
C. LEP Map Changes

Randwick Comprehensive Planning Proposal – Map Changes

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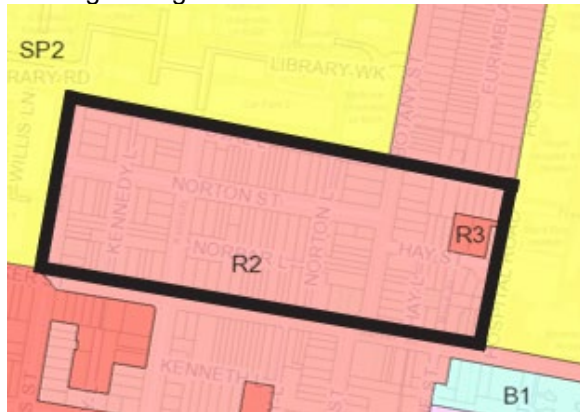
Amend the following Randwick LEP 2012 Maps:

LAND ZONING MAP

Housing

- **Magill Street HIA**, Randwick from R2 Low Density Residential to R3 Medium Density Residential

Existing zoning

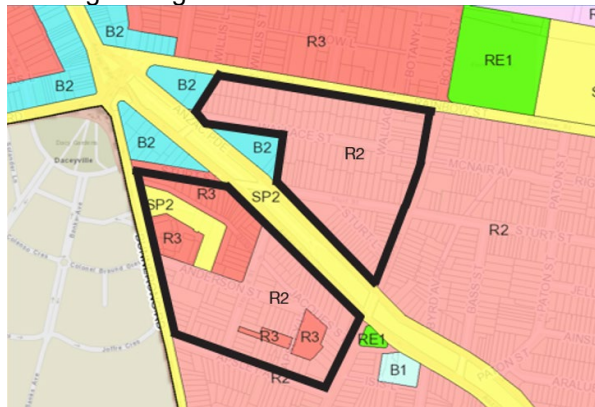


Proposed zoning



- **Kingsford South HIA**, Kingsford from R2 Low Density Residential and R3 Medium Density Residential to R3 Medium Density Residential and B1 Neighbourhood Centre

Existing zoning



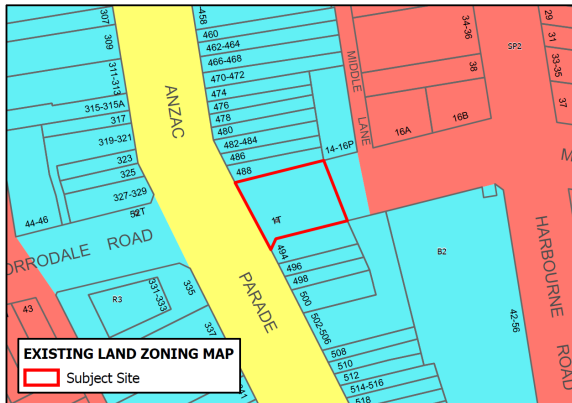
Proposed zoning



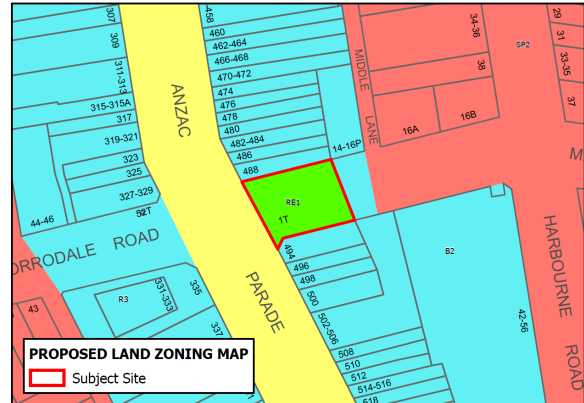
Environmental Resilience

- **Meeks Street Plaza**, Kingsford from B2 Local Centre to RE1 Public Recreation

Existing zoning

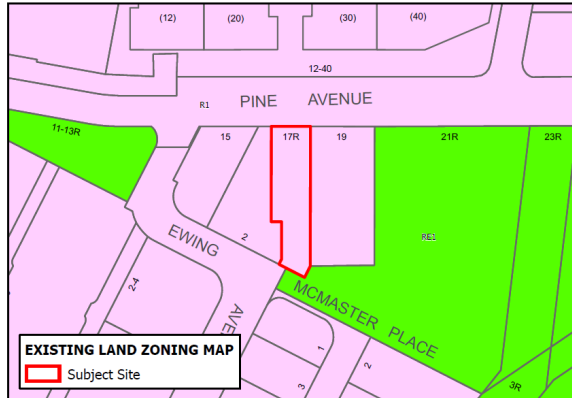


Proposed zoning

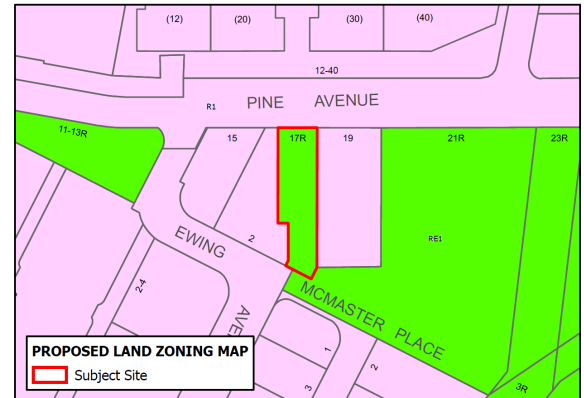


- **17R Pine Avenue, Little Bay** from R1 General Residential to RE1 Public Recreation

Existing zoning

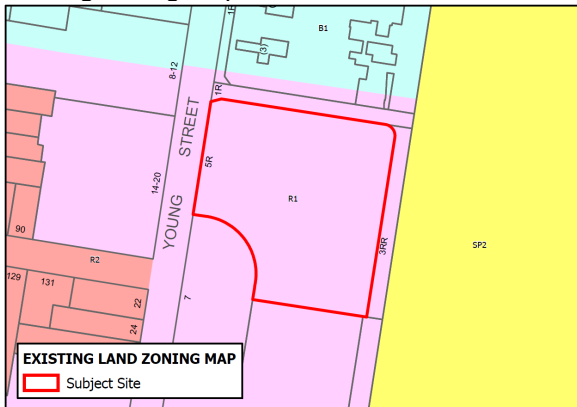


Proposed zoning

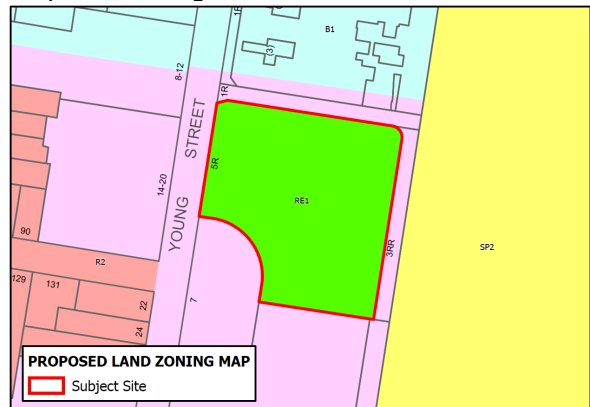


- **5R Young Street, Randwick** from R1 General Residential to RE1 Public Recreation

Existing zoning map



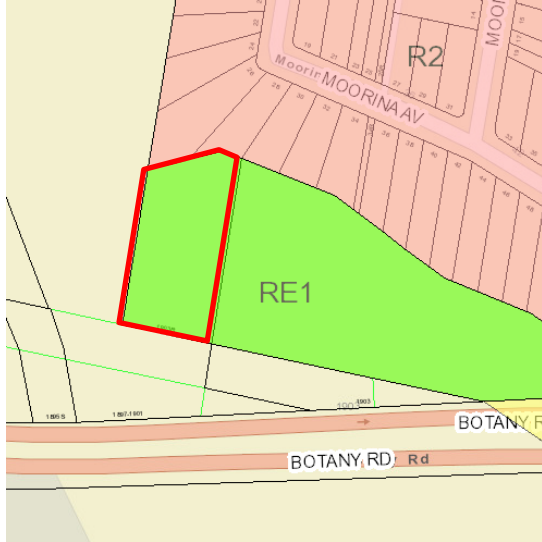
Proposed zoning



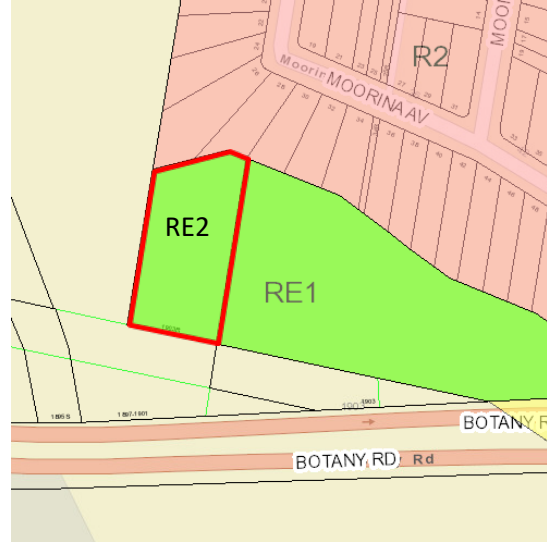
Rezoning Requests

- **1903R Botany Road, Matraville** from RE1 Public Recreation to RE2 Private Recreation (subject to an assessment provided under SEPP 55 – Remediation of Land)

Existing zoning



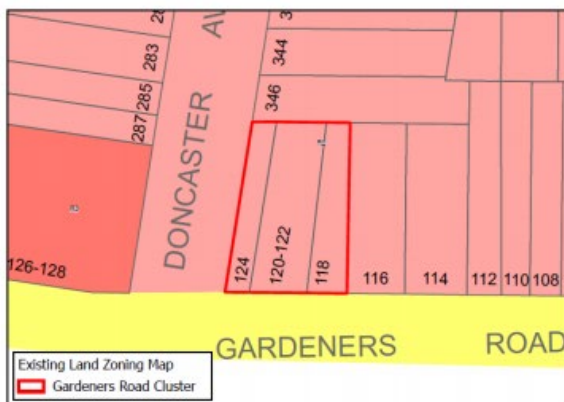
Proposed zoning



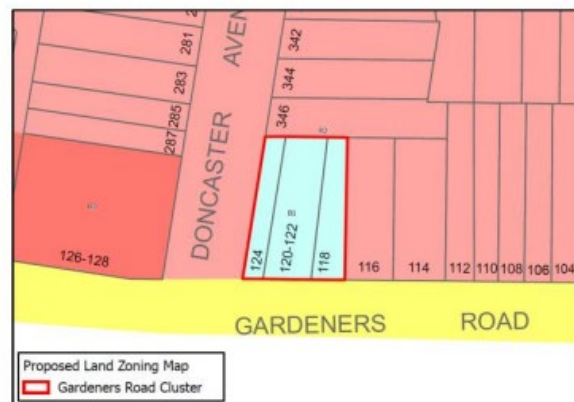
Economic Development

- Gardeners Road Cluster rezone **118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road, Kingsford** from R2 Low Density Residential to B1 Neighbourhood Centre

Existing Zoning



Proposed Zoning



- Todman Avenue Cluster rezone **57, 59 and 61 Todman Avenue, Kensington** from R2 Low Density Residential to B1 Neighbourhood Centre zone



- Anzac Parade Cluster rezone **627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade, Maroubra** from R2 Low Density Residential to B1 Neighbourhood Centre



- Bunnerong Road Cluster rezone **167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road, Maroubra** from R2 Low Density Residential to B1 Neighbourhood Centre



- Malabar Road Cluster rezone **496-504 Malabar Road, Maroubra** from R3 Medium Density Residential to B1 Neighbourhood Centre



- Moverly Road Cluster rezone **56 Moverly Road, 58 Moverly Road, and 60 Moverly Road, Maroubra** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Avoca Street Cluster Rezone **341-347 Avoca Street, Randwick** from R2 Low Density Residential to B1 Neighbourhood Centre:



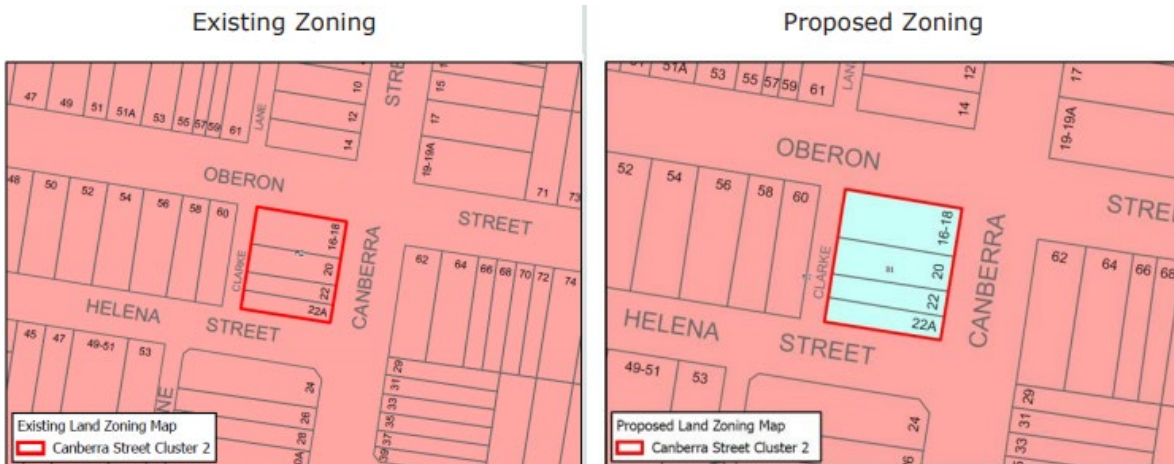
- Barker Street Cluster Rezone **140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street, Randwick** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Canberra Street Cluster 1 rezone **1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street, Randwick** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Canberra Street Cluster 2 rezone **16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street, Randwick** from R2 Low Density Residential to B1 Neighbourhood Centre:



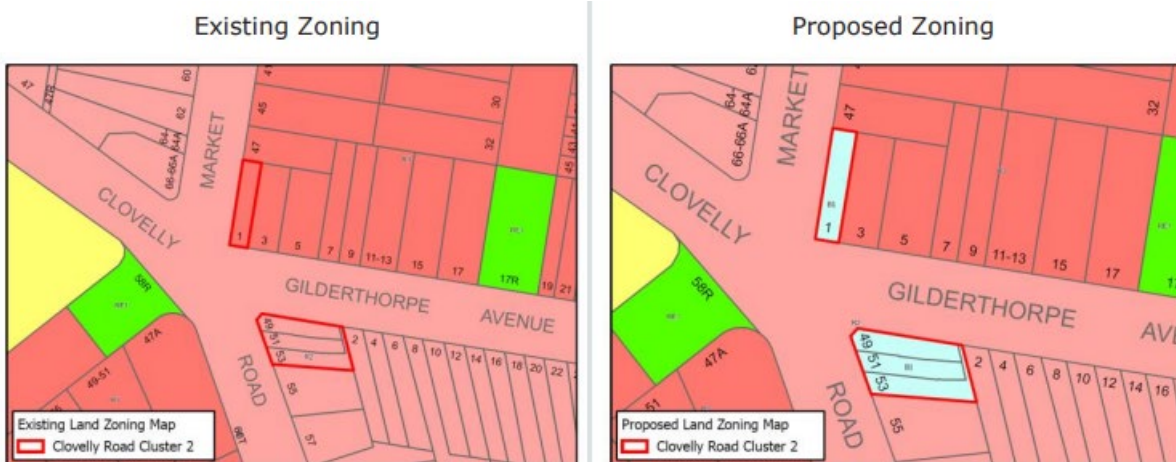
- Carrington Road Cluster rezone **33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road, Randwick** from R3 Medium Density Residential to B1 Neighbourhood Centre:



- Clovelly Road Cluster 1 rezone **23 Clovelly Road, 29 Clovelly Road, Randwick** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Clovelly Road Cluster 2 rezone **49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road** from R2 Low Density Residential to B1 Neighbourhood Centre:



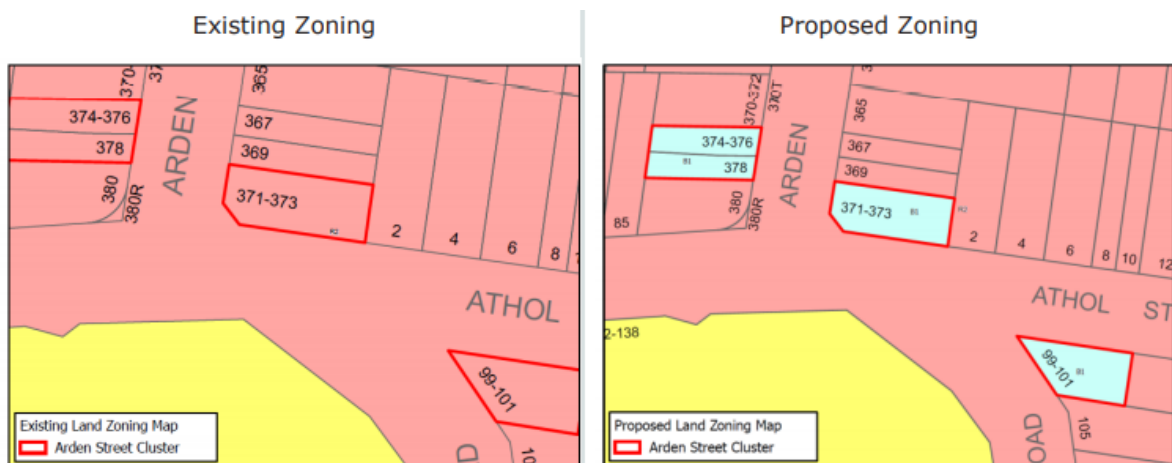
- Rezone **1 Gilderthorpe Avenue, Randwick** from R3 Medium Density Residential to B1 Neighbourhood Centre:



- King Street Cluster rezone **101 King Street, 103 King Street, and 105 King Street, Randwick** from R3 Medium Density Residential to B1 Neighbourhood Centre:



- Arden Street Cluster rezone **371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, and 99-101 Malabar Road, South Coogee** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Malabar Road Cluster 1 rezone **2-4 Malabar Road, and 6-8 Malabar Road, South Coogee** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Malabar Road Cluster 2 rezone **169-173 Malabar Road, 175-177 Malabar Road, South Coogee** from R2 Low Density Residential to B1 Neighbourhood Centre:



- Burnie Street Cluster rezone **17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street, Clovelly** from R2 Low Density Residential to B1 Neighbourhood Centre:



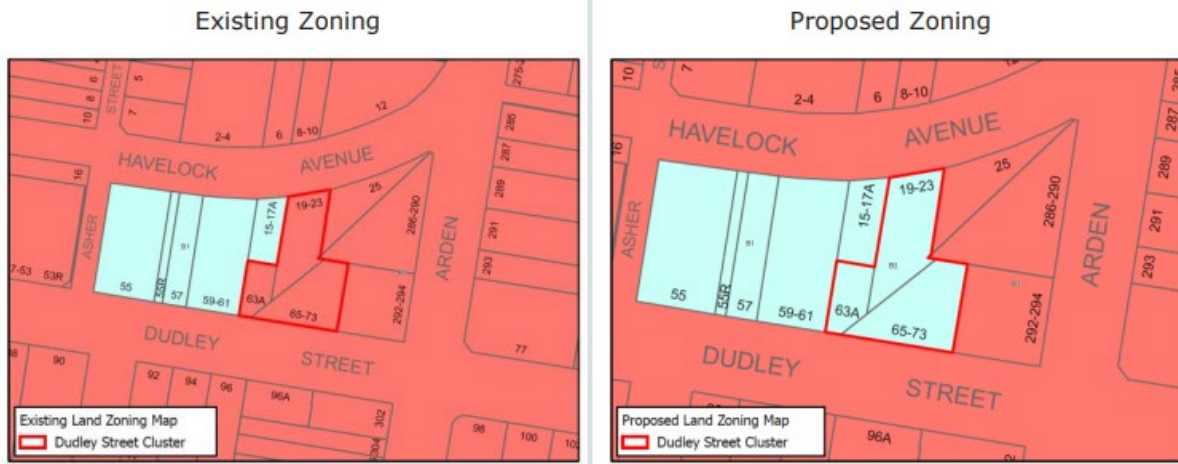
- Rezone **34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street, Clovelly** from R3 Medium Density Residential to B1 Neighbourhood Centre



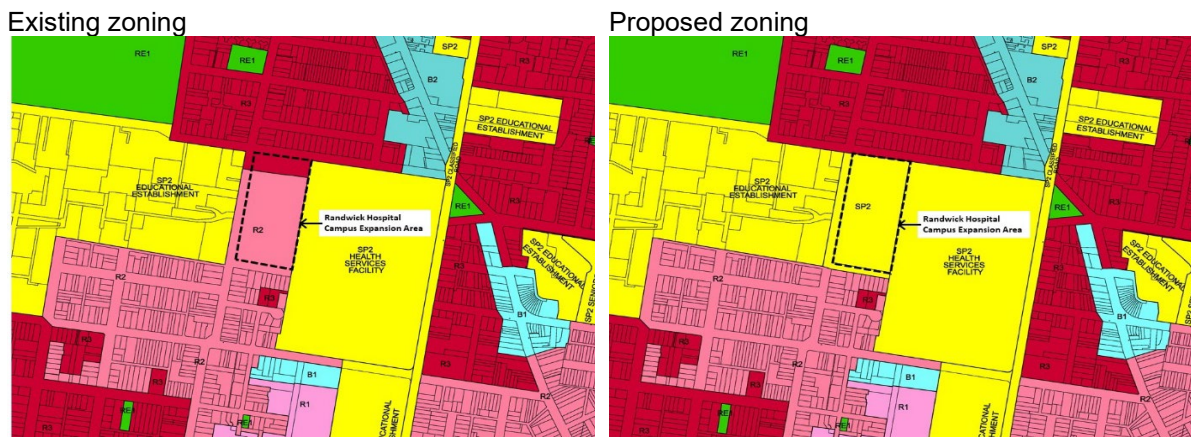
- Beach Street Cluster rezone **98-104 Beach Street, Coogee** from R3 Medium Density Residential to B1 Neighbourhood Centre:



- Dudley Street Cluster rezone **63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue, Coogee** from R3 Medium Density Residential to B1 Neighbourhood Centre:

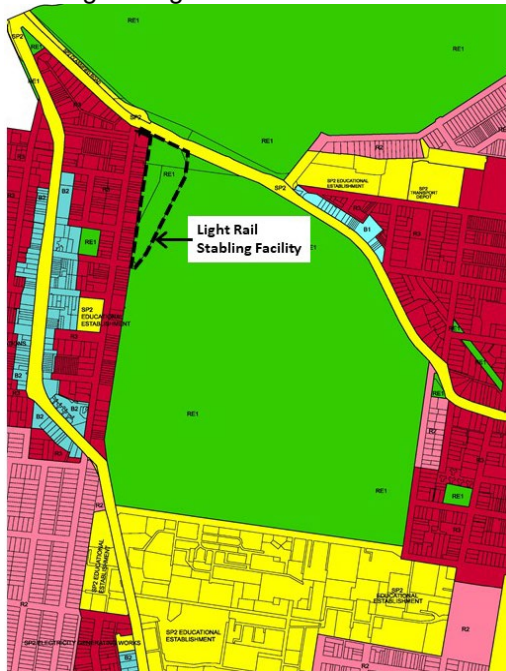


- Randwick Hospitals Expansion** rezone the block from R2 Low Density Residential and R3 Medium Density Residential to SP2 Health Services Facility:

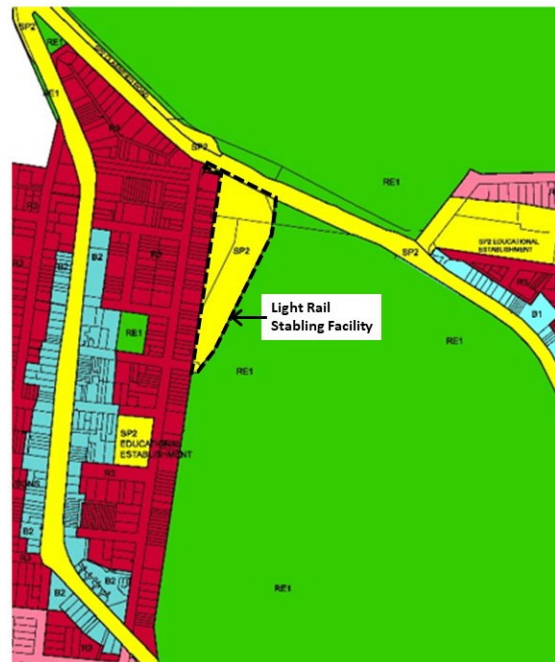


Randwick Racecourse (ATC) rezone the existing Light Rail Stabling Yard from RE1 Public Recreation to SP2 Infrastructure in the area indicated on the zoning maps (Figures 33 and 34).

Existing zoning



Proposed zoning

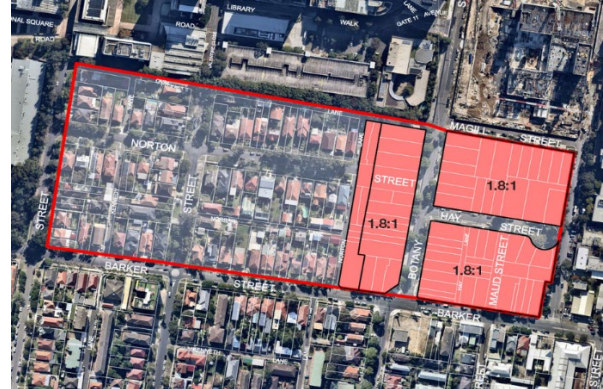


- **Magill Street HIA**, Randwick from 0.5:1 and 0.75:1 to 1.8:1

Existing FSRs



Proposed FSR



- **Kingsford South HIA**, Kingsford from 0.5:1 and 0.75:1 to 1.6:1 and 1.7:1

Existing FSRs



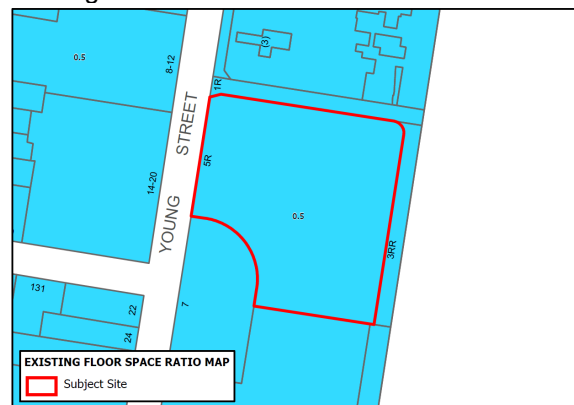
Proposed FSR



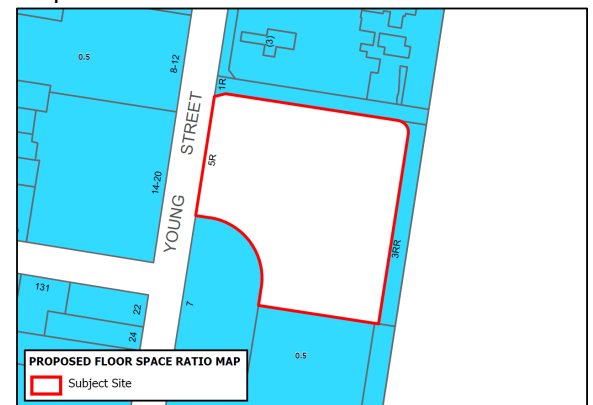
Environmental Resilience

- **5R Young Street, Randwick** - specify no maximum FSR:

Existing FSR



Proposed FSR



Rezoning Requests

1401-1409 Anzac Parade, Little Bay increase FSR from 1:1 to 1.2:1

Existing FSR

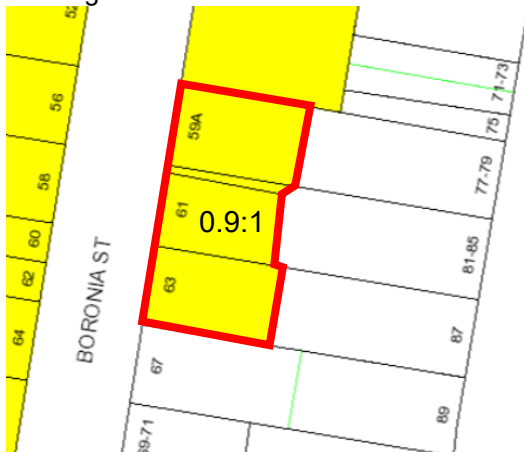


Proposed FSR



- **59A, 61, 63-65 Boronia Street and 81-85 Anzac Parade (Part), Kensington** not include a maximum FSR

Existing FSR



Proposed FSR



Note: remove maximum FSR from area with red outline

Economic Development

- **Gardeners Road Cluster** *118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road, Kingsford* increase the maximum FSR from 0.5:1 to 1:1:



- **Todman Avenue Cluster** *57, 59 and 61 Todman Avenue, Kensington* increase the maximum FSR from 0.5:1 to 1:1:



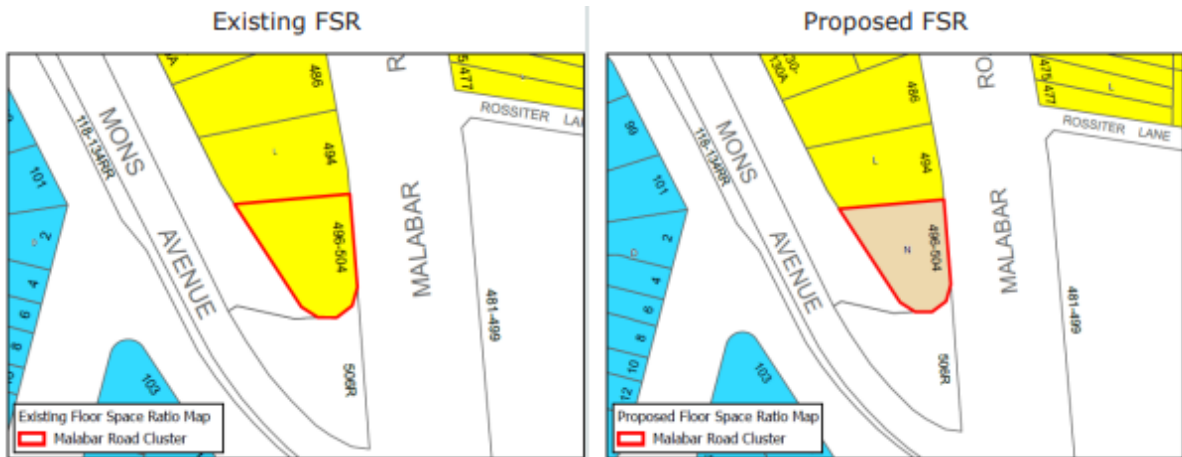
- **Anzac Parade Cluster** *627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade, Maroubra* increase the maximum FSR from 0.5:1 to 1:1:



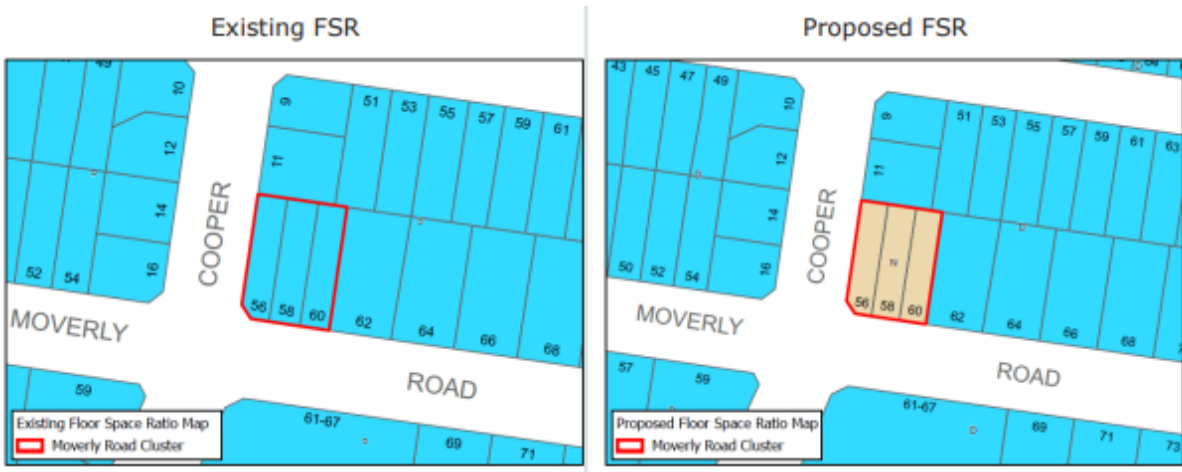
- Bunnerong Road Cluster **167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road, Maroubra** increase the maximum FSR from 0.5 to 1:1:



- Malabar Road Cluster **496-504 Malabar Road, Maroubra** increase the maximum FSR from 0.9:1 to 1:1:



- Moverly Road Cluster **56 Moverly Road, 58 Moverly Road, and 60 Moverly Road, Maroubra** increase the maximum FSR from 0.5:1 to 1:1:



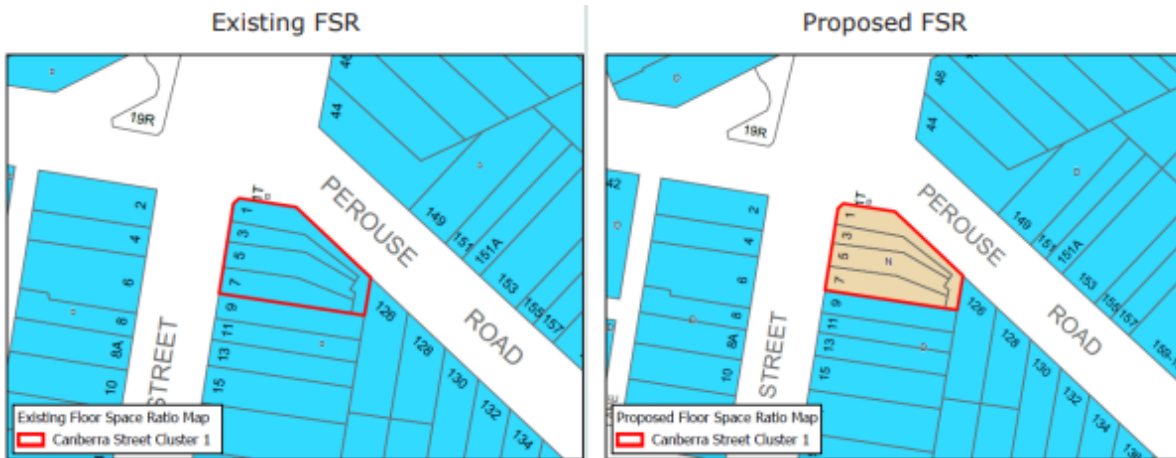
- Avoca Street Cluster **341-347 Avoca Street, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



- Barker Street Cluster **140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



- Canberra Street Cluster **1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



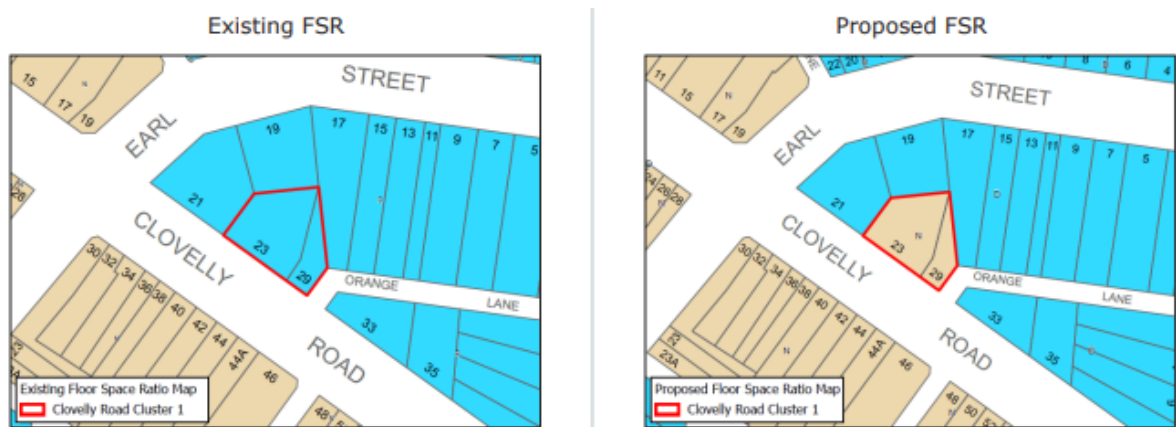
- Canberra Street Cluster 2 **16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



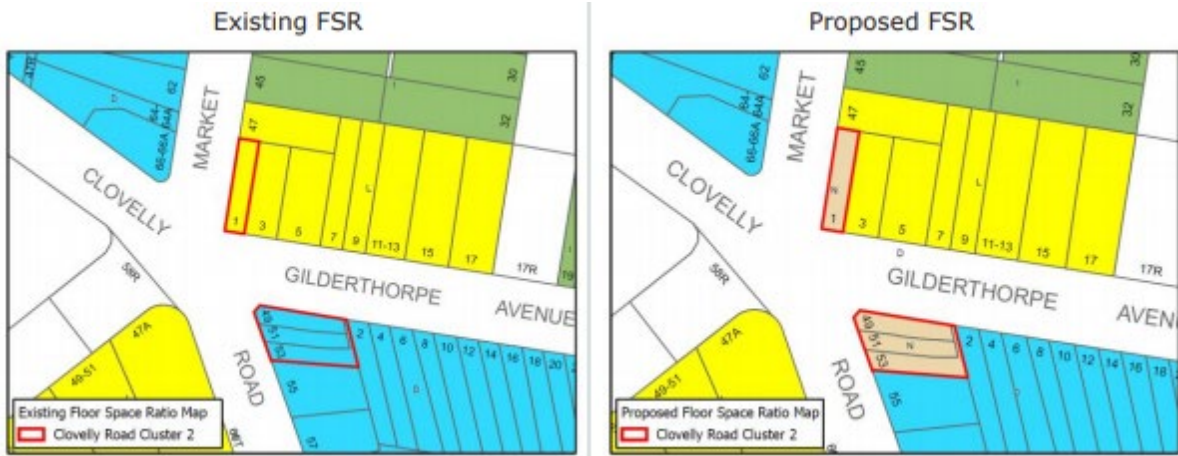
- Carrington Road Cluster **33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road, Randwick** increase the maximum FSR from 0.9:1 to 1:1:



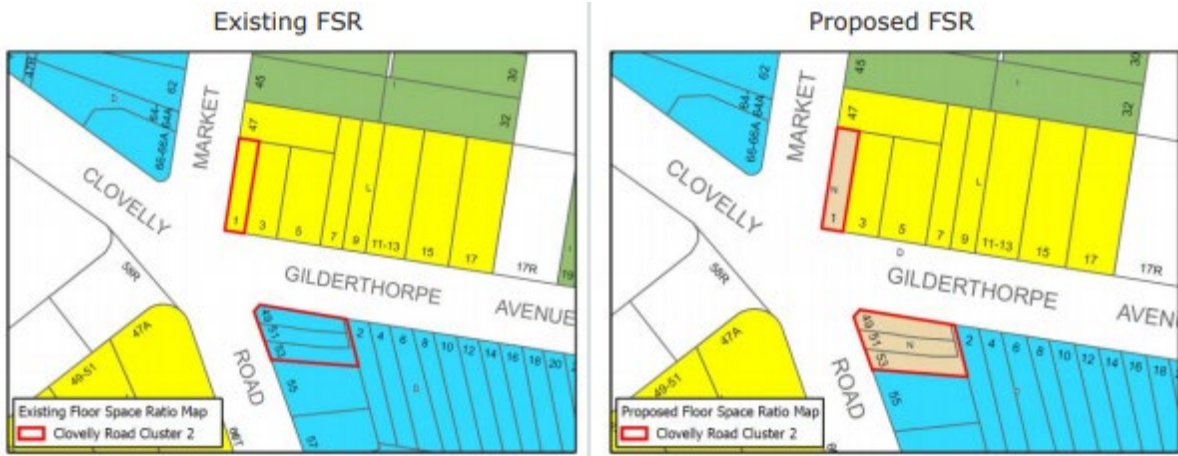
- Clovelly Road Cluster 1 **23 Clovelly Road, 29 Clovelly Road, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



- Clovelly Road Cluster 2 **49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road** increase the maximum FSR from 0.5:1 to 1:1.



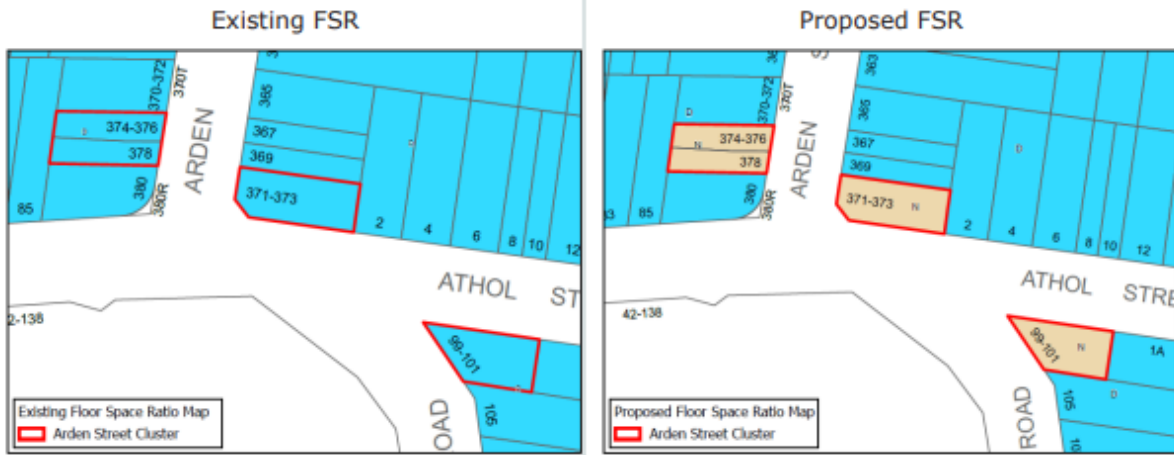
- **1 Gilderthorpe Avenue, Randwick** increase the maximum FSR from xxx to 1:1.



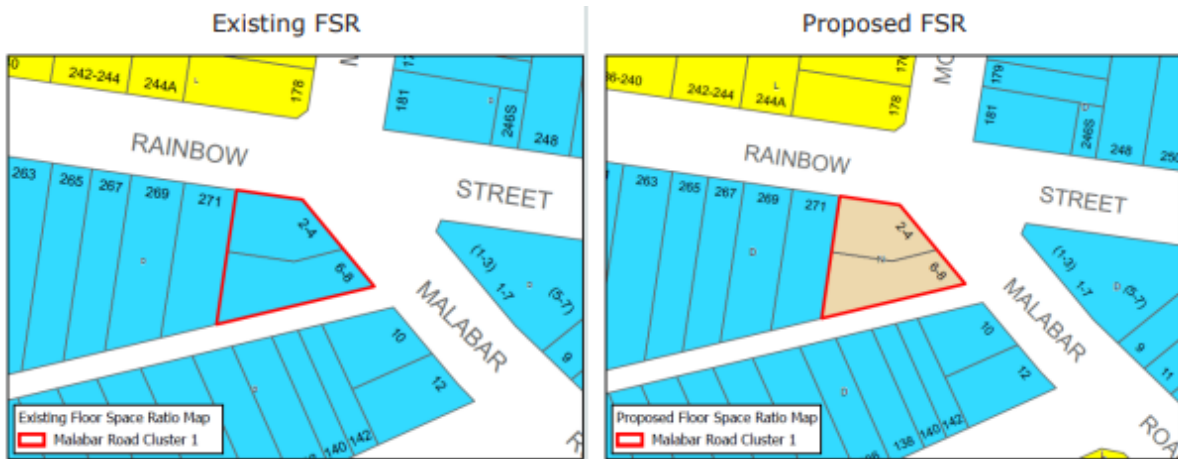
- King Street Cluster **101 King Street, 103 King Street, and 105 King Street, Randwick** increase the maximum FSR from 0.9:1 to 1:1.



- Arden Street Cluster **371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, and 99-101 Malabar Road, South Coogee** increase the maximum FSR from 0.5:1 to 1:1.



- Malabar Road Cluster 1 **2-4 Malabar Road, and 6-8 Malabar Road, South Coogee** increase the maximum FSR from 0.5:1 to 1:1.



- Malabar Road Cluster 2 **169-173 Malabar Road, 175-177 Malabar Road, South Coogee** increase the maximum FSR from 0.5:1 to 1:1.



- Burnie Street Cluster **17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street, Clovelly** increase the maximum FSR from 0.5:1 to 1:1.



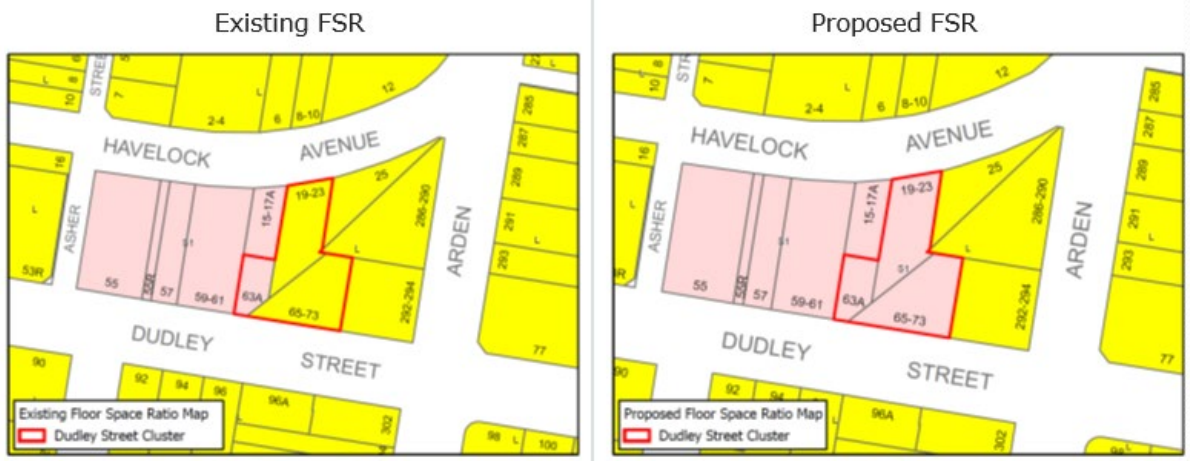
- **34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street, Clovelly** increase the maximum FSR from 0.75:1 to 1:1.



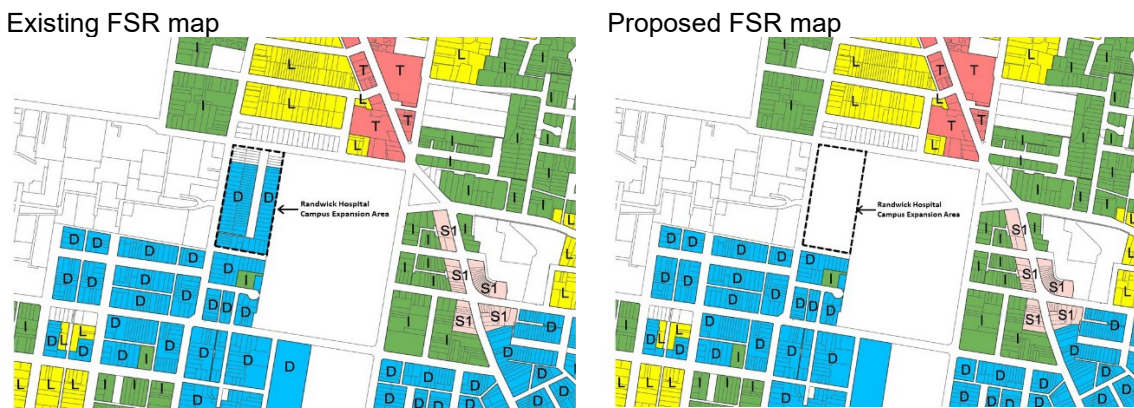
- Beach Street Cluster **98-104 Beach Street, Coogee** increase the maximum FSR from 0.9:1 to 1:1.



- Dudley Street Cluster **63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue, Coogee** increase the maximum FSR from 0.9:1 to 1.5:1.

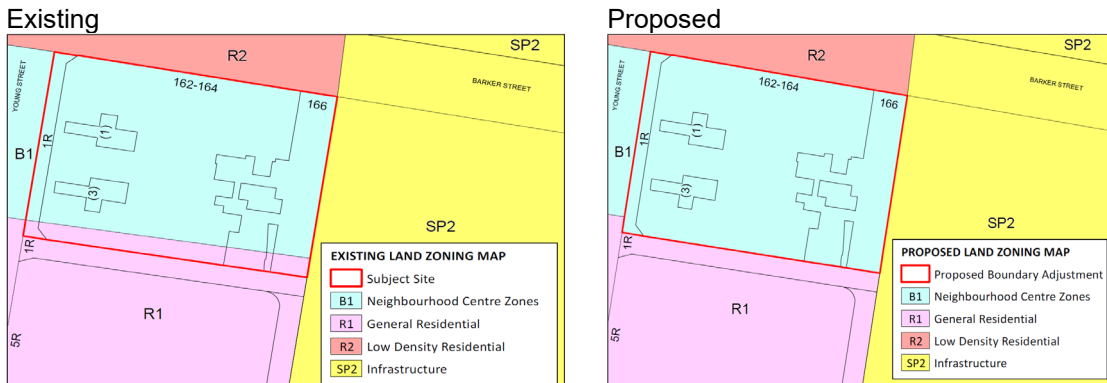


- Randwick Hospitals Expansion** remove the applicable FSR in line with the protocol for all special purpose and infrastructure zones. Refer Figure 26 and 27.



Housekeeping

- Amend zoning map so that Lots 1 and 2 DP 159697 and SP 101097 be amended so that these lots are completely within the B1 Neighbourhood Centre Zone



HEIGHT OF BUILDINGS MAP

Housing

- **West Randwick HIA**, Randwick from 12m to 25m and 16.5m

Existing HOBs

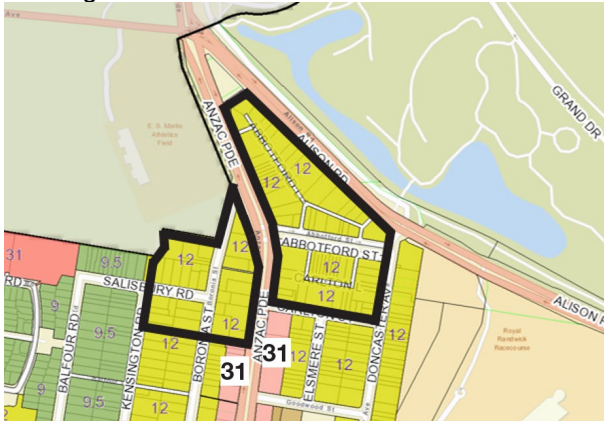


Proposed HOBs



- **Kensington North HIA**, Kensington from 12m to 23m and 16.5m

Existing HOBs

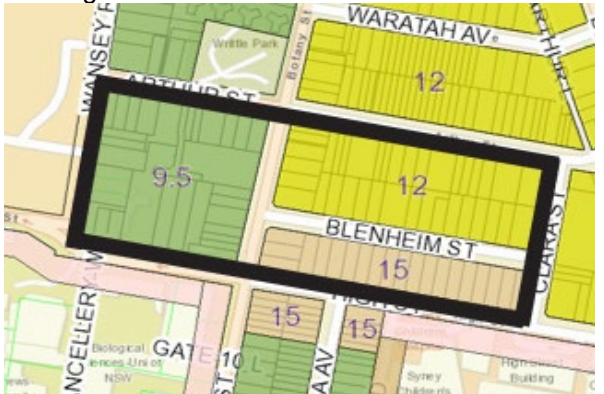


Proposed HOBs



- **Arthur Street HIA**, Randwick from 9.5m and 15m to 26m

Existing HOBs



Proposed HOBs



- **Magill Street HIA**, Randwick from 9.5m to 19.5m

Existing HOBs



Proposed HOBs



- **Kingsford South HIA**, Kingsford from 9.5m and 12m to 16.5m and 17.5m

Existing HOBs



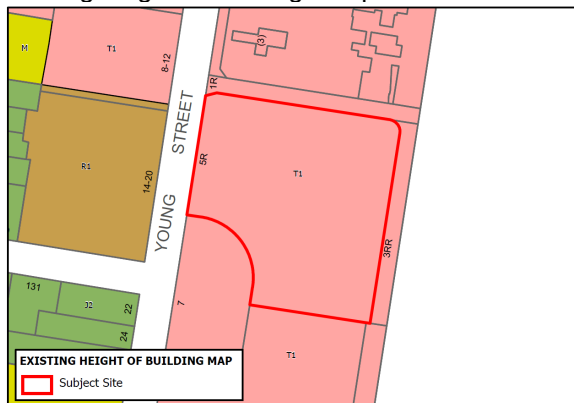
Proposed HOBs



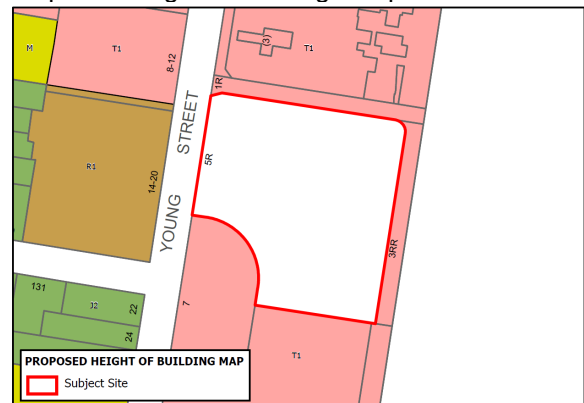
Environmental Resilience

- **5R Young Street, Randwick** - specify no maximum height

Existing height of buildings map



Proposed height of buildings map



Rezoning Requests

- **1401-1409 Anzac Parade, Little Bay** increase maximum height from 9.5m to 15m.

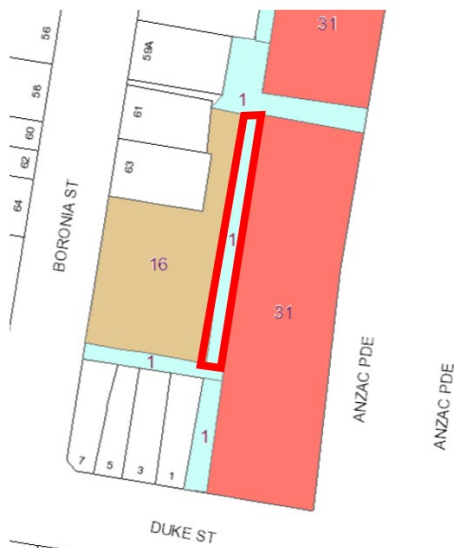
Existing height of buildings map



Proposed height of buildings map



- **95, 91-93, 89, 87 and 81-85 Anzac Parade, Kensington** increase the maximum from 1m to 31m for the strip of land at the rear.



(Extract from Alternative Building Heights Map)

Economic Development

- Remove the existing residential (9.5m and 15m) Height of Building (HOB) controls for the **Randwick Hospitals Campus Expansion Area**. Remove part of the current **Randwick Hospital western perimeter** height control (Refer Figures 24 and 25);

Existing height of buildings map



Proposed height of buildings map

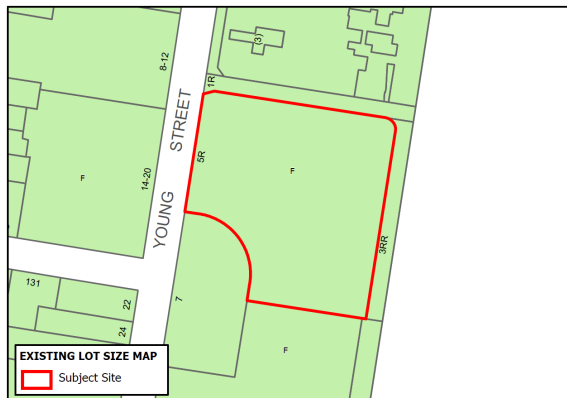


LOT SIZE MAP

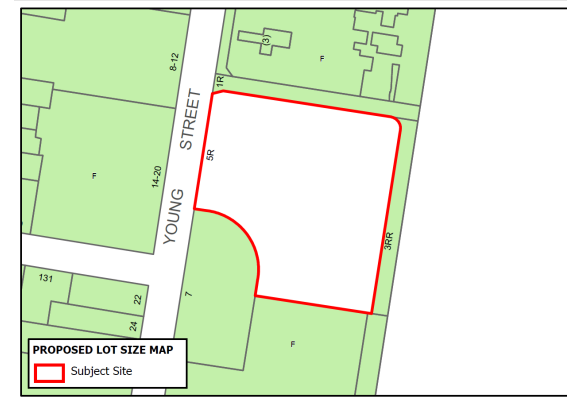
Environmental Resilience

- 5R Young Street, Randwick** – specify no minimum lot size

Existing lot size map



Proposed lot size map



FORESHORE BUILDING LINE MAP, FORESHORE SCENIC PROTECTION AREA MAP

- No change proposed

HERITAGE MAP

Heritage Conservation

- Extend boundary of ***Moira Crescent Heritage Conservation area*** to include ***24 Marcel Avenue, 204, 206 and 208 Clovelly Road, Clovelly***
- ***24 Marcel Avenue, Clovelly*** – identify as heritage item on map
- ***204 Clovelly Road, Clovelly*** – identify as heritage item on map
- ***206 Clovelly Road, Clovelly*** – identify as heritage item on map
- ***208 Clovelly Road, Clovelly*** – identify as heritage item on map



- Identify ***69 additional properties*** on heritage map

See list of proposed heritage items in Attachment B (Schedule 5 Environmental Heritage)

- Identify ***16, 18, 20 and 22 Dudley Street, Randwick*** as individual heritage items on map

See list of proposed heritage items in Attachment B (Schedule 5 Environmental Heritage)

- Identify ***10 Stephen Street*** and ***14 Stephen Street, Randwick*** as individual heritage items on map

See list of proposed heritage items in Attachment B (Schedule 5 Environmental Heritage)

- Consolidate ***1 and 3 Samuel Terry Avenue, Kensington*** and ***1-27 Todman Avenue, Kensington*** into a single heritage listing

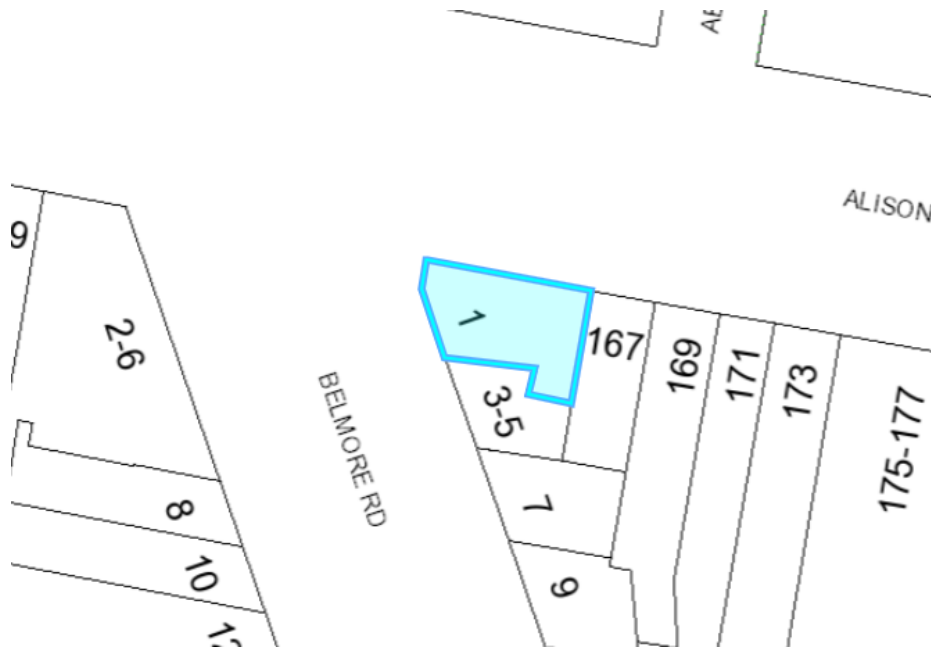
See list of proposed heritage items in Attachment B (Schedule 5 Environmental Heritage)

- Remove **22 Young Street, Randwick** and replace with 86 Middle Street, Randwick as correct heritage item

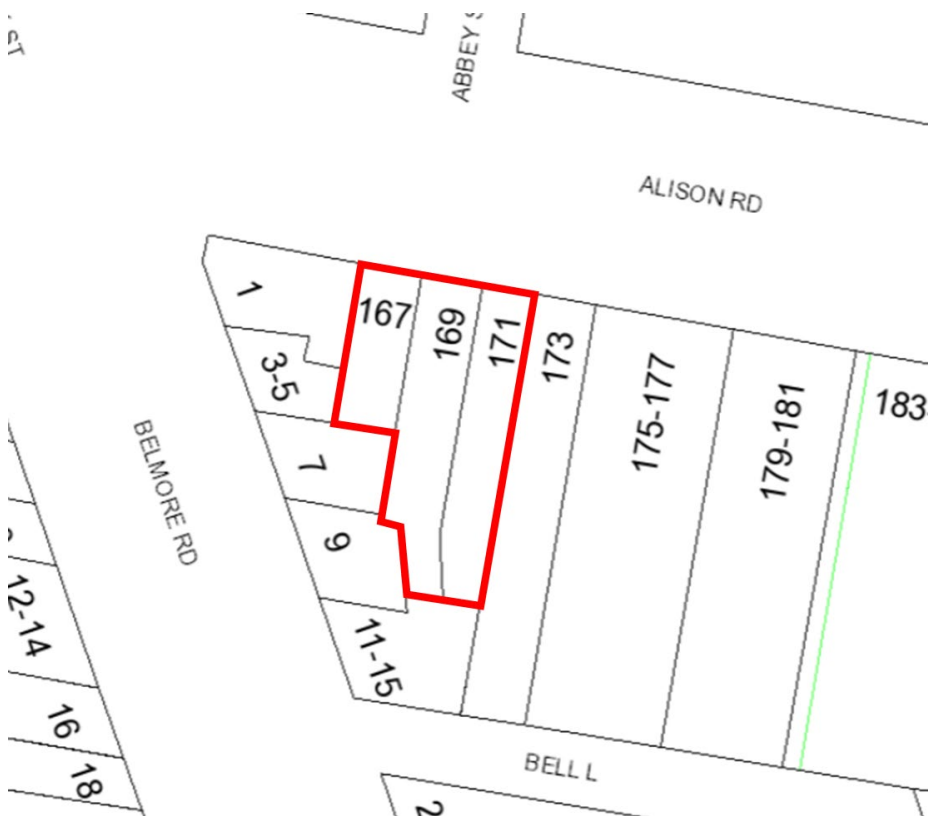
See list of proposed heritage items in Attachment B (Schedule 5 Environmental Heritage)

Randwick Junction Town Centre additional heritage items

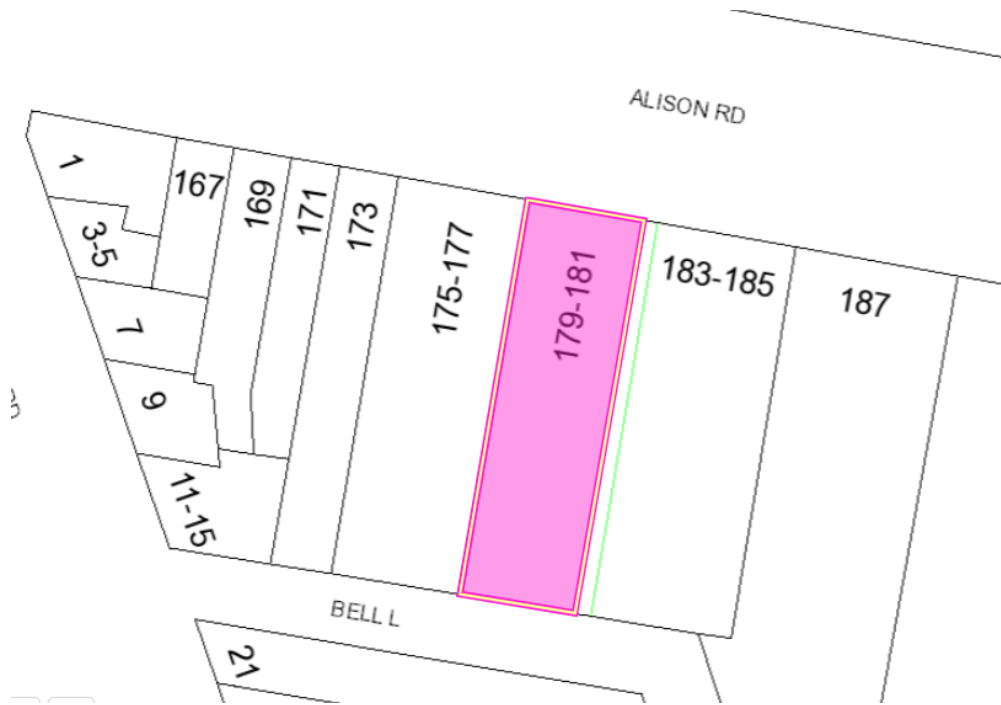
- List 1 Belmore Road, Randwick as a heritage item in RLEP



- List 167-171 Alison Road, Randwick as a heritage item in RLEP



- List 179-181 Alison Road, Randwick as a heritage item in RLEP



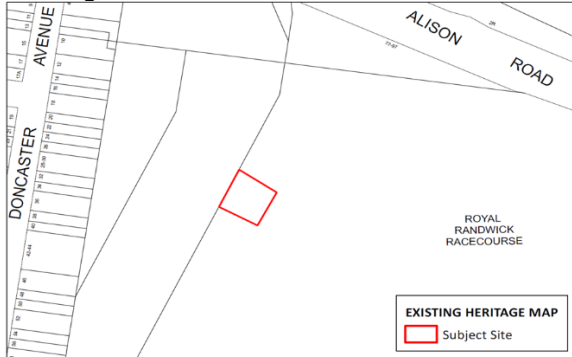
- Extend the curtilage of the heritage item at No 60 Belmore Road to include the adjoining address known as 25 Waratah Avenue Randwick



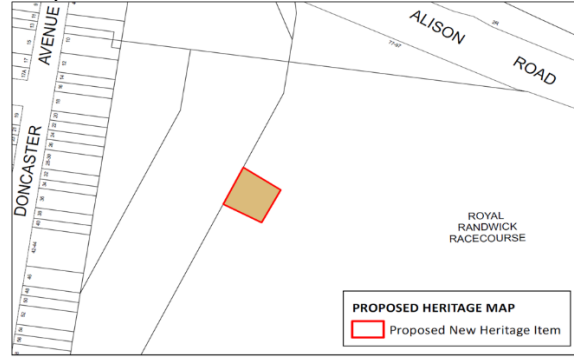
Housekeeping

- Add the Tramway Turnstile Building Complex – Royal Randwick Racecourse to Schedule 5 of the RLEP

Existing

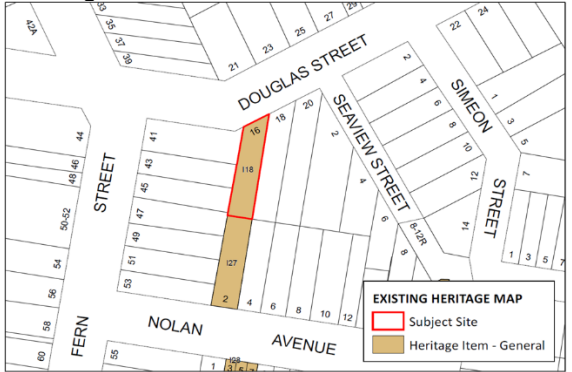


Proposed

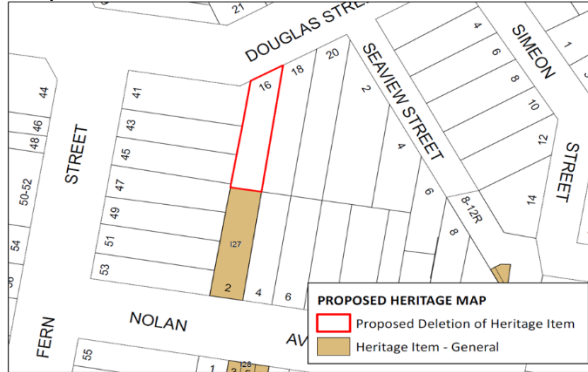


- Delete item I18 – 16 Douglas Street, Clovelly from Schedule 5 of RLEP

Existing

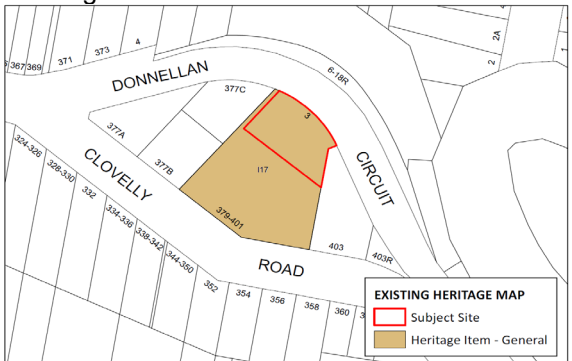


Proposed

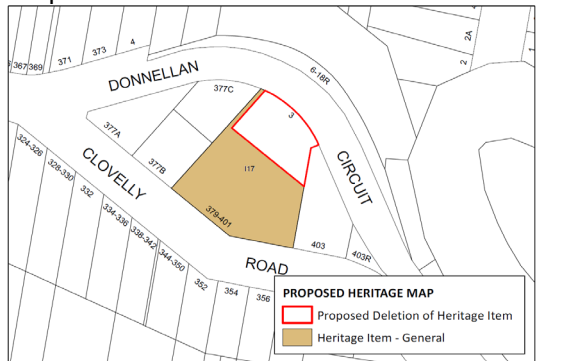


- Amend Schedule 5 of RLEP to exclude 3 Donnellan Circuit (Lot 100 SP 84741) from item I17 – 379-401 Clovelly Road, Clovelly

Existing

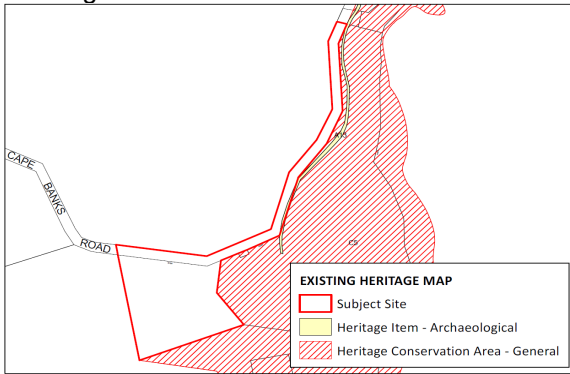


Proposed

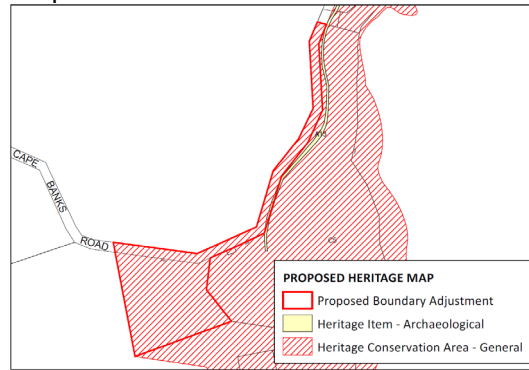


- Amend the Botany Bay National Park Heritage Conservation Area to align with the State Heritage Register Map

Existing

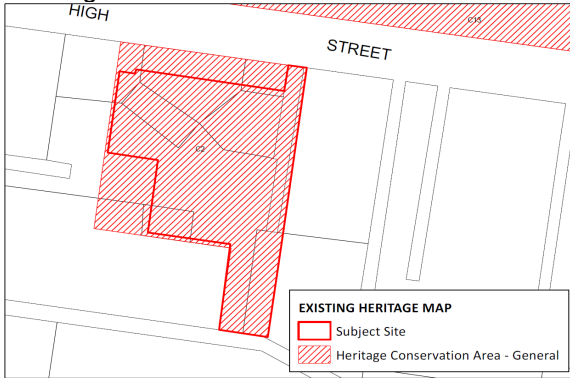


Proposed

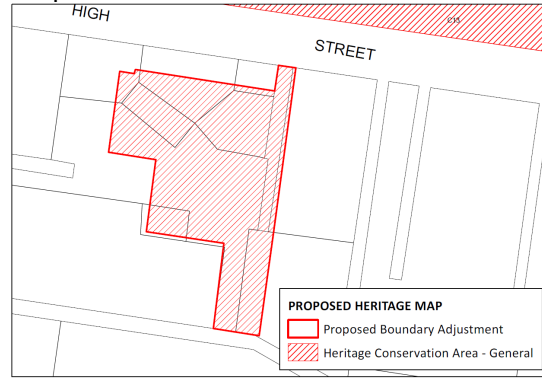


- Amend the Figtree Heritage Conservation Area to remove the Contemporary Campus Living Development

Existing

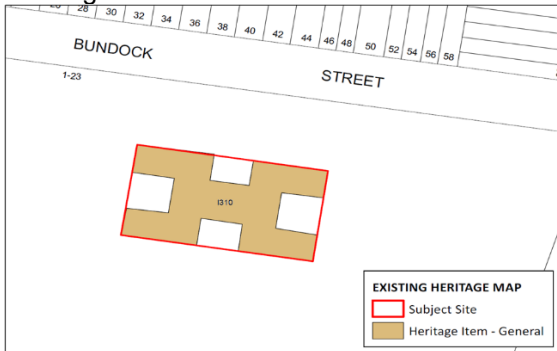


Proposed

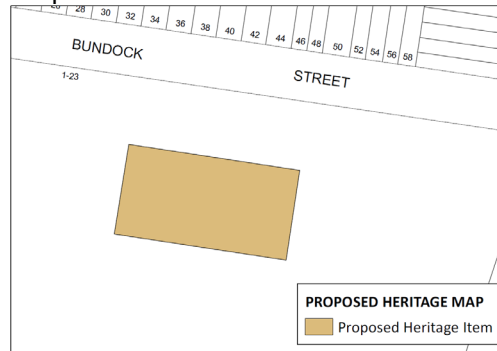


- Amend the curtilage of the existing Randwick Barracks Heritage Site I310 to include the courtyard spaces and motor garages.

Existing

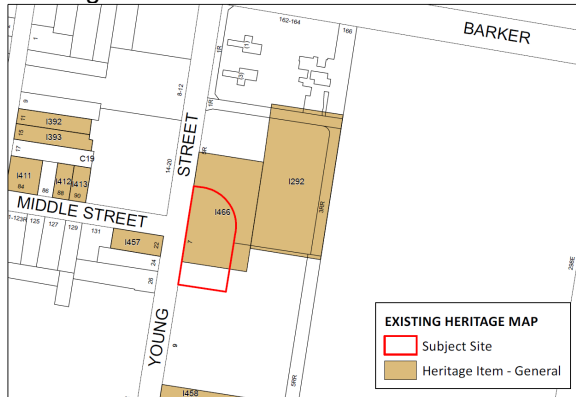


Proposed

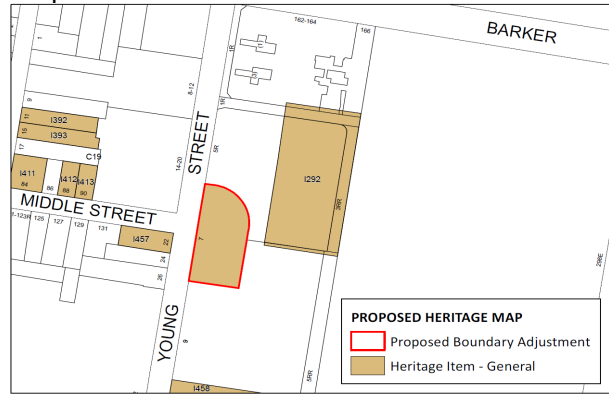


- Amend the existing Heritage Item Newmarket House I466 to fully cover Lot 38 DP 1264010.

Existing

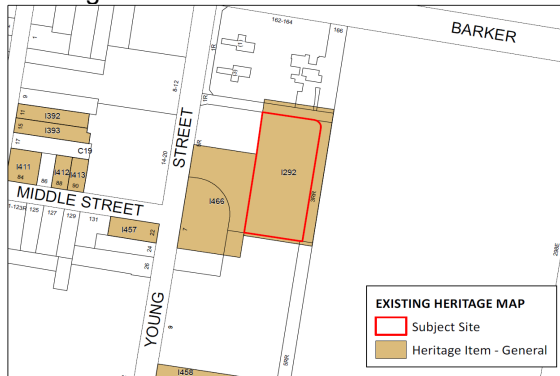


Proposed

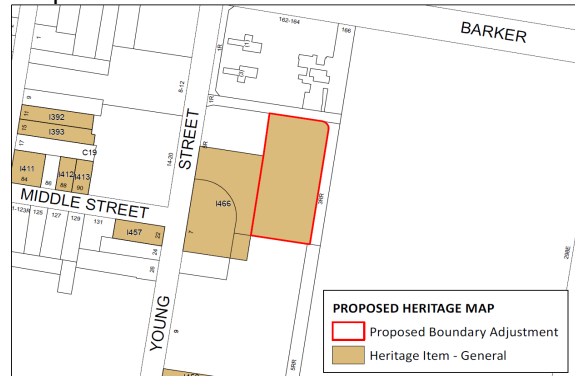


- Amend the existing Heritage Item Newmarket Sale Ring I292 so that it does not overlap the boundary of Lot 34.

Existing



Proposed



Edgcumbe Estate Heritage Conservation Area

Proposed Edgcumbe Estate Heritage Conservation Area boundary:



LAND RESERVATION ACQUISITION MAP

- No change proposed. Note that future changes to land zoned RE1 would require consequential changes to this map.

ACID SULFATE SOILS MAP

- No change proposed.

FLOOD PLANNING MAP

- No change proposed

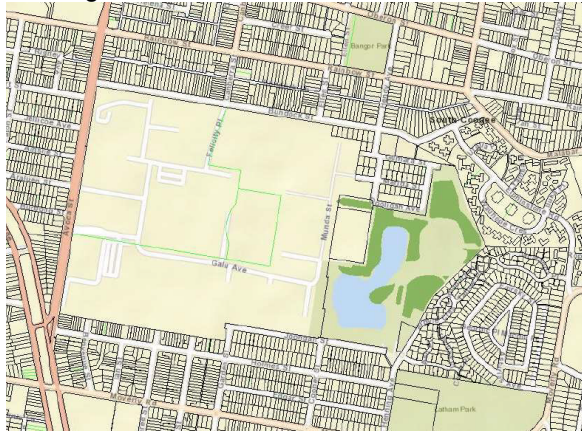
TERRESTRIAL BIODIVERSITY MAP

Environmental Resilience

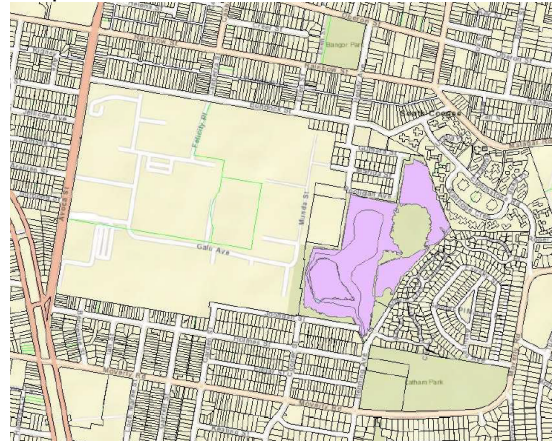
Update Terrestrial Biodiversity Maps – DPIE Mapping Layer (January 2021)

- Randwick Environment Park Terrestrial Biodiversity map

Existing



Proposed



- Malabar Headland National Park Terrestrial Biodiversity map

Existing



Proposed

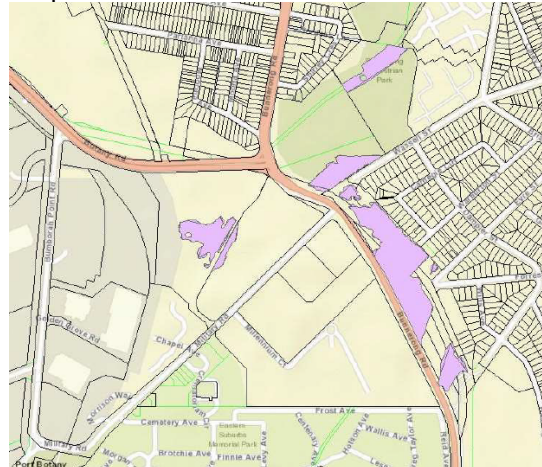


- Bunnerong Road Chifley Terrestrial Biodiversity map

Existing



Proposed

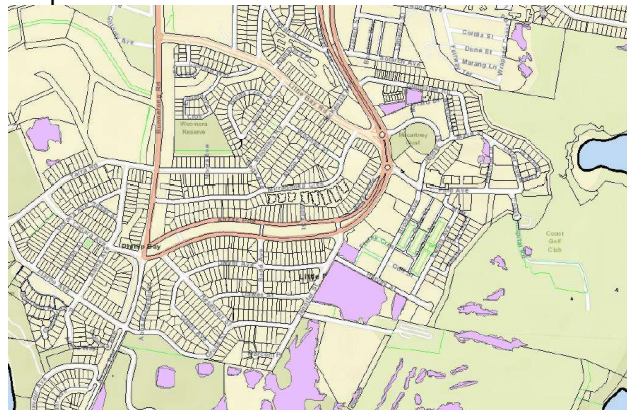


- Little Bay Cove Terrestrial Biodiversity map

Existing

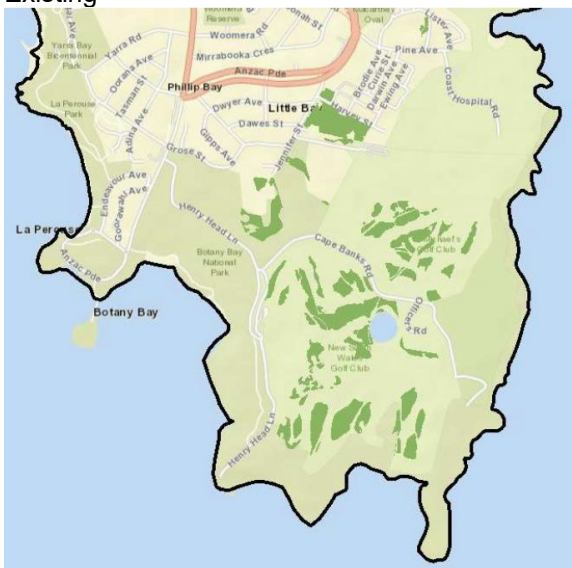


Proposed

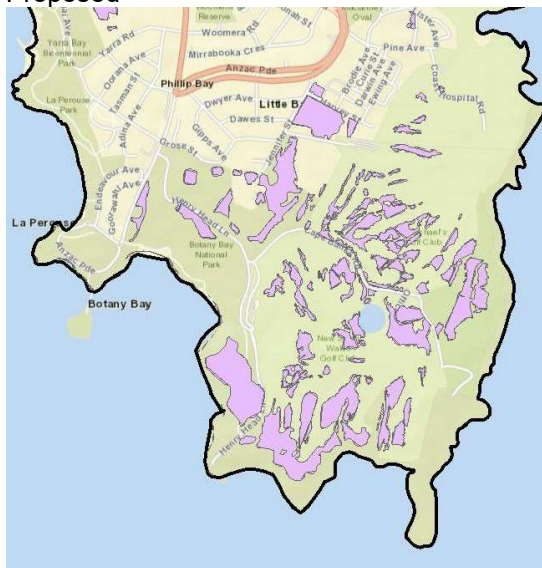


- Kamay Botany Bay National Park Terrestrial Biodiversity map

Existing



Proposed



KEY SITES MAP

Rezoning Requests

- Include **558A-580 Anzac Parade, Kingsford** (Souths Juniors Site) on Key Sites Map (associated with clause 6.12)



- Include **1401-1409 Anzac Parade, Little Bay** on Key Sites Map (associated with clause 6.12)

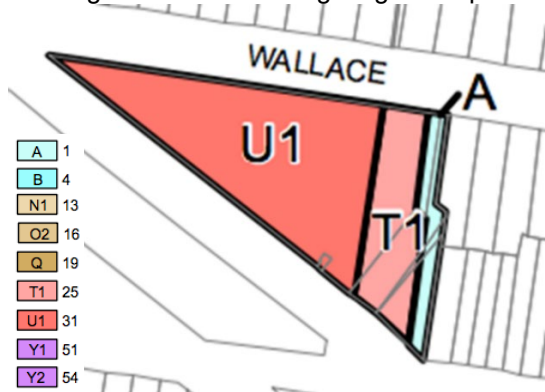


ALTERNATIVE BUILDING HEIGHTS MAP

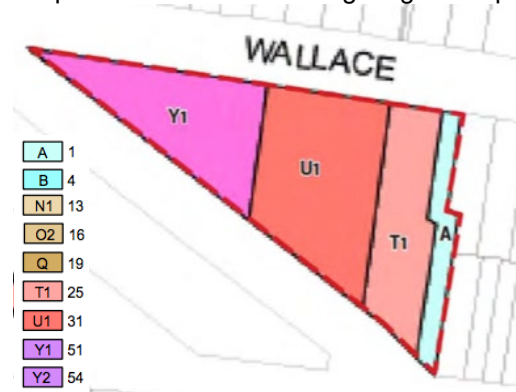
Rezoning Requests

- 558A-580 Anzac Parade, Kingsford (Souths Juniors Site) increase height on part of site from 31m to 51m

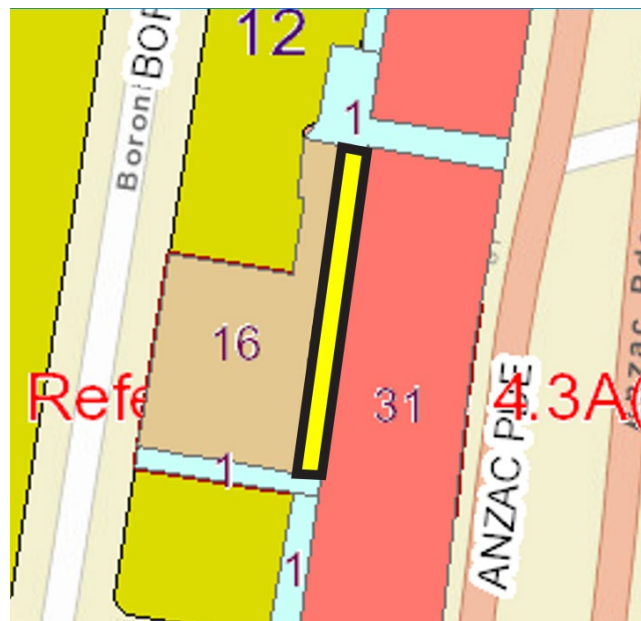
Existing alternative building heights map



Proposed alternative building heights map



- 95, 91-93, 89, 87 and 81-85 Anzac Parade, Kensington increase the maximum from 1m to 31m for the strip of land at the rear.



ADDITIONAL PERMITTED USES MAP

Economic Development

- Add “Petrol Station” as an additional permitted use for **341-347 Avoca Street** and amend the LEP maps as well.



- Add “Petrol Station” as an additional permitted use for **33-37 Carrington Road** and amend the LEP maps as well.



- Add “Petrol Station” as an additional permitted use for **169-173 Malabar Road** and amend the LEP maps as well.



ACTIVE STREET FRONTAGES MAP

- No change proposed

ALTERNATIVE FLOOR SPACE RATIO MAP

- No change proposed

NON-RESIDENTIAL FLOOR SPACE RATIO MAP

- No change proposed

SPECIAL PROVISIONS AREA MAP

Add the following areas to the Special Provisions Map (affordable housing contributions)

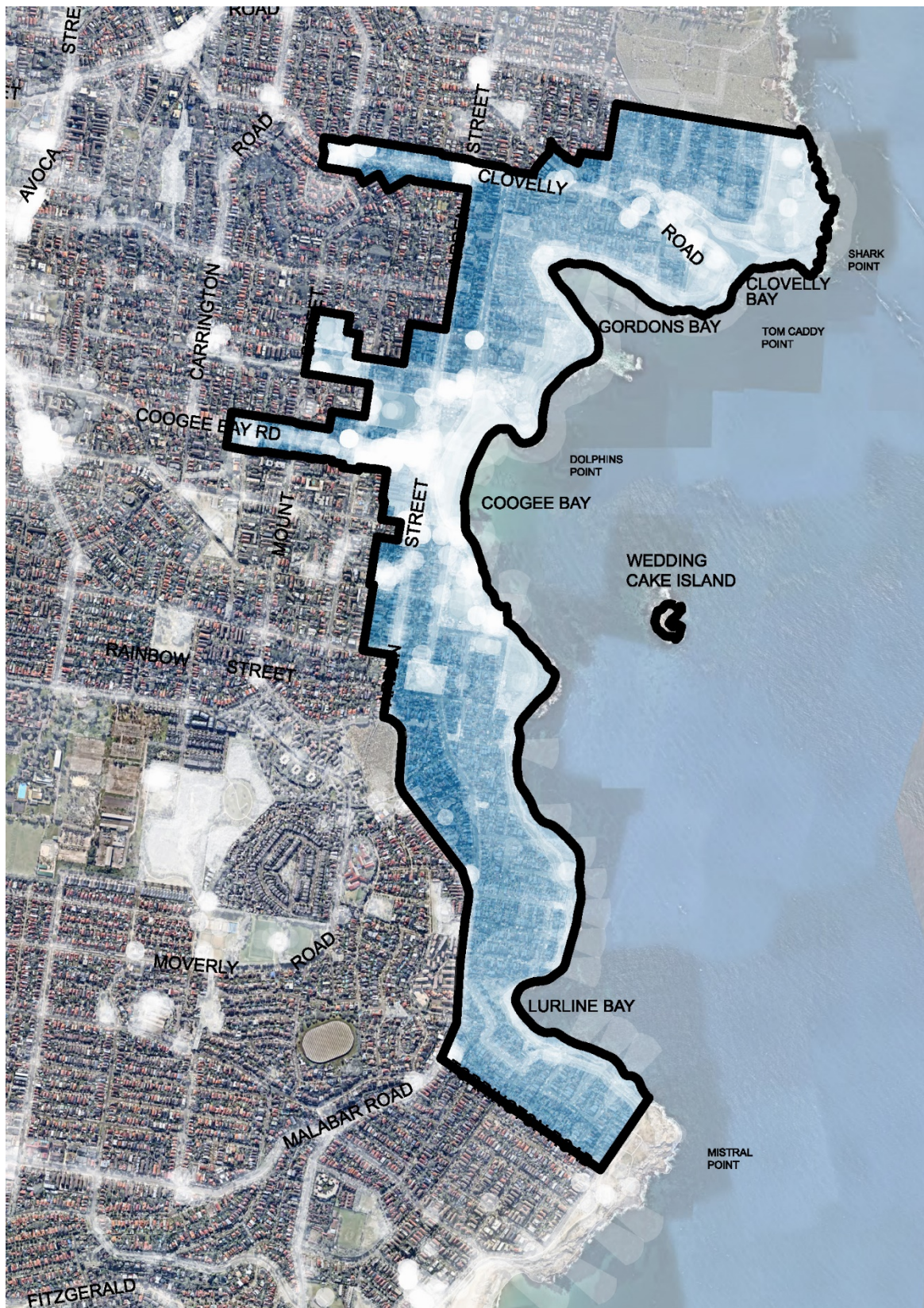


Introduce new Randwick LEP 2012 Maps:

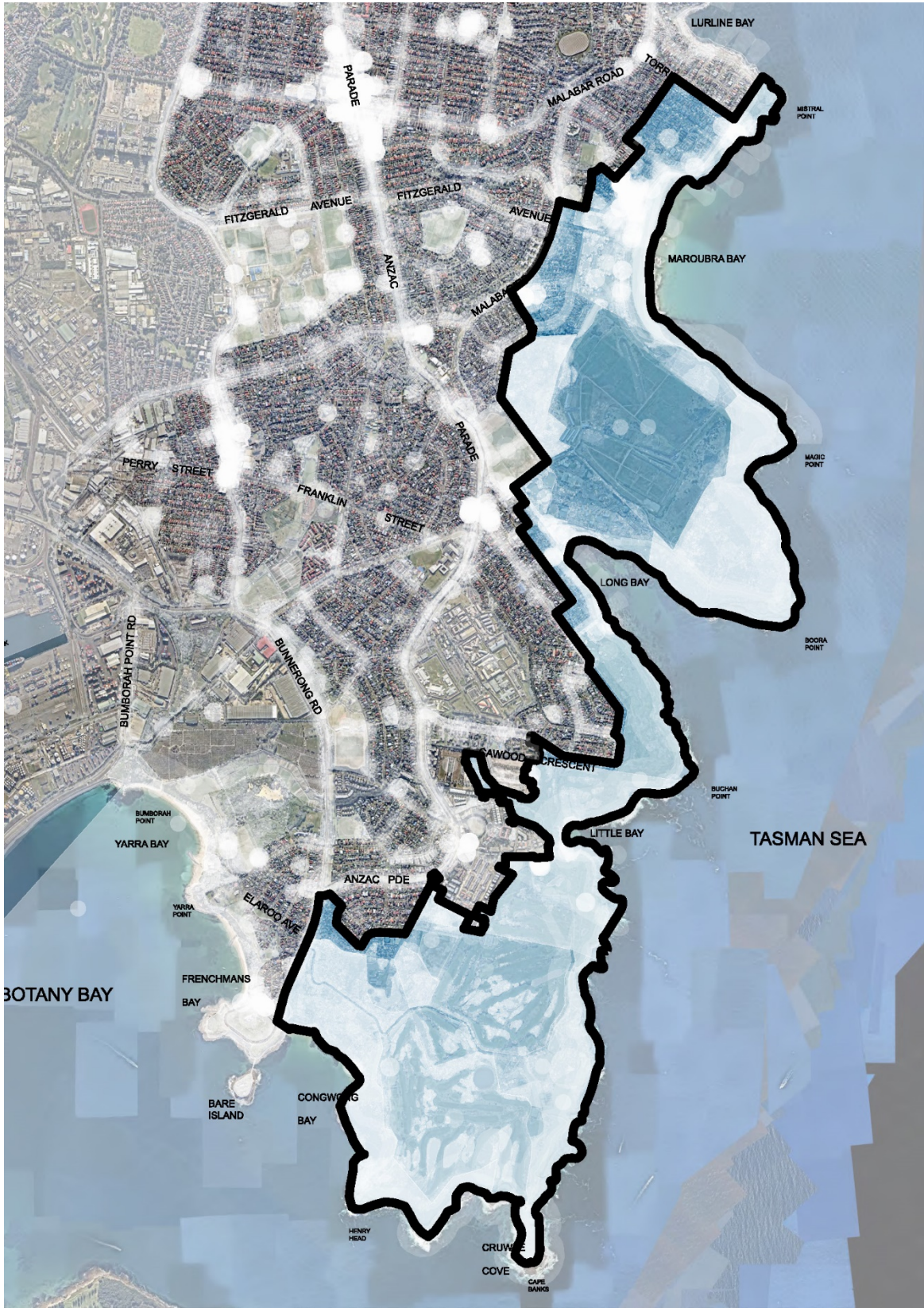
LOCAL CHARACTER AREA MAP

- Northern Coast Local Character Area
- Southern Coast Local Character Area
- The Bays Local Character Area

Northern Coast LCA



Southern Coast LCA



The Bays LCA

