

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

10 February 2021

Mr David Ongkili, Ms Stella Agagiotis
Coordinator Strategic Planning
Randwick City Council
Via email

Dear David and Stella,

RE: BUMBORAH POINT PLANNING PROPOSAL - ADDENDUM PLANNING STATEMENT

1. INTRODUCTION

This letter has been prepared by Urbis Pty Ltd on behalf of Southern Metropolitan Cemeteries Land Manager (**the Proponent**) in support of a Planning Proposal to amend the *Randwick Local Environmental Plan 2012 (RLEP 2012)*. This relates to land forming part of 4.35-hectare landholding at Bumborah Point Road, Port Botany (**the site**) which is located within the Randwick Local Government Area (**LGA**).

This statement is an addendum Planning Proposal letter and has been prepared in support of a Planning Proposal which received Gateway Determination on 22 May 2020 (Department Ref: P_2019_RANDW_002_00 0). Due to evolution in the strategic planning framework by the NSW Government since the lodgement of the Planning Proposal, this addendum letter has been prepared to primarily provide a supplementary assessment and justification of the strategic merits of the proposal in response to the following requirements of the Gateway Determination:

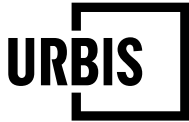
(1) The planning proposal is to be amended to address the following matters and submitted to the Department for review and endorsement prior to public exhibition:

(k) Information to address all relevant planning priorities in the Eastern City District Plan,

(l) Information to address all relevant planning priorities and actions in the Randwick Local Strategic Planning Statement;

This addendum statement presents a formal addition to the Planning Proposal to address these matters prior to the review and endorsement of the Planning Proposal by the Department of Planning, Industry and Environment (**DPIE**) and the subsequent public exhibition of the proposal.

This addendum statement should be read in conjunction with the Planning Proposal prepared by Urbis dated June 2019 and appended reports.



2. CONSISTENCY WITH LOCAL STRATEGIC PLANS

2.1. EASTERN CITY DISTRICT PLAN

An assessment of the proposal’s consistency with the Eastern City District Plan is outlined below.

<u>Planning Priority</u>	<u>Consistency</u>
<i>E3 Providing services and social infrastructure to meet people’s changing need</i>	Consistent – The Planning Proposal will deliver essential cemetery infrastructure to respond to a known and established demand for additional burial space within the Eastern District. The Concept Masterplan prepared by MHLA achieves the dual responsibility to maintain the site in perpetuity through the delivery of a viable business proposal and adequate provision of monumental graves on the site; delivering an appropriate quantum of burial space.
<i>E9. Growing international trade gateways</i>	Not relevant.
<i>E14. Protecting and improving the health and enjoyment of Sydney Harbour and the District’s waterways,</i>	Consistent - The species selection has also been curated in response to the site conditions, which includes easterly coastal winds, sloped drainage runoff and sandy soil conditions.
<i>E15. Protecting and enhancing bushland and biodiversity</i>	Consistent- The design includes the retention of as much existing native vegetation as feasible (thereby securing the financial viability of the proposal and funding its perpetual maintenance), and significant additional planting of native and landmark species.
<i>E16. Protecting and enhancing scenic and cultural landscapes,</i>	Consistent - Following the establishment of functional and quality landscaped corridors, the siting of monumental graves was carefully considered having regard the important views towards and across the site, and to implicitly sit within the parkland context. The monumental graves provided for are located at the northern end of the site, away from the foreshore edge, to provide an interface between the existing and proposed cemetery. The draft DCP for the land contains requirements for protecting and enhancing the foreshore and preparation of a landscape plan.
<i>E18. Delivering high quality open space,</i>	Consistent - One of the key objectives of the proposal is to retain and improve the site as a landscaped public open space along the Yarra Bay foreshore with enhanced

	accessibility and amenity. The site will have a dual function as a lawn cemetery and public passive recreation space.
<i>E20. Adapting to the impacts of urban and natural hazards and climate change;</i>	Consistent - Hazard line takes into consideration 2100 climate change sea level rise predictions, and all infrastructure is located landward of this line.

2.2. RANDWICK LOCAL STRATEGIC PLANNING STATEMENT

An assessment of the proposal's consistency with the Randwick Local Strategic Planning Statement is outlined below.

<u>Direction</u>	<u>Comment</u>
<i>7. Provide greater access and opportunities for walking and cycling</i>	Consistent - The Concept Plan has been designed to accommodate passive recreational activities for the public throughout the site through the provision of pedestrian and cycling infrastructure, in accordance with the RE1 Zone objectives. A hierarchy of pathways and cycleways, providing access along Yarra Bay foreshore, is proposed within the Concept Masterplan to provide access through the site and to the primary entrance on Military Road. It is noted the site currently does not provide any formal or safe pedestrian access to the beach.
<i>14. Provide high quality open space and recreational facilities.</i>	Consistent - The design of the site as a parkland cemetery with integrated memorials will encourage public use of the site as a recreational area. This design will ensure the site does not appear as a traditional cemetery, rather as a foreshore parkland, thereby encouraging greater public usage.
<i>15.3 Continue to upgrade and extend the coastal walkway to allow residents and visitors to experience the whole eastern coastal environment</i>	Consistent - The provision of the proposed pathways will connect to existing routes to the north and south-east, that service adjacent regional recreational facilities. This includes Bicentennial Park (located 200m from the site) and Yarra Oval Sports Fields (located 500m from the site). The Concept Masterplan will improve connectivity of the open recreational areas in the locality and allow for integrated opportunities for passive recreational activities throughout this area.
<i>16. Increase tree canopy cover</i>	Consistent - As identified in the Concept Masterplan, tree planting includes species such as <i>Banksia integrifolia</i> and <i>Acacia longifolia</i> that achieve a mature height between 8m – 10m, and a canopy spread of 5m to enhance tree canopy

	coverage both on the site and in the Eastern District. A draft DCP for the land specifies landscaping requirements and the preparation of a vegetation management plan as part of a future development application.
<i>17. Protect areas of bushland and biodiversity</i>	Consistent -The proposal has been designed/located with the aim to minimise impact to native vegetation and maximise impact on areas which are cleared or consisting of exotic/non-native vegetation. Approximately 68% of vegetation impacted by the proposal is cleared or exotic vegetation (weeds); while the direct impact to native vegetation is limited to 0.78 ha of native vegetation.
<i>20. Better manage our coastal environments and waterways</i>	Consistent - The proponent team have conducted design investigations to maximise the quality and quantity of native vegetation on the site. The cemetery design has maximised areas for landscaping, planting, and tree canopy, with better conditions for native vegetation to flourish.

3. CONCLUSION

This addendum statement and all associated documentation reaffirms the Planning Proposal's consistency with the prevailing policies and demonstrates that the Planning Proposal can proceed to public exhibition. Specifically, the Planning Proposal:

1. Complies with the relevant State and Regional Plans, including the Eastern City District Plan.
2. Complies with the Randwick Local Strategic Planning Statement.
3. Adequately addresses the requirements of the Gateway Determination issued by the DPIE on 22 May 2020.

This addendum statement provides Randwick City Council with sufficient information and additional certainty of the strategic merit of the Planning Proposal, in order to allow the referral of the application for review and endorsement prior to public exhibition.

Yours sincerely,



Eliza Scobie
 Consultant
 +61 2 8233 7613
 escobie@urbis.com.au