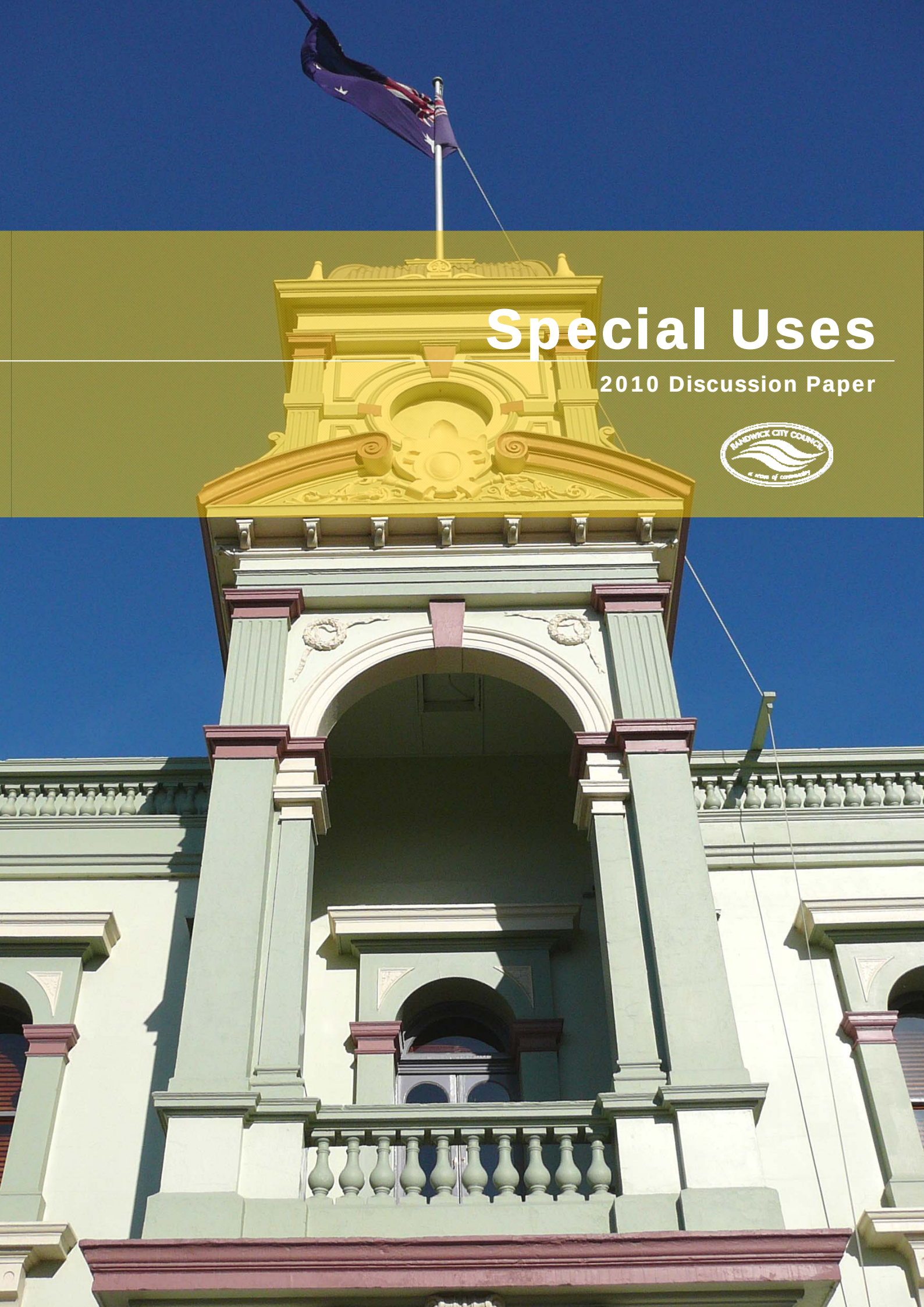




Special Uses

2010 Discussion Paper



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EXECUTIVE SUMMARY

Randwick City Council is reviewing its Local Environmental Plan (LEP) and Development Control Plans (DCP) to create a new comprehensive LEP and DCP, following the introduction of the NSW Metropolitan Strategy and State Government planning reforms, including the gazettal of the Standard Instrument LEP template (standard template).

The comprehensive LEP/ DCP to be completed by 2011 will include a review of zoning and planning controls across Randwick City, including those for the Special Uses zone. The intention is to review each zone, provide analysis of the implications of translating the Randwick LEP into the Standard LEP template, and provide a range of planning recommendations.

This Special Uses Discussion Paper is one of six LEP/DCP review papers being prepared. The other papers include:

- Industrial
- Environment and Open Space
- University and Hospital Specialised Centre
- Commercial/Town Centre
- Residential/ Housing

This paper aims to identify the current planning issues and State Government directions, provide an analysis of all land zoned Special Uses Zone 5 in Randwick LEP 1998 (Consolidation) (RLEP), review applicable planning controls and make recommendations in relation to controls and guidelines in the preparation of the comprehensive LEP/ DCP.

Special Uses Zone

The Special Uses zone 5 in RLEP covers an area of only 7.5% of Randwick's total land area and covers those uses not generally provided for in other zones due to their specialised activities, such as correctional facilities, health, education, community and religious facilities, as well as infrastructure and public utilities. The majority of these uses are owned and controlled by Local, State or Federal Government, institutional facilities and public infrastructure (semi-government), which may involve significant land areas. Other non-government owned special uses, generally involve single land parcels and include uses such as churches, child care centres and schools. Due to their nature, special uses are generally situated in areas dominated by alternative land uses (eg. schools within residential areas).

However, not all of these uses are considered to be special uses and there are a number of allotments that are not currently being utilised for their original intended special use. The Special Uses zone 5 in RLEP enables the redevelopment of land that is surplus to the Government authority and/or no longer being utilised for the intended use of the site, by permitting multi unit residential development without the need for rezoning.

Standard Instrument (Local Environmental Plan) template

The key implication of translating the RLEP to the standard template is that zoning under the standard template is provided into three (3) new 'Special Purpose' zones:

- Special Activities SP1: intended for specialised activity areas such as cemeteries
- Special Purpose SP2 : intended for key infrastructure lands such as sewage treatment plant
- Tourist SP3 : intended for specialised tourist – oriented areas

State government directions provide that these Special Purpose zones are to be limited to key infrastructure land or specialised activity areas only; that are unlikely to be used for a different purpose in the future; and which cannot generally be accommodated in other zones. These activities and key infrastructure sites include cemeteries, correctional

centres, waste disposal, sewage treatment facility, land fill sites, major port, airports or specialised tourist-orientated areas. However, considering that Randwick's tourist related activities are already permitted within the business zones, application of the Tourist SP3 zone is not applicable in the new LEP.

All other land uses that are zoned Special Uses in RLEP and which are not considered to be key infrastructure – SP2 (Infrastructure) or a specialised activity – SP1 (Specialised Activity), are required by State Government planning policy to be translated to the adjacent zone where appropriate or another suitable zone. This follows a basic planning principle of aligning land uses, so that future uses are compatible with existing surrounding uses. This would apply to most of Randwick's churches, schools and community facilities which are currently zoned Special Uses.

This zoning approach complements the provisions of the Infrastructure SEPP which was introduced by the State Government in 2007, to facilitate the delivery of infrastructure across NSW. The Infrastructure SEPP has specific planning provisions and development controls for 25 infrastructure types which apply state-wide. The SEPP outlines land use zones where particular types of infrastructure are permissible; the approval process and assessment requirements for infrastructure proposals; infrastructure works that may be undertaken as exempt of complying development; and mechanisms for the development and redevelopment of Government-owned land. Importantly, the Infrastructure SEPP sets the zoning approach for public and private infrastructure land which all council's must adopt in new standard LEPs.

The Special Purpose zones in the standard template are thus more limited in the range of uses than Council's current Special Uses zone 5, generally providing for infrastructure or special land uses that is not provided for in other zones. Any redevelopment of these lands must then require a rezoning and assessment for the change in zone. This overcomes the current confusion with the Special Uses zone in RLEP which allows for a range of uses including multi unit housing without a rezoning.

Key issues

This zoning approach, which limits the application of the Special Purpose zones to key infrastructure land or special activities only and rezones all other uses to the adjacent zone, raises two key issues:

- SEPP 55 Remediation of land: Prior to rezoning any land the potential contamination of land must be investigated to ensure that the land can be developed safely for the use in the new zone (State Government Environmental Planning Policy 'SEPP 55 – Remediation of Land'). For Council owned sites, a desktop investigation has been undertaken for each site. For all other sites identified to be rezoned according to the adjacent zone, this paper notes that the land owner should confirm to Council that the site is suitable for its intended use prior to any change in the zone as required by SEPP 55.
- Continued availability of Government school sites: Schools (both government and non-government primary and high schools) are no longer considered as a land use which warrants a special use or special purpose zoning and are to be rezoned to the adjacent or suitable zone eg. Residential, according to State Government planning policy. This provides greater potential for these school sites (some of the largest parcels of land in the area) to be redeveloped, removing the need for rezoning. This may lead to the closure of schools without Council or community input, which is a concern given the past trend of declining numbers of government schools in Randwick while demographic trends show continued growth in local school-aged children.

This paper thus recommends retaining a Special Purpose zone on all government schools in Randwick City. This could help to ensure that as a minimum, government schools are kept for their required purpose, as essential infrastructure for the community. Any future redevelopment of these sites under the Special Purpose zoning would then be subject to an investigation of the costs and benefits to the community via the rezoning process. While private schools are considered to be equally important, these are private operations that may or may not stay in the council area over the long term. A similar restriction on zoning (via a special purpose zone) is not suitable, nor consistent with the State Government planning direction. However, public schools are essential services that should remain in Randwick City.

The new comprehensive LEP and DCP will need to recognise and provide for both existing and future planned Special Purposes. Other uses, which are not proposed to be zoned to a Special Purpose zone, are proposed to adjacent or suitable land use zones and adopt suitable design and operational standards so as to integrate with the amenity of the surrounding area. Note the University of NSW, Kensington campus and Prince of Wales Hospitals complex has been identified as a specialised centre by the Sydney Metropolitan Strategy and is being addressed as part of a separate discussion paper.

Key Recommendations

This Special Uses discussion paper recommends:

Comprehensive LEP

- Existing Special Uses sites identified as key infrastructure land and/ or as an area of specialised activity in accordance with State Government planning direction will be rezoned to either:
 - **SP1 Special Activities:** this applies to the Long Bay Correctional centre; Cemeteries including St Jude's Historic Precinct, Yarra Bay House Aboriginal Community Facility;
 - **SP2 Infrastructure:** this applies to Bundock Street Defence Site; Fire stations; Council town hall; Council works depot in Storey St; classified state roads; educational establishments (tertiary institutions and government schools); and key utility infrastructure sites including, Malabar sewage treatment plant, Water treatment facility, Electricity distribution infrastructure and Telecommunications facility;
- All other existing Special Uses sites including non-government schools, reserves, churches and church properties, child care centres, community facilities, aged housing and others are to be rezoned to either the adjacent zone or a compatible zone to reflect the land use, subject to land owners confirming that this meets the requirements of SEPP 55.
- That further heritage assessment be undertaken of the former Randwick Tramways Workshop site at the UNSW Randwick campus as part of the comprehensive LEP and consider their possible LEP listing. Note all other sites zoned special uses which are heritage listed are to remain.
- To reclassify Council owned lands from 'community' to 'operational' at: 18 Silver St, Randwick; 7R Milford St, Randwick; and 27R Burke St, Chifley.

Comprehensive DCP

- To review and incorporate relevant provisions of site specific DCPs ie. the Eastern Suburbs Memorial Park DCP applicable to special uses land.
- To investigate provisions of additional development and design controls for non-residential development (eg. child care centres, schools) in residential areas.

Background

A land use audit was undertaken in 2008 on all land zoned Special Uses in RLEP, as part of this review. An inventory of these sites has been developed using data collected from Council's property information system, geographical information system, and site visits.

Property owners and operators of sites zoned Special Uses in Randwick LEP were contacted in 2007/08, to seek feedback on the suitability of the current zone in relation to the land holdings and in identifying future development opportunities and constraints.

Additionally, government agencies and neighbouring councils were also consulted to provide any information which may affect the preparation of a new LEP, in accordance with the statutory local environmental plan making functions of the EP&A Act (s.62).

All submissions received as part of this preliminary consultation have been reviewed against state government planning direction and policies, with responses summarised in Appendix 1.

Recommendations on appropriate land use zoning in the standard template have been suggested for each site listed in the inventory in Appendix 2.

It is important to note that while this discussion paper references infrastructure provision such as electricity, water and telecommunications, the zoning recommendations outlined in this paper will not impact service provision levels including standard and capacity of existing facilities.

This paper has five main parts:

- Part 1 provides an overview of land zoned Special Uses including historical development;
- Part 2 outlines the state and local planning framework guiding this land use review and the comprehensive LEP/ DCP;
- Part 3 provides an analysis of sites zoned special uses for investigation and other planning and environmental considerations; and
- Part 4 details recommendations in drafting for the new Randwick Comprehensive LEP and DCP; and
- Part 5 outlines the conclusion of the discussion paper and how to provide feedback or comment on the discussion paper.

PART 1 INTRODUCTION

Overview of Special Uses land in Randwick

The Special Uses zone 5 in Randwick LEP applies to more than 130 sites of variable size, scattered throughout the Randwick City local government area (LGA) (See Figure 1). While comprising in total only approximately 2.79 square kilometres (7.5% of Randwick's total land area), these sites provide significant employment, facilities, infrastructure and services, to meet the needs of the community.

A land use audit of the Special Uses zone in RLEP, demonstrates a wide variety of uses, as the table below outlines the number of key land uses in the Special Uses zone and appendix 2 provides further detail on each property listed on the inventory.

Land uses	No. of operations (2008)
Schools	
Non-government	19
Government	15
Tertiary institutions	2
Utilities	
Water	8
Electricity	9
Telecommunications	4
Public administration (depot, town hall)	2
Car parks	2
Defence	2
Correctional Centre	1
Fire Station	1
Churches	16
Church properties (including Monastery)	4
Cemetery (including crematorium)	3
Community Uses (Community centre, child care centres)	7
Hospital	1
Aged housing (including group home)	3
Bus depot	1
Road infrastructure	2
Reserves	2
Residential	5
Vacant and other	13
Total	122

*Note an operation may cover several sites

The majority of these special uses are owned and controlled by Local, State or Federal Government, institutional facilities and public infrastructure (semi-government) and other non-government organisations.

State government owned and controlled lands within the City include special uses such as correctional facilities, aged housing, emergency services, transport, cemetery and educational facilities. Educational establishments including tertiary institutions,

government and non-government schools have some of the largest land parcels, scattered throughout the LGA and servicing the population. The NSW Department of Education and Training owns a significant number of these land parcels.

Randwick City is fortunate to contain a wide variety of educational establishments from primary to secondary and tertiary institutions including the University of New South Wales and TAFE. This means that Randwick residents do not need to travel great distances to seek out educational opportunities. Additionally, these establishments attract people from other LGA's to Randwick.

The Randwick Barracks, Bundock Street special uses site is owned and controlled by the Federal Government, Department of Defence. This site provides important accommodation and training facilities for the Defence Forces personnel.

Institutional facilities and public infrastructure under the control of semi-government and other organisations represent a significant proportion of sites zoned special uses. This includes infrastructure land associated with utility providers for energy, water and telecommunications. These sites vary in size and are often located in residential areas to serve the catchment. This may include infrastructure associated with the distribution of electricity such as, electricity kiosks or substations, feeder pillars or transformer housing, substation yards or buildings. Other infrastructure associated with water supply systems such as drainage reserves, water reservoirs and water treatment facilities and infrastructure associated with telecommunications such as telecommunication towers, satellite dishes, are most commonly located within residential areas.

Local Government, Council owned lands zoned special uses include the town hall and administration building (Frances St, Randwick), a works depot site (in Storey St), community halls, child care centres, reserves, car parks and vacant sites.

Non-government owned special uses, generally involve single land parcels and include uses such as churches, aged housing, child care centres and private schools. There are many places of worship also often providing important community services and associated uses such as aged housing, schools and other community uses. Many of these churches are also important contributors to Randwick City's heritage fabric.

There are also a number of allotments that are not currently being utilised for their original intended special use. These allotments may either be surplus to existing and future requirements, have been redeveloped when no longer required by Government or may be land banked for future development in accordance with projected demand.

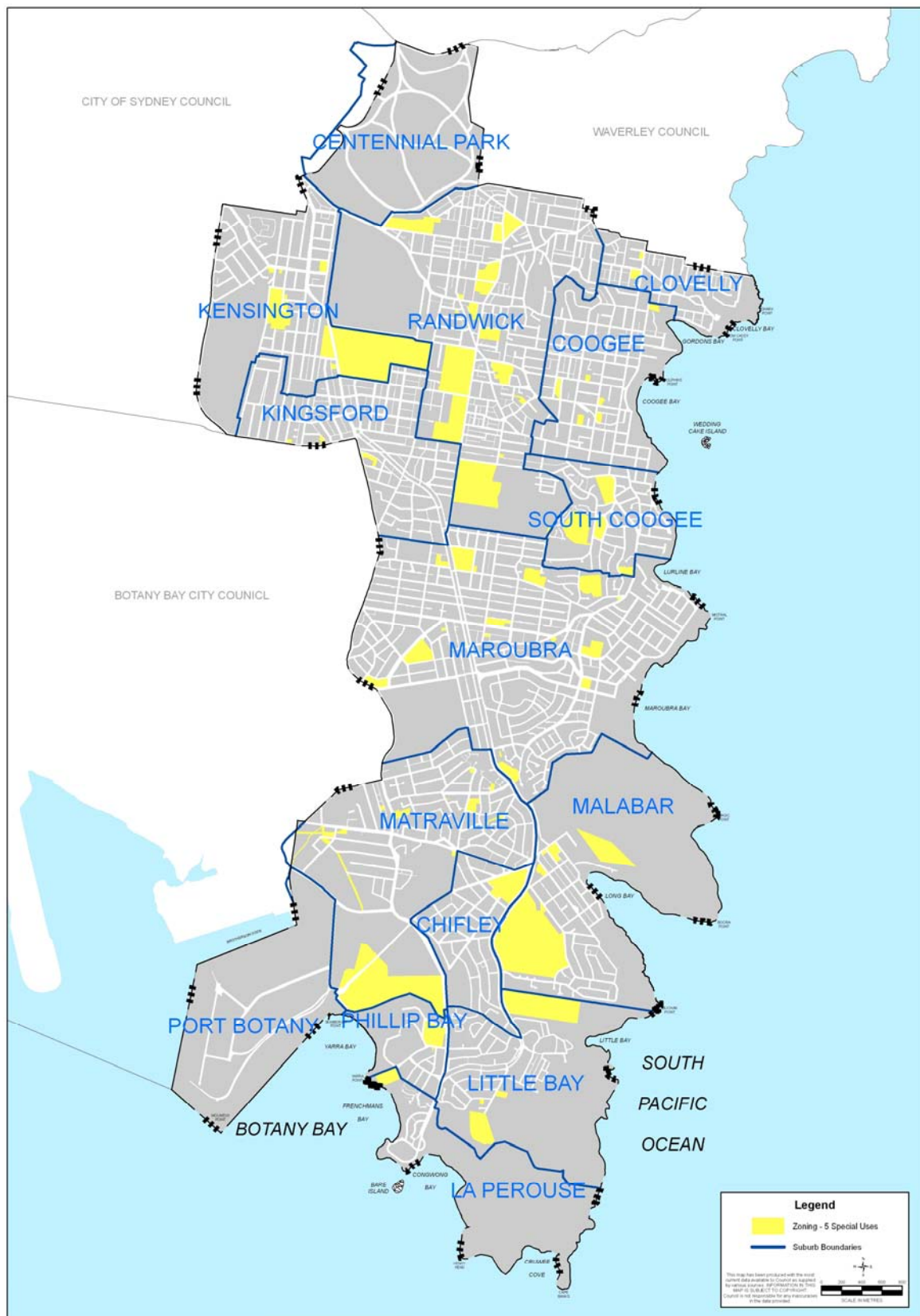


Figure 1: Sites zoned 5 Special Uses in Randwick LEP (Consolidation)

Historical Development

Randwick City is one of the oldest local government areas (LGAs) in Australia. Randwick became a Municipal Council in 1859 and a City in 1990. It is home to a diverse range of special uses reflecting the established nature of the area and its specialisation in uses such as education, health and penal services.

Public and private schools and other educational facilities have long been a dominant land use across the City and within the Special Uses zone. Some of the original schools are still in operation today, such as Randwick Boys High School, which opened in 1883. Places of worship were often developed in conjunction with schools and are more prevalent in the older northern suburbs.

There are three cemeteries within Randwick City, St Jude's Cemetery, Botany Cemetery and Randwick Cemetery. They provide an important religious and remembrance services to the community and have existed since the first churches were built. Notably, St Judes, Randwick and the Sacred Heart Precinct, Kensington, have provided church services for over 100 years.

A hospital has existed on the current site of the Prince of Wales Hospitals complex since the 1870's, originally constructed as a Destitute Children's asylum and with numerous additions to accommodate 4 hospitals and support research and services today. The University of NSW was incorporated by an Act of the NSW Parliament in 1949 and is today internationally recognised for its education and research facilities (see also University/ Hospital discussion paper).

The iconic Randwick City Town Hall Building was built in 1882, with the clock tower added in 1893 and continues its use alongside the Council's main administrative building.

The Long Bay Correctional Complex opened as the Women's Reformatory in 1909 after taking 11 years to build. It became a State Penitentiary in 1914. A new women's prison opened in 1962 and the remand centre followed in 1967. The site continues to operate and expand as a correctional facility.

Yarra Bay House was built in 1903 and is located on the shore of Yarra Bay in La Perouse. It was built as additional living quarters when the Cable Station at La Perouse was full due to the addition of a second cable. The cable station became obsolete in 1917 and was passed on to different government departments over the following 60 years. The land was handed over to the Local Aboriginal Land Council in 1984 as an aboriginal community facility. The Land Council has also constructed a freshwater billabong to house native frogs and birdlife.

Overall, it is no surprise that there are more than 30 sites in the Special Use zone that have one or more forms of heritage significance.

Heritage Significance

Heritage listing is the formal recognition that a place or item has heritage significance and is a way of protecting and managing those places or objects that make it significant.

The NSW Heritage Act and the Environmental Planning and Assessment Act 1979 provide legal protection for heritage items. A property is a heritage item if it is listed in the heritage schedule of a council's LEP or on the State Heritage Register representing items of state significance.

A local heritage item can be a place or object that are important for the community and can include public buildings, private houses, cemeteries, churches, schools and natural areas.

A heritage conservation area or a place of Aboriginal heritage significance means an area of land that is shown as a heritage conservation area on the Heritage Map (including any heritage items situated on or within that conservation area).

A significant proportion of sites currently zoned Special Use are of Heritage significance and reflects long established uses. The Special Uses inventory in Appendix 2 identifies sites currently zoned 5 Special Uses which are local heritage items and state heritage items.

PART 2 PLANNING CONTEXT

State Government Planning Framework

The Metropolitan Strategy

The Metropolitan Strategy for the Greater Sydney Region was released in late 2005. It provides a broad framework for the development of Sydney over the next 25 years. It aims to manage growth and secure Sydney's position as Australia's global city.

The Strategy has seven key sub-strategies identifying key objectives and actions:

- Economy and employment;
- Centres and corridors;
- Housing;
- Transport;
- Environment and resources;
- Parks and public places; and
- Implementation and governance.

The Sydney Metropolitan Strategy classifies the University of NSW and Prince of Wales Hospitals complex as a specialised centre. Due to the specialised nature of this centre a separate discussion paper is being prepared.

The key issue for the future planning in relation to land zoned Special Uses will be managing population growth with infrastructure and service provision. The metropolitan strategy sub-strategies of 'Centres and Corridors' and 'Housing' seek to concentrate growth and services within existing and new strategic and local centres to improve access to health, education, leisure and cultural facilities and community services.

East Subregion Draft Subregional Strategy

Subregional planning is an important step in translating the Metropolitan Strategy at a local level. The East Subregion draft Subregional Strategy, applies to Randwick, Botany Bay, Woollahra, and Waverley councils. Key targets for this subregion are an additional 20,000 new dwellings to 2031 and 17500 new jobs by 2031, of which 8,400 new dwellings and 1700 new jobs by 2031 apply for Randwick City.

State Infrastructure Strategy

The State Infrastructure Strategy informs the subregional strategies with regard to planned infrastructure upgrades. For Randwick LGA the upgrades cover health establishments, education, Port Botany expansion, cycleways and electricity substation upgrades.

Specifically, the State Infrastructure Strategy identifies an existing Special Uses zoned site for a new Zone Substation in Bunnerong Road, Kingsford which was recently constructed by Energy Australia to replace the various smaller substations across the Randwick, Kingsford, Kensington, and Maroubra areas (Figure 2). The strategy also identifies the need to upgrade the reliability of the Malabar Sewage Treatment Plant (Figure 3) and the sewer network's reliability in Matraville by Sydney Water.



Figure 2: Zone Substation site in Kingsford.



Figure 3: Malabar Sewage Treatment Plant

State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP, which came into effect on 1 January 2008, contains specific planning provisions and development controls for 25 types (sectors) of infrastructure across the state, covering correctional centres, educational establishments, electricity generating works, housing and group homes, road and traffic facilities and many more. The Infrastructure SEPP principally focuses on providing for the delivery of infrastructure or services by local and State government authorities. There are however certain types of infrastructure where the SEPP provisions apply equally to private or public infrastructure including, electricity generating works, health services facilities and certain telecommunications infrastructure.

The Infrastructure SEPP outlines:

- Land use zones where particular types of infrastructure are permissible;
- Mechanisms for the development, redevelopment or disposal of Government owned land;
- The approval process and assessment requirements for infrastructure proposals; and
- Identifies an expanded range of infrastructure works of minimal environmental impact as exempt and complying development.

Importantly, the Infrastructure SEPP overrides LEP provisions where it streamlines infrastructure development and sets the direction for future zoning of State land in new standard LEPs. It moves away from zoning standard (rather than key) types of public infrastructure land as 'special use'. This means that as part of the Standard Instrument LEP implementation, the majority of infrastructure and State owned land will be incorporated into the surrounding zoning from their current Special Use zoning.

For more advice on the infrastructure SEPP see:

<http://www.planning.nsw.gov.au/planningsystem/infrastructuresepp.asp>

State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 and associated guidelines 'Managing Land Contamination' provides planning controls and directions for the remediation of contaminated land across the state. The policy provides that in preparing a local environmental plan, the consent authority must consider if any land subject to a change in land use zones, may be potentially contaminated or having sustained any previous uses which may have resulted in

contamination and if the land requires remediation suitable to the rezoning. This means that in preparing the draft comprehensive LEP, Council needs to be satisfied that any land affected by a change in land use zones, is suitable in its current state or will be suitable after remediation for the uses permitted under proposed zones. If contamination is, or may be, present the proponent must investigate the site and provide the planning authority with the information it needs to carry out its planning functions. Where required, the land will be remediated before it is developed or it will retain the same zoning.

Development along busy roads - interim guidelines

The majority of Special Uses sites including schools, churches, public administration buildings are often located in areas that are accessible and well serviced by public transport, along strategic bus corridors and busy arterial roads. Some of the arterial roads that transect the LGA record an annual average daily traffic (AADT) volume of more than 40,000 vehicles.

The NSW Department of Planning has developed interim guidelines for developments near rail corridors and busy roads (as defined by traffic volume data published by the RTA). The guidelines contain design measures for educational establishments, child care centres, hospitals, seniors living and residential along busy roads. This includes measures to avoid, reduce or mitigate noise and air quality impacts.

These guidelines must also be taken into account under clause 102 of the Infrastructure SEPP for noise sensitive development including churches, hospitals, child care centres and schools on land along these busy roads.

Standard Instrument (Local Environment Plan) Order 2006

Introduced by the State government in 2006, as part of its planning reforms, the standard instrument aims to give uniformity for all new principal (or comprehensive) LEPs in NSW. The standard instrument specifies the structure of comprehensive LEPs including standard zones and zone objectives, mandates certain uses as permitted or prohibited in certain zones, and identifies compulsory and optional provisions. Councils must adopt the standard template as the basis to prepare their own LEPs and can add other provisions relevant to local planning conditions.

Under the standard template there are three (3) new Special Purpose zones to be used where relevant as outlined below:

- The SP1 zone is intended for key infrastructure land only;
- The SP2 zone is intended for specialised activities that cannot be accommodated in any other zone; and
- The SP3 zone is intended for tourist-orientated areas only.

Zone SP1- Special Activities	Zone SP2 – Infrastructure	Zone SP3 - Tourist
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> 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 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for a variety of tourist-oriented development and related uses.

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	2 Permitted without consent	2 Permitted without consent
3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental to development for that purpose.	3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental to development for that purpose.	3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental to development for that purpose.

Ministerial Directions - Section 117(2)

The Minister for Planning, under s.117(2) of the EP&A Act issues directions that councils must follow when preparing new LEPs and cover categories such as employment and resources, environment and heritage, housing, infrastructure and urban development. While there are no specific Ministerial planning directions issued under section 117(2) of the EP&A Act that apply to Special Use zones, local planning direction 6.2 'Reserving land for public purposes' provide that where a public authority requests a council to reserve land for a public purpose in a draft LEP, the council shall reserve the land in accordance with the request, and include the land in an appropriate zone and identify the relevant acquiring authority of the land. Situations where this may occur include land reserved for arterial road widening by the Roads and Traffic Authority (RTA).

Zoning for Infrastructure in LEPs – Department of Planning Practice Note (PN 08-002)

The practice note provides planning direction to councils on zoning public and private infrastructure land in standard LEPs. It complements the provisions of the Infrastructure SEPP to support a zoning regime which provides greater flexibility and adaptive management of public and private infrastructure land and services. The practice note outlines the following matters to consider upfront prior to zoning infrastructure land in new LEPs:

- *Identify whether the infrastructure type is covered in the Infrastructure SEPP, including whether the SEPP provisions are associated with public or private infrastructure*
- *Identify whether the infrastructure is currently operating or is no longer used, to be considered as surplus public land*
- *Check the Infrastructure SEPP to identify prescribed zones where the particular infrastructure types are permitted*
- *Follow the principles for zoning infrastructure land in the practice note (PN 08-002)*

The six key principles for zoning infrastructure land are:

Principle 1 – Zoning for infrastructure that is permitted on all land: The Infrastructure SEPP identifies several types of infrastructure activities undertaken by public authorities that are permissible in all LEP zones, irrespective of the LEP zoning.

Principle 2 – Zoning for infrastructure that is permitted only in prescribed zones: 'Prescribed zone' is a reference to the standard zones in the standard template which

have been nominated as the zones where certain types of infrastructure are permitted under the Infrastructure SEPP.

Principle 3 – Certain special purpose zones should remain as special purpose zones: For complex infrastructure sites covering large areas, or sites of strategic importance, it may be preferable to maintain a special purpose zoning.

Principle 4 – Rules for using SP1 and SP2 zones: Where a Special Purpose zoning for infrastructure land in an LEP is applied, a flexible zone boundary must be adopted. Land use annotations are to be used on the land zoning map for land zoned Special Purpose.

Principle 5 – Zoning surplus public land: Surplus public land should be rezoned to be compatible with surrounding land uses.

Principle 6 – Avoid additional provisions in LEPs: LEPs should not include provisions that are contained in the SEPP for considering the impacts of certain types of development on land near rail corridors or busy roads.

A copy of PN 08-002 can be viewed via www.planning.nsw.gov.au.

Local Planning Framework

The Randwick City Plan

The Randwick City Plan was adopted by Council in 2006 and sets the 20 year strategic direction for Randwick City over the next 20 years. The Plan consists of five (5) broad interrelated themes: *A Sense of Community; Places for People; A Prospering City; Moving Around; and Looking After Our Environment.*

Most directly related to special uses is 'Places for People' concerned with sustaining the built environment and managing the demands of development and infrastructure as a result of existing and future population growth, and growth in visitors.

The key outcome for this theme is 'a *liveable City*' and Council will achieve this outcome by ensuring that 'a *strategic land use framework provides for our lifestyle changes and for a continuing, yet low rate of growth across our City*'. Actions to support this Outcome and Direction include:

- A comprehensive review of the Randwick LEP
- Urban renewal opportunities are located in or around transport routes, town centres and key employment centres
- Future planning initiatives to strengthen the integration of transport and land uses.

Randwick Local Environmental Plan 1998 (Consolidation)

The Randwick Local Environmental Plan (LEP) 1998 (Consolidation) provides the statutory framework for land use planning in the City. It controls the development of land for specific purposes through zoning and development controls. This LEP (Consolidation) was prepared as an updating LEP which retains the same zonings as LEP 1998, with some administrative amendments to definitions and controls and some of the standard template format and clauses. The LEP is an integral step to simplify the preparation of the comprehensive LEP.

The following outlines the zone objectives and land uses of the Special Uses zone 5 and relevant planning provisions for land in this zone under RLEP.

Land use zones and clauses

Zone No 5 (Special Uses Zone)

(1) The objectives of Zone No 5 are:

- (a) to accommodate development by public authorities on publicly owned land, and
- (b) to accommodate development for educational, religious, public transport or similar purposes on both publicly and privately owned land, and
- (c) to enable associated and ancillary development, 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 allow for the redevelopment of land no longer required for a special use.

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

Bushfire hazard reduction; Recreation; Public utility undertakings; Roads.

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

Animal establishments; Bed and breakfast accommodation; Boarding houses; Car parks; Cemeteries; Child care centres; Clubs; Communication facilities; Community facilities; Dwellings; Dwelling houses; Educational establishments; Excavation and filling of land; Health consulting rooms; Helicopter landing sites; Home activities; Hospitals; Markets; Multi-unit housing; Outdoor advertising; Penitentiaries; Places of worship; Plant nurseries; Public transport; Recreation facilities; Restaurants; Subdivision.

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

This single zone allows for redevelopment of surplus sites by permitting residential development for the purpose of boarding houses, dwellings, group homes and/or multi-unit housing.

Other related LEP clauses include:

Clause 20F (5) 'Floor Space Ratios' sets a maximum floor space ratio of 0.5:1 for residential buildings within the Special Uses zone.

Clause 37A 'Development in Special Uses zone' requires Council to consider the character of the locality and the amenity of nearby development before granting consent to development of land in the Special Uses zone. This means that applicable LEP controls for building height, allotment size, FSR and landscaped area would correspond to the adjacent zoning.

Clause 42B 'Contaminated land' is to ensure land will be suitable after remediation for the purpose for which the development is proposed and that the land will be remediated to that suitable standard before it is used.

Clause 40A 'Site Specific development control plans' requires a site specific DCP for large sites in excess of 10,000sqm. The site specific DCP is to be prepared following consultation with the Council and is to address, illustrate and explain a range of matters outlined in the clause, which include amongst other things, building envelopes and built form controls, principles of ecologically sustainable development and provision of housing mix.

Clause 42 'Development of land for certain additional purposes' contains provisions which allow for individual sites to have additional permitted land uses and which are

listed in Appendix 2 of RLEP. 49-55 St Pauls Street, Randwick (Brigidine College site) is the only special uses zoned site which permits an additional use being business premises.

Note Table 2 on page 32 provides a comparison of existing and recommended clauses.

Development Control Plans (DCP)

While there is no specific land use DCP for development in the Special Uses zone, DCPs for parking and outdoor advertising apply and some minor development is provided for in the Exempt and Complying DCP. The Parking DCP sets car parking requirements for health, education, community facilities and recreation. The Outdoor Advertising DCP recognise that advertising in the Special Uses zone is for identification and public information purposes of activities carried out or services provided on site located. There are no numerical controls on the size and location of signage in the Special Uses zones. Rather the objectives seek to ensure that any outdoor advertising does not have any adverse impact on the locality or cause any distraction to road uses; and to integrate their location and size with the associated building's design and landscaping.

Randwick Junction DCP applies to land within the Randwick Junction Heritage Conservation Area including a large parcel of Special Uses land being Marcellin College on 191-195 Alison Rd, Randwick. The purpose of the DCP (effective 18 February 1999) is to provide detailed development controls, standards and guidelines for development, which is compatible with the significant heritage character in Randwick Junction.

The Eastern Suburbs Memorial Park DCP covers Special Uses lands being the Memorial Park and part of the old Bunnerong Power Station Site. This DCP (effective 3 February 2000) is to provide development guidelines for the refurbishment of part of the existing Eastern Suburbs Memorial Park and for extension of its operations onto part of the old Bunnerong Power Station site. The site has since been partially redeveloped in accordance with the DCP.

The DCP for the University of NSW, Kensington Campus also covers Special Uses land. However, given the specialised nature of this University/Hospital Specialised Centre, it is being addressed in a separate discussion paper.

PART 3 ANALYSIS OF SITES AND ISSUES

Zoning existing Special Use sites in the standard template

The standard template substantially differs from Randwick's Special Uses Zone 5 in the RLEP, in that it provides three (3) new 'Special Purpose' zones as follows:

- Special Activities SP1
- Special Purpose SP2
- Tourist SP3

While the current single zone Special Uses zone no.5 in RLEP provides for a broad range of uses and for redevelopment of surplus land for residential, the standard template limits the application of the special purpose zones to specialised activities or key infrastructure only.

The SP3 Tourist zone is only to be used to identify special tourism-related precincts. Most of Randwick's tourist-related activities, such as accommodation, occur within established centres alongside other commercial uses and do not warrant a separate and specific Tourist SP3 zone.

The 'Special Activities – SP1 zone' – is intended for those specialised activities that cannot be accommodated in other zones such as cemeteries or correctional centre. Additionally, this zone also acknowledges sites with special natural characteristics such as St Jude's Historic Precinct.

Similarly, sites to be rezoned 'Infrastructure – SP2 zone' are for key infrastructure that cannot be easily provided for within any other zone, due to their scale, function and/or intended use. Residential uses will only be permissible in the Special Purpose zones if they are included as development that is either incidental or ancillary to development for that purpose. For example nursing accommodation on land zoned 'SP2 – Hospital' to be co-located with hospitals. This zone will cover key infrastructure sites such as Malabar Sewage Treatment Plant.

Zoning sites no longer regarded as Special Uses

All other sites that do not fall under the application of these 'Special Purpose' zones in accordance with State Government planning direction are to be accommodated to the most common adjacent zone or a zone which best reflects the land use conditions such as parks and reserves.

Consideration of SEPP 55 will be a major determinant of the future zoning of the 'Special Uses' zoned sites identified in Appendix 2. Recommended zoning for the sites identified for a change in zone are proposed, however Appendix 2 also notes that until such time that Council has sufficient information on any contamination history of these sites to carry out the necessary planning functions, these sites will retain a special purpose zone.

Council owned land

A proportion of Council owned land is zoned Special Uses in RLEP. This land includes car parks, community facilities, reserves and vacant sites. Many of these sites will change in zoning in accordance with state government planning direction.

Changes to the zone of Council owned land does not automatically enable Council to change the use or to dispose of the land. In order to undertake these processes Council is required to undertake a 'reclassification' of land, under the requirements of the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979. The

reclassification process of public land involves community consultation and a public hearing. This provides the community the opportunity to raise any concerns into the reclassification.

Zoning public schools

The Infrastructure SEPP and associated State Government guidelines notes that educational establishments, including government or non-government schools should generally be incorporated into adjacent zones, likely to be Residential or Business zones. The Infrastructure SEPP permits schools in these zones.

Incorporating schools into adjoining zones, rather than retaining a Special Purpose zone, raises two key concerns. Firstly, it enables schools to redevelop all or parts of their sites for uses other than schools over time. This is a concern, particularly with regard to the provision of government schools in the area. In the last 20 years, the number of public high schools in Randwick City has declined, with only four public high schools remaining. In 1990 Maroubra Bay High School and Maroubra Junction High School were amalgamated to form Maroubra High School. Maroubra High School then closed in 2002. There are also nine public infants/ primary schools spread throughout the City. Maroubra infants school has recently been amalgamated with Maroubra Junction primary school.

While the number of government schools in the area has declined, the population of school aged persons (0-14 years old) in Randwick City is projected to increase by 6.5% from 17,236 persons in 2001 to 18,350 persons in 2031¹. The Department of Education and Training notes that the East Region Draft Subregional Strategy target of 8,400 additional dwellings by 2031, could generate the need to educate more than 500 additional primary aged and nearly 500 secondary aged persons by 2031². This shows that demand for existing education facilities is likely to remain at least stable or continue to grow. Any further reduction of public schools would be detrimental to these growth trends and capacity for public schools to cater for the local area. The loss of a public school from a suburb also has negative impacts on the facilities available and the social interaction potential for those communities (for example, after school community use of halls and fields).

This paper recommends that existing government schools should be zoned SP2 Infrastructure, to reflect their continued need in the local area and to reflect essential community infrastructure. While private schools are more flexible to move from the local area, government schools should be retained at the level of current provision particularly given that school aged persons are anticipated to grow over the next 20 years. Additionally, these sites are some of the largest land parcels within the City, located in walkable areas that serve the local population. Should these sites be redeveloped it would be very difficult to secure other sites of this scale and location in future years, given the high land values in the area.

Furthermore, under the Federal Government's Nation Building Economic Stimulus Plan, Building the Education Revolution program has funded an estimated \$22,750,000 on primary and secondary school upgrades in Randwick City over 2009/10. With such significant investment into schools in the area it is crucial that these sites are recognised and investments are secured as essential community infrastructure.

Applying a Special Purpose zone would mean that any future review of school provisions in the area would then be subject to a suitable investigation of needs via the rezoning process. The process enables a sufficient level of information and input from the council and communities into any proposed removal of a school.

¹ The Randwick City Plan (2006)

² Based on current student generation rates from medium density housing

Zoning Roads

Roads are currently unzoned in RLEP. In the standard template all land must be zoned including roads.³ Roads are defined under the standard template, as either a public or a private road within the meaning of the *Roads Act 1993* and include a classified road. The legal system of classified roads is controlled under the *Roads Act 1993*, which administers the Freeway, State Highway, Main Road, Tourist Road and Secondary Roads classifications. Funding or management arrangements for each classification are then categorised into three management categories: State, Regional and Local roads.

Under the standard template classified state roads are to be zoned SP2 Infrastructure, with all other roads to be zoned to the most common adjacent zone.

Yarra Bay House Estate

Yarra Bay House Estate is owned and operated by the La Perouse Land Council and Guriwal Aboriginal Corporation and provides important community services to the La Perouse aboriginal community. Community services provided on site include the Gujaga Child Care centre; a health care centre; and Yarra Bay House which provides varied administrative support for aged care, respite services and youth services including outreach programs. The gardens are also used for educational and cultural purposes, such as developing bush tucker skills.

Yarra Bay House estate was transferred to the La Perouse Land Council by the State Government in 1984. The estate is currently zoned 5 Special Uses in RLEP 1998 (Consolidation), is listed as a local heritage item in RLEP. It is situated within Yarra Bay foreshore (zoned public open space 6A) and also adjoins Botany Bay National Park (zoned national park). The State Government planning direction requires consideration of applying an adjacent zone. However, the adjoining zones being either public open space or national park do not appear a suitable zone nor reflect the current use of Yarra Bay House. Given the unique location and important community function of the site it is recommended that the site retain a Special Purpose zoning and be rezoned to SP1-Special Activities (Community Facility).

St Jude's historic precinct

St Jude's historic precinct, which is located at 100-108 Avoca Street, Randwick, contains one of Randwick's earliest and best collection of historic buildings. The rare precinct of historic buildings includes St Jude's Anglican Church, St Jude's cemetery, St Jude's former School Hall, rectory and verger's residence. The large grounds are reminiscent of an English village church and the church tower is a prominent local landmark and a focus for the surrounding historic townscape precinct. The St Jude's precinct and buildings are listed on the state's heritage register for its representation of an uninterrupted progression of Randwick's colonial history from approximately 1861 to 1899.

Given the precinct's unique and important contribution to Randwick's heritage fabric, it is recommended that the whole precinct including the cemetery retain a Special Purpose zoning and be rezoned to SP1 – Special Activities, in accordance with PN 08-002 (which notes that cemeteries should be zoned SP1).

Former Randwick Tramways Workshops

Remnants of the former Randwick Tramways Workshops are located on land zoned Special Uses including the UNSW site 22-32 King Street, STA Bus Depot site 34-84 King Street and Randwick TAFE 2-20 King Street. The Randwick Tramway Workshops was

³ State government direction issued through PN 08-002

established in 1881 as the central repair and maintenance facility for the NSW Government. The original Randwick Tramways Workshops site covered an area of over 12 hectares and was originally bounded by King Street on the south, Dangar St on the east, Mort St and Govett St, as shown in the figure below.

A preliminary heritage assessment of the site was undertaken in 1991 by Godden Mackay (Heritage Consultants). The findings of the preliminary assessment noted the significance of Building 9 'the Repair Shop' and the chimney. The brick chimney located on 90-98 King Street, is the only item of the former Randwick Tramway Workshops to be listed as a heritage item in RLEP.

The existing Special Use sites along King Street are proposed to retain a special purpose zone, as SP2 Infrastructure for educational and transport purposes. Given the potential heritage significance of the site and findings of the Preliminary Heritage Assessment prepared by Godden Mackay in 1991, it is recommended that further heritage assessment be undertaken of the site as part of the comprehensive LEP and consider their possible LEP listing.

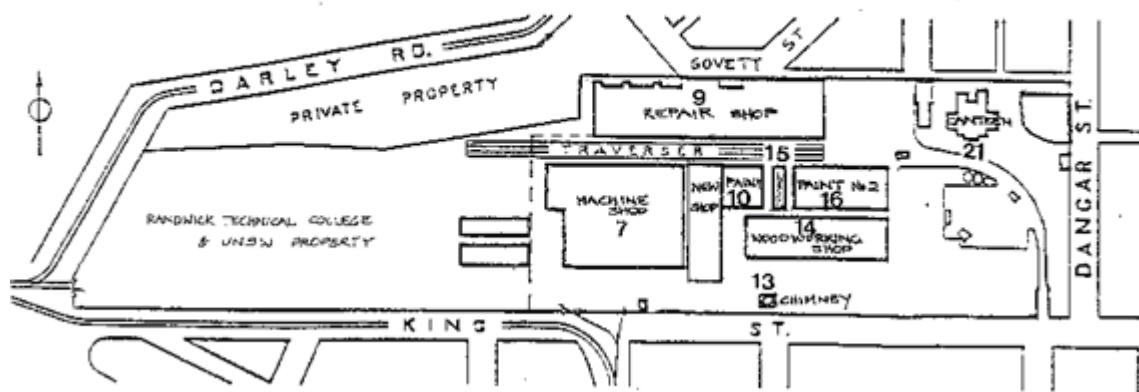


Figure 4: Randwick Tramway Workshop Site 1991, Location Plan (Altered from 1948 Plan)

Environmental Considerations

Acid Sulfate Soil

Acid Sulfate Soils (ASS) contain iron sulphides that, when exposed to oxygen from drainage or excavation works, produce sulphuric acid. The Department of Natural Resources have identified areas within Randwick City where ASS may be found. They generally occur in low lying coastal areas less than 5m from the high water mark, and when disturbed the increased acidity can cause significant damage to the environment as well as infrastructure, particularly steel and concrete. There are varying categories of ASS risk of which a few special uses sites may be affected.

ASS management plans are required with development applications in these areas or an assessment confirming that no ASS is present in the developed area. Extraction and landfill within nominated sites is limited. For further information on planning guidelines and the management of ASS contact the Department of Planning information centre www.planning.nsw.gov.au.

Implications

Section 117(2) Direction No. 4.1 directs Council to include consideration of ASS when making LEPs and assessing applications. The Department of Planning has developed a

standard model local provision for councils affected by ASS to include in their comprehensive LEP.

Eastern Suburbs Banksia Scrub

The Eastern Suburbs Banksia Scrub (ESBS) occurs as a number of small, isolated remnants along the Sydney coast from La Perouse to Manly. It is listed as an endangered ecological community on the New South Wales *Threatened Species Conservation Act 1995* (TSC Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. Listing ensures that a rigorous assessment of all activities and development proposals is undertaken that has the potential to damage critical habitat.

Implications

There are two sites zoned Special Uses (1412R Anzac Pde, Little Bay and 7-23W Amour Ave, Maroubra) which contain remnants of ESBS. The TSC Act requires that developments or activities likely to have a significant effect on threatened species will be required to prepare and lodge a Species Impact Statement (SIS) whenever an application is made in respect of development on land which is likely to significantly affect ecological communities. Council cannot grant development consent without obtaining the concurrence of the Director of National Parks and Wildlife.

Ground Water

The Botany Sands Aquifer is a large volume of underground water present in the sandy ground extending from Centennial Park to Botany Bay. The aquifer is extremely susceptible to contamination due to the permeability of the sands, and generally high water table. Any contamination that may be spilled or escapes from any source near to the aquifer may pollute the groundwater. The NSW Government has implemented an embargo on new bore licences and use of ground water and designated areas where residential properties are banned.

Implications

Use of ground water and other environmental pollution controls are guided by, and licences issued under, State Government legislation and do not need to be repeated in Council's controls.

Malabar Sewage Treatment Plant Odour

The Malabar Sewage Treatment Plant (STP) facility provides for primary treatment of Sydney's sewage. A STP buffer zone policy produced by the Department of Planning and administered by Sydney Water, provides for appropriate buffer zones around Sydney Water's STP, in order to minimise the impact of odour, noise, appearance and hazards on nearby residents. Ideally buffer areas should be created through local environmental plans and be at least 400 metres wide, but this may vary to suit local conditions.

Implications

A Sydney Water Buffer map displays all properties within 400m of the Malabar Sewage Treatment Plant that are likely to be affected by the odour from its treatment process and biosolids operation. Sydney Water recommends against increased density as well as new sensitive uses such as offices, residential and education facilities be located within the buffer area. However, this buffer area mostly affects Sydney Water owned land situated within Malabar Headland and its foreshore. Continuous improvements to Sydney Water's operations underway and planned will lead to reductions in odour over the next few years. In addition, this paper will rezone 251 Franklin St, Malabar currently zoned Private Open Space zone 6B to SP2 Infrastructure to reflect the sewage treatment plant operations and as requested by Sydney Water.

Telecommunication and Electromagnetic Radiation (EMR)

Telecommunication development is required to meet standards that restrict the EMR within National and International standards. Randwick City Council's DCP for Telecommunication and Radio Communication came into effect on 1 October 2007, provides controls and guidelines for the siting, design and installation of telecommunication and radio communication facilities that require consent, to provide maximum service and minimal impact on the surrounding area. Given that this DCP was recently adopted, it is intended that the provisions of the DCP will remain and will continue to apply in the comprehensive DCP.

PART 4 RECOMMENDATIONS

Comprehensive LEP

The following recommendations are made for drafting the new comprehensive LEP and DCP, in accordance with the standard template and directions under section 117(2) of the EP&A Act. These LEP recommendations relate to the:

- Land Use table (including zones, objectives of zones and land uses)
- Heritage listing
- Relevant standard template clauses (planning controls); and
- Mapping requirements

Land Use Table

Proposed Land Use Zones

There are three zoning options available for application in relation to Special Uses land:

- SP1 Special Activities
- SP2 Infrastructure
- Adopting the surrounding (adjacent zone)

Table 2 (on page 32) provides a comparison between the existing Special Uses zone 5 and clauses in RLEP with the proposed standard template SP1-Special Activities and SP2-Infrastructure zones and clauses.

Zoning recommendations have been investigated and outlined for each site listed in the Special Uses inventory in Appendix 2 and are summarised below.

SP1 Special Activities	SP2 Infrastructure	Adjacent / compatible zone
Cemeteries including St Jude's Historic Precinct	Dept. of Defence – Randwick Barracks (Bundock St)	Child Care Centres
Aboriginal Community Facility (Yarra Bay House)	Council buildings - town hall, council depot	Reserves, vacant sites
Long Bay Correctional Centre	Classified state roads & road infrastructure	Unclassified roads
	Educational establishments – Tertiary institutions and Government schools	Non-government schools
	Key utility infrastructure including, Sewage treatment plant, Water treatment facility, Telecommunications infrastructure and Electricity distribution infrastructure	Community facilities
	Bus Depot	Places of public worship
	Fire stations	Aged Housing

Note under the standard template, the compulsory zone objectives and permissible uses cannot be removed or changed. However, councils can supplement the standard template objectives with additional local objectives and additional land uses as defined by the standard template.

A copy of land use definitions from the standard template relevant to the Special Purpose zones is attached in Appendix 3.

Objectives

Many of the existing objectives in the Special Uses zone in RLEP will no longer apply with the adoption of the Special Purpose zones. For example *'the redevelopment of surplus land'* an objective of the Special Uses zone in RLEP, is no longer relevant, as any land identified as 'surplus land' or the intended use of the land has ceased will be rezoned accordingly. Table 2 outlines the standard template objectives to the zones and any proposed additional objectives.

Land uses

The current permissible land uses in the Special Uses zone have been reviewed against the new standard template zones listed in Table 2. For each site in the Special Purpose zones, the 'purpose shown on the Land Zoning Map' is to reflect the current use of the land, allowing continuation of these land uses and any development that is ordinarily incidental or ancillary to development for that purpose.

Land uses in the Special Purpose zones will be restricted to the land use annotation marked on the zoning map for that site, for example 'Educational Establishment'. The use annotated on the map, along with any development that is ordinarily ancillary to that use will be permitted with consent. Residential uses will only be permitted in the Special Purpose zones when they are considered to be associated and ancillary to the main use of the site, for example accommodation for nurses, will be permitted in SP2 – Infrastructure 'Hospital' zone to be co-located with hospitals.

Other development generally permitted in the zone (e.g. roads) would also be permitted. However, 'special purpose' zones are not required in LEPs to permit infrastructure that is already permitted on all land through the Infrastructure SEPP⁴.

This means that the majority of land uses listed under the existing Special Uses Zone 5 will no longer be listed in the new Special Purpose zones.

Existing Special Use sites which are recommended to be rezoned to the adjacent zone and which are not covered by the Infrastructure SEPP such as most community uses including churches, community facilities and child care centres as well as some private infrastructure, will need to be included as a permissible use for that zone (if it is not already listed as a permissible use for that zone). Appropriate zoning for that site is identified in Appendix 2 eg. Residential, however the specific type of residential zone will be investigated as part of the relevant land use discussion paper. For example, churches are permissible in the residential zone, to be detailed in the Residential lands discussion paper.

Markets in RLEP are currently permissible in the Special Uses zone. However, it is not ideal to include markets as a permissible use in the special purpose zones as these sites are reserved for key infrastructure land or specialised activity areas only, not suitable to hold markets. Considering that churches and non-government schools, (sites which traditionally hold markets), are to be rezoned to the adjacent zone a provision in the new comprehensive LEP is to be investigated for the continued use of schools and churches as sites to hold markets.

For all zones, 'roads' must be included as a permitted use, either with or without consent (compulsory). The Infrastructure SEPP enables the development of roads to be carried out by a public authority without consent on any land; however development of roads in all other cases is to be carried out with consent.

⁴ PN 08-002

Under the Rural Fires Act 1997, bushfire hazard reduction work must be listed as permissible without consent in these zones. Additionally, Environmental Protection Works is to be included as a permissible use with consent in both SP1 and SP2 zones.

Mapping requirements

The nominated use in the Special Purpose zone must be labelled on the zoning map. Broad infrastructure categories used in the Infrastructure SEPP are to be used as the nominated use rather than specific types of infrastructure.

Heritage listing

The RLEP Part 4 (Heritage Provisions) contains clauses relating to the identification and preservation of heritage items, including sites of potential or known aboriginal heritage significance, and consent requirements for development involving a heritage item. The Standard Instrument LEP contains similar provisions which will be required to be included in the new Randwick City Comprehensive LEP.

Recommendations contained in this paper in relation to zoning changes will not have implications on the listing of existing heritage items, sites and conservation areas. Those sites which are heritage listed and are proposed to be rezoned to the adjacent zone such as churches will still require relevant heritage assessments to be undertaken as part of any development application. All items currently listed are proposed to remain heritage listed and heritage provisions will continue to apply to these sites.

Additionally, it is recommended that those buildings and relics on the former tramway workshop site (UNSW Randwick campus) be further investigated for its heritage value. The findings of this assessment will help to inform the preparation of the new comprehensive LEP and DCP⁵.

Standard Template Clauses

The following standard template clauses, listed as compulsory or optional, have been identified as relevant to the Special Purpose zones. Table 2 outlines these clauses in full and compares it to the existing clauses in RLEP including comments.

Clause 2.4 Unzoned land [compulsory]

The purpose of clause 2.4 is to capture any land that council may not have zoned. Under the standard template all land must be zoned, including roads. Roads should be zoned the same as the adjacent land use zone. Where there is more than one adjacent zone, or the road forms a boundary between zones, the whole of the road should be zoned the same.

It is recommended that:

- Unclassified roads be zoned according to the most common adjacent zone. A SP2 – Infrastructure zone be applied to Classified State Roads.

Clause 2.5 Additional permitted uses for particular land (compulsory)

This clause allows specified parcels of land to have additional permitted uses listed in schedule 1 of the standard template.

It is recommended that:

⁵ In accordance with Section 117(2) of the EP&A Act local planning direction 2.3 'Heritage Conservation'

- the additional permitted use for 49-55 St Pauls Street, Randwick (Brigidine College) for business purposes currently zoned Special Uses be continued.

Clause 5.1 Relevant acquisition authority [compulsory]

This clause provides, for the identification of the relevant authority of the State for acquiring land reserved exclusively for certain public purposes. Land reserved exclusively for public purposes is to be zoned according to its intended use (eg, SP2 Infrastructure). For SP2 Infrastructure land marked 'classified road', the acquiring authority is the Roads and Traffic Authority.

It is recommended that:

- Classified state roads be zoned 'SP2 – Infrastructure' with a map annotation of 'roads'.

Clause 5.2 Classification and reclassification of public land [compulsory]

This clause enables Council to classify or reclassify public land as either "operational" or "community". All public land must be classified by Council as either 'community' or 'operational'. Community land is land intended for public access or use and cannot be sold or leased. 'Operational land' has no special restrictions other than those that may apply to any piece of land.

The new comprehensive LEP is required to include provisions regarding reclassification. It is recommended that the following Council owned lands be reclassified from 'community' to 'operational':

- 18 Silver St, Randwick (Council car park, the reclassification of the land will be consistent with all Council public car parks)
- 7R Milford St, Randwick (vacant sliver of land adjoining Our Lady of the Sacred Heart)
- 27R Burke St, Chifley (vacant land within Chifley Public School).

Clause 5.3 Development near zone boundaries [optional]

Where a council adopts a SP1 or SP2 zoning then clause 5.3 'Flexible zone boundaries' must be adopted⁶. 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.

This clause applies to the land within the distance from the boundary nominated in the LEP. Development permitted on the adjoining land would then be permitted on the SP1 or SP2 land if the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles. A relevant distance of a boundary between any two zones must be stated. The assumption is that this would be required only for minor variations eg. survey boundary errors.

It is recommended that:

- Clause 5.3 be adopted and a distance of 2m be included as the relevant distance of a boundary between any two zones. Also, that the following additional zones be included to exclude the application of this clause: all Business zones. This is to ensure the containment of existing town centres.

Note: other discussion papers may exclude certain zones from this clause.

⁶ Direction issued through PN 08-002

Clause 7.1 - Acid Sulfate Soils [local]

Section 117(2) direction requires LEPs adopt a suitable Model Provision in the new comprehensive LEP, as outlined in Table 2 comparison of existing and recommended zoning and clauses.

Planning controls

Principal development standards such as floor space ratios and minimum allotment sizes will not apply in the standard template to the Special Purpose zones, given the specific nature and variation of these uses. Additionally, considering that residential redevelopment will not generally be permitted in the Special Purpose zones the current FSR requirement which applies on residential development in RLEP will not be required.

However, through the Special Purpose zone objectives (including an additional proposed zone objective to the SP zone), the character of the locality and amenity of nearby development will need to be considered by Council before granting consent to development in this zone. This is similar to clause 49 of RLEP which requires Council to consider the character of the locality and the amenity of nearby development before granting consent to development of land in the Special Uses zone.

Comprehensive DCP

As the Special Purpose zone requires each site to have a nominated use, the development that can occur on these sites is very specific for that use. Generalised zone controls such as height and floor space ratio controls are therefore not appropriate for the Special Purpose zone. Merit assessment of each development proposal for each specifically nominated special use is more appropriate. It allows for each site to be looked at on an individual basis taking into account the surrounding locality and considering the individual nominated use and the development required to provide for that use.

Controls that do apply to the whole LGA contained in DCPs for Parking and Outdoor Advertising will continue to apply to the Special Purpose zones. The provisions contained in the Eastern Suburbs Memorial Park DCP remain relevant particularly given the heritage significance of the site. It is anticipated that these controls will be reviewed and relevant provisions be incorporated into the new comprehensive DCP.

The provisions contained in Randwick Junction DCP will no longer apply to a Special Use/Purpose zoning as it is anticipated that the existing Special Uses Marcellin College site will be rezoned to the adjacent zone. Despite this, the provisions of the DCP will be reviewed as part of the relevant town centre provisions for the comprehensive DCP.

Considering that a significant proportion of existing Special Use sites are to be potentially rezoned to the adjacent zone, it is recommended that the new comprehensive DCP include a provision that addresses non-residential development in residential zones. To recognise and minimise the impact that non-residential uses may have in a residential zone and take into account the relevant LEP/DCP controls within that zone. This is to ensure that suitable design and operational standards are addressed, so as to integrate these sites with the amenity of the surrounding area.

Conclusion

The Special Uses Discussion Paper is one of six discussion papers that have been prepared to inform the development of the new Randwick Comprehensive LEP and DCP.

The Discussion Paper explains the requirement for Council to prepare a new Comprehensive LEP based on the Standard Instrument LEP template and recommends land use zones and clauses relevant to the current Special Uses land. The paper also discusses other planning and environmental considerations which may have an impact on the future planning of special uses sites.

Council welcomes feedback on the proposed new land use zones, permissible uses and recommended zoning for the special uses sites listed in Appendix 2. Opportunities to comment on the other land use discussion papers will also be available.

Written submissions or comments on the Special Uses Discussion Paper should be marked: Special Uses Discussion Paper

Mailed to: Strategic Planning Department
Randwick City Council
30 Frances Street
Randwick NSW 2031

Or

Emailed to: general.manager@randwick.nsw.gov.au

TABLE 2: COMPARISON OF EXISTING AND RECOMMENDED ZONING AND CLAUSES

CI	RANDWICK LEP 1998 (CONSOLIDATION)	CI	COMPREHENSIVE RLEP 2011	COMPREHENSIVE RLEP 2011
17	<p>Zone No 5 (Special Uses Zone)</p> <p>(1) The objectives of Zone No 5 are:</p> <p>(a) to accommodate development by public authorities on publicly owned land, and</p> <p>(b) to accommodate development for educational, religious, public transport or similar purposes on both publicly and privately owned land, and</p> <p>(c) to enable associated and ancillary development, and</p> <p>(d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and</p> <p>(e) to allow for the redevelopment of land no longer required for a special use.</p> <p>(2) Development for the purpose of the following does not require development consent:</p> <p><i>Bushfire hazard reduction; Recreation; Public utility undertakings; Roads.</i></p> <p>(3) Development for the purpose of the following requires development consent:</p> <p><i>Animal establishments; Bed and breakfast accommodation; Boarding houses; Car parks; Cemeteries; Child care centres; Clubs; Communication facilities; Community facilities; Dwellings; Dwelling houses; Educational establishments; Excavation and filling of land; Health consulting rooms; Helicopter landing sites;</i></p>		<p>Zone SP1 Special Activities</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> 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 which minimises any adverse impacts on surrounding land. <p>2 Permitted without consent</p> <p><i>Bushfire Hazard Reduction Work</i></p> <p>3 Permitted with consent</p> <p>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; <i>Earthworks; Environmental Protection Works; Roads</i></p> <p>4 Prohibited</p> <p>Any development not included in subclause (2) or (3) is prohibited.</p>	<p>Zone SP2 Infrastructure</p> <p>Direction.</p> <p><i>The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:</i></p> <p><i>Roads</i></p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> 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 <p>2 Permitted without consent</p> <p><i>Bushfire Hazard Reduction Work</i></p> <p>3 Permitted with consent</p> <p>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; <i>Earthworks; Environmental Protection Works; Roads; Signage</i></p> <p>4 Prohibited</p> <p>Any development not included in subclause (2) or (3) is prohibited.</p>

Note: black text indicates compulsory items and red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments such as the *SEPP (Infrastructure) 2007*, *SEPP (Housing for Seniors or People with a Disability) 2004* and *SEPP 64 – Advertising and Signage*.

	<p>Home activities; Hospitals; Markets; Multi-unit housing; Outdoor advertising; Penitentiaries; Places of worship; Plant nurseries; Public transport; Recreation facilities; Restaurants; Subdivision.</p> <p>(4) Any development not included in subclause (2) or (3) is prohibited.</p>			
<p>COMPARISON OF SPECIAL USES RELATED CLAUSES IN RANDWICK LEP (CONSOLIDATION) AND PROPOSED COMPREHENSIVE LEP</p>				
20F	<p>Floor space ratios</p> <p>(5) The maximum floor space ratio for buildings within Zone No 5 to be used for the purpose of boarding houses, dwellings, or multi-unit housing (or any two or more of them) is 0.5:1</p>		<p>Comment: The use of Floor Space Ratio's will not apply for the Special Purpose zones. Residential development will only be permitted in the Special Purpose zones if it is ancillary to development for that purpose. For example nursing accommodation is a permissible use on land zoned 'SP2 – Infrastructure (Hospital)' to be co-located with hospitals.</p>	
37A	<p>Development in Special Uses Zone No 5</p> <p>(1) The objective of this clause is to ensure that consideration is given to the impact of development proposals within the Special Uses Zone on other development and uses in the locality.</p> <p>(2) The Consent Authority may grant consent to the development of land within Zone No 5 only if it is satisfied that the proposed development is compatible with the character of the locality and will not adversely affect the amenity of nearby and adjoining development.</p>		<p>Comment: This clause is the same as an existing objective in the SP1-Special Activities zone in the standard template. It has also been incorporated as an additional objective to the SP2-Infrastructure zone:</p> <p>'To facilitate development that will not adversely affect the amenity of nearby and adjoining development.'</p>	
40A	<p>Site specific development control plans</p> <p>(1) The consent authority must not grant consent to a development application made in respect of a site area consisting of more than 10,000 square metres of land unless a site specific development control plan for the development of that land has been prepared in accordance</p>		<p>Comment: Site specific development control plans or master planning provisions are no longer permitted in new LEP's. All significant Special Use sites which had triggered this provision in RLEP and former RLEP1998 are already under the control and guidance of such plans or will be zoned accordingly to any approved Master plans/ DCPs.</p>	

	<p>with this clause.</p> <p>(2) A site specific development control plan is to be prepared following consultation with the Council and is to address, illustrate and explain, where appropriate, proposals in relation to the land covering the following range of matters (but is not limited to them):</p> <ul style="list-style-type: none"> (a) design principles drawn from an analysis of the site and its context, (b) phasing of development, (c) distribution of land uses, including public open space and environmental protection areas, (d) subdivision pattern, (e) building envelopes and built form controls, (f) heritage conservation, including both Aboriginal and European heritage, (g) infrastructure provision, (h) remediation of the site, (i) pedestrian, cycle and road access and circulation network, with particular regard to public transport servicing, (j) parking provision, (k) provision of public facilities, (l) impact on, and improvements to, the public domain, (m) provision of open space, its function and landscaping, (n) identification and conservation of native flora and fauna habitat <p>on the site, including any threatened species, populations or ecological communities,</p> <ul style="list-style-type: none"> (o) the principles of ecologically sustainable development, (p) identification, extent and management of buffer 	
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	<p>areas,</p> <p>(q) identification, extent and management of water courses, wetlands and riparian lands, whether identified on the map or not,</p> <p>(r) identification, extent and management of habitat corridor,</p> <p>(s) identification, extent and constraints of acid sulfate soils,</p> <p>(t) opportunities to apply integrated natural water cycle design,</p> <p>(u) opportunities to apply integrated renewable energy design,</p> <p>(v) provision of housing mix and tenure choice, including affordable housing.</p> <p>(3) A proposal referred to in subclause (2) must conform to the requirements for development of the site made by this plan and any other environmental planning instrument.</p> <p>(4) The consent authority may waive the requirement for a development control plan, but only if it is satisfied:</p> <p>(a) that the proposed development is of a minor nature only or is ancillary to the current use of the land, or</p> <p>(b) that adequate guidelines and controls applying to the land are already in place.</p> <p>Purpose: To require the development of large sites to be in the context of a site specific development control plan.</p>		
39	<p>Unzoned land</p> <p>(1) A person may, with the consent of the Council, carry out development on land shown unzoned on the map for the purpose of anything which is permissible on land adjoining that land.</p> <p>(2) Despite subclause (1), the consent of the</p>	2.4	<p>Unzoned land [compulsory]</p> <p>(1) Development may be carried out on unzoned land only with consent.</p> <p>(2) Before granting consent, the consent authority:</p> <p>(a) must consider whether the development will impact on adjoining zoned land and, if so, consider</p>

	<p>Council is not required for development of unzoned land for the purpose of a public utility undertaking.</p> <p>Purpose: To establish consent requirements for the development of land shown as unzoned on the map and to link those requirements to the land uses permissible in adjoining zones.</p>		<p>the objectives for development in the zones of the adjoining land, and</p> <p>(b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.</p>				
42	<p>Development of land for certain additional purposes</p> <p>Despite the provisions of this plan, a person may, with the consent of the Council, carry out development on land described in Column 1 of Schedule 2 that is specified in Column 2 of that Schedule, subject to any conditions that may be specified in Column 3 of that Schedule.</p> <p>Purpose: To make provision for additional uses of land in certain specified circumstances, where those uses are not permissible under the existing zoning of the land.</p>	2.5	<p>Additional permitted uses for particular land [compulsory]</p> <p>(1) Development on particular land that is described or referred to in Schedule 1 may be carried out:</p> <p>(a) with consent, or</p> <p>(b) if the Schedule so provides—without consent,</p> <p>in accordance with the conditions (if any) specified in that Schedule in relation to that development.</p> <p>(2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.</p> <p>Direction. While this clause and Schedule 1 are compulsory, it is not compulsory to include any items in the Schedule when the Plan is first made.</p>				
		5.1	<p>Relevant acquisition authority [compulsory]</p> <p>(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 <u>Land Acquisition (Just Terms Compensation) Act 1991</u> (the owner-initiated acquisition provisions).</p> <p>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 <u>Land Acquisition (Just Terms Compensation) Act 1991</u> requires the authority to acquire the land.</p> <p>(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).</p> <table><tr><th>Type of land shown on Map</th><th>Authority of the State</th></tr><tr><td>Zone RE1 Public Recreation and marked “Local</td><td>Council</td></tr></table>	Type of land shown on Map	Authority of the State	Zone RE1 Public Recreation and marked “Local	Council
Type of land shown on Map	Authority of the State						
Zone RE1 Public Recreation and marked “Local	Council						

			<table><tr><td>open space"</td><td></td></tr><tr><td>Zone RE1 Public Recreation and marked "Regional open space"</td><td>The corporation constituted under section 8 of the Act</td></tr><tr><td>Zone SP2 Infrastructure and marked "Classified road"</td><td>Roads and Traffic Authority</td></tr><tr><td>Zone E1 National Parks and Nature Reserves and marked "National Park"</td><td>Minister administering the <u>National Parks and Wildlife Act 1974</u></td></tr></table> <p>Direction. Land is required to be shown on the Land Reservation Acquisition Map if it is expressly set apart by the Plan exclusively for a public purpose referred to in section 26 (1) (c) of the Act. However, any such land that is held by an authority of the State, or by a public company or a subsidiary of a public company (within the meaning of the <u>Corporations Act 2001</u> of the Commonwealth) is not required to be shown on that Map. An authority of the State is to be listed for all land shown on the Land Reservation Acquisition Map, but the land is not to be so reserved and the authority listed unless the authority consents to its being listed.</p> <p>(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.</p>	open space"		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 Traffic Authority	Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <u>National Parks and Wildlife Act 1974</u>
open space"											
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 Traffic Authority										
Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <u>National Parks and Wildlife Act 1974</u>										
42A	Classification and reclassification of public land as operational The public land described in Schedule 5 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.	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:								

			<p>(a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and</p> <p>(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.</p> <p>(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:</p> <p>(a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and</p> <p>(b) any reservations that except land out of the Crown grant relating to the land, and</p> <p>(c) reservations of minerals (within the meaning of the Crown Lands Act 1989).</p> <p>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.</p>
		5.3	<p>Development near zone boundaries [optional]</p> <p>(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.</p> <p>(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 [2m insert distance for any 2 zones or different distances for different zones].</p> <p>(3) This clause does not apply to:</p> <p>(a) land zoned RE1 Public Recreation, E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management or W1 Natural Waterways, (note other zones may be included in other discussion papers) or</p> <p>(b) land within the coastal zone, or</p> <p>(c) land proposed to be developed for the purpose of sex services or restricted premises.</p> <p>Direction. Additional zones may be included in paragraph (a).</p> <p>(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, 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:</p>

			<p>(a) the development is not inconsistent with the objectives for development in both zones, and</p> <p>(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.</p> <p>(5) The clause does not prescribe a development standard that may be varied under this Plan.</p>
		7.1	<p>Acid sulfate soils [local]</p> <p>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p> <p>(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.</p> <p>Class of land Works</p> <p>1 Any works.</p> <p>2 Works below the natural ground surface. Works by which the watertable is likely to be lowered.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>(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.</p> <p>(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:</p> <p>(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 need not be carried out for the works, and</p> <p>(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.</p>

			<p>(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):</p> <p>(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,</p> <p>(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),</p> <p>(c) minor work, being work that costs less than \$20,000 (other than drainage work).</p> <p>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if:</p> <p>(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) or foundations or flood mitigation works, or</p> <p>(b) the works are not likely to lower the watertable.</p> <p>(7) Clause 10 of State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development does not apply to development that requires development consent under this clause.</p>
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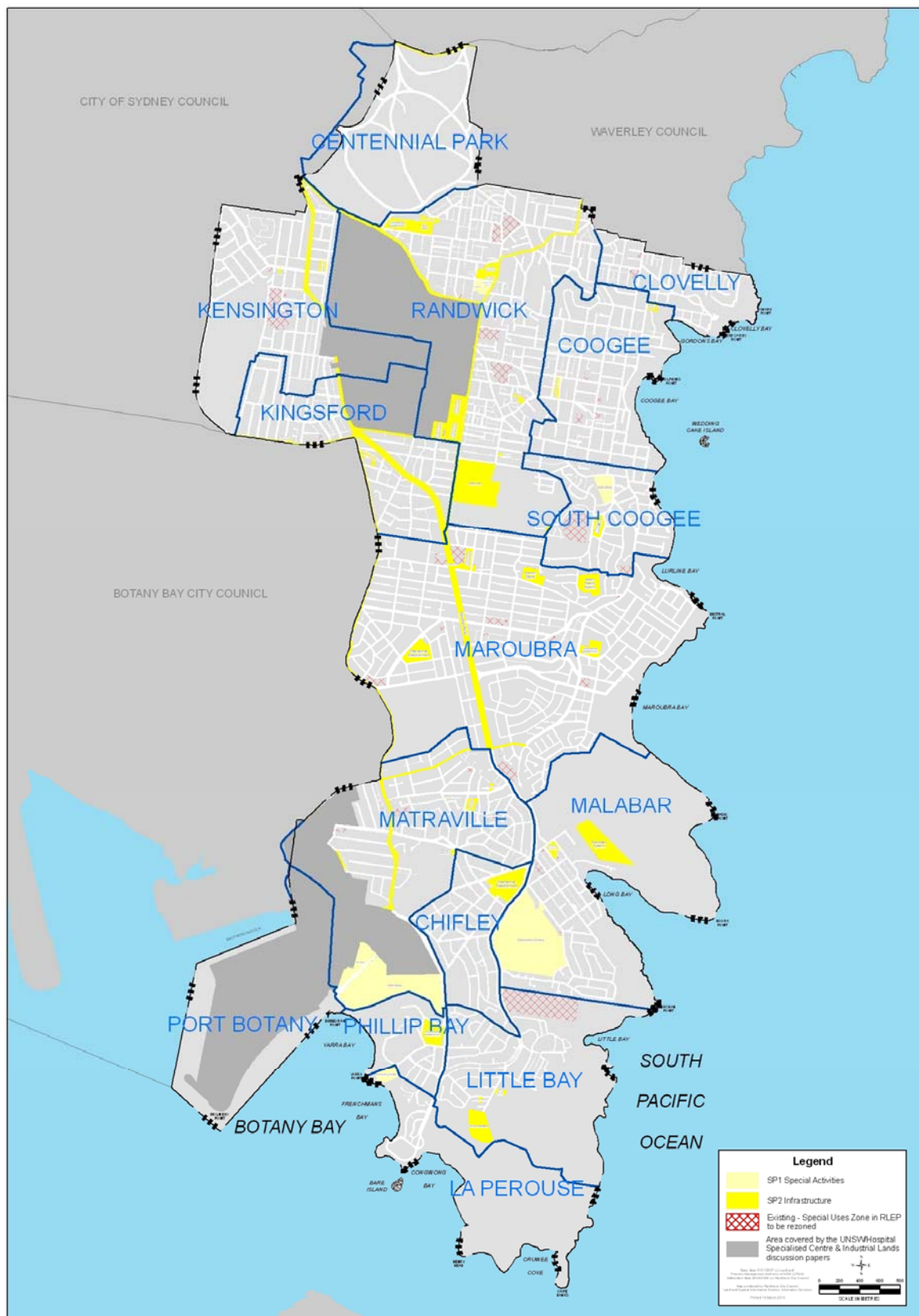


Figure 5: Proposed sites zoned Special Purpose in Randwick City Draft Comprehensive LEP

APPENDIX 1

Summary of stakeholder submissions

Submission by	Issues raised	Response/ Comment
Anglican Church Diocese of Sydney Anglican Church Property Trust Diocese of Sydney	Request for greater detail before comment can be made from the Property Trust on behalf of all Anglican parishes within Randwick LGA. Comment reserved until exhibition of discussion paper and draft comprehensive LEP/DCP exhibition stages.	Noted. Submissions will be sought on the exhibition of this discussion paper and all relevant exhibition stages of the draft comprehensive LEP.
St Andrew's Presbyterian Memorial Church 8 Robey Street Maroubra	Notes that there are no near future plans for the redevelopment of the land holdings. Would like to retain existing provisions including: - FSR 0.5:1 - No restrictions - Compatible building height with the local context - Allowable development range requiring development consent in (existing) Zone no.5 like group homes or multi-unit housing.	<p>Noted. State government planning directions for zoning existing special uses land provide that only key infrastructure land or specialised activity areas are to retain a special purpose zoning. All other uses such as churches are to be rezoned to the most common adjacent zone eg. Residential or business zones.</p> <p>Accordingly, the development standards of that zone will apply to the site including building height, FSR and permissible land uses. However, it should be noted that most existing churches already exceed the development standards permitted on the land. Additional objectives will be investigated for non-residential development in residential areas to achieve compatibility with the local context.</p>
Parish Council St Martin's Anglican Church Kensington	Notes that there are no near future redevelopment plans for the land holdings.	Noted.
Australian Government Department of Defence 1-23 Bundock Street, Randwick 4 Argyle Cres Randwick (Defence Housing Authority)	<p>Confirms that 1-23 Bundock St is to be retained in the long term for a range of Defence purposes.</p> <p>Notes that 4 Argyle Cres. is owned and managed by Defence Housing Authority.</p>	<p>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 08-002).</p> <p>In response to a Council resolution seeking to reincorporate the site to the 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. Therefore it is recommended that the site should retain a Special Use zone and be rezoned to SP2</p>

	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.	<p>Infrastructure (Defence).</p> <p>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.</p>
<p>Energy Australia</p> <p>145-149 Franklin St Matraville 27 Finucane Cres Matraville 33-45 Bunnerong Rd Kingsford 55-61 Canberra St Randwick 69 Australia Ave Matraville 7 Knowles Ave Matraville 8-14 McCauley St Matraville</p>	Notes 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)'.	<p>Supported.</p> <p>Energy Australia's request has been assessed against the DoP PN 08-002 - Zoning for infrastructure in LEPs. All sites are intended for electricity infrastructure purposes and cannot be generally accommodated in adjoining zones due to considerations of SEPP 55.</p>
<p>NSW Government, Department of Corrective Services</p> <p>1250 Anzac Parade, Matraville</p>	<p>The Department intends to continue the current use of Long Bay Correctional Complex site.</p> <p>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.</p>	<p>Supported. An appropriate zone under the standard template for the gaol complex is SP1 Special Activity (Correctional Facility).</p> <p>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.</p>
<p>St Agnes' Parish</p> <p>509 Bunnerong Road, Matraville 511 Bunnerong Road, Matraville</p>	<p>Intends to continue use as religious worship and practice and primary school education.</p> <p>Notes that high rise development on the property boundaries has at time caused social problems with noise, littering and trespassing.</p>	<p>Noted.</p> <p>This issue needs to be addressed between land owners.</p>

<p>Telstra</p> <p>113-115 Todman Ave, Kensington 140 Storey St Maroubra 1 Romani Way, Matraville 61 Jennifer St, Little Bay</p>	<p>Notes the continued use of Telstra owned sites, no plans to redevelop these sites nor to increase its network sites within Randwick LGA.</p> <p>Requests that all Telstra owned sites be converted to a Special Purpose zone.</p>	<p>Noted.</p> <p>Supported. Telstra's request has been considered against the Infrastructure SEPP and guidelines contained in DoP PN 08-002 '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.</p>
<p>Roads and Traffic Authority</p>	<p>Requests the following changes relevant to Special Uses 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. • 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. <p>Other matters in relation to arterial road widening reservations raised in s62 consultation where they affect specific land use zones will be addressed as part of the relevant discussion papers.</p>	<p>Supported. The RTA's request has been considered against the Infrastructure SEPP and guidelines contained in DoP PN 08-002 'Zoning for Infrastructure'.</p> <ul style="list-style-type: none"> • Pedestrian bridges are classified as 'Road Infrastructure Facilities' under the Infrastructure SEPP. Considering that the pedestrian bridge is intended to be reserved for road infrastructure facilities and classified roads (including Anzac Parade) are to be zoned to SP2 Infrastructure it is recommended that the sites be zoned to SP2 Infrastructure. • 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". • Noted. The land is to be zoned according to the zoning of Anzac Road which is a classified road, to be zoned SP2 Infrastructure.

	Requests that Council consider the Premiers Council for Active Living (PCAL) 'designing places for active living' design considerations.	Noted. The design considerations will be taken into consideration in the preparation of council's new comprehensive LEP and DCP.
	Requests Council to ensure that Child Care centres 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.	Noted. Council's preparation of the comprehensive LEP/DCP will review child care centre locations according to each land use zones including permissibility on classified roads.
	Requests that Council make provision in the new draft LEP for 'Roads' to be permitted without consent.	Noted. The standard template directs that roads must be listed as either permitted with or without consent. The Infrastructure SEPP enables the development of roads to be carried out by a public authority without consent on any land; however development of roads in all other cases is to be carried out with consent.
	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.	Supported. Principles of transit oriented development will guide the preparation of the comprehensive LEP and DCP and discussion papers. Areas identified for growth include existing town centres well serviced by public transport.
	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.	Noted. The yet to commence Part 5B of the EP&A Act provision of public infrastructure by developments, limits the scope that councils can seek contributions for, to key community infrastructure only including local roads, local bus facilities and local car parking facilities. Council will only be able to seek contributions in accordance with this new part.
Sydney Water	Sydney Water has advised of appropriate land use zonings under the standard template for a large number of Sydney Water land holdings in the Randwick LGA.	Supported. Sydney water recommendations have been reviewed in accordance with the Infrastructure SEPP and guidelines outlined in DoP PN 08-002 'Zoning for Infrastructure'. Zoning recommendations for these sites are outlined in Appendix 2 inventory of proposed zoning recommendations, subject to meeting the requirements of SEPP 55 'Remediation of Land'.
	Sydney Water has provided several recommendations with regards to Sewage Treatment Plants and Buffer	

	<p>Areas, they are:</p> <p>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.</p>	<p>Supported. The buffer area mostly impacts Sydney Water own land zoned 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.</p>
	<p>Council should not support applications to intensify existing residential or commercial zones within a STP buffer area.</p>	<p>As mentioned above there will be no change in zoning to a higher density residential or commercial zone within the STP buffer area.</p>
	<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</i></p>	<p>The suggested clause has been reviewed and is not supported. The reasons being 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. Further, the residential site on 3 Brown Rd Malabar to the north west of the Malabar Sewage Treatment Plant is to be rezoned to open space. There will be no change to the residential zoning to a higher density residential zone within the STP buffer area. • 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.

	<p><i>offensive odours within the site of the proposed development; and</i></p> <p><i>b. 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><i>c. Sydney Water has commented on the development application or proposed rezoning; and</i></p> <p><i>d. The proposed development incorporates all practical mitigation measures for odour and noise recommended by Sydney Water Corporation.</i></p>	
	<p>Sydney Water has provided Council with a list of potentially compatible land use zonings for land within the STP buffer area. The compatible land use zonings under the standard instrument include: RU1, RU2, RU3, IN1, IN2, IN3, IN4, SP2, RE1, RE2, E1, E2, E3, W1, W2, W3.</p>	<p>Noted. However, residential zones are currently within the STP buffer. As noted above there will not be a change in residential zone to a higher density residential zone.</p>
	<p>Sydney Water requests to be notified when the Draft Randwick LEP is exhibited and/or if any further statutory consultation is carried out.</p>	<p>Noted. Sydney Water will be notified throughout the progress of the comprehensive LEP via all relevant statutory consultation stages.</p>
<p>Federation of Parents and Citizens' Associations of New South Wales</p>	<p>Requests Council to include the following clause in the LEP:</p> <p><i>In respect of certain urban uses in non-urban zones: Educational establishments (schools), places of public worship (churches) and child care centres are no longer permissible in rural and environmental zones.</i></p>	<p>Noted. This will be addressed in the Open Space and Environment discussion paper. However, under the Infrastructure SEPP educational establishments are permitted in rural, residential, business, environmental living and special purpose zones.</p>
<p>New South Wales Department of Education and Training</p>	<p>Advises council in relation to:</p> <p>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.</p>	<p>Noted. NSW DET school sites are all zoned Special Uses.</p>

	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.	Noted. DET request is in accordance with state government direction outlined in PN 08-002 '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. 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.
	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.	Noted.
	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.	Noted. As outlined above, 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 standard zones in the Standard Instrument which have been nominated as the zones where certain types of infrastructure are permitted under the Infrastructure SEPP.
	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.	Noted. This paper therefore recommends that all DET sites should be rezoned to SP2 Infrastructure to ensure that these sites are retained as key community infrastructure and to meet population projections.

<p>Sydney Ports Authority</p>	<p>Requests that a consultation clause be included for development in the vicinity of the Port Botany Radar System, to ensure that the microwave link will not be impacted. The Microwave link path provides communications from the Port Botany radar to the Harbour Control Tower at Millers Point.</p>	<p>Noted. A preliminary analysis of existing and permissible heights within the microwave link path has shown that the microwave link path will not be generally affected. The heights range from 60m in Mala</p> <p>Sydney Ports request for a consultation clause is also 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>
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APPENDIX 2

Special Uses inventory and proposed zoning recommendations

Inventory No.	Ownership	Site	Address	Existing use	Special Pathways Conditions	Current Zone	Zoning recommendations*
1	Anglican Church Property Trust Diocese Of Sydney	St Nicolas Anglican Church	125 Brook St Coogee	Church	HERITAGE ITEM	Part 5 + Part 2C	Adjacent or compatible zone/ Residential*
2	Anglican Church Property Trust Diocese Of Sydney	St Marks Anglican Church	221-229 Franklin Street Malabar	Church		Part 5 + Part 2A	Adjacent or compatible zone/ Residential*
3	Anglican Church Property Trust Diocese Of Sydney	St Johns Anglican Church	339a Maroubra Rd Maroubra	Church		5	Adjacent or compatible zone/ Residential*
4	Anglican Church Property Trust Diocese Of Sydney	St Judes Cemetry	21 Frances Street Randwick	Cemetery	HERITAGE STATE HERITAGE ITEM	5	SP1 Special Activities (Cemetery)
5	Australian Government Department of Defence	Randwick Barracks	1-23 Bundock St Randwick	Defence		5	SP2 Infrastructure (Defence)
6	Department of Lands	Botany Cemetery - Eastern Suburbs Memorial Park	45-63 Military Rd Matraville	Cemetery	HERITAGE ITEM	5	SP1 Special Activities (Cemetery)
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	HERITAGE AREA; UNHEALTHY BUILDING LAND POLICY SCHE.	5	Adjacent or compatible zone/ Residential
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	HERITAGE AREA.; UNHEALTHY BUILDING LAND POLICY SCHE.	5	Adjacent or compatible zone/ Environment Protection

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Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
 Industrial zone	 Business zone		

9	University of New South Wales	Golf Course	1412R Anzac Parade Little Bay (Lot 12/ DP 1127719)	Recreation	HERITAGE AREA; EASTERN SUBURBS BANKSIA SCRUB; UNHEALTHY BUILDING LAND POLICY SCHE.	5	Adjacent or compatible zone/ Recreation
10	Defence Housing Authority	Vacant Land	4R Argyle Cres Randwick	Defence	CONTAMINATED LAND SITE AUDIT	5	SP2 Infrastructure (Defence)
11	Department of Corrective Services	Long Bay Correctional Centre	1250 Anzac Pde Malabar	Correctional Centre	HERITAGE STATE HERITAGE ITEM	5	SP1 Special Activities (Correctional Centre)
12	Justice Health Administration	Long Bay Correctional Centre	1300 Anzac Pde Malabar	Correctional Centre	HERITAGE STATE HERITAGE ITEM	5	SP1 Special Activities (Correctional Centre)
13	Justice Health Administration	Long Bay Correctional Centre	10-12 Bilga Crescent, Malabar	Vacant Land		5	Adjacent or compatible zone/ Residential
14	Justice Health Administration	Long Bay Correctional Centre	6-8 Bilga Crescent, MALABAR	Vacant Land		5	Adjacent or compatible zone/ Residential
15	Justice Health Administration	Long Bay Correctional Centre	2-4 Bilga Crescent, Malabar	Vacant Land		5	Adjacent or compatible zone/ Residential
16	Department of Housing	Vacant Land	57-63 St Pauls St Randwick	Vacant Land		5	Adjacent or compatible zone/ Residential
17	Department of Lands Crown Lands Division	Botany Cemetery	12 Military Rd Matraville	Cemetery		5	SP1 Special Activities (Cemetery)
18	Department of Lands Crown Lands Division	Council Works Depot (below cliff line)	192-220 Storey St Maroubra	Council operational		5	SP2 Infrastructure (Council depot)

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19	Department Of Land & Water Conservation	Health facility	1 Jennifer St Little Bay	Community Use	HERITAGE AREA	5	SP2 Infrastructure (Health Services Facility)
20	Department of Technical and Further Education	Randwick TAFE College	2-20 King St Randwick	Tertiary		5	SP2 Infrastructure (Educational Establishment)
21	DI BLASIO CONSTRUCTIONS PTY LTD and OCEANIA PROPERTY CORPORATION PTY LTD	Vacant Land	29 Finucane Cres Matraville	Residential		5	Adjacent or compatible zone/ Residential
22	Energy Australia Property Group	Substation	27 Finucane Cres Matraville	Electricity	GROUND WATER EMBARGO	5	SP2 Infrastructure (Electricity Distribution)
23	Energy Australia Property Group	Substation	145-149 Franklin St Matraville	Electricity		5	SP2 Infrastructure (Electricity Distribution)
24	Energy Australia Property Group	Substation	12-14S Anderson Street Kingsford (also known as 33-45 Bunnerong Rd Kingsford)	Electricity		5	SP2 Infrastructure (Electricity Distribution)
25	Energy Australia Property Group	Substation	55-61S Canberra St Randwick	Electricity	HERITAGE STATE HERITAGE ITEM	5	SP2 Infrastructure (Electricity Distribution)
26	Energy Australia Property Group	Substation	69S Australia Ave Matraville	Electricity		5	Part SP2 Infrastructure (Electricity Distribution) + Part Major Projects (Three Ports) SEPP
27	Energy Australia Property Group	Substation	7S Knowles Ave Matraville	Electricity		5	SP2 Infrastructure (Electricity Distribution)
28	Energy Australia Property Group	Substation - power corridor	8-14 McCauley St Matraville	Electricity		5	SEPP Major Projects - General Industrial Zone IN1

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Colour Key:

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 Industrial zone	 Business zone		

29	Energy Australia Property Group	Substation	135S Brook Street Coogee	Electricity		5	SP2 Infrastructure (Electricity Distribution)
30	Energy Australia Property Group	Substation	37-39S Perry Street Matraville	Electricity		5	SP2 Infrastructure (Electricity Distribution)
31	Greek Orthodox Parish	St Spyridon Church	72-76 Gardeners Rd Kingsford	Church	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential
32	Greek Orthodox Parish Of South - KINGSFORD	St Spyridon College - Junior School	17-25 Doran Street Kingsford	Non-Government School	HERITAGE ITEM	Part 5 + 2A	Adjacent or compatible zone/ Residential
33	Local La Perouse Land Council	Yarra Bay House	1 Elaroo Ave La Perouse	Community Use	HERITAGE ITEM HERITAGE AREA	5	SP1 Special Activities (Community Facility)
34	Local La Perouse Land Council	Yarra Bay House	1A Elaroo Ave La Perouse	Community Use	HERITAGE AREA	5	SP1 Special Activities (Community Facility)
35	Local La Perouse Land Council	Yarra Bay House	1R Elaroo Ave La Perouse	Community Use	HERITAGE AREA	5	SP1 Special Activities (Community Facility)
36	Lycee Condorcet - The French School Of Sydney	Lycee Condorcet - The International French School Of Sydney	758 Anzac Pde Maroubra (also known as 1A Moverley Road Maroubra)	Non-Government School		5	Adjacent or compatible zone/ Residential*
37	Mirvac Project Pty Ltd	Endeavour Centre	88-102 Moverly Rd South Coogee	Vacant Land		5	Adjacent or compatible zone/ Residential
38	NSW Department of Education and Training	Malabar Public School	231-239E Franklin Street Malabar (Also known as 1 Victoria St Malabar)	Government School	HERITAGE ITEM	5	SP2 Infrastructure (Educational Establishment)
39	NSW Department of Education and Training	Coogee Public School	107-121E Coogee Bay Rd Coogee	Government School	HERITAGE ITEM	5	SP2 Infrastructure (Educational Establishment)

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Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
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40	NSW Department of Education and Training	Chifley Public School	1217E-1227E Anzac Pde Chifley (Mitchell St entrance)	Government School		5	SP2 Infrastructure (Educational Establishment)
41	NSW Department of Education and Training	Matraville Sports High School	1217E-1227E Anzac Pde Chifley	Government School		5	SP2 Infrastructure (Educational Establishment)
42	NSW Department of Education and Training	Coogee South Public School	157E Moverly Rd South Coogee	Government School		5	SP2 Infrastructure (Educational Establishment)
43	NSW Department of Education and Training	Matraville Soldiers Settlement Public School	29-39E Menin Rd Matraville	Government School		5	SP2 Infrastructure (Educational Establishment)
44	NSW Department of Education and Training	Randwick Girls High School	298 Avoca St Randwick	Government School		5	SP2 Infrastructure (Educational Establishment)
45	NSW Department of Education and Training	School yard	300-318 Avoca St Randwick	School Yard		5	SP2 Infrastructure (Educational Establishment)
46	NSW Department of Education and Training	Randwick Boys High School	320-346E Avoca St Randwick	Government School		5	SP2 Infrastructure (Educational Establishment)
47	NSW Department of Education and Training	South Sydney High School	39E Walsh Ave Maroubra	Government School		Part 5 + Part 2A	SP2 Infrastructure (Educational Establishment)
48	NSW Department of Education and Training	Maroubra Bay Public School	427-461E Malabar Rd Maroubra	Government School		5	SP2 Infrastructure (Educational Establishment)
49	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	HERITAGE AREA HERITAGE ITEM	5	SP2 Infrastructure (Educational Establishment)
50	NSW Department of Education and Training	Kensington Public School	77-79E Doncaster Ave Kensington	Government School	HERITAGE ITEM	5	SP2 Infrastructure (Educational Establishment)

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 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
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51	NSW Department of Education and Training	La Perouse Public School	8-18E Yarra Rd Phillip Bay	Government School		5	SP2 Infrastructure (Educational Establishment)
52	NSW Department of Education and Training	Rainbow St Public School	90-98 Rainbow St Randwick	Government School	HERITAGE ITEM	5	SP2 Infrastructure (Educational Establishment)
53	NSW Department of Education and Training	Maroubra Junction Public School	112-138 Storey St Maroubra	Government School		5	SP2 Infrastructure (Educational Establishment)
54	Rhd Developments P/L	Former Maroubra Junction Infants	645-651E Anzac Parade Maroubra	Residential		5	Adjacent or compatible zone/ Residential
55	NSW Fire Brigade	Fire Station	6 The Avenue Randwick	Fire Station	HERITAGE AREA HERITAGE ITEM	5	SP2 Infrastructure (Emergency Services)
56	Presbyterian Church Property Trust	St Andrew's Presbyterian Church	8-16 Robey St Maroubra	Church		5	Adjacent or compatible zone/ Residential
57	Proprietors Of Sp 63228	Dwelling	2-6 Menin Rd Matraville	Residential	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential
58	Proprietors Of Sp 69371	Multi use development (Back)	1094-1118 Anzac Pde Maroubra	Mixed use		Part 3B + Part 5	Adjacent or compatible zone/Business
59	Rail Corporation NSW	Randwick Bus Depot	34-84 King St Randwick	Bus Depot		5	SP2 Infrastructure (Bus Depot)
60	Randwick Cemetery	Randwick Cemetery	42-138 Malabar Rd South Coogee	Cemetery		5	SP1 Special Activities (Cemetery)
61	Randwick City Council	Kensington Rotary Reserve	140-154R Gardeners Rd Kingsford	Public reserve	Council Community	5	Compatible zone Recreation

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 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
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62	Randwick City Council	Council Car park	18 Silver St Randwick	Car park	Council Community	5	Adjacent or compatible zone/ Business*
63	Randwick City Council	Randwick City Council Chambers	30 Frances St Randwick	Public administration building	HERITAGE AREA HERITAGE ITEM Council Operational	5	SP2 Infrastructure (Public Admin Building)
64	Randwick City Council	Council Car park	37-39R Baird Ave Matraville	Car park	Council Operational	5	Adjacent or compatible zone/ Business*
65	Randwick City Council	Clovelly Child Care Centre	40 Arden St Clovelly	Community Use	Council Community	5	Adjacent or compatible zone/ Residential
66	Randwick City Council	Clovelly Child Care Centre	40A-42 Arden St Clovelly	Community Use	Council Community	5	Adjacent or compatible zone/ Residential
67	Randwick City Council	Public School Backyard	69R Melody Street, Coogee	School Yard	Council Community	5	SP2 Infrastructure (Educational Establishment)
68	Randwick City Council	Road reserve adjoining Our Lady of the Sacred Heart Church	7R Milford Street, Randwick	Vacant Land	Council Community	5	Adjacent or compatible zone/ Residential*
69	Randwick City Council	Rainbow Street Child Care centre	100 Rainbow Street, Randwick	Community Use	Council Community	5	Adjacent or compatible zone/ Residential*
70	Randwick City Council	Burke Reserve (forms part of the school)	27R Burke Street, Chifley	School Yard	Council Community	5	SP2 Infrastructure (Educational Establishment)
71	Randwick City Council	Council depot - top yard	222-232 Storey Street, Maroubra	Works depot	Council Operational	5	SP2 Infrastructure (Council Depot)
72	Randwick City Council	Road Reserve-Footpath	613R-651R Anzac Parade, Maroubra	Road reserve - median strip	Council Community	Unzoned	SP2 Infrastructure

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Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
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73	Roads and Traffic Authority	Road infrastructure - pedestrian bridge base	651RR Anzac Parade, Maroubra	Road infrastructure		5	SP2 Infrastructure (Road Infrastructure)
74	Roads and Traffic Authority	Road infrastructure - pedestrian bridge base	758RR Anzac Pde Maroubra	Road infrastructure		5	SP2 Infrastructure (Road Infrastructure)
75	Sacred Heart College	Our Lady of the Sacred Heart College - High School	36 Addison Street Kensington	Non-Government School	HERITAGE AREA	5	Adjacent or compatible zone/ Residential*
76	Sacred Heart College	Chevalier Resource Centre - Monastery	1 Roma Ave Kensington	Church properties	HERITAGE ITEM HERITAGE AREA	5	Adjacent or compatible zone/ Residential*
77	Sacred Heart College	St Josephs Aged Care Facility	2 Kensington Rd Kensington	Aged Care housing	HERITAGE ITEM HERITAGE AREA	5	Adjacent or compatible zone/ Residential*
78	St Martins Anglican Church	St Martins Anglican Church	101-105 Todman Ave Kensington	Church	HERITAGE ITEM HERITAGE AREA	5	Adjacent or compatible zone/ Residential*
79	St Spyridon High School	St Spyridon College - Senior School	1130 Anzac Pde Maroubra	Non-Government School		5	Adjacent or compatible zone/ Residential*
80	Sydney Water Corporation Ltd	Boy Scouts Association	65W Perry St Matraville	Community Use		5	Adjacent or compatible zone/ Residential*
81	Sydney Water Corporation Ltd	Boy Scouts Association	67W Perry St Matraville	Community Use		5	Adjacent or compatible zone/ Residential*
82	Sydney Water Corporation Ltd	Drainage reserve	89W Beauchamp Rd Matraville	Services		5	Adjacent or compatible zone/ Industrial SEPP MAJOR PROJECTS
83	Sydney Water Corporation Ltd	Drainage reserve	1W McCauley St Matraville	Services		5	Adjacent or compatible zone/ Residential*

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84	Sydney Water Corporation Ltd	Multi business property	2-14 Raymond Ave Matraville	Multi business property		5	Adjacent or compatible zone/ Industrial
85	Sydney Water Corporation Ltd		2 Fishermans Road Malabar	Services		6A	Adjacent or compatible zone/ Recreation
86	Sydney Water Corporation Ltd	Malabar Sewage Treatment Plant No. 2	251 Franklin Street, Malabar	Services		6B	SP2 Infrastructure (Sewerage System)
87	Sydney Water Corporation Ltd		247 Franklin St Malabar	Services		5	SP2 Infrastructure (Sewerage System)
88	Sydney Water Corporation Ltd	Reservoir	41W Reservoir St Little Bay	Services		5	SP2 Infrastructure (Water Supply System)
89	Sydney Water Corporation Ltd	Reservoir	57 Howard St Randwick	Services		5	SP2 Infrastructure (Water Supply System)
90	Sydney Water Corporation Ltd	Reservoir and Water Treatment Works	7-23W Amour Ave Maroubra	Services	EASTERN SUBURBS BANKSIA SCRUB	5	SP2 Infrastructure (Water Supply System)
91	Sydney Water Corporation Ltd	Lachlan Swamps Stormwater Channel No.59 - Drainage Reserve	134-138W Gardeners Road, Kingsford	Services		5	SP2 Infrastructure (Stormwater systems)
92	Sydney Water Corporation Ltd	Sewage pumping station No.113	46R Cliffbrook Parade, Clovelly	Services		Unzoned	Zone the same as road
93	Telstra Corporation Ltd	Telephone Exchange	113-115T Todman Ave Kensington	Telecommunications		5	SP2 Infrastructure (Telecommunications)
94	Telstra Corporation Ltd	Telstra Radio & Satellite Base Station	61 Jennifer St Little Bay	Telecommunications	HERITAGE AREA	5	SP2 Infrastructure (Telecommunications)

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 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
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95	Telstra Corporation Ltd	Telstra Exchange	140 Storey St Maroubra	Telecommunications		5	SP2 Infrastructure (Telecommunications)
96	Telstra Corporation Ltd	Matraville Telephone Exchange	1T Romani Way, Matraville	Telecommunications		5	SP2 Infrastructure (Telecommunications)
97	The Emanuel School	The Emanuel School	20 Stanley St Randwick	Non-Government School	HERITAGE AREA HERITAGE ITEM HERITAGE STATE	5	Adjacent or compatible zone/ Residential*
98	The Emanuel School	The Emanuel School	18 Stanley St Randwick	Non-Government School	HERITAGE AREA HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
99	The Little Sisters of Poor	Aged Care (St Josephs Aged Care Facility)	68-70 Market St Randwick	Aged Care housing	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential
100	Roman Catholic Church	Church properties	37A Avoca St Randwick	Church properties		5	Adjacent or compatible zone/ Residential*
101	THE OWNERS - STRATA PLAN NO. 73946	Strata unit block	35A Dudley St Coogee	Residential		5	Adjacent or compatible zone/ Residential
102	The Trustees of the Roman Catholic Church	St Brigid's Catholic Primary School	160-170 Coogee Bay Rd Coogee	Non-Government School		5	Adjacent or compatible zone/ Residential*
103	The Uniting Church In Australia Property Trust (NSW)	Maroubra Bay Uniting Church	270 Malabar Rd Maroubra	Church		5	Adjacent or compatible zone/ Residential*
104	Trustees Marist Brothers	Marcellin College	191-193 Alison Rd, Randwick	Non-Government School	HERITAGE AREA HERITAGE ITEM	5	Adjacent or compatible zone/ Business*
105	Trustees Marist Brothers	Marcellin College	195 Alison Rd Randwick	Non-Government School	HERITAGE AREA	5	Adjacent or compatible zone/ Business*

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106	Trustees Maroubra Baptist Church	St Michael's Convent School	137-139 Garden St Maroubra	Non-Government School		5	Adjacent or compatible zone/ Residential*
107	Trustees of the Catholic Archdiocese of Sydney	St Agnes' Primary School	511 Bunnerong Rd Matraville	Non-Government School		Part 5 + Part 3B	Adjacent or compatible zone/ Business*
108	Trustees of the Catholic Archdiocese of Sydney	St Agnes' Catholic Church and Presbytery	509 Bunnerong Rd Matraville	Church		Part 5 + Part 3B	Adjacent or compatible zone/ Business*
109	Trustees Of The Sisters Of The Brigidine Congregation	Brigidine College	6 Aeolia St Randwick (also known as 49-55 St Pauls St, Randwick)	Non-Government School		5	Adjacent or compatible zone/ Residential*
110	Trustees Our Ladies Nurses	Multi dwelling	35 Dudley Street Coogee	Residential		5	Adjacent or compatible zone/ Residential
111	Trustees Presbyterian Church	Coogee Boys Preparatory School	164-194 Alison Rd Randwick	Non-Government School	HERITAGE AREA HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
112	Trustees Roman Catholic Church	Our Lady of the Good Counsel Church	11 Yarra Rd La Perouse	Church	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
113	Trustees Roman Catholic Church	Our Lady of the Sacred Heart Primary School	189-193 Avoca St Randwick	Non-Government School	HERITAGE AREA HERITAGE ITEM	Part 5+ Part 2B	Adjacent or compatible zone/ Residential*
114	Trustees Roman Catholic Church	Our Lady of the Sacred Heart Church	189-193 Avoca St Randwick	Church	HERITAGE AREA HERITAGE ITEM	Part 5+Part 2B	Adjacent or compatible zone/ Residential*
115	Trustees Roman Catholic Church	Our Lady of the Annunciation School	25-45 Donovan Ave Maroubra	Non-Government School		5	Adjacent or compatible zone/ Residential*
116	Trustees Roman Catholic Church	St Mary and St Joseph Primary School	274-280 Fitzgerald Ave Maroubra	Non-Government School	ACID SOIL CATEGORY 4 (MANUAL & DEL NO DOC)	5	Adjacent or compatible zone/ Residential*

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Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
 Industrial zone	 Business zone		

117	Trustees Roman Catholic Church	St Anthony of Padua Church	58-60 Arden St Clovelly	Church	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
118	Trustees Roman Catholic Church	St Anthony's Primary School	58-60 Arden St Clovelly	Non-Government School	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
119	Trustees Roman Catholic Church	Maroubra Junction Uniting Church	819-827 Anzac Pde Maroubra	Church		5	Adjacent or compatible zone/ Residential*
120	Trustees Roman Catholic Church	Uniting Church - Church properties	829 Anzac Pde Maroubra	Church properties	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
121	Trustees Roman Catholic Church	Our Lady of the Rosary Church	1 Kensington Rd Kensington	Church	HERITAGE ITEM HERITAGE AREA	5	Adjacent or compatible zone/ Residential*
122	Trustees Roman Catholic Church	Our Lady of the Rosary Primary School	1 C Kensington Rd Kensington	Non-Government School		5	Adjacent or compatible zone/ Residential*
123	Trustees Roman Catholic Church	St Aidan's Primary School Maroubra - Holy Family Parish	214 Maroubra Rd Maroubra	Non-Government School	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
124	Trustees Roman Catholic Church	St Margaret Mary's Public School	246 Malabar Rd South Coogee	Non-Government School		5	Adjacent or compatible zone/ Residential*
125	Trustees Roman Catholic Church	St Andrew's Catholic Church	2-8 Prince Edward St Malabar	Church		5	Adjacent or compatible zone/ Residential*
126	Trustees Roman Catholic Church	St Andrew's Catholic Church	10-14 Prince Edward St Malabar	Church properties	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
127	Trustees Roman Catholic Church	St Andrew's Primary School	16-18 Prince Edward St Malabar	Non-Government School		5	Adjacent or compatible zone/ Residential*

**Zoning recommendations are subject to the proponent undertaking a preliminary investigation in accordance with SEPP 55 and Managing Contamination Land Guidelines.*

Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
 Industrial zone	 Business zone		

128	Trustees Roman Catholic Church	St Brigid's Catholic Church and Child Care	135B Brook St Coogee (1A Waltham St, Coogee)	Church	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential*
129	Trustees Roman Catholic Church	St Brigid's Coogee Church and Child Care	135C Brook St Coogee	Community Use		5	Adjacent or compatible zone/ Residential*
130	Trustees Roman Catholic Church	St Brigid's Coogee Church and Child Care	135D Brook St Coogee	Community Use		5	Adjacent or compatible zone/ Residential*
131	Trustees St Brigidine Congregate	Brigidine house	7-37 Coogee Bay Rd Randwick	Aged Care housing	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential
132	Trustees St Judes Church	St Judes Child Care Centre	100-104 Avoca St Randwick	Community Use	HERITAGE AREA HERITAGE ITEM HERITAGE STATE	5	SP1 Special Activities
133	Trustees St Judes Church	St Judes Anglican Church	106 Avoca St Randwick	Church	HERITAGE AREA HERITAGE ITEM HERITAGE STATE	5	SP1 Special Activities
134	Trustees St Judes Church	St Judes Anglican Church	108 Avoca St Randwick	Church properties	HERITAGE AREA HERITAGE ITEM HERITAGE STATE	5	SP1 Special Activities
135	University of New South Wales	Former UNSW site	45-51 Beach St Coogee	Research facility	HERITAGE ITEM HERITAGE STATE FORESHORE BUILDING LINE(1495+SEC ATTAC) COSTAL PROTECTION 18 NOVEMBER 2005	Part 5 + Part 6A	Part SP2 Infrastructure (Research station) + Part Public Open Space/ recreation

**Zoning recommendations are subject to the proponent undertaking a preliminary investigation in accordance with SEPP 55 and Managing Contamination Land Guidelines.*

Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
 Industrial zone	 Business zone		

136	University of New South Wales	UNSW	22-32 King St, Randwick	University buildings		Part 5 + Part 2A	SP2 Infrastructure (Educational Establishment)
137	Sisters Brigidine Order Of Nun	Southern Cross Kildare Village	216 Maroubra Rd Maroubra	Aged Care housing	HERITAGE ITEM	5	Adjacent or compatible zone/ Residential
138	Southern Cross Homes (Nsw) Inc	Southern Cross Kildare Village	218 Maroubra Road, Maroubra	Group Home	ROADWIDENING & SPLAY CORNER ATTACHMENT ONLY	5	Adjacent or compatible zone/ Residential
139	Trustees Roman Catholic Church	School assembly hall part of St Aidan's School	220 Maroubra Rd, Maroubra	Non-Government School	ROADWIDENING & SPLAY CORNER ATTACHMENT ONLY	5	Adjacent or compatible zone/ Residential*
140	Trustees Roman Catholic Church	Part of St Aidan's School - Kindergarten	224 Maroubra Rd, Maroubra	Non-Government School	ROADWIDENING & SPLAY CORNER ATTACHMENT ONLY	5	Adjacent or compatible zone/ Residential*

**Zoning recommendations are subject to the proponent undertaking a preliminary investigation in accordance with SEPP 55 and Managing Contamination Land Guidelines.*

Colour Key:

 Residential zone	 Recreation/ Open Space zone	 SP1 Special Activities zone	 SP2 Infrastructure zone
 Industrial zone	 Business zone		

Appendix 3 - Standard template dictionary of relevant Special Purpose terminology

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.

cemetery means a building or place for the interment of deceased persons or pets or their ashes, and includes a funeral chapel or crematorium.

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 family day care home or home-based child care home, or

(d) an out-of-home care service provided by an agency or organisation accredited by the NSW Office of 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 section 200 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.

community facility means a building or place owned or controlled by a public authority and used for the physical, social, cultural or intellectual development or welfare of the community.

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 college, that provides formal education and is constituted by or under an Act.

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.

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

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 or refreshment rooms,
- (e) transport of patients, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not it is carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

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.

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.

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.

public authority has the same meaning as in the Act

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.

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 include 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).

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

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:

- (a) building identification signs, and
- (b) business identification signs, and
- (c) advertisements,

but does not include traffic signs or traffic control facilities.

telecommunications facility means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or to be used, in or in connection with a telecommunications network.

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 passenger transport undertaking, business, industry or shop.

utility installation means a building, work or place used by a public utility undertaking, but does not include a building designed wholly or principally as administrative or business premises or as a showroom.

waste disposal land fill operation means use of land for the purpose of disposing of industrial, trade or domestic waste on that land.

waste management facility means a facility used for the storage, treatment, purifying or disposal of waste, whether or not it is also used for the sorting, processing, recycling, recovering, use or reuse of material from that waste, and whether or not any such operations are carried out on a commercial basis. It may include but is not limited to:

- (a) an extractive industry ancillary to, required for or associated with the preparation or remediation of the site for such storage, treatment, purifying or disposal, and
- (b) eco-generating works ancillary to or associated with such storage, treatment, purifying or disposal.