

Mint360
property

75 Belmore Road
Randwick NSW 2031
DX 23203 Randwick

tel 02 9326 7000
fax 02 9326 7111

info@mint360property.com.au

mint360property.com.au

31st October 2011 *received 2012*

The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Sir/Madam,

RE: PROPOSED DRAFT LEP
PPTY: 586-590 ANZAC PARADE, KINGSFORD
Lot 1, DP 94206/949009 Vol 14101 Folio 65

We write to advise the owner of the abovementioned property has instructed us to lodge a request to have this property re-zoned under the new LEP. Our request is to change the property zoning from R2 to B2 under the new LEP. Listed below are the reasons that we believe that there is an abnormality in the current zoning and inconsistencies with the adjoining properties.

- 1/ The property has always been a commercial property on a commercially designated street being Anzac Parade. It should not be zoned as a residential usage.
- 2/ The property and the adjoining property are leased as commercial premises and have been for 40 years plus.
- 3/ It almost adjoins South's Juniors which is a 4-5 storey high commercial property.
- 4/ It is a commercial property and has been for some 40 to 50 years and the zoning should reflect this.

We have enclosed photographic evidence of surrounding buildings to support our abnormality and inconsistency application.

PHOTO 1: 586 Anzac Parade – view looking back to South's Juniors- Currently Zoned General Business 3a

PHOTO 2: 586 Anzac Parade – view looking back to South's Juniors – different angle;

PHOTO 3: 28, 26 & 24 Sturt Street, Kingsford – 3 X 4 storey buildings, just around the corner- certainly not in line with either 2a or R2 zoning

...2/

We are able to allow access of this property, should council require same.

We await your response.

Yours faithfully,
Mint360property



Craig Sewell

Director

direct 02 8014 6121

mobile 0418 464 465

email craig@mint360property.com.au

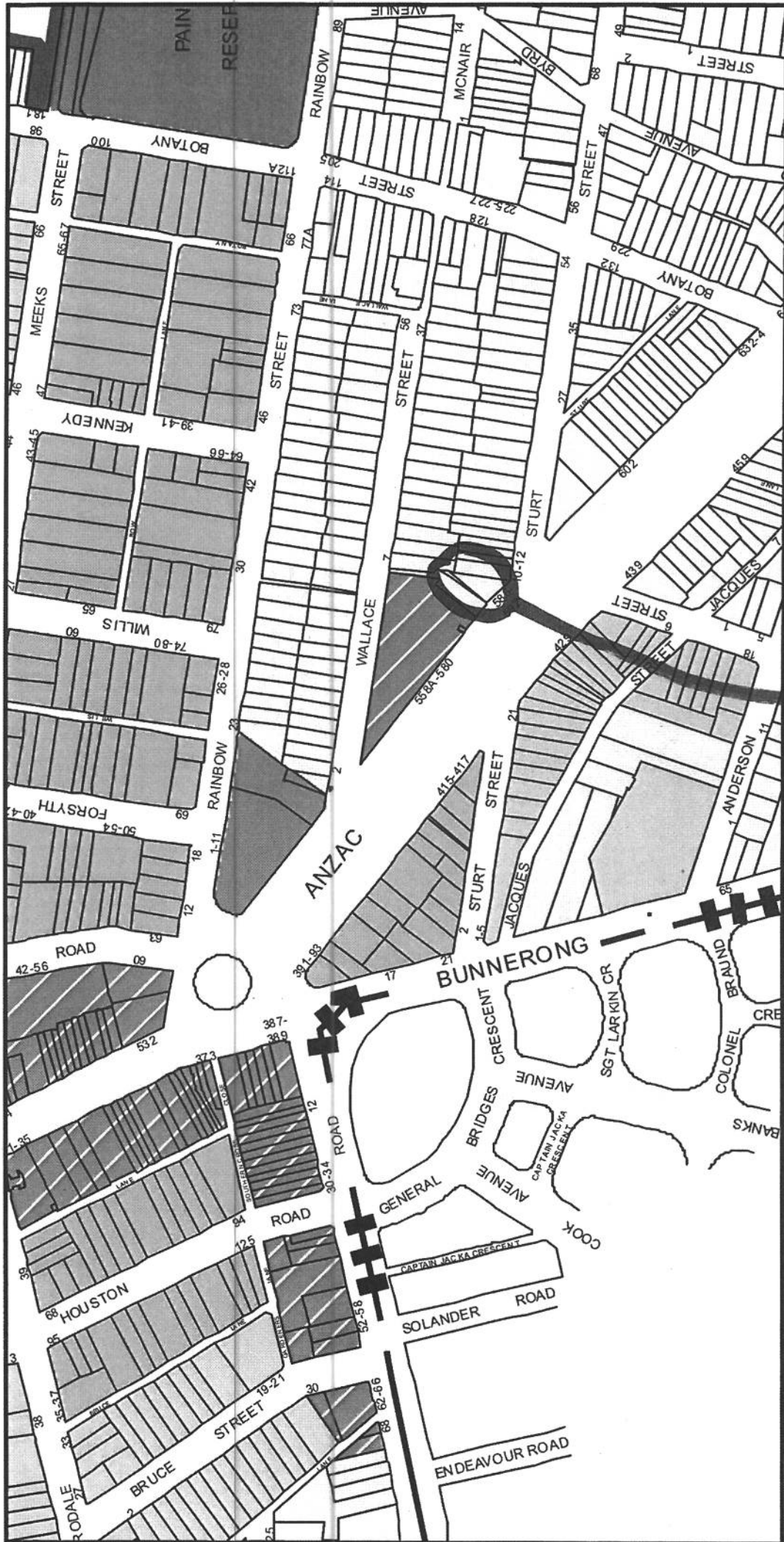
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**586-590 ANZAC PARADE
KINGSFORD**

Mint360
property

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Randwick NSW 2031
DX 23203 Randwick

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31st October 2011 *received 2012*

The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Sir/Madam,

RE: PROPOSED DRAFT LEP
PPTY: 68 ARTHUR STREET, RANDWICK
Lot A DP 316356

We write to advise the owner of the abovementioned property has instructed us to lodge a request to have this property re-zoned under the new LEP. Our request is to change the property zoning from R3 to B2 under the new LEP. Listed below are the reasons that we believe that there is an abnormality in the current zoning and inconsistencies with the adjoining properties.

- 1/ The property and the adjoining property No. 66 are isolated on the block and are surrounded on both sides by property that is zoned B2 or the current general business 3B.
- 2/ The usage of the current property has been of a commercial nature for the last 30 years under existing use rights.
- 3/ All of the surrounding buildings have the right to build higher and both 68 & 66 will be stranded within this tiny pocket without the same zoning.
- 4/ The adjoining body corporate at 70 Arthur Street or 112-118 Belmore Road, Randwick are agreeable to this change of use.
- 5/ We believe that due to the expansion of the NSW University and Randwick Prince of Wales Hospital that there will be further pressure to accommodate this expansion with Medical and Professional Suites.

We have enclosed photographic evidence of surrounding buildings to support our abnormality and inconsistency application.

PHOTO A: Property at 68 Arthur Street, Randwick;

PHOTO B: Property at 68 Arthur Street, adjacent to 70 Arthur Street Randwick (currently zoned General Business 3b)– This is a 3-4 storey building;

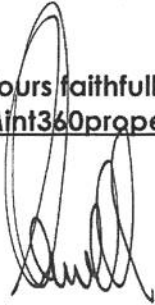
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- PHOTO C:** Properties at 71 & 73 Arthur Street (currently zoned General Business 3b)– opposite 68 Arthur Street;
- PHOTO D:** Property at Randwick Plaza Shopping Centre which adjoins 68 Arthur Street, Randwick (currently zoned General Business 3b);
- PHOTO E:** Property at 2 Clara Street, Randwick which is in the adjacent street, almost opposite 68 Arthur Street, Randwick - property of 4 storey construction;
- PHOTO F:** Property at 4 Clara Street, Randwick which is in the adjacent street, almost opposite 68 Arthur Street, Randwick - property of 4 storey construction.

We are able to allow access of this property, should council require same.

We await your response.

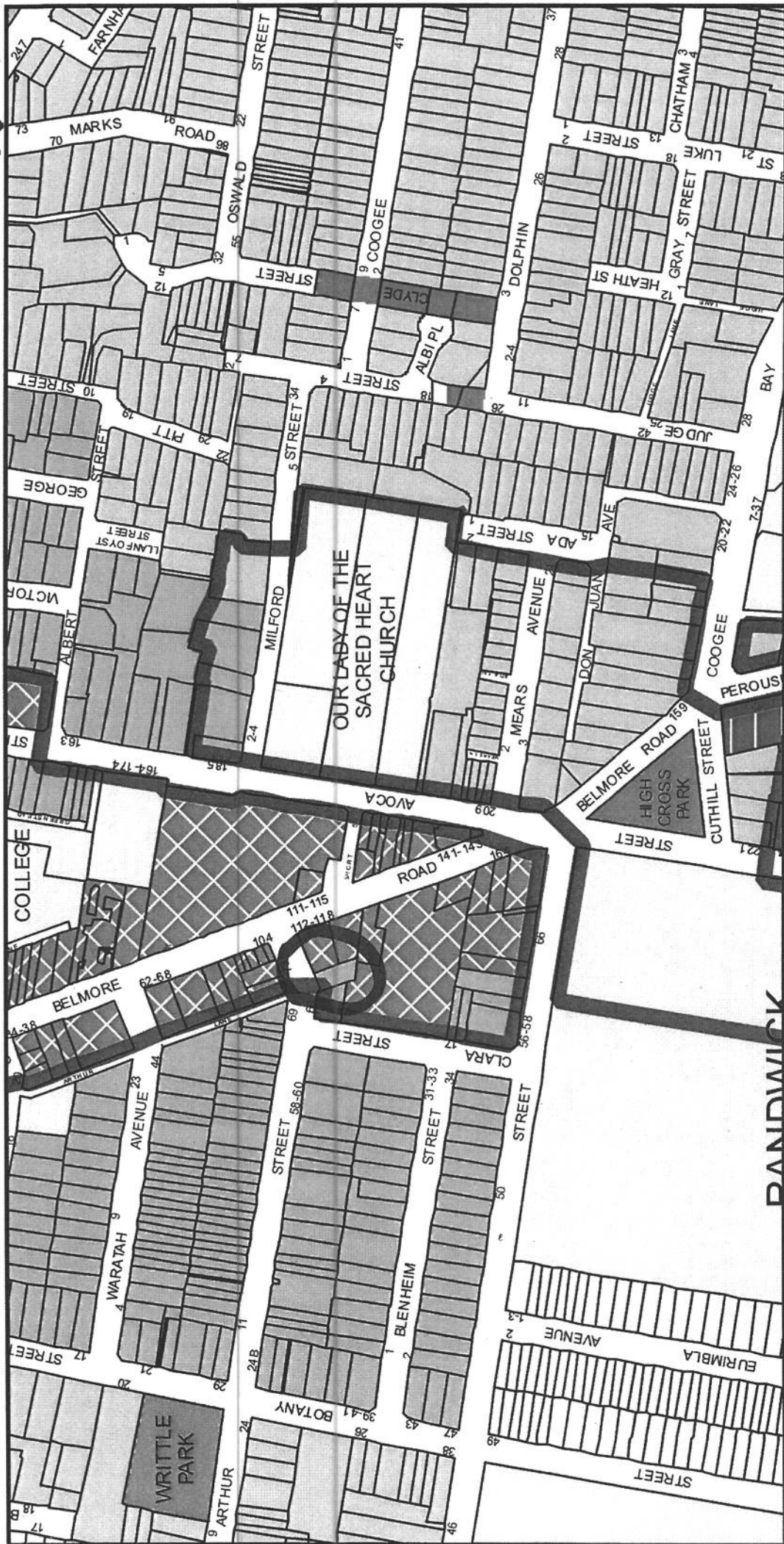
Yours faithfully,
Mint360property

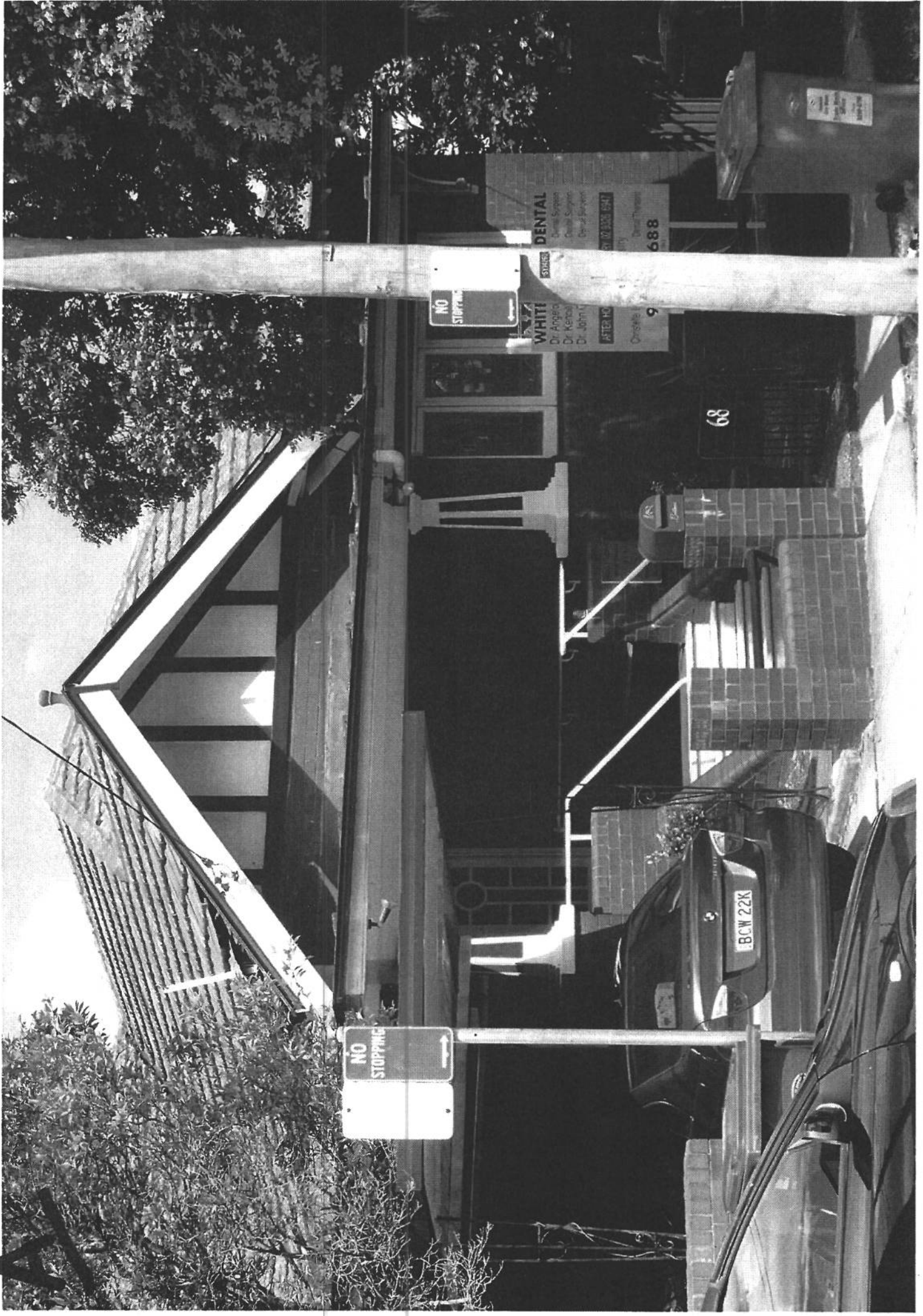


Craig Sewell
Director

direct	02 8014 6121
mobile	0418 464 465
email	craig@mint360property.com.au

68 ARTHUR ST RAND-WICK





NO STOPPING

WHITE
Dr. Angelo
Dr. Kenta
Dr. John

AFTER NO
Crestle 9

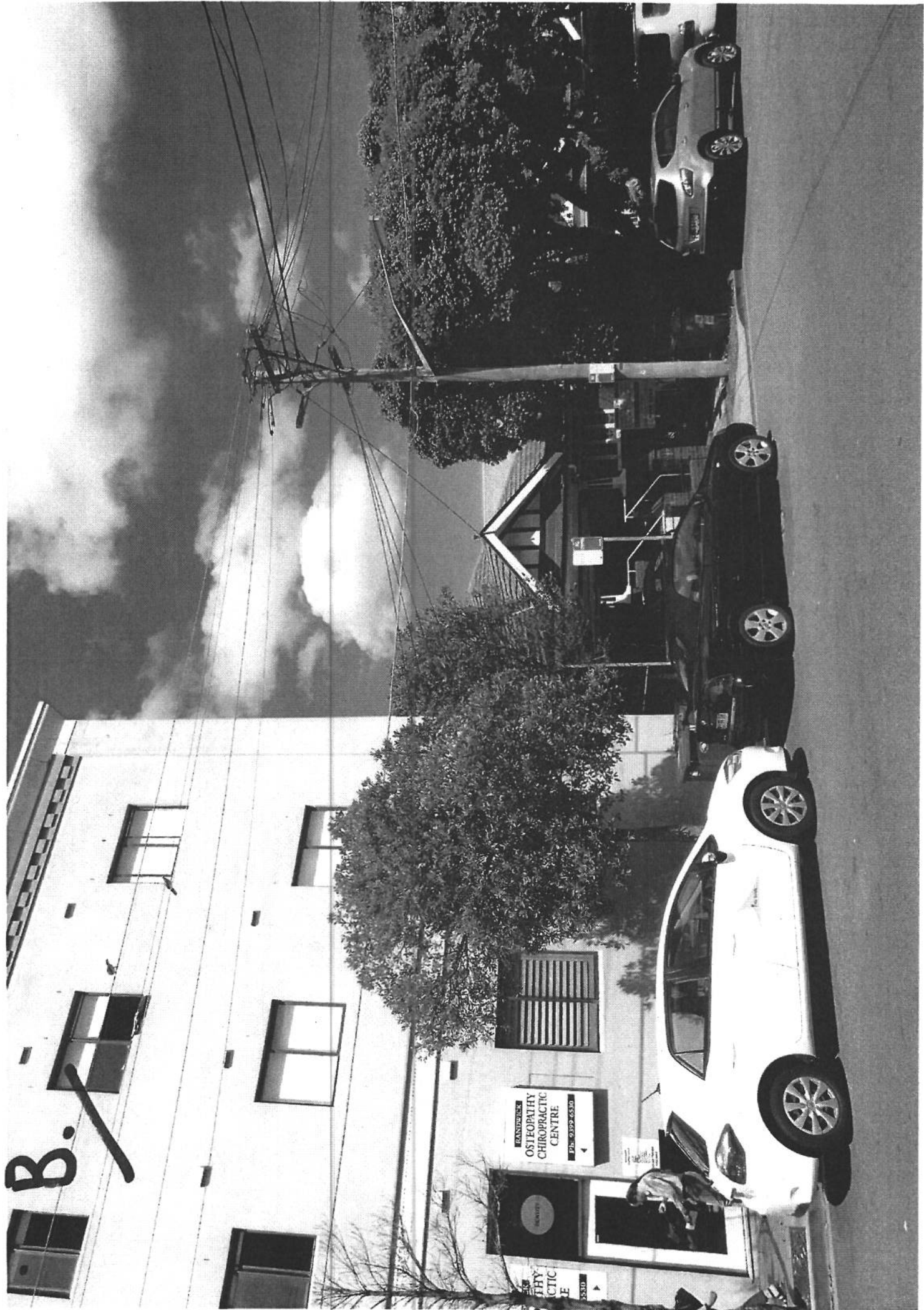
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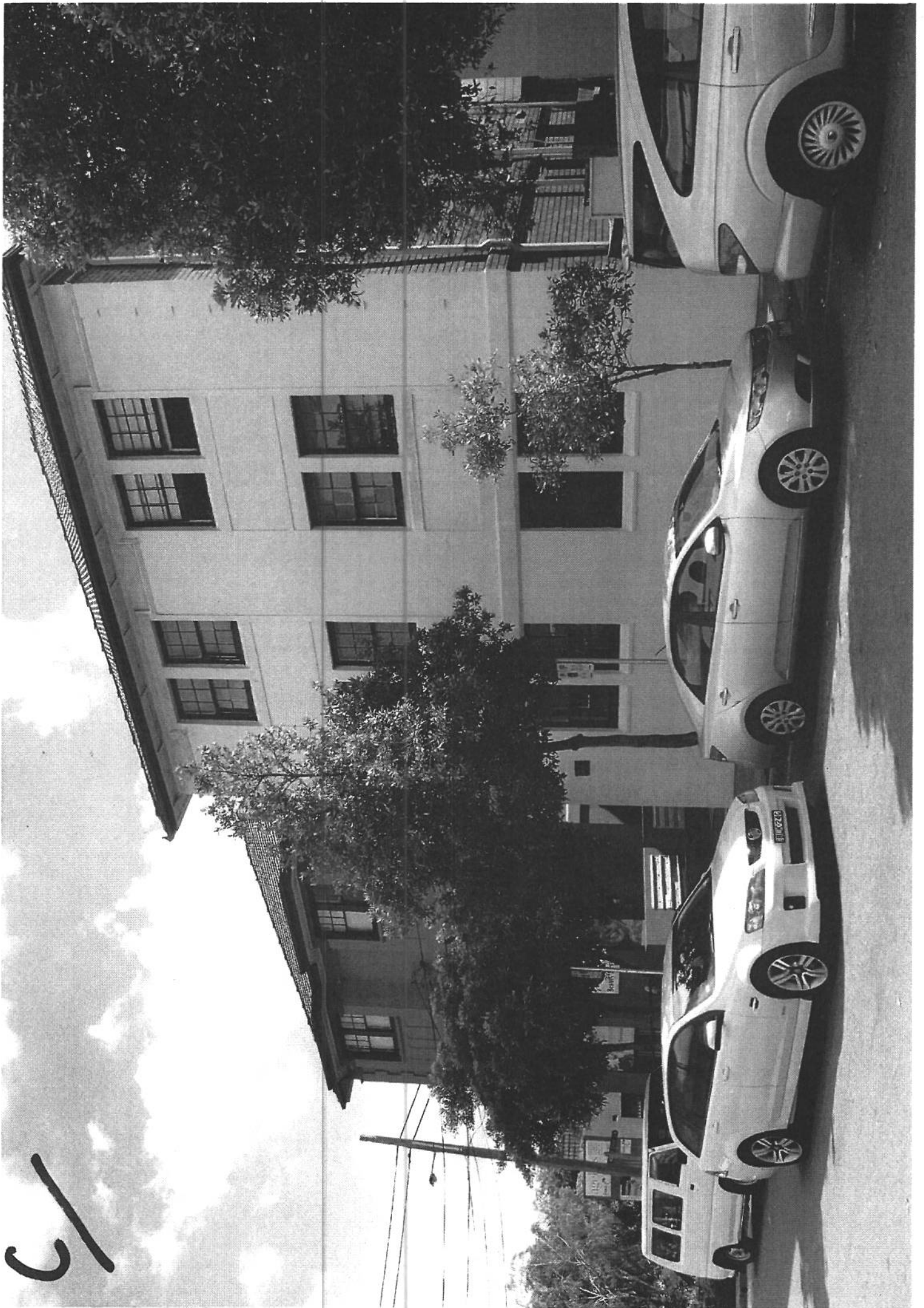
Dr. Angelo
Dr. Kenta
Dr. John

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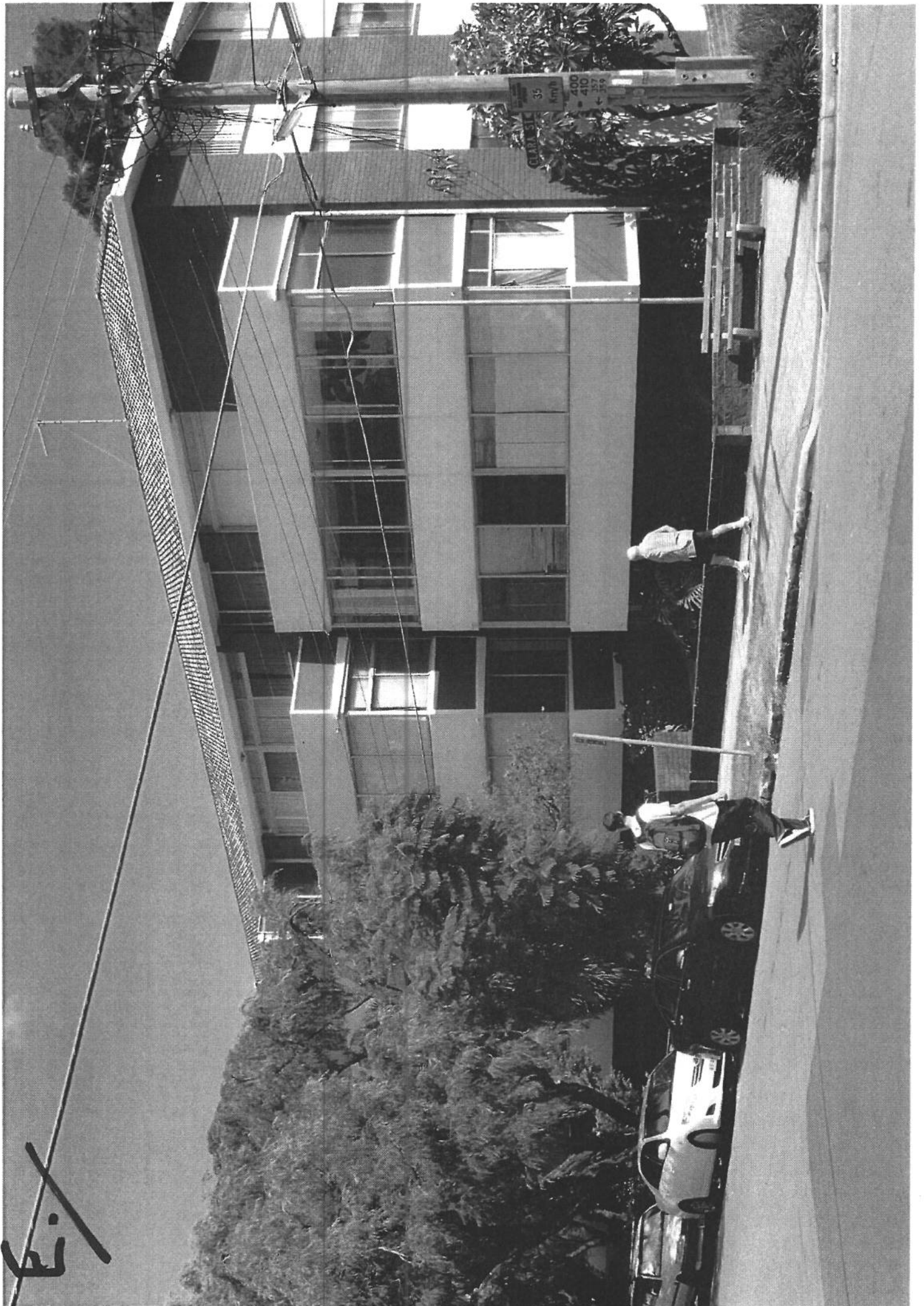
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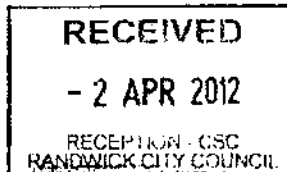


Do1458446

[REDACTED]
Maroubra NSW 2035

30th March 2012

The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031



Dear Sir,

RE : DRAFT LEP 2012 and 471 - 477 ANZAC PARADE, KINGSFORD

I am the current owner of 471 - 477 Anzac Parade, Kingsford, which are retail shops within a group of 7 shops. The building located on the site was originally operating as motor bike retail and mechanical shop prior to our purchase of the property in 1978. The building was re-developed as retail and wholesale shops with ancillary offices and has been used continuously for this purpose since 1979.

My premises is currently located in a residential 2A zone in accordance with the present LEP 1998. The proposed draft LEP 2012 will continue the residential zoning as a R2 Low Density Residential zone.

Part of our business operating from the building is the supply of electrical equipment to the building industry since 1979 and a carpentry/cabinet making/french polishing business operating in the rear portion of the premises approved in accordance with a Council DA consent since 1967. These businesses would not be permitted in the R2 Low Density Residential zone.

I would like Council to note that the draft LEP provides for an existing commercial premises located approximately 89 m to the south of my premises on the north western corner of Anzac Parade and Byrd Street, occupied by Dan Murphys bottle shop which has been specifically zoned Zone B1 Neighbourhood Centre.

I would like to know why Dan Murphys will be zoned B1 Neighbourhood Centre and my premises and the adjacent shops zoned R2 Low Density Residential. My building is in such close proximity to Dan Murphys but for the division of Botany Street. The draft LEP, in fact disadvantages my premises but not Dan Murphys.

On the basis of the above I would like my objection to the draft LEP noted and request Council to amend the draft LEP to zone my premises Zone B1 Neighbourhood Centre as our premises is the same as Dan Murphys.

I would like to submit to Council that my premises be zoned in accordance with the new draft LEP as a Zone B1 Neighbourhood Centre.

Yours faithfully,

[REDACTED]
[REDACTED]

Randwick City Council

- 2 APR 2012

Received Received

201461411

[REDACTED]
Maroubra NSW 2035

2nd April 2012

The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031



Randwick City Council
03 APR 2012
NOT RECEIVED

Dear Sir,

RE : DRAFT LEP 2012 and 471 - 477 ANZAC PARADE, KINGSFORD

Further to my previous letter dated 30th March 2012 and after speaking to Joe Hall, in the strategic planning section of Council, I realised that I should state to you that we have been advertising for a tenant for the last 20 months to lease part of the premises previously occupied by Strathfield Car Radio.

During this time we have been approached by a number of retailers to lease the premises which have included Kingsford Timbers and a plumbing supply company. Both companies spoke to Council and were advised that they would not be able to occupy the premises for this type of retail activity under the current and proposed zoning.

We have recently been approached by a baker who would like to open a bakery/café and again he was told by Council that a bakery could not operate from these premises. We feel a bakery/café would have improved and enhanced the local area.

The current zoning is making it virtually impossible to lease the premises, which I have stated previously has been a commercial premises for a long time since before the 1960s.

I would like to ask the question whether Council have undertaken a study in relation to our area for the group of 7 shops including my shops and why it is being proposed zoned residential rather than a business Zone B1 Neighbourhood Centre.

I would also like to make the point that my premises are located on Anzac Parade, which is an arterial RTA controlled main road and lends itself to a higher density use. My premises is bound by Jaques Street which provides a definite break to the residential area to the west.

I would like to submit to Council that my premises be zoned in accordance with the new draft LEP as a Zone B1 Neighbourhood Centre. I would like Council to contact me to further discuss the zoning issues.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

2014 59428

Our Ref: 0145/11it3

2 April 2012

The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Attn: Karen Armstrong Manager – Strategic Planning

Dear Karen,

**RE: DRAFT COMPREHENSIVE LOCAL ENVIRONMENTAL PLAN
SUBMISSION IN RESPECT OF SOUTH COOGEE NEIGHBOURHOOD CENTRE**

We refer to the above Draft Comprehensive Local Environmental Plan (LEP) for the City of Randwick that is currently on public exhibition. We act on behalf of Team Capital Pty Ltd & [REDACTED] the owners of 129 & 131 Malabar Rd, South Coogee respectively. We are instructed that the owners of 133 & 135 Malabar Road and 2 Napper Street have also approached our clients to express willingness for their properties to be part of a redevelopment that would be facilitated by the proposal outlined in this submission.

We have been instructed to review the Draft LEP in the light of the current planning controls applicable to the site, and to assess the likely impact of the proposals on our clients' properties. In undertaking this project, we have reviewed the relevant existing planning controls, examined the contents and recommendations contained in Council's previous *Business Centres Discussion Paper* and the Council's current Draft LEP. We have also inspected the subject site and the surrounding area. In light of our review, we make the following submission on the behalf of our clients.

We note and support the proposal to retain the business zonings on the subject properties as well as 133-135 Malabar Road and 2 Napper Street, South Coogee being the properties that presently comprise the Moverley Road South Coogee shopping centre. In this regard, we accept and support that the appropriate zoning under the standard template LEP is *B1 Neighbourhood Centre Zone* given the scale and function of the existing centre and its role in the retail hierarchy of Randwick City.

However, it is apparent from an inspection of the locality that the current development controls applying to this land are too restrictive. Those controls have not encouraged or facilitated economic redevelopment of the land for the purposes for which the zoning intends, namely a mixed-use neighbourhood centre.

The current 1:1 FSR and the 9m height controls have applied to the land since at least the time that the existing Randwick LEP was introduced in 1998. During this time there has effectively been no development in the business centre, including insufficient incentive for our clients to redevelop their

properties for a mixed commercial/residential development that would be consistent with the zone objectives and the intended built form outcome of the current LEP.

Accordingly, we are disappointed that in the preparation of its new LEP Council has not adopted a more flexible approach to the planning controls so as to provide an incentive to encourage appropriate redevelopment having regard to the particular opportunities and constraints of individual centres. In this regard, we note that the draft LEP proposes a maximum FSR control of 1:1 and a maximum building height control of 9.5m.

In regard to the proposed FSR control, we acknowledge that the non-residential floor space of any redevelopment may need to be restricted in order to avoid development of a style that is more appropriate to higher order centres in the retail hierarchy. However, in our view there is scope to increase the residential component so as to promote a viable mixed-use redevelopment consistent with the proposed objectives for this zone and Council's vision for this neighbourhood centre. For example, it may be appropriate to restrict the maximum non-residential FSR to 0.5:1 to ensure that development provides only small-scale retail, business and community uses to serve the needs of people who live or work in the surrounding neighbourhood. However, in our opinion, the maximum overall FSR should be increased to 1.5:1 in order to provide greater incentive for a mixed-use residential/commercial redevelopment.

Similarly, in regard to the proposed height control, we again acknowledge that the height of any redevelopment should be compatible with the neighbouring development and we therefore understand that a 9.5m height control may be appropriate in most neighbourhood centres, particularly those on relatively flat topography. However, the land on the northern side of Malabar Road at the Moverley Road South Coogee Centre is different because of the relatively steep south-westerly sloping topography. In our view this perhaps unique topography presents an opportunity to permit higher development towards the Malabar Road and Napper Street frontages of the site whilst maintaining a maximum of 9.5m immediately adjacent to the neighbouring residential zone to the north-east and north-west.

In our opinion, development higher than 9.5m located away from the residential zone perimeter will not have any adverse impact on surrounding residential properties. Any additional shadow caused will fall on Malabar Road and Napper Streets and additional height close to the street frontages will not impact on any adjoining residential properties in terms of either loss of views or any increase in apparent visual bulk. In our opinion buildings up to 12m to 15m in height adjacent to the street frontages could be easily accommodated without adverse impact on neighbouring residential properties. This would not only provide a strong corner element as an appropriate design and streetscape response to the business centre, but will also provide the needed incentive to encourage development in accordance with the zone objectives.

In summary, the subject properties are well located to provide both small-scale business spaces to support and strengthen this neighbourhood centre whilst also providing an opportunity for additional relatively low-cost housing. Such housing would not only support the local neighbourhood centre but is also ideally located to provide additional housing choice in an area of high amenity given its access to public transport and the recreational opportunities of the surrounding locality, including particularly the coastal beaches.

The site is located within 50m of bus stops on both sides of Malabar Road, providing an easy and relatively level walk, aided by the existing traffic lights in this location. It is our opinion that the

promotion of such a mixed-use development is consistent with the proposed zone objectives and can be achieved without any significant adverse impact on properties in the surrounding residential zone.

It is for this reason that we support the zoning proposed under Council's Draft LEP but object to the FSR and height controls proposed for this business centre. We strongly encourage Council to amend the draft LEP to permit an FSR of 1.5:1 and buildings up to 12m to 15m in height adjacent to the street frontages so as to encourage an appropriate mixed development that responds to the unique topographic opportunities of our clients' sites, without any adverse impact on the locality.

We thank Council for the opportunity to review and make submissions on the Draft LEP and would welcome the opportunity to meet with Council officers to expand and elaborate upon our submission if that would be of assistance to them in their consideration of this matter. If so, please do not hesitate to contact our office.

Yours faithfully,
Planning Ingenuity Pty Ltd



Lindsay Fletcher
MANAGING DIRECTOR

From: [REDACTED]
Sent: Sunday, 1 April 2012 2:57 PM
To: LEPreview [REDACTED]
Cc: [REDACTED]
Subject: Randwick Draft LEP 2012- 33 Sackville Street

Dear Sir/Madam

We write regarding the zoning and use at [REDACTED] Street, our property.

In summary, we believe the zoning and permitted use of our property (2A, single occupancy) with the present and new LEP is anomalous with the zoning and use of neighbouring properties, i.e. 2C and/ or dual occupancy.

This is unfair to us and we request that the new LEP include measures to redress this unfairness, by including a provision to allow dual occupancy on our site.

The situation currently around our property is this:

- [REDACTED] Sackville - DA Approved for 1x3 bedroom and 1x4 bedroom strata units
- [REDACTED] Sackville a 2 x 2 bed dual occupancy (extended by a which could, council conditions notwithstanding, is of a size to be used as a 2 x 3 bed dual occupancy)
- [REDACTED] Beaumont - DA approved to develop a 2 x 3 bedroom strata occupancy (on 3 levels) demolition is complete and construction about to start
- [REDACTED] Beaumont - zoned for 2C residential (proposed R3)

All these blocks (and ours) are around approximately 400 square metres.

We will have the only single occupancy zoned property nestled between these three dual occupancy properties and it is only a matter of time before the property at [REDACTED] is turned into flats. This clearly affects and will reduce the value of our property as a single occupancy

The properties at [REDACTED] existing use rights under the current LEP, but the executed and proposed DAs considerably extend the use.

Further, the DAs approved at [REDACTED] all exceed FSR, but were considered acceptable by council planners and in the case of [REDACTED], also by the Health, Building and Planning Committee.

Most galling of all, is the fact that the property at [REDACTED] should have been zoned as a 2C (now proposed R3) zone, it was changed in error by the council (Randwick Council correspondence: F2009/00189, A [REDACTED] and without this error we would not have yet another dual occupancy next door.

To conclude we repeat our request that the new LEP include measures to redress this unfairness, by including a provision to allow dual occupancy on our property or rezoning our property.

We recognise ours is an unusual case and would like to meet to discuss this further.

Thank you for your consideration.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Click [here](#) to report this email as spam.

Smyth Planning

Suite 67, Level 4, 330 Wattle Street ULTIMO NSW 2007
Telephone (02) 9211 3366 Facsimile (02) 9211 8081 E-mail: rm@smythplan.com

12th April 2012

General Manager
Randwick City Council
30 Francis Street
Randwick NSW 2031

Email: LEPreview@randwick.nsw.gov.au

Dear Sir/Madam,

**RE: DRAFT RANDWICK COMPREHENSIVE LEP
RANDWICK LABOR CLUB PROPERTIES, ALISON ROAD, RANDWICK**

We write to you on behalf of our clients, the Randwick Labor Club, in relation to the Draft Randwick Comprehensive LEP. We would like to apologise from the outset for lodging this letter after the deadline for the exhibition period, which closed on 2nd April 2012. We do however request that Council consider our comments as part of their evaluation of the public submissions received in relation to the exhibited documents.

As you are aware, our clients own some of the properties fronting Alison Road extending from Elizabeth Street to Bradley Street. We understand from the draft documents that Council intends to zone our client's land Local Centre (Zone B2) for the eastern-most properties, from no. 135 Alison Road, and Medium Density Residential (Zone R3) for the remaining properties fronting on to Alison Road.

With regard to the Local Centre zoning, our clients support the zoning and associated floor space ratio and height controls which are proposed by the Council.

With regard to the Medium Density Residential zoning, our clients favour the medium density zoning and proposed height limit of 12 metres. However, we would like to raise an objection in relation to the proposed floor space ratio limit of 0.9:1. We do not believe that this proposed zoning will provide our clients with the impetus to redevelop their land as the floor space restricts the viability of future development. We request that Council reconsider imposing this floor space control on the Medium Density Residential zoning and raise it to 1.5:1. The increase in the floor space control will encourage developers to seek redevelopment opportunities and meet the demand for housing within the Randwick City Council area. It will also encourage the provision of car parking in a basement structure.

We would like to once again apologise for lodging this submission late. We respectfully request that Council considers our client's concerns.

Yours faithfully,
SMYTH PLANNING



R B Smyth
DIRECTOR

Randwick City Council

13 APR 2012

Records Received

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 2 April 2012 2:14 PM
To: LEPreview
Subject: An anonymous user completed 'Draft Comprehensive LEP'

An anonymous user just submitted the form 'Draft Comprehensive LEP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

Phone

Address

**Type your
Submission**

We write in relation to 439 Anzac Pde, Kingsford (cnr Hayward St). The site is currently zoned 2A and is proposed to remain as such under the draft LEP. On the opposite side of Hayward St is currently a 2B zone. Directly behind No. 439 is a 4 storey apartment building, despite the land being within 2A zone. No 439 is reasonably sizeable in terms of area and close to services. We seek that the proposed zone for No. 439 be amended to R4 to create consistent built form and capture its opportunities, or R3.

**Upload and
attach your
Submission**

Click [here](#) to report this email as spam.

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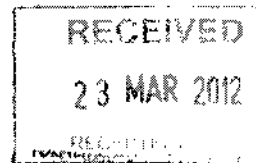
Randwick City Council

2 - KAP 700

Kingsford, NSW 2031

22 March 2012

Att: Mr Ray Brownlee
Randwick City Council
30 Francis Street
Randwick NSW 2031



Dear Mr Brownlee,

Re: Draft LEP 2012, 7 Kenneth Lane Kingsford (Lot2 /SP 52510)

As the owner of the above property, I am writing to you in relation to Councils draft LEP 2012, specifically the Land Use Table (zone R2 & R3) and Part 4.1.

In 1994 we built a new "detached" dual occupancy home at the above address, pursuant to all planning laws and legislation at the time.

We read that under the draft LEP, our property is proposed to be rezoned R2, distinguishing our home as a "prohibited" use. Further the two adjoining properties to us a [REDACTED] also to be zoned R2 and with 4 level residential flat buildings, again represent prohibited uses in the draft LEP 2012.

We appreciate that the purpose of the Draft LEP is to "convert" existing zones to the new template zones (ie. old zone 2A to R2). But we also believe that the proposed new LEP zones should clarify and represent what use "actually" exists (and has so for decades) rather than continue with a misrepresentation, as is the case now (ie. High density flat buildings & detached dual occupancies on R2 land).

For the above reasons, we suggest that our property at [REDACTED] be [REDACTED] LEP (instead of R2) along with an update to the Lot Size Maps. This will more closely represent the form of development that exists and give the LEP more relevance in this locality. Such a zoning can be treated as an extension of the R3 zone that is proposed at corner [REDACTED]

We are happy to discuss this matter further with Council and await Councils further advice.

Yours faithfully

[REDACTED SIGNATURE]

cc. General Manager

23 March 2012

General Manager

Randwick City Council

30 Frances Street

RANDWICK NSW 2031

By email: LEPreview@randwick.nsw.gov.au

Dear Grace/Karen

Appeal re Rezoning Request - 74 Maroubra Road, Maroubra

We would like to appeal for a rezone the site at 74 Maroubra Road, Maroubra and surrounding block to R3 Medium Density zone to ensure consistency with surrounding development and deal with issue of zoning mismatch.

Analysis of Site

Site Description	- Land size: 752 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 store
Consistency With State and Council strategic planning initiatives	- 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	- 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 at each side between 72 to 76 Maroubra road.

	- The site is located immediately to the west of Maroubra Junction Town Centre.
Topography	Flat topography. Minimal relevance.
Landscape character and open space	Limited landscaping. Minimal relevance.
Heritage	No heritage issues.
Proximity to town centre	Excellent accessibility to Maroubra Junction Town Centre (150 metres)
Proximity to strategic bus corridor/frequent bus routes	Excellent accessibility to strategic bus corridor and frequent bus services to Central and Bondi Junction (within 400 metre walking catchment).
Access	Access onto Maroubra Road with rear lane access possible to Glanfield Street.

Consistent with State Environmental Planning Policies

We submit that the rezoning is consistent with State Environmental Planning Policies (SEPPs) and Metropolitan Plan objectives as follows:

- SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)

Metropolitan Plan for Sydney 2036 directions:

- Objective B3.2: Plan for urban renewal in identified centres;

The following Randwick City Plan outcomes are also addressed:

- Outcome 4: Excellence in urban design and development;
- Outcome 6: A liveable city;
- Outcome 8: A strong local economy.

Submission In Support

Given its location at the Western end of Maroubra Junction, the site (presently zoned 2A Low Density Residential) is opposite commercial zoned land and we consider it appropriate to be zoned R3 Medium Density Residential. We note that at the Eastern end of Maroubra Junction, sites immediately after Garden Street has R3 Medium Density Residential zoning. Our zoning request is consistent with efforts by the council to resolve issues with zoning mismatch.

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 as well as residential flats.

The site is immediately across on Hannan Street B2 zoned land at Maroubra and the location of this site 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. There are currently residential flat buildings at each side of 72-76 Maroubra Road, and this creates a drop in height levels in this site, which creates a zoning mismatch. Therefore, we submit that the proposed R3 Medium Density Residential zone is considered appropriate and will provide a better transition in building form between business and residential zoned land.

Given the immediately across on Hannan Street B2 zoned land permits development up to seven storeys (24m) and surrounding flats have heights up to 15m. It is proposed that the 2C Residential equivalent 12m height limit and FSR of 0.9:1 is appropriate for our site. It should also be noted that the rezoning of the sites will not result in immediate physical change to the area. Further, we note that at the Eastern end of Maroubra Junction, sites immediately after Garden Street has R3 Medium Density Residential zoning. Our zoning request is consistent with efforts by the council to resolve issues with zoning mismatch.

Given that the block does include a significant number of residential flat buildings, the zoning of this site should be considered in this LEP 2012 as part of a long term strategy for housing provision within the area which is of immediate proximity to Maroubra junction.

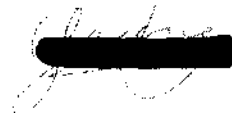
Thank you


[Redacted]

[Redacted]

[Redacted]

[Redacted]


[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 6 March 2012 8:29 AM
To: LEPreview
Subject: Draft Comprehensive LEP

Dear Planning Team

I wanted to bring to your attention after I have reviewed the draft LEP recently. I have noticed the zoning for western side of Bona Vista Ave (between Sackville and Bond) Maroubra is zoned "R2 Low Density Residential" when in fact at 14, 16, 18 & 20 Bona Vista Ave are 3 storey walk up unit blocks. I would see this should be zoned as "R3 Medium Density Residential" as it is across the road on the eastern side.

Your thoughts?

Best regards,

[REDACTED]
[REDACTED]

Click [here](#) to report this email as spam.

SJB Planning



General Manager
Randwick City Council
Administration Building
Frances Street
Randwick NSW 2031

Attention: Ms Karen Armstrong

3 April 2012

**Re: Submission to Randwick Draft Local Environmental Plan 2012 – 57-63 St Pauls Street,
Randwick**

Dear Karen,

Randwick Council is currently seeking submissions in response to the public exhibition of Randwick Draft Local Environmental Plan 2012 (RDLEP 2012).

As you are aware we act on behalf of St Basils Homes, the owners of 57-63 St Pauls Street, Randwick, legally described as Lot 1 DP 776899 and Lot 1494 DP 752011 ("the site").

The purpose of this submission is to request a review of the proposed zoning and heritage controls of RDLEP 2012 as they relate to the site including:

- (1) Zoning of the site *SP2 Infrastructure (Seniors Housing)*;
- (2) Identification of the site as a heritage item; and
- (3) Identification of the site as being within Conservation Area – C16 – The Spot.

A further and more detailed submission will be made in the coming week to seek Council's further review and amendment of each of these controls. In the interim, the following is provided.

1.0 Zoning

The RDLEP 2012 proposes to zone the site *SP2 Infrastructure (Seniors Housing)*.

We understand that the proposed zoning is intended to reflect a direct translation of the Special Uses 5 zone currently applied under the Randwick Local Environmental Plan 1998 (Consolidation) (RLEP 1998) to an equivalent zoning under the Standard Instrument. However, the proposed zoning will significantly reduce the range of permissible uses that may be undertaken on the site, allowing only Seniors Housing and associated ancillary uses.

Conversely the existing Special Uses 5 zone adopted by the RLEP 1998 permits greater flexibility in the range of uses that may be carried out on the land, including (but not limited to) multiunit housing, educational establishments, hospitals, places of public worship and the like.

Accordingly, a request to review the proposed zoning is made on the basis of the following:

- The application of the *SP2 Infrastructure* zone, unreasonably restricts the land to a single permissible form of development;
- Seniors Housing as a form of residential accommodation, as defined by the Standard Instrument, is not a type of infrastructure;
- Zoning the site *SP2 Infrastructure (Seniors Housing)* under the RDLEP 2012 duplicates the provisions of SEPP (Housing for Seniors and Persons with a Disability) 2004 (the Seniors SEPP). Accordingly, the use of the *SP2 Infrastructure* zone is unnecessary as a means of achieving a seniors housing development within the LGA as the provisions of the Seniors SEPP permits the identified form of development in a variety of zones; and
- The inflexibility of the proposed zoning will have an adverse impact on the development potential of the site and discourage orderly and economic use of the land.

Accordingly, we will seek Council's consideration of alternatives to enable flexibility in the array of permissible uses, alternatives may include:

- (1) Application of the *SP1 Special Activities* with a broader range uses; or
- (2) Application of the *SP1 Special Activities* and include the site, in Schedule 1 *Additional Permitted Uses* adopted by Clause 2.5 to allow for additional uses including multi-dwelling housing, residential flat buildings, educational establishments and the like; or
- (3) Maintain the *SP2 Infrastructure* zone and include the site, in Schedule 1 *Additional Permitted Uses* adopted by Clause 2.5 to allow for additional uses including multi-dwelling housing, residential flat buildings, educational establishments and the like.

Zoning alternatives will be addressed further in our detailed submission.

2.0 Heritage Listing

The RDLEP 2012 adopts a written schedule of Heritage Items complimented by a suite of maps. The heritage map sheet HER_007 identifies the subject site as both a heritage item and as being within a conservation precinct (refer to Figure 1).

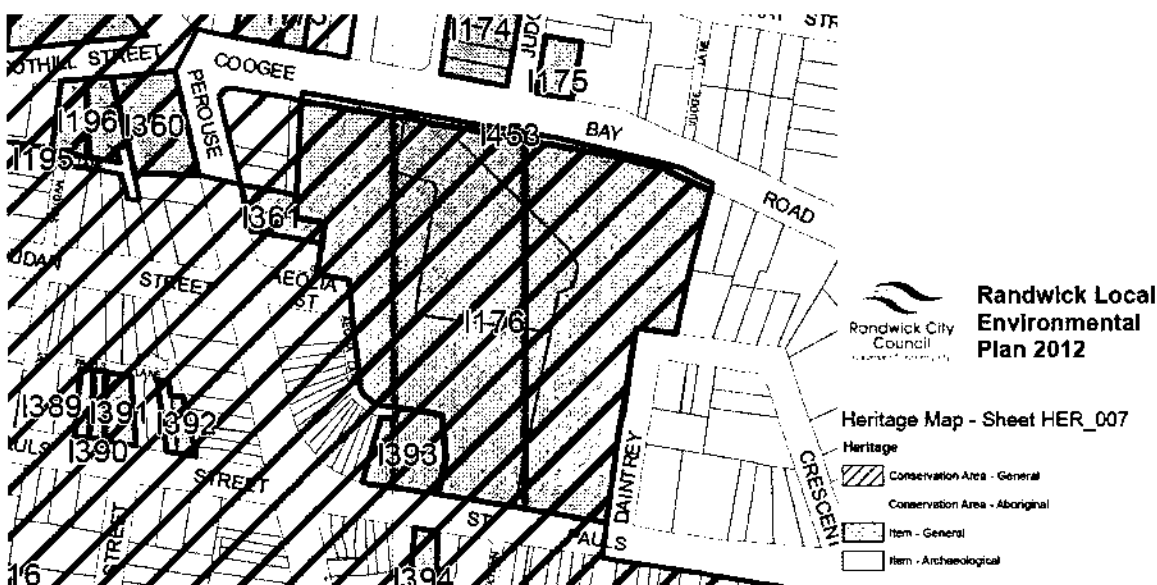


Figure 1: Heritage Map - Draft Randwick Local Environmental Plan 2012 (Source: www.randwick.nsw.gov.au)

From our recent discussions with Council officers it is Council's position that the site, by virtue of historical association with the item known as *Aeolia* (No. 176; RLEP 1998) forms part of the heritage item itself and is accordingly considered by Council officers to be a listed item under RLEP 1998. As such Council officers have indicated that the identification of the site under RDLEP 2012 is a continuation of this listing.

Notwithstanding Council officers advice, we note that the site is not presently identified in RLEP 1998 either on the heritage map or listed under Schedule 3 by street address or legal title description. Moreover, the description applied to the listing relates solely to the Brigidine Convent and Chapel, neither of which is located within the boundaries of the site.

As shown in Figure 2 the site is identified as part of Inventory No. I176 under RDLEP 2012. We note that there are three (3) listings for I176 described in Schedule 5 of RDLEP 2012 including:

- *Aeolia*, Brigidine Convent & Chapel, 6 Aeolia Street (Lot 21 DP 1134767);
- *Aeolia*, Brigidine Convent & Chapel, 7-37 Coogee Bay Road (Lot 1 DP1093846); and
- *Aeolia*, Brigidine Convent & Chapel, 57-63 St Pauls Street (Lot 1 DP77689).

As previously noted in relation to RLEP 1998, the description applying to the site does not make any reference to the physical nature of development (or lack thereof) on the site, nor does the list of items at Schedule 5 properly identify the site by legal description. The current entry relating to 57 – 63 St Pauls Street, incorrectly identifies the deposited plan number and does not include the lot description for that part of the site containing the Daintrey Crescent wall.

Furthermore, there are no inventory descriptions of the item available to determine the basis of inclusion within Council's heritage inventory. We note from our meeting of 29 March 2012 that Council has not undertaken to update the local inventory item listings.

In this regard it is intended to seek Council's further consideration of the following matters in relation to the site specific listing of the site;

- The suitability of including the site as part of the *Aeolia* estate. The site has been separated legally from the adjoining heritage item (by way of subdivision) for 24 years and benefits from an existing consent that permits substantial modification to the site and its contextual link to the adjoining site. The development history of the sites should not lead to an interpretation of the two sites being viewed as one; and
- Features of the site requiring protection and retention, such as the sandstone wall along Daintrey Crescent), may be suitably protected through identification under the landscape category, that does not necessitate the listing of the entire site.

Matters relating to the heritage value of the site and its association with the adjoining item *Aeolia* will be addressed in detail in our further submission.

3.0 Heritage Conservation Area

With respect to the inclusion of the site as part of The Spot heritage conservation area (CA16), it was indicated at our meeting of 29 March 2012 that this was a result of a mapping error. Notwithstanding, we formally request that inclusion of the site within the conservation area be reviewed and removed on the following basis:

- The Spot is listed for its reflection of historical commercial development, having regard to the defining characteristics of scale and type and that as a commercial area has clearly defined boundaries. The "bleeding" out of this area to include 57 – 63 St Pauls Street does not meaningfully contribute to the value of the area or support future management the area in general or individual items within it.

- Any future development on the site, including management of any potential impacts on the conservation area, are adequately covered through other provisions of the RDLEP 2012 that permit Council the discretion to consider the impact of any future development.

Further consideration of the implications arising from the inclusion of the site in preserving the value of The Spot (CA16), commercial precinct will be provided in our further submission.

4.0 Summary

Based on the above we request further consideration of the following matters in relation to RDLEP 2012:

- (1) Review the zoning applied to the site that will permit flexibility in permissible uses and development types. Suitable zones may include, *SP1 Special Activities* or *SP2 Infrastructure* zone, and, in respect to both possible zones, identification of the site under Schedule 1 to permit additional uses, including (but not limited to) multi dwelling housing, educational establishments and the like; and
- (2) Amendment to heritage map Her_007 and schedule 5 of RDLEP 2012 to remove the site identified by Council as Lot 1 DP 77689;
- (3) Amendment heritage map Her_007 and schedule 5 to identify Lot 1494 DP 752011 containing the sandstone boundary wall to Daintrey Avenue; and
- (4) Amend the boundary of the Conservation Area – C16 – The Spot as shown on Her_007 to accord with defined boundaries of the adjoining commercial precinct of The Spot, and no longer include the subject site.

We request that Council officers formerly consider this and any further submission in relation to 57 – 63 St Pauls Street, Randwick.

Should you wish to discuss this matter, please do not hesitate to contact me on (02) 9380 9911 or by email at amccabe@sjb.com.au.

Yours sincerely,



Alison McCabe
Director

201457494

Randwick City Council 30/3/2012

David Newman 978 Anzac Pde Maroubra mobile 0418118695

~~Postal Address P. O.Box 241 Maroubra 2035~~

Email. dnewn@bigpond.com.

I am writing in regards to the Draft Comprehensive local Environment Plan on exhibition now.

I request that my property at 978 Anzac Pde Maroubra be re-zoned to allow unit development for following reasons.

Next door to my property are blocks of units on the same size land. The property is on a main road next to shops and transport. Some properties near to mine have recently been re-zoned for home unit development.

Thank you for considering my application

David Newman

Would you please reply to me by email or at my postal address



Randwick City Council
30 MAR 2012
Records Received

CUSTOMER SERVICE
RANDWICK CITY COUNCIL

30 MAR 2012

RECEIVED

The Manager of Strategic Planning
Randwick City Council
Email: general.manager@randwick.nsw.gov.au

30 March 2012

**Rezoning upgrade - anomalies
364/364A, 366 & 368 Alison Road, Randwick**

Thank you for your time at the recent exhibition of the Randwick Council residential rezoning forum at the Council Chambers.

I was dismayed that the comprehensive submission which I made with respect to rezoning these three properties west from the corner of Arden Street was not supported in the initial analysis.

The submission which I made dated 20 August 2011 is again attached.

I have pursued further planning material and investigation as invited at the exhibition at The Council Chambers. I also attach the recent **"Media Release"** by the Minister for Planning on 27.3.12 titled **"Feedback sought on Rezoning Changes"**.

I note from the exhibition that Council has taken a conservative approach to arbitrarily maintaining existing zoning divisions to the east of Arden Street for medium density and the west as low density.

The abovementioned **"Media Release"** by the Minister for Planning dated 27.3.12 advises **"Since March 2011 we've sped up the creation of new council wide LEP's and now we're turning our attention to the smaller but equally important amending and site specific LEP's"**

The Media Release goes on to announce that:

"Under a discussion paper released today for feedback:

- **Councils (rather than the NSW Government) will have the final approval role on a number of LEP types, including when they support spot rezonings which are consistent with an endorsed strategy or surrounding zones;**
- **Proponents will be able to request an independent review by a Joint Regional Planning Panel if Council refuses, or fails to make a decision on, their request to prepare a draft LEP, and**
- **Councils and proponents will be able to request independent reviews of NSW Government decisions as to whether a draft LEP should be exhibited (and any conditions in the Departments decision)"**

The communiqué from the Minister for Planning goes on to state:

"For many LEP types there's no reason for the NSW Government to make the final decision and therefore we are proposing to hand back approval powers"

The subject situation here at 364-368 Alison Rd, Coogee is considered to admirably befit this scenario. The proposed rezoning upgrade is intended to rationalise an existing four storey block of units and its punctuation of the development pattern in these immediate environs.

The subject pair of freestanding "terraces" and indeed longstanding "boarding house" development, along with the "orphaned" older dwelling house can be ratified with a rezoning incremental upgrade of the sites between the existing built block and the large dwelling/units form on the corner of Arden Street to the east.

The fundamental objective of the Environmental Planning and Assessment Act is found at **5 (a)(ii) the promotion and co-ordination of the orderly and economic use and development of land.**

The proposal here embraces and encapsulates this objective. The proposal seeks to ratify and regularise an existing situation which should be considered as a reasonable and responsible decision to spot zone the melange of residential development forms in this eastern extremity of Alison Road and Arden Street. The foregoing outline of **"Rezoning Changes"** foreshadowed by the Minister for Planning specifically and precisely directs itself to the situation here.

The site analysis of this locality reveals that the proposed rezoning upgrade of these several blocks east of the existing 4 storey unit block through to Arden Street is a sound and pragmatic planning decision.

The population expansion within this highly sought after Eastern Suburbs area aligns with the State Government objectives outlined in the Metropolitan Strategy. The outline for Sydney East – subregion incorporates the following relevant and pertinent **"Key Directions"**.

"Housing East - Key Directions

- **Improve housing choice**
- **Plan for 20,000 new dwellings.**
- **Enable communities to 'age in place'**
- **More housing opportunities to support a diverse workforce and population."**

"INTRODUCTION

The Metropolitan Strategy established a target of 20,000 additional homes within the East Subregion to 2031 to accommodate the housing needs of existing and future communities.

The chapter describes the key demographic and housing market trends within the subregion. It sets out a series of objectives and actions to improve the understanding of changing housing needs, and aid the longer term planning of housing provisions, as well as the associated infrastructure and services, to support population growth and changes within the subregion.

The consultation process at the exhibition at the Randwick Council Chambers resulted in Council requesting that this resubmission be made. The March 2012 Department of Planning Fact and Advisory sheet commends as follows:

"Introduction

One important goal of NSW 2021, the State's 10 year plan to drive change, is to restore confidence and integrity in the NSW planning system.

This requires timely decision making and greater certainty for investors and communities. It also means that planning powers should be returned to local communities when they are best placed to carry out those roles."

The clear intent is for more minor rezoning scenarios, the responsibility should rest with the Local Council. The greater parochial understanding by Council's is acknowledged throughout The Department of Planning recent documentation. Such is considered to be the precise situation with the proposed rezoning upgrade here in east Alison Road.

The Department of Planning paper on the matter advises of the protocol and operation of the new provisions. The document also espouses the opportunity for the review of such decisions as follows:

"When is there a review?"

When a Council makes a decision to not prepare a planning proposal, the council is to notify the proponent of its decision and the reasons for its decision. The proponent then has 40 days to seek a review of the Council's decision by requesting a pre-gateway review."

The Department of Planning outlined comments advises of the logistics of the process:

"Pre-gateway reviews are intended to give proponents an opportunity to have an independent regional panel review the merits of proposals to make a new LEP or change an existing LEP, which may include a change to the zoning of particular land, and provide the Minister with regional panel advice about whether such proposals have merit to be submitted for Gateway determination under section 56 of the Act."

Subsequent to following the procedural formats the document states:

"Once all relevant information has been provided, the department will check whether the proponent's proposed rezoning is eligible to be reviewed by the regional panel."

Conclusion

The subject spot rezoning, as an upgrade of present structures which operate under existing use rights, fits admirably within the more local accountable plan making promulgated by the NSW Government Department of Planning in its March Fact Sheet which states:

The proposed changes, under Part 3 of the Environmental Planning and Assessment Act, 1979 (the Act) would improve delivery of LEPs and devolve appropriate planning functions to local government."

The submission attached to this Randwick Council requested reconsideration of this zoning review fits comfortably within the NSW Government objectives as follows:

"DELEGATING PLAN MAKING POWERS TO COUNCILS

A number of LEPs are proposed to be routinely delegated to councils to make in certain circumstances. These include:

- ***Spot rezoning consistent with endorsed strategy,***

The proposed rezoning here is considered to admirably satisfy the Department of Planning Guidelines here together with those of the Metropolitan Strategy for the Sydney East subregion and should thus be supported.

Yours faithfully,

Brian O'Dowd
Urban Design Planner
Member PIA #8365
Urban Design Chapter
Australian Architecture Association

Rezoning Submission to Randwick Council S.I.LEP

364 & 366 & "368" Alison Road, Coogee

September 2011

Existing terrace houses & dwellings

1. PROLOGUE

Australian Demographics – Population Shift

The ABS figures advise that Australia's population reached 22 million people on 1 October 2009. The projection, based on current rates of increase, would see Australia's population exceed some 40 million people by 2050, almost double today's population. The likely scenario, following the empirical rule, is that the almost doubling population will progressively seek to gravitate towards the coastal rim.

The recently released figures of the Australian Bureau of Statistics (ABS) also reveal that through towards 2050, Australia will be the fastest growing population of the industrialised world. The increased population and demand for rapid housing production will place increased pressure on the demands for utilisation of our coastal environs, thus necessitating clear guidelines to ensure we produce responsible design and planning outcomes to accommodate our expanding population.

A further design consideration is the ABS statistic that the average household size will be below (2) two persons by 2011. A critical factor in the consideration of the needs and demands of the rapidly changing Australian demographics is the need to address the oft referred to **"housing choice"** scenario. The smaller household phenomenon necessitates rethinking the way in which we provide housing for our burgeoning "aged population" and indeed our younger community.

The lack of a national direction or population strategy has resulted in a lack of vision and aims for population placement and location. Australia has been bereft of a population settlement strategy, although a Population Minister has recently been appointed by the Federal Government and is now known as the Sustainable Population Minister.

The demand for smaller dwellings of a more efficient and compact nature, needs to be addressed by Design Guidelines. Indeed, this would genuinely echo a fundamental objective of the EPA & Act (1979):

"5(a)(ii) The promotion and co-ordination of the orderly and economic use and development of land."

Further, the following Sydney Morning Herald Article 13.3.11 advises:-

"The Federal Government is facing an "Enron-style" black hole in its budget inside the next decade and will be forced to raise both immigration levels and taxes due to a \$68 billion –a-year blowout in the cost of aged pensions and healthcare, economists say.

The reason is the mass retirement of 4.5 million post-war baby boomers, with the first wave born in 1946 reaching the pension age of 65 this year. Analysis by demographic economists MacroPlan Australia, using government data shows the annual bill for pensions will almost double to \$63.5 billion a year by 2020. Health related spending for retirees will rise by \$40 billion a year from \$51 billion in 2010 to \$90.7 billion in 2020.

Economists say personal taxes will rise shortly into the next government's term to head off the massive shortfall. The number of people aged 65 or older will this year jump by 7.8 per cent to 248,641, and increase aged pension payments by \$2.4 billion to \$31.8 billion. But that is just the start. The costs steadily increase year on year pushing the pension and income support bill for retirees to \$38.5 billion in 2013-14 – an increase of 30 per cent in just four years. And it's not just pension payments that are spiralling. Government spending on aged residential care will rise by \$1 billion a year to \$75 billion annually by 2013-14.

All this spells bad news for generations X and Y, who will be asked to foot the bill, despite already struggling with record house prices, rising interest rates, rents and utility bills.

"This is a baby bust" demographer Bernard Salt warned. "This crisis has been waiting for 30 years or more and has come home to roost. The costs are astronomical and adjusting to it is going to be expensive". A spokesman for Treasurer Wayne Swan said Government faced an uphill battle."

2. SYDNEY METROPOLITAN STRATEGY – EAST SUBREGION

One of the key challenges of the Metropolitan Strategy is to manage the growth and change implications of accommodating an extra 1.1 million people in the metropolitan area, requiring 640,000 new homes and capacity for 550,000 new jobs by 2031.

The Metropolitan Strategy divides the greater Sydney Metropolitan Region into ten subregions. For each of these a more detailed subregional strategy has been prepared which sets a detailed direction for its long term future, including its economic, social and environmental sustainability.

The East Subregion encompasses the four local government areas of Woollahra, Waverly, Botany Bay and Randwick. Of these, Randwick is the largest, accounting for 45% of both the land area and population. It also includes many of Sydney's most popular Eastern beaches, Port Botany, Sydney Airport as well as The Randwick Education and Health Specialised Centre.

The subregion Strategy sets out a core vision for the East in 2031:

- Diverse supply of housing to meet the needs of the changing demographics of residents and the workforce.

Key Targets For The East

The strategy has nominated the following targets for housing and employment for the East Subregion to 2031:

- 20,000 new homes
- 25,000 new jobs.

Key Directions for Randwick City

- Improve housing choice

Key Targets For Randwick City

To achieve these directions, the Strategy has identified the following targets for housing and employment in the Randwick Local Government Area to 2031:

- 8,400 new homes
- 5,900 new jobs.

Residential land is the dominant land use within Randwick City, covering approximately 1345ha – 36% of the City's area. There are currently four residential zones:

- Residential zone 2(a) – low density residential
- Residential zone 2(b) – medium density residential
- Residential zone 2(c) – medium density residential
- Residential zone 2(d) – comprehensive development zone

The NSW Department of Planning's Metropolitan Strategy and draft East Subregional Strategy has identified a target for Randwick City for an additional 8,400 dwellings (including both houses and units) by 2031 to meet expected growth in demand. The City has around 50,000 dwellings in a diverse mix of dwelling types.

Direction

Key direction for the residential controls in the comprehensive LEP/DCP are to:

- Ensure adequate supply of land and sites for expected growth in demand for residential development.
- Plan for a housing mix near jobs, transport and services.
- Provide for housing affordability.
- Improve the quality of new development and urban renewal.
- **CURRENT ZONING**

The subject sites are currently zoned 2A under the Randwick LEP 1998 (consolidation)

10 Zone No 2A (Residential A Zone)

(1) *The objectives of Zone No 2A are:*

- (a) to provide a low density residential environment, and*
- (b) to maintain the desirable attributes of established residential areas ,and*
- (c) to protect the amenity of existing residents, and*
- (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and*
- (e) to encourage housing affordability, and*
- (f) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality.*

(2) *Development for the purpose of the following does not require development consent:*

Bushfire hazard reduction; Public utility undertakings; Recreation

(3) *Development for the purpose of the following requires development consent;*

Attached dual occupancy; Bed and Breakfast accommodation; Boarding houses; Child care centre; Communication facilities; Community facilities; Dwelling houses; Earthworks; Education establishments; Health consulting rooms; Home activities; Outdoor advertising; Place of worship; Public transport; Recreation facilities; Roads

(4) *Any development not included in subclause (2) or (3) is prohibited.*

• PROPOSED ZONING

The proposal is to rezone the subject lands to R3 or R4.

R3 Medium Density Residential

This zone is for land where a variety of medium density accommodation is to be established or maintained. Other residential uses (including typically higher or lower density uses) can also be permitted in the zone where appropriate. A variety of residential uses have been mandated to encourage housing choice and diversity in the zone.

R4 High Density Residential

This zone is generally intended for land where primarily high density housing (such as 'residential flat buildings') is to be provided. Other lower density residential accommodation such as "multi-dwelling housing" could also be accommodated where appropriate. The zone also includes additional uses that provide facilities or services to residents, including 'neighbourhood shops', 'community facilities', 'place of public worship', 'child care centres' and 'respite day care centres'.

• PLANNING JUSTIFICATION

The promulgated demands on providing increased forms under the new "Housing Choice" SEPP to accommodate the rapidly changing makeup of our society provide, the fundamental planning justification for the rezoning of these sites.

The attached recent correspondence to Randwick Council reveals that the existing terrace houses have been legitimately used as a boarding house for many decades. The premises thus operate on the basis of existing use rights under the Regulations of The Environmental Planning & Assessment Act (1979).

Primarily, the rezoning to R3 or R4 will regulate the existing boarding house uses on the site(s). Further, the zoning should embrace the adjoining four storey residential flat building, thus ratifying its established existence within the residential environs.

The following commentary outlines the stress and pressure which will be placed on housing our future generations with the immediate future within the Randwick Local Government Area.

The upgrade of the zoning to R3 or R4 will responsibly and reasonably fulfil the far more diverse housing forms.

• STATE AND COUNCIL PLANNING DIRECTIVES

See Appendix 1 attachment.

Aims of metropolitan Strategy (East)

The aims of this plan are:

- (a) to consolidate and review existing planning controls in the City of Randwick, and*
- (b) to reduce the number of zones into which land is divided, and*
- (c) to create a broad framework of planning controls within which the Council may prepare development control plans to formulate and adopt more detailed policies and guidelines relating to matters of significance for local environmental planning, and*
- (d) to ensure that development is carried out in such a way as to allow the economic and efficient provision of public services and amenities, and*

- (e) to ensure the conservation of the environmental heritage and aesthetic character of the City, and*
- (f) to facilitate and encourage community consultation and participation in the planning process, and*
- (g) to promote, protect and enhance the environmental qualities of the City, and*
- (h) to recognise the importance of ecological sustainability in the planning and development processes, and*
- (i) to recognise the responsibilities of accountability in the planning processes, and*
- (j) to enhance individual and community economic well-being and welfare and safeguard the welfare of future generations, and*
- (k) to encourage consideration of social consequences when decisions are made in the implementation of this plan, and*
- (l) to encourage the provision of housing mix and tenure choice, including affordable housing, in the City, and*
- (m) to encourage the retention of affordable housing in the City in a variety of types and tenures.*

- **THE SUBJECT SITE(S)**

The subject 3 sites each have similar dimensions producing a total site area for each lot of $556\text{m}^2 \times 3 = 1668\text{m}^2$.

The site at 364 is occupied by 2 terrace style dwelling houses which have long been converted to a boarding house. The structures are deemed to have existing use rights in this regard as outlined in my recent correspondence to Randwick Council (copies attached).

The grey painted dwelling at 366 operates as a single dwelling at present on a 556m^2 site.

The site at "368" Alison Road or 134 Arden Street is occupied by an agglomeration of residential components.

- **SITE AND NEIGHBOURHOOD ANALYSIS**

The environs of the subject site and indeed the Eastern Suburbs are synonymous for a multiplicity of various residential forms and uses. The matrix of dwelling forms is symptomatic of the history and built forms which have been so long entrenched in these eastern suburbs localities. The residential uses of the subject sites reflect this melange of dwellings. A residential flat building of some four storeys exists to the west of the subject site. A further residential flat building is located opposite the site on the corner of Alison Road and Arcadia Lane.

Residential flat buildings are generally scattered amongst the matrix of residential forms within these environs. The neighbourhood could be best described as an eclectic mix of residential forms spanning the hillsides of the Coogee Beach environs.

- **THE TOPOGRAPHY**

The landform of the precincts is best prescribed as hilly terrain which cascades down to Coogee Beach to the south with its attendant and foreshore attractions including Coogee Oval. The same hilly landform continues north and west to Avoca Street where it again descends to the level low ground of Randwick Racecourse and Centennial Park.

The landform is characteristic of the Sydney eastern suburbs seaboard. The rocky outcrops and hilly terrain are clearly evident in any aerial photos of the Sydney coastline. Engineering advice reveals that the substrate is made up of stable rock. The formations are clearly evident from the rocky outcrop formations.

- **LANDSCAPE CHARACTERISTICS**

The vegetative quality of the area is somewhat sparse. The topography of the area by research of engineer's reports is largely of original stable rock with some rocky Cliffside outcrops.

The established terrain then does not engender a prolific landscape quality and character. Further, the area is subject to a volatile ozone laden atmosphere which inhibits and debilitates any luxuriant growth of anything but coastal heath and salt resistant species.

- **TRAFFIC AND TRANSPORT ASPECTS**

The nearby Alison Road and Arden Street intersection, atop the hill, ascending from the Coogee Beach and Oval precincts is well trafficked. However, Alison Road terminates in this vicinity and does not generate further traffic. Arden Street forms very much a distributor road which disperses traffic to the north and south from Coogee Beach and beyond to its northern beach location counterparts.

- **HERITAGE MATTERS**

The site at 364 Alison Road accommodates a pair of older two storey terrace style houses. However, these attached structures are distinctly incongruous with their surroundings. The buildings suffer from their age and surrounding interrelationship with their surrounding built forms. The structures are certainly not exemplary of their style and era and are thus not heritage listed. The adjoining subject grey dwelling at 366 is decidedly unremarkable or worthy of any retention value.

However, the 1916 Edwardian dwelling "Oceanview" to the east is worthily listed

- **DRAINAGE AND GROUNDWATER**

The (sites) are located atop the terrain adjacent to the junction of Arden Street and Alison Road. The hilltop location thus verifies that there will be no issues with respect to drainage or groundwater through residential redevelopment of the subject sites. The lack of porosity of the substrate and general permeability of the generic rock base further dispels any drainage impacts and dispersal on these sites.

- **SITE CONTAMINATION ASSESSMENT**

The subject sites have only, and for over extended decades, been occupied for residential purposes. Analysis of the history of uses on the sites reveal no incursive or disruptive uses within this locality. The history and tenure of uses of these sites clearly announces passive and dormant previous uses of the land. Accordingly, there are no considered adverse site contamination issues associated with this land.

- **SITE OPPORTUNITIES AND CONSTRAINTS**

The subject sites are considered to provide abundant opportunities for residential redevelopment. The site characteristics lend themselves ideally to residential flat development with vehicular access coming in from the low point in the terrain with a basement car park. The hilltop location of the sites facilitates expansive views and outlooks from any residential development above a basement parking podium. The site is effectively unconstrained with its residential redevelopment potential.

- **DESIRED FUTURE CHARACTER**

The DFC of this locality is legitimately categorised as a complexity of various residential housing forms. The scale of the development varies from single storey dwellings to three storey walk-ups above ground level garages. The scale variety is well established within these immediate precincts. The scale, form, massing and melange of residential forms is already established as a pot pourri of residential character, synonymous with the built form environment of this particular eastern beaches area of the Sydney scene.

- **DENSITY AND BUILT FORM**

The proposed density and design of the residential flat development on this site is within the ambit of the existing and surroundings built forms. The proposed residential flat redevelopment will read as a harmonious and integrated form of residential accommodation within the eastern suburbs precincts. The homogeneity of the development will readily integrate with the built form scenarios of its nearby and wider residential counterparts.

- **URBAN DESIGN ASPECTS**

The proposed residential flat development of the subject sites will ensure a "best fit" scenario with the adjoining neighbours in terms of built form. Indeed, the proposed concept on the sites is anticipated to be of a lower scale and more efficient design than the existing four storey structure to the west. Again, the streetscape and Urban Design aspects will be a vast improvement on the adjoining developments (west) as only one vehicular basement access point is proposed with remaining length of the frontage being indigenous landscaping.

- **RESIDENTIAL AMENITY**

The sites development "shadow" will be cast only on the road, as the rear of the site faces north, thus not creating any adverse impact on the neighbouring properties. The site to the west (flats) has a setback driveway of some 7m, thus there will be no direct adverse amenity impact on the units to the west. The remaining property, uphill on the corner of Arden Street, is an elevated 2 storey structure which will not be impacted upon by the design concept proposed here.

- **SITE INTER-RELATIONSHIP**

The concept proposal will integrate discreetly with the scale, form and massing of the adjoining developments to the east and west. Similarly, the older residential flat building to the south on the corner of the lane opposite will align with the scale and form of the residential flat development proposed on these sites. The adjoining developments to the north have large backyards which are well landscaped, forming an admirable "buffer" to the subject residential flat development concept, with respect to privacy and overlooking.

- **ENVIRONS AND VIABILITY**

The proposal is to develop a scheme which incorporates smaller studio and 1 bedroom apartments, thus producing a more efficient and less wasteful form of residential accommodation.

The foregoing heading of *"Australian Demographics and Population Shift"* reinforces the need for this type of development. Hence, the concept envisioned for this site is considered to respond well to the likely future demands of the community in an economically viable fashion.

- **SOCIAL INTERACTION**

The development concept here is designed to meet the widest cross section of housing needs within the future eastern suburbs community. The diversified nature of the anticipated occupants will produce a pot pourri of socio economic types within this proposal. The broader cross section of society anticipated here will then amiably enhance the opportunities for social interaction. The draw upon a wide range of local community facilities and functions also satisfies the social exuberance and vitality of the area.

- **ENVIRONMENTAL IMPACT**

The proposed development of a few levels of studio apartments above a single basement car park level is considered to have minimal environmental impact on this locality. The substrate is likely to be on engineering advice a stable rock scenario. The site can readily be retained along its boundaries to ensure minor "works" around the site in the implementation of this development. The "footprint" of the development will not be large or intrusive hence minimal environmental impact is anticipated.

- **DEVELOPMENT CONCEPT**

The proposal is to excavate into the rock on the site "at grade" with one access from the south western corner of the site in Alison Road. The development above this basement podium is envisaged to be of some two to three levels with a central access point and stair / lift core for pedestrians. The structure will be setback some 5-6.0 metres from the street frontage with landscaping across the site apart from the driveway and entry pathway. Similarly, the side and rear boundary setbacks will be landscaped with indigenous species such as coastal banksias, tuckeroos and coastal heath species.

The subject sites are "bookended" to the west by a four storey structure of residential flats and "onground" garages configuration with access driveways on either side of the structure on that site. The demands on housing in these precincts are likely to rapidly escalate, given the demographic shift predicted by Australian Bureau of Statistics figures supported by associated Government data. The propensity for these demands to occur on a rapidly increasing basis is reflected in the fact that we are now on the very cusp of release into the housing market the infused needs of the retiring baby boomers from this year onwards.

The increased demands on housing on this exponentially expanding basis are sought to be satisfied by this type and scale of residential development. The design of the concept has been assembled to ensure a "best fit" scenario with the scale of its neighbouring counterparts. Indeed, the scale, form and massing of the proposed structure is NOT likely to vary more than marginally beyond the existing two storey terrace house form on the site.

The proposed development will also provide a substantial increase in the car parking on the site. The present parking provision is nil, in terms of the existing terraces. Hence, a vast improvement ensues with respect to the residential yield of the site and its car parking provision. The proposed rezoning thus satisfies the basic objective of the Environmental Planning & Assessment Act. Further, the concept grasps the opportunity to provide a reasonable and responsible solution to infill development of these sites between the existing four storey residential flat building and the hilltop intersection of Arden Street and Alison Road.

The rezoning, thus also accepts the opportunity of ratifying the existence of the existing adjoining residential flat building. The authorisation of the owners of these units may need to be obtained in this regard. The proposed rezoning to R3 or R4 provides the initiative and impetus to satisfy responsible and reasonable Planning and Design objectives. The above outline of the development concept will be outlined in more detail and fine tuned with materials and assembled coastal design components as the rezoning process progresses.

CONCLUSION

The submitted rezoning to R3 or R4 proposal for 364 & 366 & "368" Alison Road, Coogee has been prepared in response to the demands for efficient housing within these Eastern Suburbs precincts. Indeed, the concept complies with the basic fundamental objective of the Environmental Planning & Assessment Act ***"5(a)(ii) The promotion and co-ordination of the orderly and economic use and development of land."***

Additionally, the existing terrace houses operate as a boarding house under the relevant provisions of the Regulations of the Environmental Planning & Assessment Act. Hence, the proposed rezoning would improve the existing incursive uses within the established Planning requirements. The attached submissions in recent terms have been made with respect to the established existing use rights.

Further, the Department of Planning have numerously announced that they are in the throes of preparing a State Environmental Planning Policy (SEPP) directed at ***"Housing Choice"***. The proposed rezoning here and envisioned development design has been prepared to embrace and foster future housing accommodation which would admirably satisfy the anticipated objectives and requirements of such a State Housing Policy.

The proposed rezoning to facilitate residential flat development on these site(s) is considered to be decidedly aligned and in support of the wider regional Planning initiatives and strategies of the Department of Planning for this area. The proposed development form will effectively supplant the existing use rights of the "boarding house" on the site.

Additionally, the proposal here will embrace and embellish the State Government Housing incentives. The imperative of providing more infill housing is satisfied by the proposed upgrading of the existing residential zone.

Further to the foregoing submission we are happy to elaborate upon any of the topics outlined in this submission. Indeed, any other issues which Council considers to be relevantly addressed will be professionally covered in the interests of ratifying the rezoning of the subject sites for higher grade residential purposes.

Brian O'Dowd

Town Planner & Urban Designer

Appendix 1

Planning Proposal – rezoning

The Planning Proposal is considered to be consistent with the Randwick Planning Strategy 2011.

Is the planning proposal consistent with applicable state environmental planning policies?

The proposal- rezoning is measured against the relevant SEPPs.

Consistence with applicable SEPPs

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	The Planning Proposal will amend the Randwick LEP and pursuant to Clause 1.9, SEPP 1 does not apply
SEPP 4 Development without Consent and Miscellaneous Exempt and Complying Development	The Planning Proposal pursuant Clause 1.9, SEPP4 does not apply.
SEPP 6 Number of Storeys in a Building	The Planning Proposal does not propose controls for numbers of storeys.
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	Consistent. The Planning Proposal will increase the current development potential of the site and simply redistribute the location of the potential built form.
SEPP 5 Remediation of Land	Capable consistency
SEPP 60 Exempt and Complying Development	The Planning Proposal is such that SEPP 60 would not apply.
SEPP 65 Design Quality of Residential Flat Development	The Planning Proposal does not affect the ability of future residential flat buildings from complying with SEPP 65 or the Residential Flat Design Code. The resultant built form arising from the implementation of the Planning Proposal will assist in improving SEPP 65 outcomes.
SEPP 70 Affordable Housing (Revised Schemes)	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Capable consistency.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP
SEPP (Housing for Seniors or People with a Disability) 2004	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Infrastructure) 2007	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Major Development) 2005	Not applicable.
SEPP Urban Renewal) 2010	Not applicable.
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	Capable consistency.

Is the planning proposal consistent with the applicable Ministerial Directions (s.117 Directions)?

The consistency of the Planning against the relevant section 117 Directions is set out below.

Table 3. Consistency with applicable Section 117 Directions.

Section 117 Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	The Planning Proposal will meet the required FSR. The distribution of FSR is changed to correspond with the proposed amendment to the Height of Buildings Map. The Planning Proposal is consistent with the Direction.
2. Environment and Heritage	No directions applicable.
3. Housing, Infrastructure and Urban Development	

3.1 Residential Zones	This direction applies to a zone in which significant residential development is permitted. The Planning Proposal will meet the required FSR. The distribution of FSR is changed to correspond with the proposed amendment to the Height of Buildings Map. The Planning Proposal is consistent with the Direction as it still achieves the over-riding objectives including providing for choice in building types and promoting the efficient use of existing infrastructure and services. The Planning Proposal also achieves the objective of setting controls which promote a better urban design outcome than the current development standards in the LEP.
3.4 Integrating Land Use and Transport	The Planning Proposal will meet the required FSR. The Planning Proposal will meet the required FSR. The distribution of FSR is changed to correspond with the proposed amendment to the Height of Buildings Map. The Planning Proposal is consistent with this Direction.
4. Hazard and Risk	Not applicable
5. Regional Planning	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Capable of Consistency
6.2 Reserving Land for Public Purposes	Not applicable
6.3 Specific Provisions	The Planning Proposal is founded on an Urban Design analysis comparing the built form outcome of the FSR and Building Height development standards against an alternative scheme that achieves better residential amenity (internal and external) and in improved urban design outcome. The Planning Proposal amends the FSR and Building Height maps to encourage the improved planning outcome, but does not relate directly to specific design. The Planning Proposal is considered to be consistent with the Direction.
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036.	The Planning Proposal will meet the required FSR. The distribution of FSR is changed to correspond with the proposed amendment to the Height of Buildings Map. In this regard the Planning Proposal retains consistency with the Metropolitan Plan for Sydney 2036 and is therefore consistent with the Direction.

SJB Planning



General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Randwick City Council
10 APR 2012
Planning Received

5 April 2012

Re: Draft Comprehensive LEP 2012 - 148 Barker Street, Randwick

Dear Sir,

We refer to the exhibition of the draft LEP for Randwick and our previous submissions to Council in relation to 148 Barker Street Randwick (copies attached).

Our previous submissions related to the site in the context of the Planning Proposal for the adjoining Newmarket site. While the Draft LEP as exhibited has not incorporated the Newmarket Planning Proposal we provided the information previously prepared as a submission to the Draft LEP for consideration in conjunction with Council's future planning for the Newmarket site.

It is considered appropriate for our Client's site to be considered in conjunction with any future planning of the Newmarket site and the attached previous submission remains applicable.

We therefore request that any future planning for the Newmarket site considered by Council also consider our client's property.

Should you wish to discuss any aspect of this submission please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours sincerely

Scott Barwick
Associate

Attachment 1 Submission to Council 20 September 2011
Attachment 2: Urban Design Analysis – SJB Urban

} URBAN DESIGN REPORT
NOT INCLUDED; LETTER
ONLY

6329_3.1 Draft LEP submission_120405

SJB Planning

148 Barker Street, Randwick



Sydney
Level 2, 490 Crown St
Surry Hills NSW
2010 Australia
T 02 9380 9911
F 02 9380 9922

Melbourne
Level 1, Building D
80 Dorcas St
Southbank VIC
3006 Australia
T 03 8648 3500
F 03 8648 3599

sjb.com.au
planning@sjb.com.au

Planning Submission

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

general.manager@randwick.nsw.gov.au

20 September 2011

Randwick Education and Health Specialised Centre Discussion Paper

Dear Sir,

We refer to our submission to the Randwick Education and Health Specialised Centre discussion paper dated 31 March 2011. As indicated in the submission, our client's property at 148 Barker Street Randwick adjoins the Newmarket site which is also within the Specialised Centre and is the subject of a current Planning Proposal.

As indicated in our initial response to the discussion paper, SJB Planning in conjunction with SJB Urban have prepared an urban design analysis to assist and inform the future planning controls for our Client's site. This analysis has been prepared having regard to the discussion paper and the Planning Proposal for the Newmarket site.

Our client's land is a parcel located at the corner of Barker and Jane Streets in Randwick. The site is currently occupied by a two-storey Victorian corner terrace building. The site has a 13.3m frontage to Barker Street and a 30.0 m frontage to Jane Street.

The urban design analysis prepared by SJB Urban includes two options for the development of the site. Both of these options have been prepared in the context of the development forms contemplated for the Newmarket site. In essence the analysis identifies how the subject site could, in a planning sense, be integrated with the development contemplated for the Newmarket site.

The options present and demonstrate how the subject site could be developed for part six and part four level development which acts as a natural integration with the Newmarket concepts. These forms also act as an appropriate transition and relationship with development contemplated for land to the west under the Education and Health Specialised Centre discussion paper and the Newmarket Planning Proposal.

Option one presents six level development to the Barker Street frontage to emphasise the corner, similar to the treatment proposed for the Newmarket site Planning Proposal to emphasise corners. Development in Jane Street would step down to 4 storeys before stepping down to 3 storeys and providing a transition to the residential development beyond.

Option two demonstrates the treatment of five-storey development to the Barker Street frontage and three-storey terrace or residential flat style development along the Jane Street frontage. This again integrates with the concepts for the Newmarket site.



This submission seeks Council's agreement to include in its strategic planning program the subject site for rezoning under the comprehensive LEP to an equivalent zone to that of the current Residential 2D zone under the Randwick LEP 1998 (Consolidation). As is intended with the Newmarket site and particularly the Barker Street frontages, the future zoning should include the flexibility to permit a range of neighbourhood scale commercial and retail uses to facilitate the development of a vibrant mixed use community.

While this submission is not a formal planning proposal, included at Attachment 2 is a consideration of the concept against the Department of Planning's criteria justifying Planning Proposal's to support and assist Council in including the site in the future consolidated LEP to a standard template zoning equivalent to the current residential 2D zone.

Should you wish to discuss any aspect of this submission please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Scott Barwick'.

Scott Barwick
Associate

Attachment 1: Urban Design Analysis – SJB Urban

Attachment 2: Assessment against planning criteria for Planning Proposals