

# Planning Proposal



(Image source: Dudley Street Conservation Area Extension Assessment, 2017)

## Dudley Street Heritage Conservation Area Boundary Extension and Inclusion of Local Heritage Items (May 2018)



## Table of Contents

Introduction .....	1
Background .....	1
Overview.....	1
Timeline of Events .....	1
Site Description and Context .....	3
Existing Planning Controls .....	6
Part 1 - Objective and Intended Outcomes .....	6
Part 2 – Explanation of Provisions .....	6
Part 3 – Justification .....	7
A. Need for the Planning Proposal.....	7
B. Relationship to Strategic Planning Framework .....	8
C. Environmental, Social and Economic Impact .....	12
D. State and Commonwealth Interests.....	13
Part 4 – Mapping.....	13
Part 5 – Community Consultation .....	14
Part 6 – Project Timeline .....	14
ATTACHMENTS .....	16
Attachment 1. 48 Dudley Street Coogee Interim Heritage Order, Government Gazette of the State of New South Wales	
Attachment 2. 48 Dudley Street Coogee Heritage Assessment, GML Heritage, January 2017	
Attachment 3. <i>Hillsea</i> 48 Dudley Street Coogee Heritage Assessment Report, Colin Brady Architecture + Planning, February 2017	
Attachment 4. Action Sheet CP6/17 48, Dudley Street, Coogee – Interim Heritage Order (Ordinary Council – 28 February 2017)	
Attachment 5. Court Proceedings, Strebora Pty Ltd v Randwick City Council, Land and Environmental Court New South Wales	
Attachment 6. Dudley Street Conservation Area Extension Assessment, Colin Brady Architecture + Planning, June 2017	
Attachment 7. Action Sheet CP7/18, Dudley Street Heritage Conservation Boundary Extension and Inclusion of Local Heritage Items (Ordinary Council – 24 April 2018)	
Attachment 8. Notice of Rescission Motion No. NR1/18 – Notice of Rescission Motion submitted by Crs Andrews, Seng and Stavrinou – Dudley Street Heritage Conservation Boundary Extension and Inclusion of Local Heritage Items	
Attachment 9. Action Sheet NR1 18, Dudley Street Heritage Conservation Boundary Extension and Inclusion of Local Heritage Items (Ordinary Council – 22 May 2018)	
Attachment 10. Council Report CP7 18 – Dudley Street Boundary Extension and Inclusion Of Local Heritage Items	

Attachment 11. Draft Heritage Data Forms, 38, 42 and 44 Dudley Street, Coogee and  
122 Mount Street, Coogee, Colin Brady Architecture + Planning

## Introduction

This planning proposal has been prepared to facilitate the following proposed amendments to the *Randwick Local Environmental Plan 2012* (RLEP 2012):

- Include the following sites as local heritage items:
  - 38 Dudley Street, Coogee (Lot 17 DP 6489)
  - 42 Dudley Street, Coogee (Lot 19 DP 6489)
  - 44 Dudley Street, Coogee (Lot 20 DP 6489, Lot 1 DP 952229), and
  - 122 Mount Street, Coogee (Lot 22 DP 6489).
- Extend the boundary of the Dudley Street Heritage Conservation Area (HCA) to include:
  - 38 Dudley Street, Coogee (Lot 17 DP 6489)
  - 40 Dudley Street, Coogee (Lot 18 DP 6489)
  - 42 Dudley Street, Coogee (Lot 19 DP 6489)
  - 44 Dudley Street, Coogee (Lot 20 DP 6489, Lot 1 DP 952229)
  - 46 Dudley Street, Coogee, and (Lot 2 DP 952229), and
  - 122 Mount Street, Coogee (Lot 22 DP 6489).

The intention of the planning proposal is to protect and conserve these buildings through the application of the heritage provisions of RLEP 2012. These buildings have been identified by heritage studies as having heritage significance and/or contributing to the heritage significance of the Dudley Street HCA.



This Planning Proposal has been prepared by Randwick City Council in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP & A Act) and the NSW Department of Planning and Environment's, "A Guide to Preparing Planning Proposals" (August 2016).

## Background

### Overview

The Planning Proposal is consistent with heritage reports commissioned to investigate the potential significance of properties adjacent to the existing Dudley Street Heritage Conservation Area that have recommended extension of the conservation area and listing of certain properties as items of heritage significance.

### Timeline of events

The extension of the Dudley Street Heritage Conservation Area arose out of heritage investigations on the potential significance of 48 Dudley Street, Coogee.

On 8 September 2016, an IHO (Attachment 1) was placed on the building and curtilage at 48 Dudley Street, Coogee (Lot 3 DP 545077) following Council's Heritage Planner's opinion that the subject building warranted further investigation to determine its level of heritage significance.

At the time the IHO was issued, the building was under threat of demolition based on a Complying Development Application for its proposed demolition. Accordingly, if an IHO

had not been placed on the building, the certifier may have proceeded to issue a certificate allowing for the demolition of the building. The site is zoned R3 Medium Density Residential and was the subject of a development application for the demolition of existing structures, construction of a 4 storey residential flat building containing 11 dwellings, basement car parking for 16 vehicles, landscaping and associated works.

#### *Heritage Assessment*

A heritage assessment of 48 Dudley Street, Coogee was subsequently carried out by GML Heritage in January 2017 for Randwick Council, in accordance with the standard heritage significance criteria and gradings of the NSW Heritage Office publication *Assessing Heritage Significance*, 2001 (Attachment 2).

While the assessment did not recommend listing 48 Dudley Street as a heritage item under the RLEP 2012 (as the property did not meet State Heritage Register (SHR) criteria at a local level), it identified that the site together with a number of properties fronting the southern side of Dudley Street (between Mount and Byron Streets), have contributory value based on their architectural character and as evidence of early twentieth century residential development characterising this part of Coogee.

The assessment accordingly recommended that the boundary of the Dudley Street HCA be adjusted to include 48 Dudley Street and the properties along the southern side of Dudley Street between Mount and Byron Streets (properties being 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee).

In February 2017, a peer review of the GML heritage assessment was undertaken by Colin Brady Architecture + Planning, in line with the aforementioned NSW Heritage Office criteria (Attachment 3) which contained a more detailed consideration of the historical and aesthetic context of buildings adjoining 48 Dudley Street outside of the HCA.

The Colin Brady assessment concluded that the subject site *does* qualify for inclusion in the RLEP 2012 as an item of local heritage significance, meeting the NSW Heritage Office criteria of historic, aesthetic and social significance.

The assessment concurred with the GML assessment that the consistent grouping of residences of similar aesthetic forms in Dudley Street, warrants inclusion in the Dudley Street HCA, together with the site 48 Dudley Street, Coogee.

#### *Council Resolution to extend heritage conservation area and list 48 Dudley Street, Coogee as a local heritage item*

Council considered both heritage assessments at its meeting on 28 February 2017 where it was resolved that 48 Dudley Street be placed on the heritage schedule of the RLEP 2012 and that the boundary of Dudley Street HCA be extended to include 48 Dudley Street, Coogee and properties fronting the southern side of Dudley Street in the block between Mount and Byron Street (Attachment 4).

#### *Land and Environment Court Decisions*

An appeal was lodged by Strebora Pty Ltd (the owner of 48 Dudley Street, Coogee) pursuant to 30(1) of the *Heritage Act 1977 (NSW)* (Heritage Act) against the making of an IHO by Randwick City Council over the property at 48 Dudley Street, Coogee. The IHO on 48 Dudley was later revoked by the court case ruling in April, 2017 (Attachment 5). 48

Dudley Street was then demolished under a complying development certificate approval. The proposed development for the site was also refused by the court.



In June 2017, Colin Brady Architecture + Planning undertook a further report on the Dudley Street Conservation Area extension. The report recommends that the Dudley Street HCA is extended east to encompass the existing sites of 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee. The residences at 38, 42 and 44 Dudley Street and 122 Mount Street are also identified as items of Local Heritage Significance (Attachment 6).

#### *Council Resolution to extend the conservation area and to list heritage items*

Council resolved at its Ordinary Council Meeting on 24 April 2018 to amend the Environmental Heritage Provisions in the RLEP by extending the boundary of the Dudley Street Heritage Conservation Area to incorporate 38, 40, 42, 44, 46 Dudley Street, Coogee and 122 Mount Street, Coogee. Further, it was resolved to list 38, 42 and 44 Dudley Street, Coogee and 122 Mount Street, Coogee as Heritage Items in the RLEP 2012 (Attachment 7).

The above resolution was subject to a rescission motion (Attachment 8) proposing that Council conduct a community forum in relation to the proposed amendments to RLEP 2012 and that the matter be brought back to Council after the community forum was held. The rescission motion was addressed and lost at an Ordinary Council Meeting on 22 May 2018 (Attachment 9). As a result, the previous Council Resolution of 24 April 2018 now stands.

### **Site Description and Context**

The six properties subject to the planning proposal are located on the southern frontage of Dudley Street, in the block between Mount and Byron Street and comprise 38, 40, 42, 44 and 46 Dudley Street and 122 Mount Street Coogee (see image). The sites contain a continuous grouping of late Federation and Inter-War residences with building heights ranging from 1 to 3 storeys. The sites consist of varying lot sizes with a collective area of approximately 3,883m<sup>2</sup>.





Image 1. Aerial photograph of the subject sites (38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee).

The surrounding context is characterised by a variety of lot and building sizes, featuring Federation and Interwar buildings, comprising single and multi-dwelling residences.





To the east of the sites lies Dudley Street HCA. The Statement of Heritage Significance for the HCA identifies that it has aesthetic, historical and social significance for its fine quality groupings of large Federation and Interwar period housing on elevated sites which demonstrate the historical development of the area in the early 20<sup>th</sup> century.

The following table provides a photo and description of each of the sites:

Address	Description
 <p data-bbox="245 1077 592 1111">38 Dudley Street, Coogee</p>	<p data-bbox="821 667 1390 1211">Inter War freestanding bungalow with symmetrical elevation. Glazed deep brown Marseilles tile roof has paired secondary hips set symmetrically about central projecting gable supported by quarry face ashlar sandstone columns with painted timber framed glazed infill of later construction. Exterior is generally of deep brown liver brick above quarry faced ashlar sandstone foundations. Cantled bays with flat metal roofs have painted timber double hung timber framed windows with leadlight glazing. Street front sandstone retaining wall and stair enclosure rising to the infilled front verandah are of matching stone with terrazzo stairs.</p> <p data-bbox="821 1216 1294 1245">Lot size: 600.7 m<sup>2</sup> (approximately)</p>
 <p data-bbox="245 1659 592 1693">40 Dudley Street, Coogee.</p>	<p data-bbox="821 1249 1390 1697">Inter War late Arts and Crafts style bungalow with later infill of front verandah. Ground and first floors have cantled bay windows to side elevations with belled timber shingle spandrel to front verandah and exposed rafters to eaves. Originally face brick now painted. Original chimney is evident to the rear of hip roof with terra cotta Marseilles tile roof. Tile roof continues in hip form over front verandah. Later triple garage to street frontage has random ashlar stone veneer cladding and timber panel lift doors.</p> <p data-bbox="821 1702 1294 1731">Lot size: 635.2 m<sup>2</sup> (approximately)</p>
	<p data-bbox="821 1736 1390 2018">Double gable fronted Federation style freestanding residence with roughcast rendered chimneystacks; later concrete tile roof cladding; battened gable infill. Face brick exterior has cantled veranda bays now infilled with timber framed double hung timber sash windows above vertical battened and timber shingled spandrels. Matching infill to the eastern</p>





 <p>42 Dudley Street, Coogee</p>	<p>side verandah has a flat metal roof supported by paired timber colonettes set on face brick columns. The verandah is infilled with detailing matching the canted bays.</p> <p>The Ground floor is set above a face brick basement level with arched windows and glazed oculus window to the street frontage.</p> <p>Later garages to street frontage are set either side of entry stairs. Lot size: 632.3 m<sup>2</sup> (approximately)</p>
 <p>44 Dudley Street, Coogee</p>	<p>Late Federation two storey residence with slate gabled roof extending over open verandas to east and north, timber shingled gable infills and belled spandrels, face brick exterior quarry faced sandstone foundations and street front retaining wall/fence. Later garage to eastern side. Lot size: 777.76 m<sup>2</sup> (approximately)</p>
 <p>46 Dudley Street, Coogee</p>	<p>Inter War bungalow. Double fronted gable roof form with battened infill to main gable and to transverse gable end on eastern side.</p> <p>Later infill of front verandah and alteration of bay window to lower front gable. Lot size: 562.7 m<sup>2</sup> (approximately)</p>
	<p><i>Locksley House</i> C.1919-20 Inter-War Arts and Crafts two storey residence with terra cotta Marseilles tile roof, rough cast rendered chimney stacks, gable infills and spandrels, face brick exterior and painted timber framed windows. Lot size: 682.9 m<sup>2</sup> (approximately)</p>

122 Mount Street, Coogee	
--------------------------	--

Source: Dudley Street Conservation Area Extension Assessment 2017

## Existing Planning Controls

The properties proposed as items of Local Heritage Significance (38, 42 and 44 Dudley Street and 122 Mount Street) and the properties proposed for inclusion in the Dudley Street HCA (38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee) are zoned R2 Low Density Residential under the RLEP 2012 with a maximum height limit of 9.5m and FSR of 0.5:1 (note dwelling houses have an alternative applicable FSR based on a sliding scale under the RLEP 2012).



The existing zoning and development standards currently applying to the sites are not proposed to change as a result of this planning proposal.

## PART 1 – OBJECTIVE AND INTENDED OUTCOMES

The objective of this planning proposal is to:

- Amend Schedule 5 of the RLEP 2012 to list the following sites as local heritage items:
  - 38 Dudley Street, Coogee (Lot 17 DP 6489)
  - 42 Dudley Street, Coogee (Lot 19 DP 6489)
  - 44 Dudley Street, Coogee (Lot 20 DP 6489, Lot 1 DP 952229), and
  - 122 Mount Street, Coogee (Lot 22 DP 6489).
- Amend the Heritage Map to:
  - identify the following sites as local heritage items:
    - 38 Dudley Street, Coogee (Lot 17 DP 6489)
    - 42 Dudley Street, Coogee (Lot 19 DP 6489)
    - 44 Dudley Street, Coogee (Lot 20 DP 6489, Lot 1 DP 952229), and
    - 122 Mount Street, Coogee (Lot 22 DP 6489).
  - extend the Dudley Street Heritage Conservation Area boundary to include:
    - 38 Dudley Street, Coogee (Lot 17 DP 6489)
    - 40 Dudley Street, Coogee (Lot 18 DP 6489)
    - 42 Dudley Street, Coogee (Lot 19 DP 6489)
    - 44 Dudley Street, Coogee (Lot 20 DP 6489, Lot 1 DP 952229)
    - 46 Dudley Street, Coogee, and (Lot 2 DP 952229), and
    - 122 Mount Street, Coogee (Lot 22 DP 6489).



The intended outcome of the planning proposal is to provide the statutory mechanism to protect the heritage significance of these properties. Once amended, the RLEP 2012 heritage conservation objectives and provisions contained under clause 5.10 will apply to these sites.

## PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend Schedule 5 - Environmental Heritage of the RLEP 2012 by inserting the following:

Suburb	Item name	Address	Property description	Significance	Item no.
Coogee	38 Dudley Street Coogee	38 Dudley Street, Coogee	Lot 17 DP 6489	Local	I357
Coogee	42 Dudley Street Coogee	42 Dudley Street, Coogee	Lot 19 DP 6489	Local	I357
Coogee	44 Dudley Street Coogee	44 Dudley Street, Coogee	Lot 20 DP 6489, Lot 1 DP 952229	Local	I357
Coogee	122 Mount Street Coogee	122 Mount Street, Coogee	Lot 22 DP 6489	Local	I418A

This planning proposal will also result in the amendment to the LEP Heritage Map by colouring the subject property so as to indicate a Heritage Item – General and extending the HCA boundary of the Dudley Street HCA to include 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee.

The proposed revised map is shown in Part 4 – Mapping

## **PART 3 - JUSTIFICATION**

### ***A. Need for the planning proposal***

#### ***Q1. Is the planning proposal a result of any strategic study or report?***

Yes. The planning proposal is a result of independent heritage assessments carried out by GML and Colin Brady in January/February/June 2017. Please refer to Attachments 2, 3 and 6.

#### ***Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes. 38, 42, and 44 Dudley Street, Coogee and 122 Mount Street, Coogee have been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance and for inclusion in the Dudley Street HCA. The properties 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee have been identified as having heritage values that contribute to the heritage significance of the Dudley Street HCA, therefore warranting their inclusion in the HCA.

The Planning Proposal is the best means of achieving the objective of conserving and protecting the cultural heritage of Randwick City Council. Statutory protection for 38, 42,

and 44 Dudley Street, Coogee and 122 Mount Street, Coogee as Heritage Items and the inclusion of 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee in the Dudley Street HCA can only be achieved through listing/mapping in a local environmental plan.

## ***B. Relationship to strategic planning framework***

### ***Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?***

Yes. The proposal is consistent with the Greater Sydney Region Plan and the Eastern City District Plan as follows:

#### Greater Sydney Region Plan

The Greater Sydney Region Plan outlines how Greater Sydney will manage growth and change and guide infrastructure delivery. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans.

The strategy contains a key strategy in relation to heritage conservation Direction 4, Objective 13, Strategy 13.1 which states that environmental heritage is conserved and enhanced by:

- engaging with the community early in the planning process to understand heritage values and they contribute to the significance of the place,
- applying adaptive re-use and interpretive heritage to foster distinctive local places, and
- managing and monitoring the cumulative impact of development on the heritage values and character of places.

The Planning Proposal is consistent with this Strategy as it seeks to protect and conserve the subject heritage buildings through the application of the heritage provisions in RLEP 2012. These buildings have been identified by heritage studies as having heritage significance and/or contributing to the heritage significance of the Dudley Street HCA. Council has undertaken preliminary consultation with the property owners of 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee (see Council Report Attachment 10). The Planning Proposal will further consult with land owners and undertake broader community engagement during the formal consultation period.

#### Eastern City District Plan

The Eastern City District Plan is a guide for implementing the Greater Sydney Region Plan at a District level and is a bridge between regional and local planning which includes the Randwick Local Government Area.

Creating and renewing great places and local centres and respecting the District's heritage is a key priority under the plan (Planning Priority E6). Action 20 requires Councils, other relevant planning authorities, State agencies and State-owned corporations to conserve and enhance environmental heritage by:

- engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place,
- applying adaptive re-use interpreting heritage to foster distinctive local places, and
- managing and monitoring the cumulative impact of development of the heritage values and character of places.

The Planning Proposal is in keeping with the relevant actions of the Eastern City District Plan pertaining to heritage conservation. As noted above, the proposed amendments to the RLEP 2012 resulting from this planning proposal will afford statutory protection to buildings identified as having heritage significance. These buildings have been identified by heritage studies as having heritage significance and/or contributing to the heritage significance of the Dudley Street HCA. Council has undertaken preliminary consultation with the property owners of 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee (see Council Report Attachment 10). The Planning Proposal will further consult with land owners and undertake broader community engagement during the formal consultation period.

***Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?***

The *Randwick City Plan* is Council's Strategic Plan that guides and coordinates the Council's activities over a 20 year period.

The planning proposal is consistent with the following outcome and direction:

Outcome 7	Heritage that is protected and celebrated
Direction 7a	Our heritage is recognised, protected and celebrated

***Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?***

This planning proposal does not contain any provisions that would contradict or hinder the application of relevant *State Environmental Planning Policies*.

***Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?***

The following table identifies the key applicable s.117 Directions and outlines this planning proposal's consistency with these.

No.	Direction	Comment
<b><i>1. Employment and Resources</i></b>		
<b>1.1</b>	<b>Business and Industrial Zones</b>	Not applicable
<b>1.2</b>	<b>Rural Zones</b>	Not applicable
<b>1.3</b>	<b>Mining, Petroleum Production and Extractive Industries</b>	Not applicable

<b>1.4</b>	<b>Oyster Aquaculture</b>	Not applicable
<b>1.5</b>	<b>Rural Lands</b>	Not applicable
<b>2. Environment and Heritage</b>		
<b>2.1</b>	<b>Environment Protection Zones</b>	Not applicable
<b>2.2</b>	<b>Coastal Protection</b>	Not applicable
<b>2.3</b>	<b>Heritage Conservation</b>	Consistent. This planning proposal seeks the conservation of buildings that have heritage significance and which contribute to the significance of the Dudley Street HCA. Once amended the RLEP 2012 heritage conservation objectives and provisions will apply to the subject sites.
<b>2.4</b>	<b>Recreation Vehicle Areas</b>	Not applicable
<b>2.5</b>	<b>Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>	Not applicable
<b>3. Housing Infrastructure and Urban Development</b>		
<b>3.1</b>	<b>Residential Zones</b>	Consistent. The subject sites proposed for heritage listing and/or for the inclusion in the Dudley Street HCA are zoned R2 Low Density Residential. The Planning Proposal does not seek to amend the zoning, development standards or range of permissible uses on these sites.
<b>3.2</b>	<b>Caravan Parks and Manufactured Home Estates</b>	Not applicable
<b>3.3</b>	<b>Home Occupations</b>	Consistent. This planning proposal does not contradict or hinder application of the home occupation provisions in Randwick LEP 2012.
<b>3.4</b>	<b>Integrating Land Use and Transport</b>	Not applicable
<b>3.5</b>	<b>Development Near Licensed Aerodromes</b>	Not applicable
<b>3.6</b>	<b>Shooting Ranges</b>	Not applicable
<b>4. Hazard and Risk</b>		
<b>4.1</b>	<b>Acid Sulfate Soils</b>	Not applicable
<b>4.2</b>	<b>Mine Subsidence and Unstable Land</b>	Not applicable
<b>4.3</b>	<b>Flood Prone Land</b>	Consistent. This draft planning proposal does not contract or hinder application of flood planning provisions in Randwick LEP 2012.
<b>4.4</b>	<b>Planning for Bushfire Protection</b>	Not applicable
<b>5. Regional Planning</b>		

<b>5.1</b>	<b>Implementation of Regional Strategies</b>	Not applicable
<b>5.2</b>	<b>Sydney Drinking Water Catchments</b>	Not applicable
<b>5.3</b>	<b>Farmland of State and Regional Significance on the NSW Far North Coast</b>	Not applicable
<b>5.4</b>	<b>Commercial and Retail Development along the Pacific Highway, North Coast</b>	Not applicable
<b>5.8</b>	<b>Second Sydney Airport, Badgerys Creek</b>	Not applicable
<b>5.9</b>	<b>North West Rail Link Corridor Strategy</b>	Not applicable
<b>5.10</b>	<b>Implementation of Regional Plans</b>	Not applicable
<b>6. Local Plan Making</b>		
<b>6.1</b>	<b>Approval and Referral Requirements</b>	Consistent.
<b>6.2</b>	<b>Reserving Land for Public Purposes</b>	Consistent. This draft planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
<b>6.3</b>	<b>Site Specific Provisions</b>	Not applicable.
<b>7. Metropolitan Planning</b>		
<b>7.1</b>	<b>Implementation of A Plan for Growing Sydney</b>	Consistent. This draft planning proposal is aligned with the goals, directions and action of A Plan for Growing Sydney; and does not contradict or hinder application of A Plan for Growing Sydney.
<b>7.2</b>	<b>Implementation of Greater Macarthur Land Release Investigation</b>	Not applicable.
<b>7.3</b>	<b>Parramatta Road Corridor Urban Transformation Strategy</b>	Not applicable.
<b>7.4</b>	<b>Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	Not applicable.
<b>7.5</b>	<b>Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	Not applicable.





<b>7.6</b>	<b>Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	Not applicable.
------------	--	-----------------

***C. Environmental, social and economic impact***

***Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The planning proposal pertains to land located within an urbanised environment. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal as there are no changes proposed to development standards.

***Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The intention of this planning proposal is to conserve buildings that have heritage value. This planning proposal will therefore have a positive outcome for the built environment. Clause 5.1 of the RLEP 2012 contains provisions to conserve the heritage significance of heritage items and heritage conservation areas, which will support and enforce the conservation intention of the planning proposal. The RLEP 2012 heritage conservation provisions are supplemented by detailed heritage controls of the Randwick Development Control Plan 2012 (DCP). Once amended, the heritage significance of the subject sites will be subject to the application of existing heritage provisions of Council's planning framework.

***Q9. Has the planning proposal adequately addressed any social and economic effects?***

The planning proposal will have positive social effects for the local community by enhancing the retention and protection of key buildings with heritage value. Protecting the heritage significance of such buildings serves a connection with the original development and history of Dudley Street Heritage Conservation Area.

Overall the planning proposal is not expected to result in negative economic effects. Future development on the sites will be subject to heritage assessment aimed at preserving the heritage values of the buildings and the land on which they sit. A heritage listing can also be more attractive to owners and tenants as such properties are viewed as unique and prestigious.

***D. State and Commonwealth interests***

***Q10. Is there adequate public infrastructure for the planning proposal?***

The planning proposal seeks to conserve existing buildings and will not increase the demand on existing infrastructure in the locality.

***Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?***

Council will consult with any agencies nominated by the Department of Planning and Environment as part of the requirements of the Gateway Determination.

## **PART 4 - MAPPING**

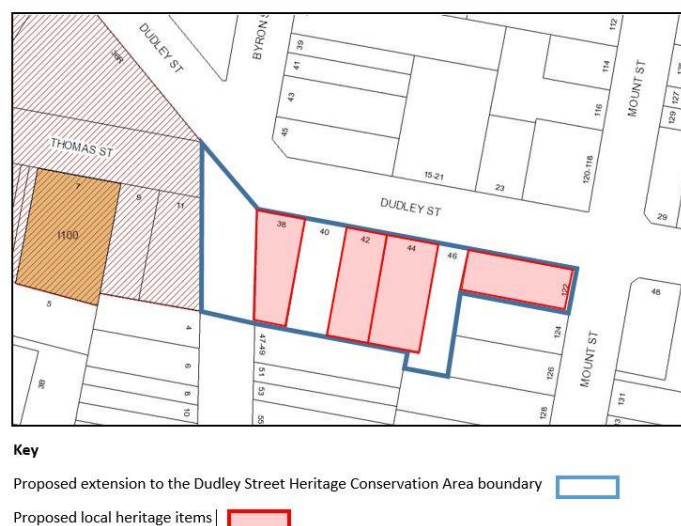
The Planning Proposal will require the amendment to the following RLEP 2012 map sheet:

- Randwick Local Environmental Plan 2012 – Heritage Map – Sheet HER\_007

38, 42, and 44 Dudley Street, Coogee and 122 Mount Street, Coogee will be coloured so as to indicate Heritage Items – General.

The Dudley Street Heritage Conservation Area boundary will be adjusted to include 38, 40, 42, 44 and 46 Dudley Street, Coogee and 122 Mount Street, Coogee.

The map below illustrates the proposed amendments to the RLEP 2012:



## **PART 5 – COMMUNITY CONSULTATION**

Community Consultation for this planning proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning and Environments “*A Guide to Preparing Local Environmental Plans*” (August, 2016).

Public exhibition of the planning proposal is proposed to be undertaken in the following manner:

- Direct notification of land owners
- Notification in the local newspaper (Southern Courier)
- Notification on Council’s website
- Notification to the affected and adjoining land owners

During the public exhibition period, the following material will be made for viewing:

- Heritage assessment reports
- Interim Heritage Order Gazettal
- Background Council reports, resolutions and rescission motion.
- NSW Land and Environment Court Case Proceedings for Strebora Pty Ltd v Randwick Council
- Planning Proposal
- Inventory sheets for proposed local heritage items
- Gateway Determination

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

## **PART 6 – PROJECT TIMELINE**

A timely gateway determination from the Department is important and desirable for this Planning Proposal given that Council is seeking to protect four items that have been identified as having local heritage significance.

Submission to the Department seeking gateway determination	May 2018
Gateway determination issued	Mid-June 2018
Public exhibition	July 2018
Consideration of submissions	Early August 2018
Report to Council post exhibition	End of August 2018
LEP amendment finalised	September 2018