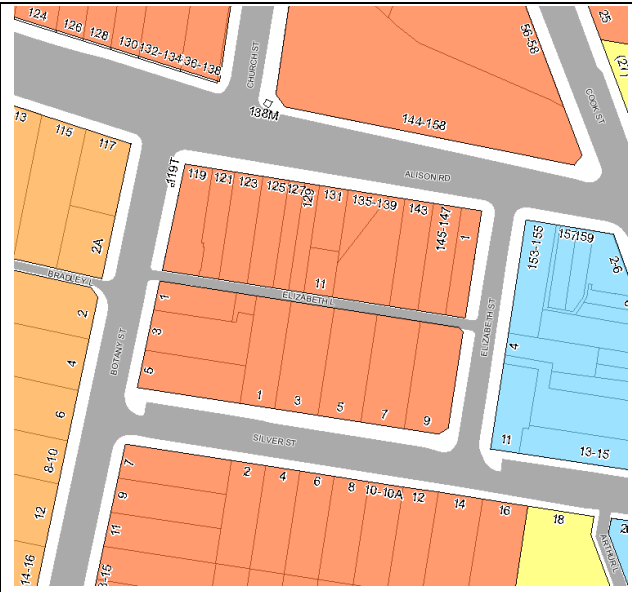
Recommendation

- Rezoning request **supported**, as per the independent planning study for the owners.
- It is recommended that the subject sites be rezoned to B2 Local Centre, with a FSR of 3:1 and 24m height limit.
- Given its prominent location, the site should be noted as a key site in the draft LEP, requiring a site specific DCP for major redevelopment of the site. This should be considered by the applicant/owners or as part of any future planning/design review for the Kingsford town centre.

131 Alison Road and 1 Elizabeth Lane, Randwick



Site location



Existing zoning map



Property information: Lot 1 and 2 DP 232239

Applicant: Private landowner (Randwick Labor Club)

Background:

The landowner of 131 Alison Road and 1 Elizabeth Lane, Randwick submitted a formal application in March 2009 to rezone the site to permit 'clubs' as an additional permitted use on the residential zoned land at 131 Alison Rd. The site is currently occupied by a terrace building and is directly next to the Labor Club premises (at 135-139 Alison Rd) which operate under existing use rights which do not apply to the property at 131 Alison Rd. The proposal involved extensions to the current club functions – catering, gaming, convention and parking facilities, addition of a small gymnasium and a viewing platform overlooking the Racecourse and general western vista.

An accompanying concept plan was lodged with the rezoning application. The proposal for 131 Alison Rd indicates the demolition of the existing building to construct a new 5 storey building to be incorporated as part of the Labor Club. The proposed development comprises of basement carparking, gymnasium, expanded lounge and gaming rooms and new meeting and function rooms, adding 2500sqm to the existing club premises. The development concept appears to substantially exceed the allowable height and FSR controls as the proposed additional floorspace would translate to an FSR of 6.6:1, which is well above the permissible 2:1 FSR under the adjacent business zoning.

The previous report to Council on this matter (26 May 2009) concluded that the spot rezoning of the site should be deferred until the Comprehensive LEP to allow a more holistic analysis of the

relationship of this block to the Randwick business centre.	
This proposal was reported as part of the Business Centres Discussion Paper. During the exhibition of the Paper, one objection was received in respect to this rezoning request.	
Current Planning Controls:	
Current Zone:	2C Residential
Permitted FSR:	0.65:1
Permitted Height:	12m
Analysis:	
Site Description	The site is currently occupied by a 2 storey terrace building converted into three flats in the 1960s. The adjoining Labor Club leases and manages these flats. The site is located towards the top of the hill overlooking Randwick Racecourse and approximately 100m to the west of Belmore Road, to which the Randwick Junction business centre is located. The site has a site area of 379sqm.
Land use patterns of surrounding area	<p>The site immediately adjoins the existing Labor Club (135-139 Alison Road) to the east. On the corner of Alison Rd/Elizabeth St is a mixed use development with ground floor retail uses and there are two residential dwellings (both of which are heritage listed items) located between the existing club site and the mixed use building. The western side are predominantly residential buildings, comprising attached dwellings and multi unit housing. The Labor Club owns 8 of the 12 properties within this block, however 127 and 129 Alison Road are separately owned.</p> <p>Opposite to the north is typically multi-unit housing development, and to the west of the block is a mixture of multi-unit housing, terraces and single dwellings. Residential flat buildings are located to the south of the site, separated by Elizabeth Lane.</p>
Proximity to strategic bus corridor	Significant public transport provision is located in close proximity, at Randwick Junction.
Issues	<ul style="list-style-type: none"> • Potential amenity issues eg loss of privacy, particularly for 129 Alison Rd, Randwick. • Potential for increased overshadowing on residential properties south of Elizabeth Lane, depending on maximum height limits. • Proximity to heritage items. • Access and parking.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:</p> <ul style="list-style-type: none"> • SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> • Objective B1.1: Plan for centres to grow and change over time • Objective B3.2: Plan for urban renewal in identified centres • Objective B3.3: Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> • Outcome 4: Excellence in urban design and development • Outcome 6: A liveable city • Outcome 8: A strong local economy 	
Planning Consideration	
Given the previous Council resolution, the rezoning request has been investigated as part of a review	

of the entire block given the range of existing land uses.

There is expected to be strong demand for business floor space in Randwick Town Centre, especially linked to health/medical uses and demand from the nearby hospitals campus and university. However this demand is likely to be positioned towards the southern end of the Randwick Junction centre, closer to the hospital/university precinct. This northern part of the shopping strip provides more for a range of retail and cafes and the extension of the business/shopping strip along Alison Rd would cater for this demand. Rather than rezone the whole block, the sites from 1 Elizabeth St to 131 Alison Road (including 1 Elizabeth Lane at the rear) are suggested as being suitable for a business zone given that the majority of sites are already have commercial land uses. The zoning would thus have minimal impact on land uses/intensity of development on these sites.

Should the site be rezoned B2 Local Centre, the change will allow for an increased FSR of 2:1 (as opposed to the current FSR of 0.65:1). The height limit of 12m should be retained, consistent with the height controls for the Randwick Junction business centre.

While the Labor Club owns the majority of lots within this block and can alleviate impacts associated with the operation of the club by creating a buffer, it should be noted that the adjoining property (129 Alison Rd) is in private ownership and that the redevelopment of 131 Alison Road for club purposes could potentially to create impact for these residents. Vehicular access to the site is obtained through Elizabeth Lane, and depending on the eventual proposal for the site, a traffic assessment will be required at the DA stage.

Alternatively, there is also an option to add 'clubs' as a permitted use for the site as per the original request. This will mean that the site will be transferred into the equivalent zone, namely R3 Medium Density Residential and will have a height limit of 12m and a maximum FSR of 0.9:1. The addition of 'club' as a permitted land use, within these limits, would also provide for the club's anticipated changes and share the same controls as the adjoining sites on Alison Rd. As a transition from the existing club building (5-6 storeys) and to provide for a range of business uses in this location, the B2 Local Centre zone is considered suitable.

The extension of the Randwick business centre in this location is considered appropriate given the scale of the proposal and location of the block in relation to the existing business centre, while the additional use for clubs on the site may also raise potential amenity issues for adjacent residents.

Recommendation

- Rezoning request **supported**.
- It is recommended that part of the block, namely 1 and 3 Elizabeth St, 1 Elizabeth Lane and 131-147 Alison Road be rezoned to B2 Local Centre, with a maximum FSR of 2:1 and height control of 12m.

129-131 Malabar Rd, South Coogee



	business purposes, the sites currently contain two single detached dwellings. The properties form part of a small neighbourhood centre, surrounded by mostly low density residential uses.
Land use patterns of surrounding area	Predominantly surrounded by low density residential development. Opposite to the west is Randwick Cemetery, and to the south-west is a small group of shops currently zoned residential. The subject sites are currently used for residential purposes and have no commercial functions, while 133 and 135 Malabar Road have retail uses. The Paper does suggest applying the B1 centre zoning in this location to apply to 140-144 Malabar Rd, South Coogee given the existing commercial uses here.
Proximity to strategic bus corridor	A bus stop is located adjacent to the site.
Issues	<ul style="list-style-type: none"> • Topography – the land on the northern side of Malabar Rd is relatively steep, with a south-westerly sloping topography. An increase to height and FSR in this location will impact upon surrounding residents, in terms of overshadowing, loss of privacy and views. • Access to the sites is from Malabar Rd, the proposed intensification in residential density will substantially impact upon the traffic flow and road network.
Consistency with State and Council strategic planning policies	
<p>The rezoning is consistent with the following State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives:</p> <ul style="list-style-type: none"> • SEPP 32 – Urban Consolidation (Redevelopment of Urban Land) <p>Metropolitan Plan for Sydney 2036 directions:</p> <ul style="list-style-type: none"> • Objective B1.1: Plan for centres to grow and change over time • Objective B3.2: Plan for urban renewal in identified centres <p>The following Randwick City Plan outcomes are also addressed:</p> <ul style="list-style-type: none"> • Outcome 4: Excellence in urban design and development • Outcome 6: A liveable city • Outcome 8: A strong local economy 	
Planning Consideration	
<p>The suggested 12m height limit and 1.5:1 FSR is currently used in centres such as Coogee- these development standards in this location are not considered suitable given surrounding areas are primarily zoned low density residential. A minor increase in height is proposed for all B1 centres (from 9m to 9.5m).</p> <p>The City's larger B1 centres, namely Clovelly and Frenchmans Rd have a 1.5:1 FSR and 12m height limit yet the scale and nature of these centres are substantially different to those offered in the Moverly B1 centre. This cluster of shops closely relates to the City's smaller-order B1 neighbourhood centres, which have the same height and floor space controls. Mixed use development can still occur under the current zoning and development standards.</p> <p>Whilst the rezoning is generally consistent with State and local planning strategies, the increase to FSR and height is inappropriate given the location within and proximity to low density residential land uses and in relation to a suitable size and scale of business uses in this location.</p>	
Recommendation	
<ul style="list-style-type: none"> • Rezoning request not supported. • It is recommended that the subject sites retain their current FSR of 1:1, with a slight increase to height (from 9m to 9.5m) consistent with the height increases proposed to all similar B1 centres, as per the preliminary recommendations on Page 133 of the Paper. 	

ATTACHMENT F

F.3 - Site Specific Rezoning Residential Zoning Mismatches

1. Todman Ave Precinct:

1-21 Todman Avenue, 2A Milroy Avenue (Milroy Place and Milroy Court), 1-11 Samuel Terry Avenue, Kensington



Existing Zoning



Zoning Mismatch Map

**Current Planning Controls**

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies only)
Permitted Height:	9.5m

Description

No. lots + total site area	Lots: 16, Total site area: 13,668 ² (approx)
No. Buildings	16
Type of Buildings	15 residential flat buildings (multi-unit housing) and 1 townhouse complex
Building Height	Generally 2 storeys

Key justification for planning change

The residential flat buildings (multi-unit housing) are a non-conforming use in the 2A low density residential zone. The proposed change is to reflect the existing land use, built form, scale and low-medium density character of these sites.

Recommendation:

Proposed Zone: R3 (Medium Density)
Proposed FSR: 0.75:1
Proposed Height: 9.5m

2. Oberon St Precinct:

166-202 Oberon Street, 346 Arden Street, 270A Rainbow Street, 174-186 Brook Street, Coogee



Current Planning Controls

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies)
Permitted Height:	9.5m (except for dwelling houses)
Description	
No. lots + total site area	Lots: 15, Total site area: 11,849 m ² (approx)
No. Buildings	15
Building Types:	9 residential flat buildings (multi-unit housing) 2 Semi detached dwellings 2 detached dwellings 2 dual occupancy
Building Height	2 - 4 storeys
Key justification for planning change	The residential flat buildings are non conforming uses in the 2A low density zone. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites.
Recommendation:	Proposed Zone: R3 Proposed FSR: 0.9:1 Proposed Height: 12m

3. Denning St Precinct:

58 Denning Street, 2-10 Garlie Place, 147-167 Malabar Road, South Coogee



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies)
Permitted Height:	9.5m (except for dwelling houses)

Description

No. lots + total site area	Lots: 12, Total site area: 7,580m ² (approx)
No. Buildings	12
Building Types:	9 residential flat buildings. 1 semi 1 dual occupancy 1 town house complex
Building Height	2 - 4 storeys

Key justification for planning change	The residential flat buildings are non conforming uses in the 2A low density residential zone. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites.
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Recommendation:	Proposed Zone: R3 Proposed FSR: 0.9:1 Proposed Height: 12m
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4. Mirrabooka Cr Precinct:
1409A Anzac Parade, Little Bay



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies)
Permitted Height:	9.5m (except for dwelling houses)

Description

No. lots + total site area	Lots: 1, Total site area: 6,643 m ² (approx)
No. Buildings	11
Building Types:	Low scale residential flat buildings (multi-unit housing)
Building Height	Generally 2 storeys

Key justification for planning change	The low scale residential flat buildings are a non conforming use in the existing 2A low density zone. The proposed change is to reflect the existing land use, built form, scale and low-medium density character of these sites. Adjacent sites are zoned 2B Residential with similar scale of development.
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Recommendation:	Proposed Zone: R3 Proposed FSR: 0.75:1 Proposed Height: 9.5m
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5. Beauchamp Rd Precinct:

1-23 and 2-14 Bowen Place, 1-37 and 2-34 Manwaring Avenue, 1-17 and 2-40 Hughes Avenue, 2-12 Farthing Place, 1-19 and 2-26 Bennett Place, 116-132 Broome Street, 2-52 and 1-39 White Ave, 449-483 Beauchamp Road, Maroubra



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies)
Permitted Height:	9.5m (except for dwelling houses)
Description	
No. lots + total site area	Lots: 193, Total site area: 59,500 m ² (approx)
No. Buildings	191
Building Types:	Generally Semi detached dwellings, villas, town houses (multi-unit housing)
Building Height	2 storeys
Key justification for planning change	The low scale villas and town houses are non-conforming uses in the 2A low density zone. They mirror development zoned 2B I-w medium density adjacent to the north and appears to be a zoning error in RLEP 1998. The proposed change is to reflect the existing predominant land use, built form, scale and low-medium density character of these sites.
Recommendation:	Proposed Zone: R3 Proposed FSR: 0.75:1 Proposed Height: 9.5m

6. Broome St Precinct:

81-91 Broome Street, Maroubra



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2A Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies)
Permitted Height:	9.5m (except for dwelling houses)

Description

No. lots + total site area	Lots: 6, Total site area: 7,860m ² (approx)
No. Buildings	6
Building Types:	Residential flat buildings
Building Height	Height: 4 storeys

Key justification for planning change

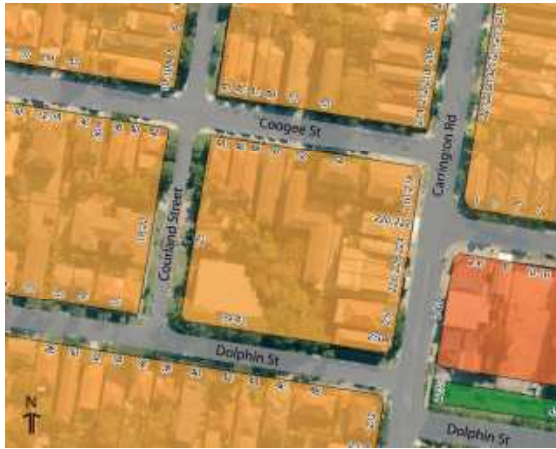
The residential flat buildings are non conforming uses in the 2A low density zone. They mirror development to the north (zoned Residential 2C) and appear to be a zoning error in RLEP 1998. The proposed change is to reflect the existing land use, built form, scale and medium density character of these sites.

Recommendation:

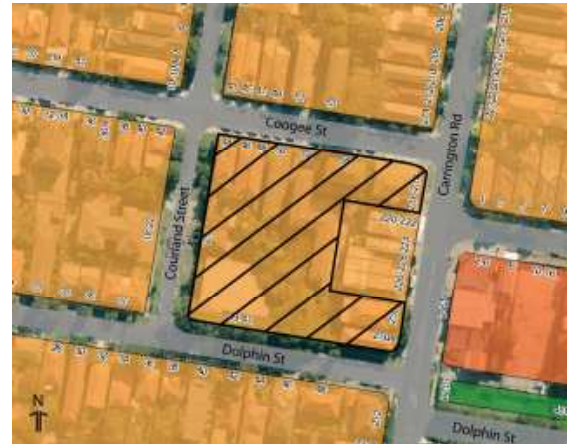
Proposed Zone: R3
Proposed FSR: 0.9:1
Proposed Height: 12m

7. Courland St Precinct:

23 Courland Street, 216-218 and 230-230A Carrington Road, 39-41 Dolphin Street, 44-54 Coogee Street, Randwick



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2B Residential (Low - medium density)
Permitted FSR:	0.65:1
Permitted Height:	9.5m

Description

No. lots + total site area	Lots: 11, Total site area: 6,430 m ² (approx)
No. Buildings	11
Building Types:	7 Residential flat buildings 1 dual occupancy 2 Semi detached dwelling 1 dwelling house
Building Height	Up to 4 storeys

Key justification for planning change

The majority of the residential flat buildings have a built form that is of a higher scale than provided for under the 2B (low-medium density) zone. The proposed change is to reflect the existing built form and medium density character of these lots. The commercial uses contained within this block are discussed in the Business Centres Discussion Paper.

Recommendation:

Proposed Zone: R3
Proposed FSR: 0.9:1
Proposed Height: 12m

8. Carrington Rd Precinct:
89-141 Carrington Road, Coogee



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2B Residential (Low- medium density)
Permitted FSR:	0.65:1
Permitted Height:	9.5m

Description

No. lots + total site area	Lots: 22, Total site area: 15,500 m ² (approx)
No. Buildings	22
Building Types:	18 residential flat buildings 2 dual occupancy 2 dwelling houses
Building height	Height: 1 - 3 storeys
Heritage	LEP Heritage Items 142 (117 Carrington Rd), 144 (127 Carrington Rd)

Key justification for planning change	The built form of the residential flat buildings is of a higher scale than provided for under 2B low-medium density zone. The proposed change is to reflect the existing built form and medium density character of these sites.
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Recommendation:	Proposed zone: R3 Proposed FSR: 0.9:1 Proposed Height: 12m
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9. Alison Rd Precinct:

233-243 Alison Road, 70-78 St Marks Road and 1-5 Pitt Street, Randwick



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2B Residential (Low- Medium Density)
Permitted FSR:	0.65:1
Permitted Height:	9.5m
Description	
No. lots + total site area	Lots: 14, Total site area: 10,100 m ² (approx)
No. Buildings	14
Building Types:	10 residential flat buildings 1 boarding house 1 dual occupancy 2 dwelling houses
Built Form	Height: 2 - 4 storeys
Key justification for planning change	The built form of the majority of residential flat buildings is of a higher scale than provided for under the 2B low-medium density zone. The proposed change is to reflect the medium density built form and character of the sites, as per sites adjacent along Alison Rd.
Recommendation:	Proposed Zone: R3 Proposed FSR: 0.9:1 Proposed Height: 12m

10. Raleigh Park

3-7 Black Lion Place, 1-97 and 12-76 Brompton Road, 2-22 and 1-45 The Serpentine, 1-36 York Place, 1-7 Gloucester Place, 8-28 Todman Avenue, Kensington



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2C Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12 m

Description

No. lots + total site area	Lots: 164, Total site area: 136,500 m ² (approx)
No. Buildings	164
Building Types:	6 residential flat buildings (multi unit housing) 127 Semi detached / town houses 31 Detached houses
Building height	1-2 storey detached dwellings, town houses and residential towers up to 14 storeys

Key justification for planning change	This is a master planned site from the early 1990s which contains a mix of residential development types of varying heights and scale.
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Recommendation:	Proposed Zone: R1: (General) Proposed FSR: Graded to reflect existing FSR Proposed Height: Graded to reflect existing height.
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11. Coogee Bay Rd Precinct:

36-112 Coogee Bay Road, 26-28 St Luke St, 1 Nathan Street, 262A and 251 Carrington Road, Randwick



Existing zoning map



Zoning mismatch map



Current Planning Controls

Current Zone:	2B Residential (Low to medium density)
Permitted FSR:	0.65:1
Permitted Height:	9.5m

Description

No. lots + total site area	Lots: 36, Total site area: 16,500m ² (approx)
No. Buildings	30
Building Types:	22 residential flat buildings 1 boarding house 6 Semi detached 1 dual occupancy
Built Form	Height: 1 - 4 storeys

Key justification for planning change	The built form of the majority of residential flat buildings is of a higher scale than provided for under the 2B low-medium density zone. The proposed change is to reflect the medium density built form and character of the sites.
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Recommendation:	Proposed Zone: R3 Proposed FSR: 0.9:1 Proposed Height: 12m
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The Residential Discussion Paper further noted a small number of other sites requiring zoning corrections in the draft Comprehensive LEP as follows:

Site	Use	Current Zoning	Proposed Zoning
88-102 Moverly Rd, South Coogee	Former Endeavour Migrant Centre with development consent for dwelling houses	Special Uses	R2 Low Density Residential (equivalent to Residential 2A) to reflect existing development consent
651 Anzac Parade, Maroubra (known as 1-11 and 2-4 Hannan Lane and 94-106 Storey Street, Maroubra)	Former public school with development consent for dwelling houses	Special Uses	R2 Low Density Residential (equivalent to Residential 2A) to reflect existing development consent
1406-1412 Anzac Parade, Little Bay	Former UNSW land master planned site with development consent for a mix of dwelling types	Special Uses	R1 General Residential (equivalent to 2D Comprehensive development zone) to reflect existing development consent.
28-30 Bruce Street, Kingsford	School	Part Residential 2B/ Part General Business) –split zone	R3 Medium Density (equivalent to RLEP Residential 2B) to 30 Bruce Street to reflect existing land use and apply a consistent zone across entire site.
2 Hurley Crescent, Matraville	Dwelling house	Open Space	R2 (Low Density Residential) (equivalent to Residential 2A), to reflect existing land use.