

ATTACHMENT C

LEP Map Changes

LEP Map Changes

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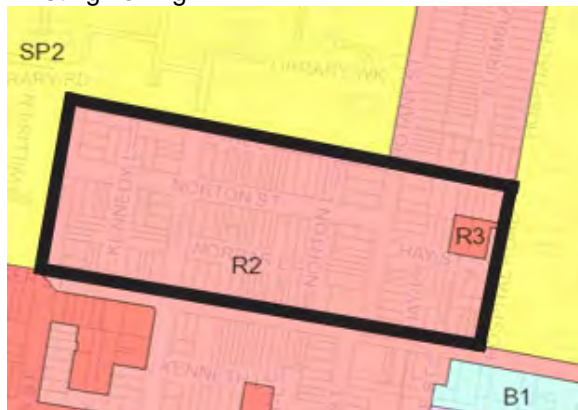
Amend the following Randwick LEP 2012 Maps:

LAND ZONING MAP

Housing

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

Existing zoning

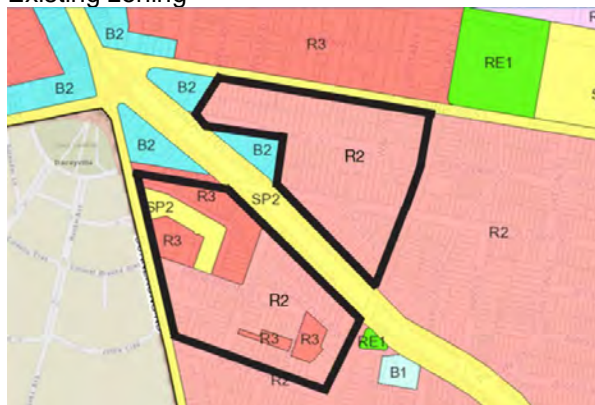


Proposed zoning



- **Kingsford South HIA**, Kingsford from R2 Low Density Residential and R3 Medium Density Residential to R3 Medium Density Residential and E1 Local Centre

Existing zoning



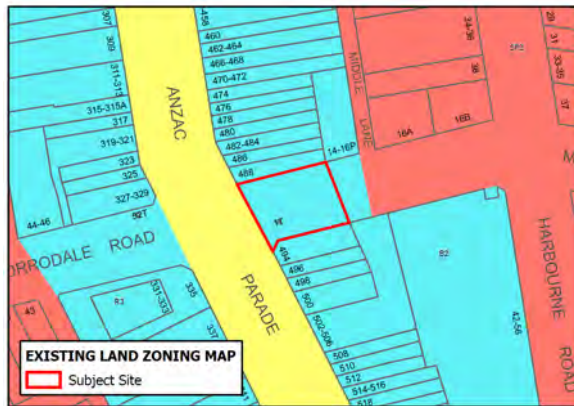
Proposed zoning



Environmental Resilience

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

Existing zoning



Proposed zoning

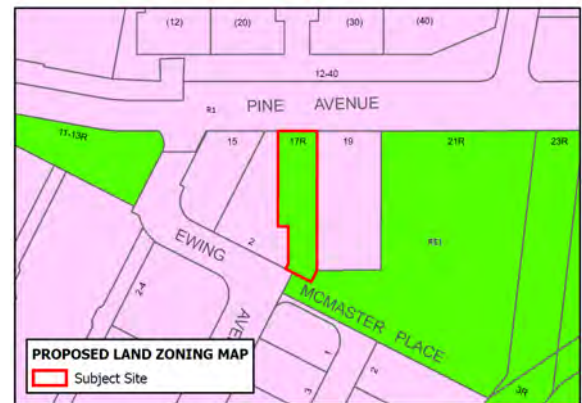


- **17R Pine Avenue, Little Bay** from R1 General Residential to RE1 Public Recreation

Existing zoning

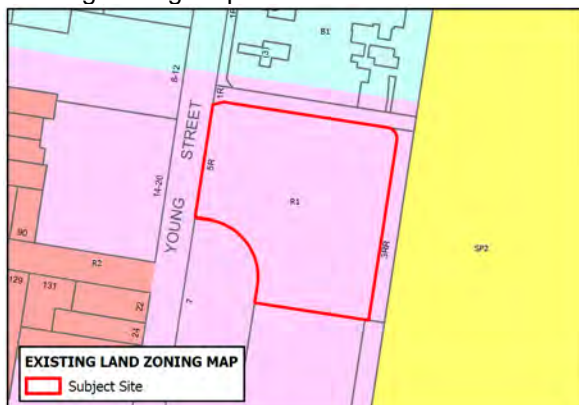


Proposed zoning

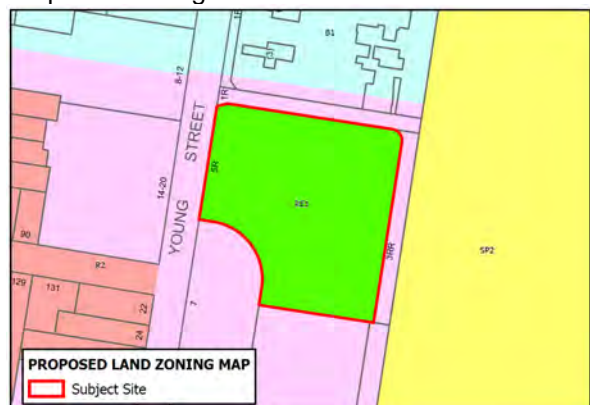


- **5R Young Street, Randwick** from R1 General Residential to RE1 Public Recreation

Existing zoning map



Proposed zoning



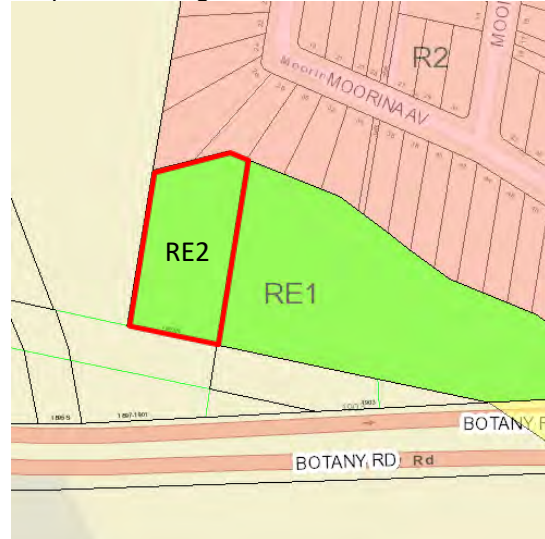
Rezoning Requests

- **1903R Botany Road, Matraville** from RE1 Public Recreation to RE2 Private Recreation

Existing zoning



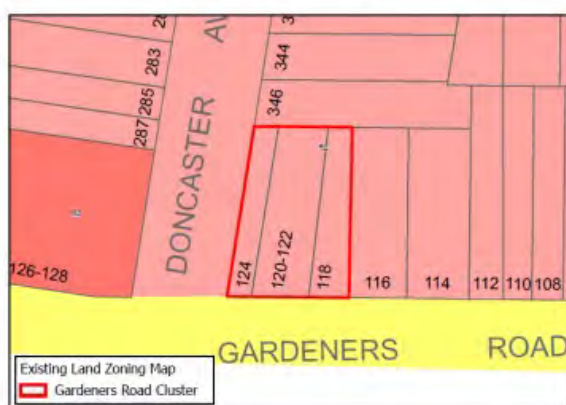
Proposed zoning



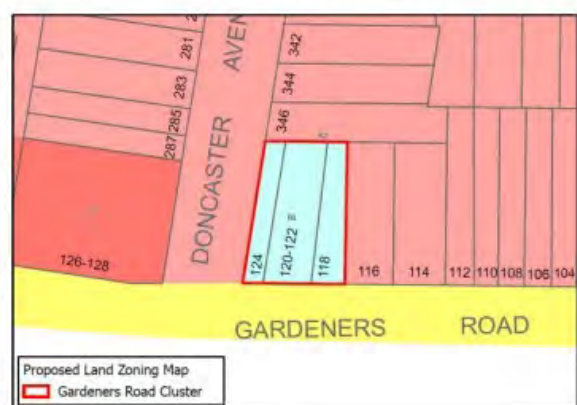
Economic Development

- Gardeners Road Cluster rezone **118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road, Kingsford** from R2 Low Density Residential to E1 Local Centre

Existing Zoning



Proposed Zoning



- Todman Avenue Cluster rezone **57, 59 and 61 Todman Avenue, Kensington** from R2 Low Density Residential to E1 Local Centre



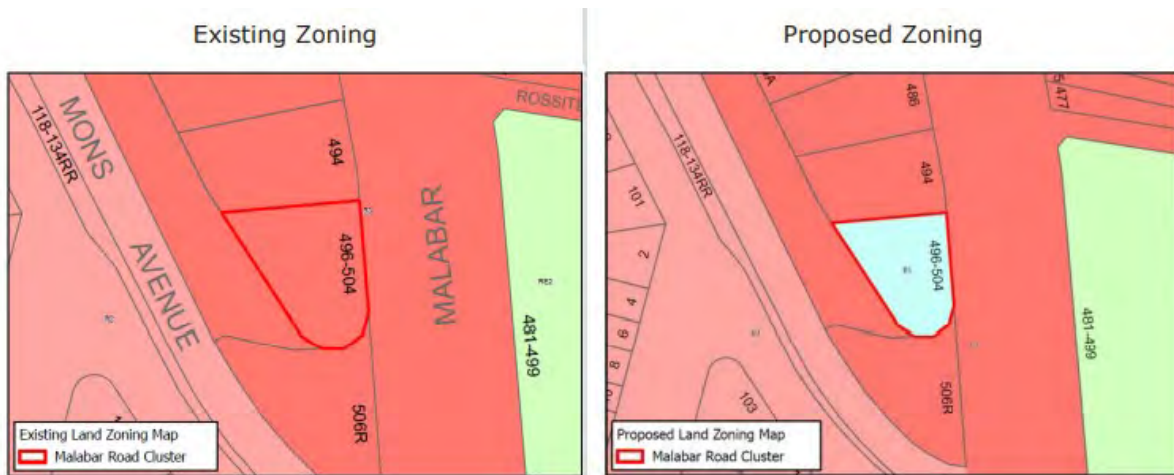
- Anzac Parade Cluster rezone **627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade, Maroubra** from R2 Low Density Residential to E1 Local Centre



- Bunnerong Road Cluster rezone **167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road, Maroubra** from R2 Low Density Residential to E1 Local Centre



- Malabar Road Cluster rezone **496-504 Malabar Road, Maroubra** from R3 Medium Density Residential to E1 Local Centre



- Moverly Road Cluster rezone **56 Moverly Road, 58 Moverly Road, and 60 Moverly Road, Maroubra** from R2 Low Density Residential to E1 Local Centre



- Avoca Street Cluster Rezone **341-347 Avoca Street, Randwick** from R2 Low Density Residential to E1 Local Centre



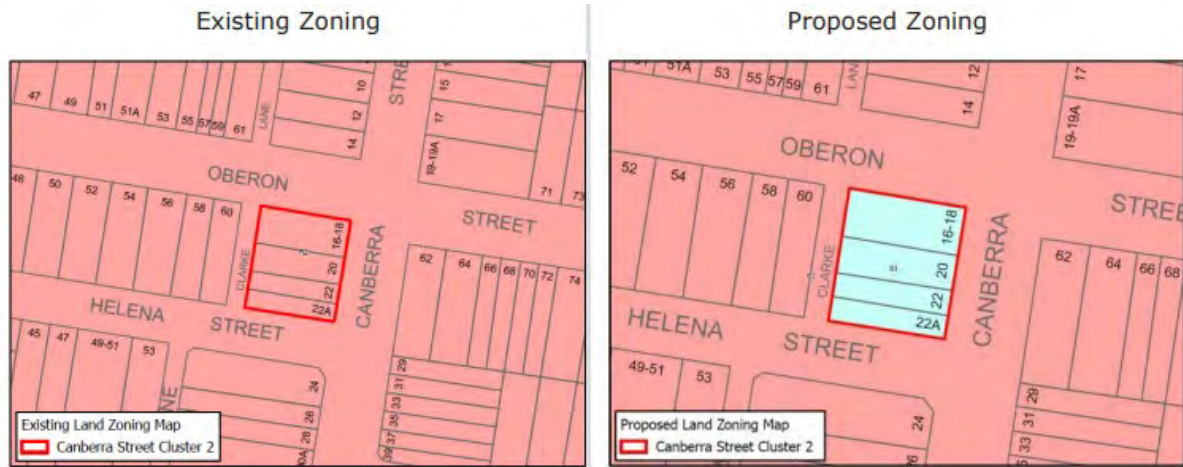
- Barker Street Cluster Rezone **140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street, Randwick** from R2 Low Density Residential to E1 Local Centre



- Canberra Street Cluster 1 rezone **1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street, Randwick** from R2 Low Density Residential to E1 Local 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 E1 Local Centre



- Carrington Road Cluster rezone **33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road, Randwick** from R3 Medium Density Residential to E1 Local Centre



- Clovelly Road Cluster 1 rezone **23 Clovelly Road, 29 Clovelly Road, Randwick** from R2 Low Density Residential to E1 Local Centre



- Clovelly Road Cluster 2 rezone **49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road** from R2 Low Density Residential to E1 Local Centre



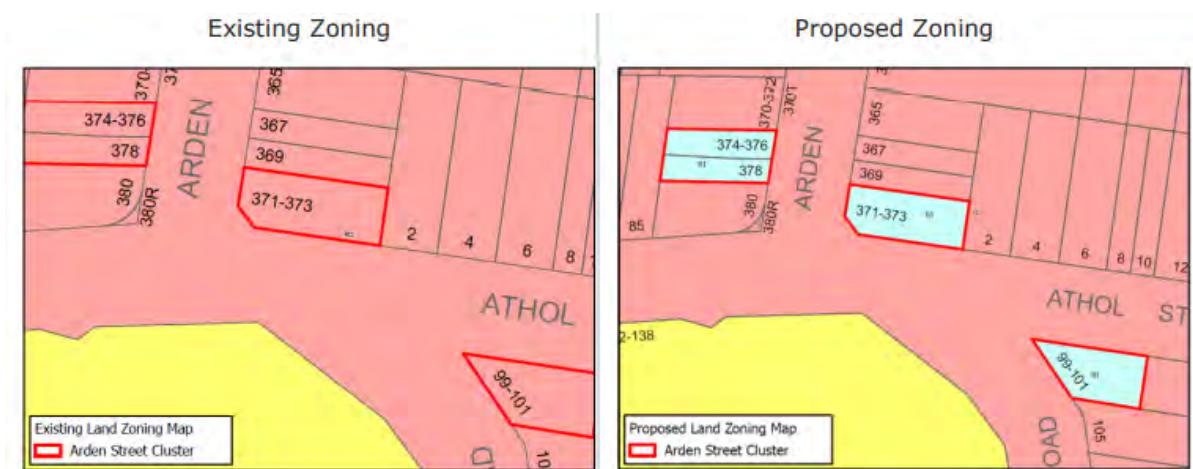
- Rezone **1 Gildershorpe Avenue, Randwick** from R3 Medium Density Residential to E1 Local Centre



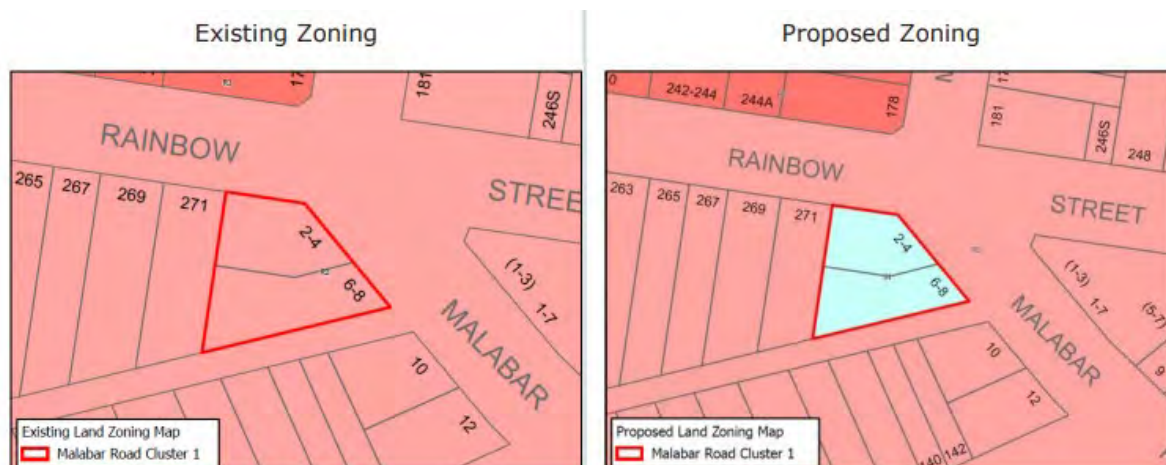
- King Street Cluster rezone **101 King Street, 103 King Street, and 105 King Street, Randwick** from R3 Medium Density Residential to E1 Local Centre



- 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 E1 Local Centre



- Malabar Road Cluster 1 rezone **2-4 Malabar Road, and 6-8 Malabar Road, South Coogee** from R2 Low Density Residential to E1 Local Centre



- Malabar Road Cluster 2 rezone **169-173 Malabar Road, 175-177 Malabar Road, South Coogee** from R2 Low Density Residential to E1 Local 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 E1 Local 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 the E1 Local Centre

Existing Zoning



Proposed Zoning



- Beach Street Cluster rezone **98-104 Beach Street, Coogee** from R3 Medium Density Residential to E1 Local Centre

Existing Zoning



Proposed Zoning



- Dudley Street Cluster rezone **63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue, Coogee** from R3 Medium Density Residential to E1 Local Centre

Existing Zoning

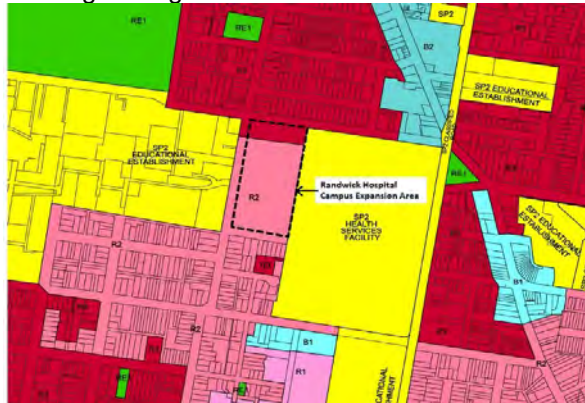


Proposed Zoning

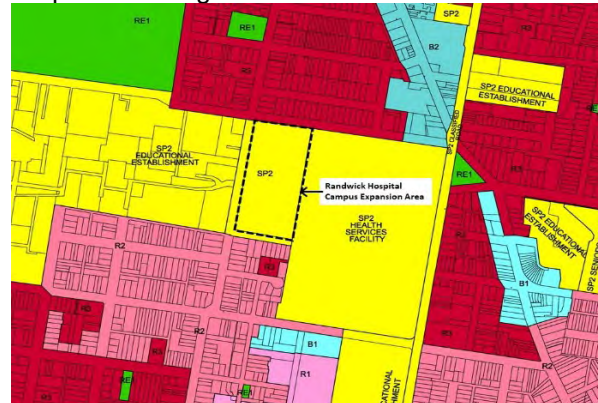


- **Randwick Hospitals Expansion** rezone the block from R2 Low Density Residential and R3 Medium Density Residential to SP2 Health Services Facility

Existing zoning



Proposed zoning



- **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

Existing zoning



Proposed zoning



FLOOR SPACE RATIO MAP

Housing

- **West Randwick HIA**, Randwick from 1.5:1 to 3.6:1

Existing FSR

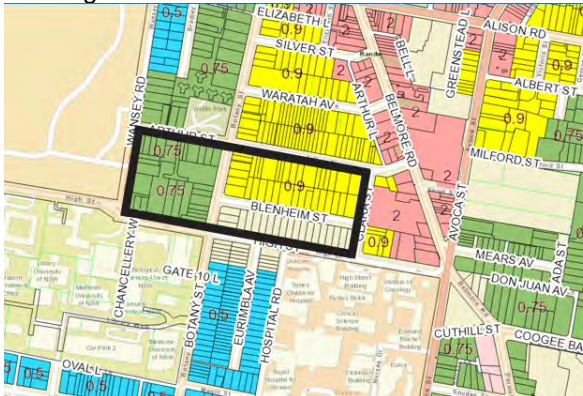


Proposed FSR



- **Arthur Street HIA**, Randwick from no FSR to 3:1

Existing FSRs



Proposed FSR



- **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



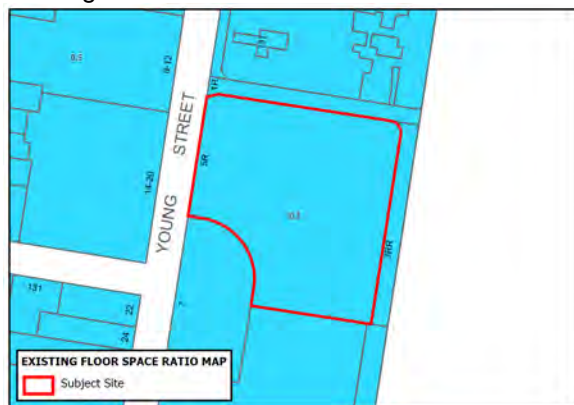
Proposed FSR



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

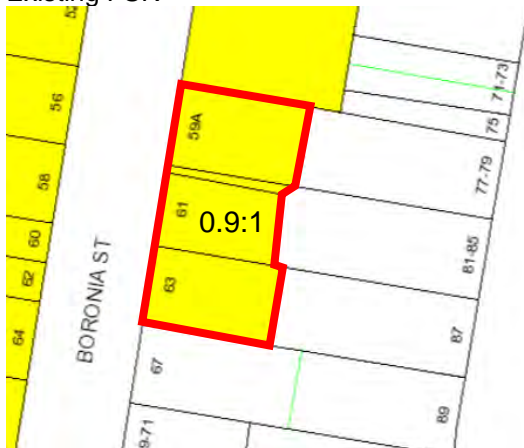


Proposed FSR



- **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:



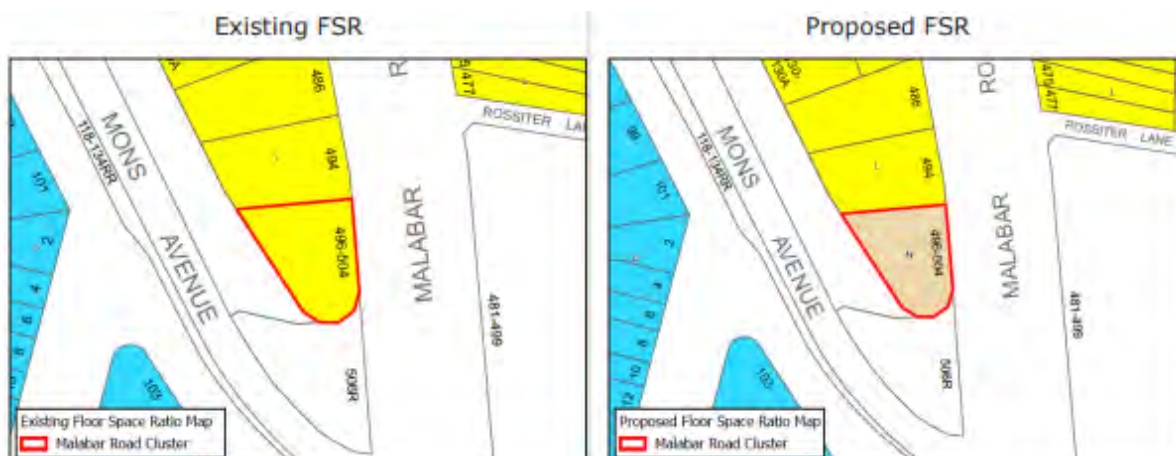
- Anzac Parade Cluster **627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade, Maroubra** increase the maximum FSR from 0.5:1 to 1:1:



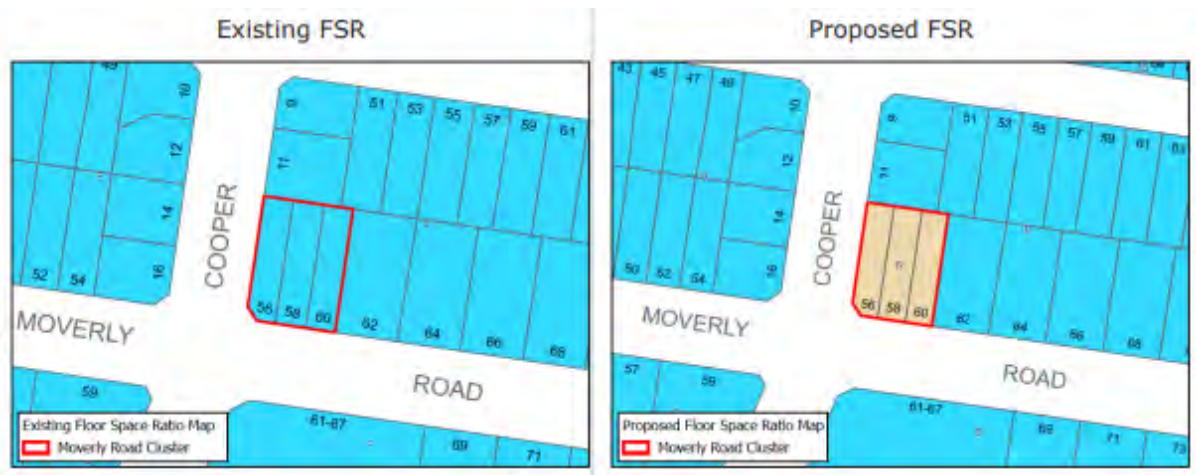
- Bunnerong Road Cluster **167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road, Maroubra** increase the maximum FSR from 0.5 to 1:1:



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



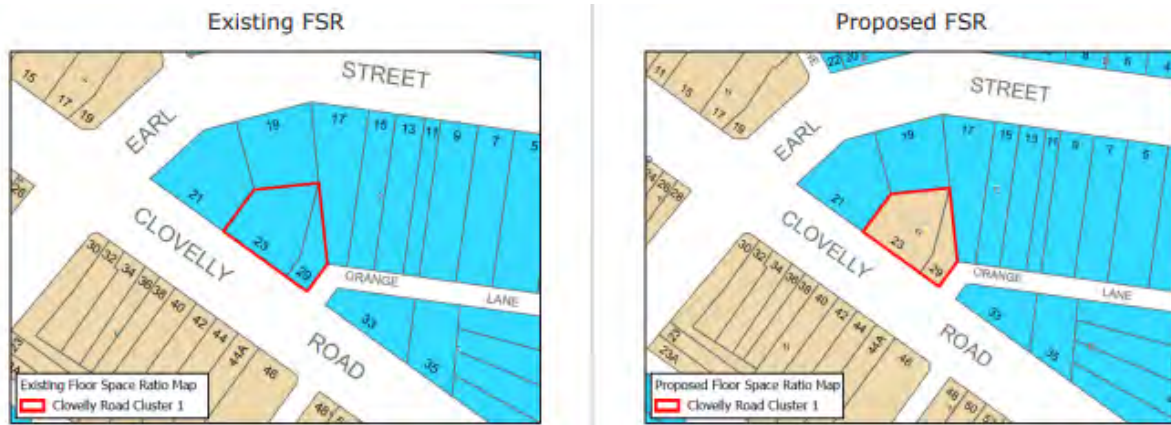
- Canberra Street Cluster 2 **16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street, Randwick** increase the maximum FSR from 0.5:1 to 1:1:



- 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 Gildershorpe Avenue, Randwick** increase the maximum FSR from 0.5:1 and 0.9:1 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.



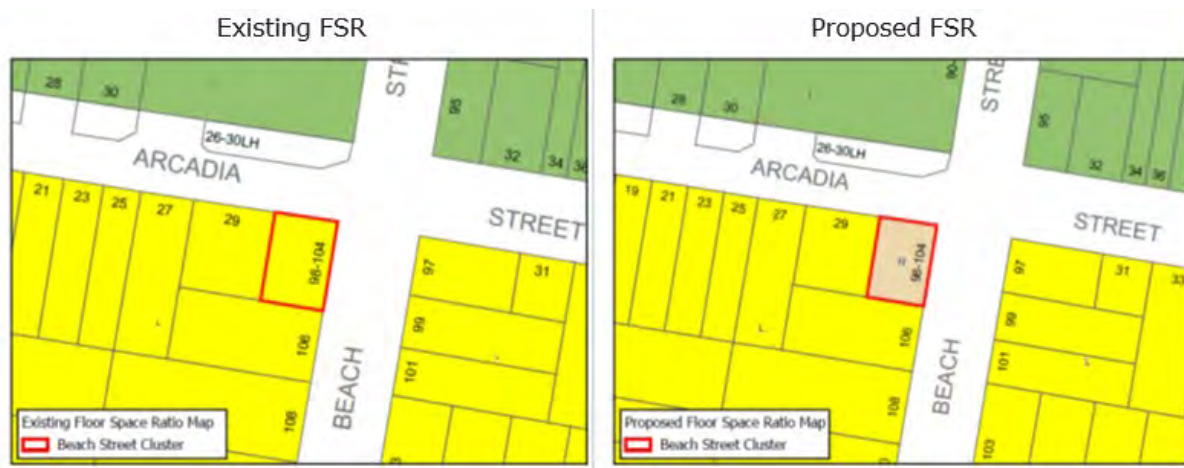
- Burnie Street Cluster **17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street, Clovelly** increase the maximum FSR from 0.5:1 to 1:1.



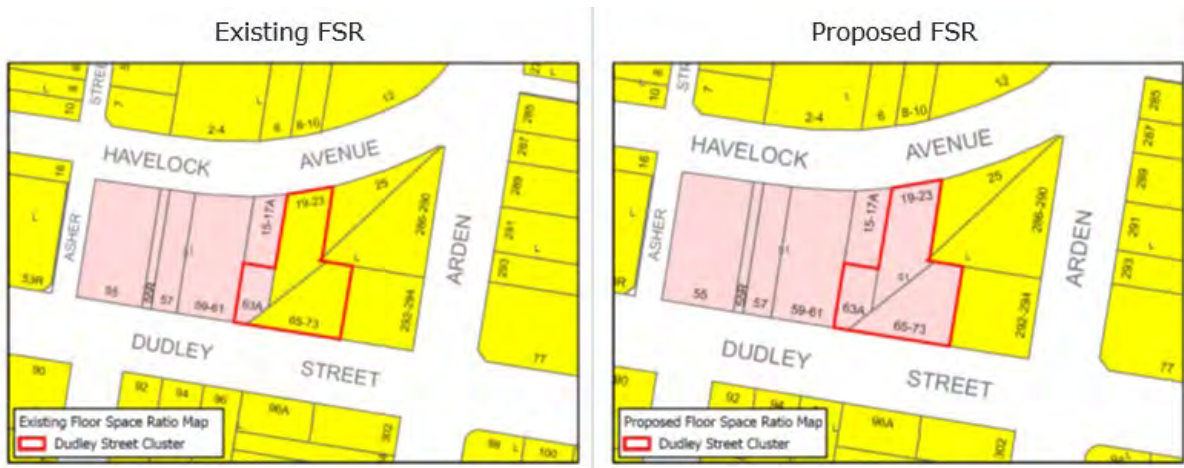
- **34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street, Clovelly** increase the maximum FSR from 0.75:1 to 1:1.



- 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.

Existing FSR map



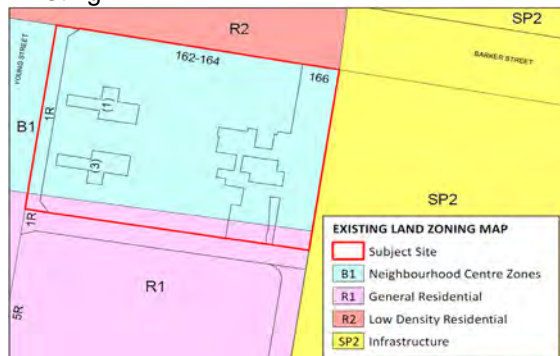
Proposed FSR map



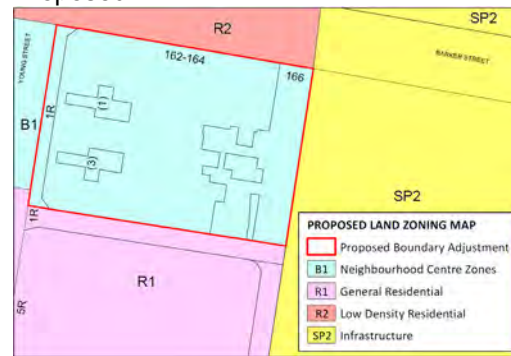
Housekeeping

- Amend zoning map so that Lots 1 and 2 DP 159697 and SP 101097 be amended so that these lots are completely within the E1 Local Centre zone

Existing



Proposed



HEIGHT OF BUILDINGS MAP

Housing

- **West Randwick HIA**, Randwick from 12m to 24m

Existing HOBs

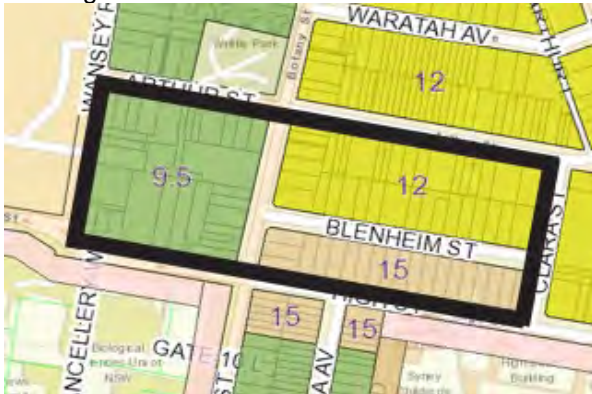


Proposed HOBs



- **Arthur Street HIA**, Randwick from 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 to 16.5m and 17.5m

Existing HOBs



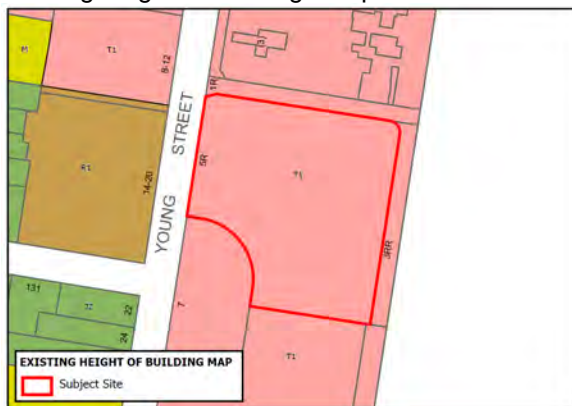
Proposed HOBs



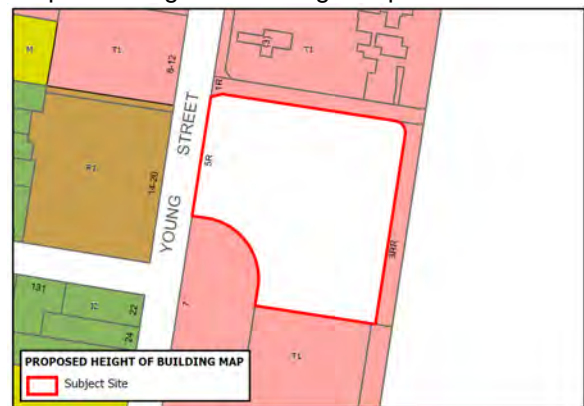
Environmental Resilience

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

Existing height of buildings map



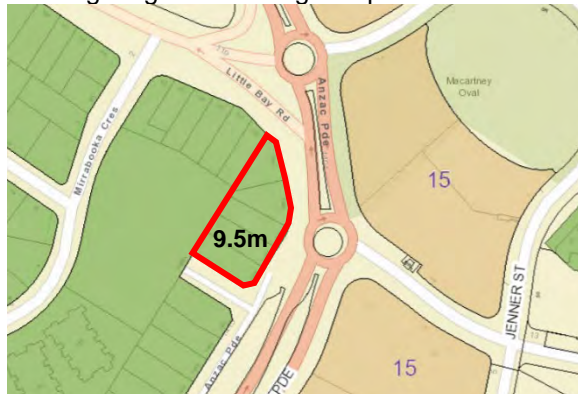
Proposed height of buildings map



Rezoning Requests

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

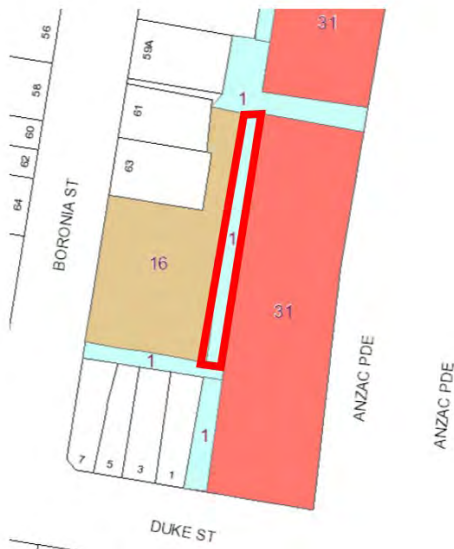
Existing height of buildings map



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

Minimum Lot Size in the R2 zone

- Amend the minimum lot size in the R2 Low Residential zone LGA-wide but excluding heritage conservation areas from 400 square metres to 275 square metres.

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 Areas

- New **Edgecumbe Estate Heritage Conservation Area** comprising 10 properties

Existing heritage map



Proposed heritage map



- Extend boundary of **Moira Crescent Heritage Conservation Area** to include 12 additional properties, 5 of which are local heritage items

Existing heritage map



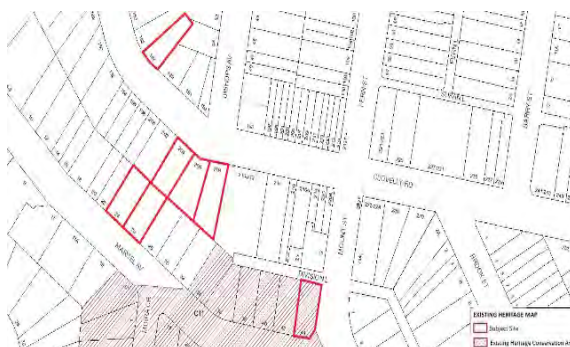
Proposed heritage map



Proposed new Heritage Items and Archaeological Sites

- **24 Marcel Avenue, Randwick** – identify as heritage item on map
- **26 Marcel Avenue, Randwick** – identify as heritage item on map
- **44 Marcel Avenue, Randwick** – identify as heritage item on map
- **187 Clovelly Road, Randwick** – identify as heritage item on map
- **204 Clovelly Road, Randwick** – identify as heritage item on map
- **206 Clovelly Road, Randwick** – identify as heritage item on map
- **208 Clovelly Road, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **90 Dudley Street, Coogee** – identify as heritage item on map
- **289 Arden Street, Coogee** – identify as heritage item on map
- **293 Arden Street, Coogee** – identify as heritage item on map
- **142-144 Beach Street, Coogee** – identify as heritage item on map
- **5 Kurrawa Avenue, Coogee** – identify as heritage item on map (*alternative address is 146-152 Beach Street*)

Existing heritage map



Proposed heritage map



- **21 Baden Street, Coogee** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **122 Brook Street, Coogee** – identify as heritage item on map
- **124 Brook Street, Coogee** – identify as heritage item on map
- **218-222 Coogee Bay Road, Coogee** – identify as heritage item on map
- **230 Coogee Bay Road, Coogee** – identify as heritage item on map
- **250-252 Coogee Bay Road, Coogee** – identify as heritage item on map

Existing heritage map

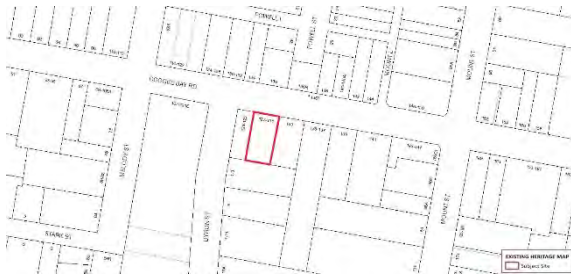


Proposed heritage map

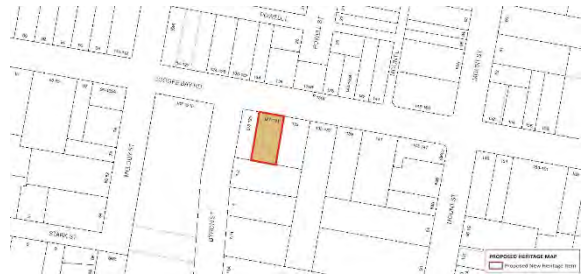


- **127-131 Coogee Bay Road, Coogee** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **5 Berwick Street, Coogee** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **10 Cottenham Avenue, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **20 Inglethorpe Avenue, Kensington** – identify as heritage item on map
- **18 Day Avenue, Kensington** – identify as heritage item on map
- **20 Day Avenue, Kensington** – identify as heritage item on map
- **24 Eastern Avenue, Kensington** – identify as heritage item on map
- **36 Cottenham Avenue, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map

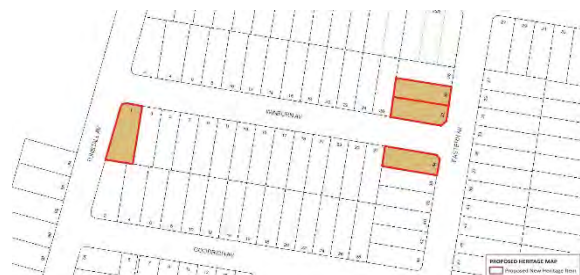


- **1 Winburn Avenue, Kingsford** – identify as heritage item on map
- **30 Eastern Avenue, Kingsford** – identify as heritage item on map
- **32 Eastern Avenue, Kingsford** – identify as heritage item on map
- **34 Eastern Avenue, Kingsford** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **25 Duke Street, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **11 & 13 Abbotford Street, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **63 Samuel Terry Avenue, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **32 Mooramie Avenue, Kensington** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **10 Broome Street, Maroubra** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **43 Broome Street, Maroubra** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **41-43 Kyogle Street, Maroubra** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **237-245 Maroubra Road, Maroubra** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **27 The Corso, Maroubra** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **16 Carey Street** – identify as an archaeological site on map
- **3 Bishops Avenue, Randwick** – identify as heritage item on map
- **16 Bishops Avenue, Randwick** – identify as heritage item on map
- **20 Bishops Avenue, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **231 Avoca Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **36-42 Cook Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **69 Darley Road, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **72 Dudley Street, Coogee** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **42a Fern Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **20-22 Figtree Avenue, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **16-18 Glebe Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **7 Mears Avenue, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **3 Nathan Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **121-123 Perouse Road, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **27 Prince Street, Randwick** – identify as heritage item on map

Existing heritage map



Proposed heritage map



- **1 Thomas Street, Coogee** – identify as heritage item on map

Existing heritage map

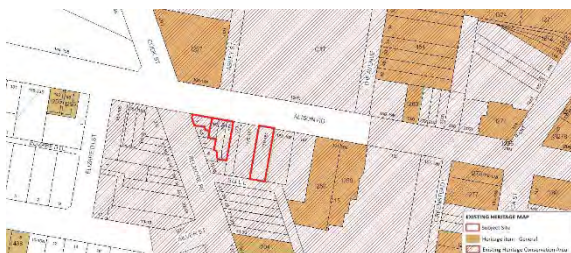


Proposed heritage map



- **1 Belmore Road, Randwick** – identify as heritage item on map
- **167-171 Alison Road, Randwick** – identify as heritage item on map
- **179-181 Alison Road, Randwick** – identify as heritage item on map

Existing heritage map

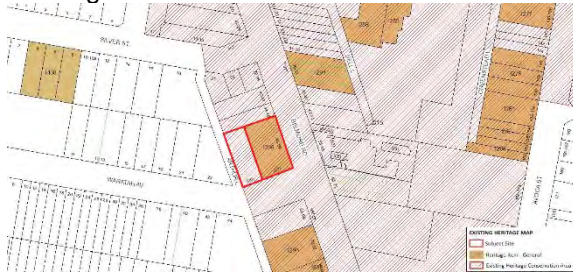


Proposed heritage map



- Extend the curtilage of the heritage item at **60 Belmore Road, Randwick** to include the adjoining address known as **25 Waratah Avenue, Randwick**

Existing



Proposed



Amendments to existing Heritage Items

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

Existing heritage map



Proposed heritage map



- Identify **10 Stephen Street, 12 Stephen Street** and **14 Stephen Street, Randwick** as individual heritage items on map

Existing heritage map



Proposed heritage map



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

Existing heritage map



Proposed heritage map



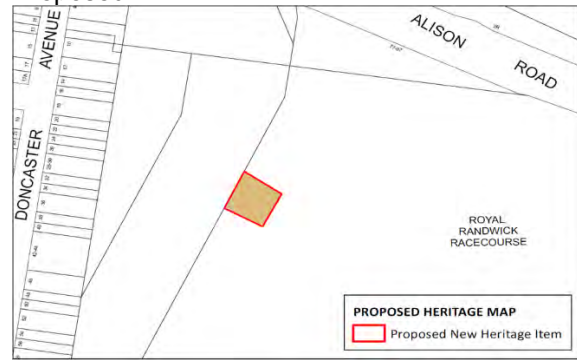
Housekeeping

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

Existing

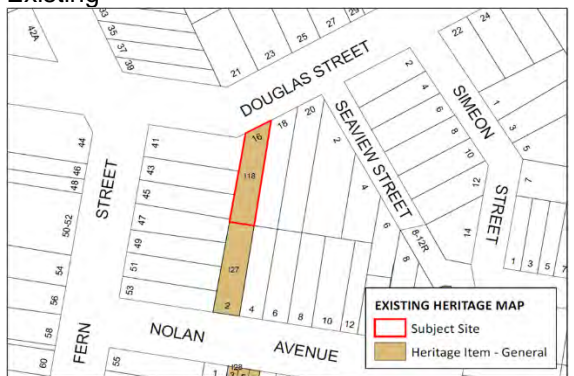


Proposed

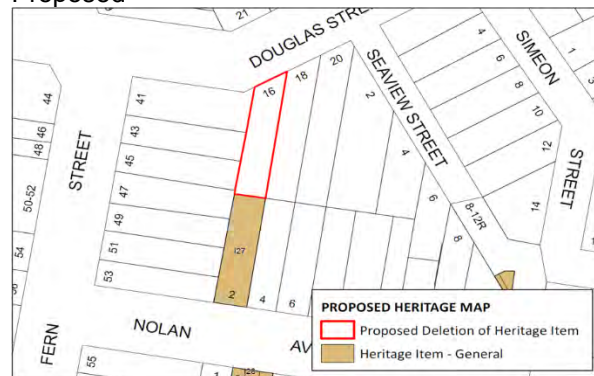


- Delete item I18 – 16 Douglas Street, Clovelly from Schedule 5 of RLEP

Existing



Proposed

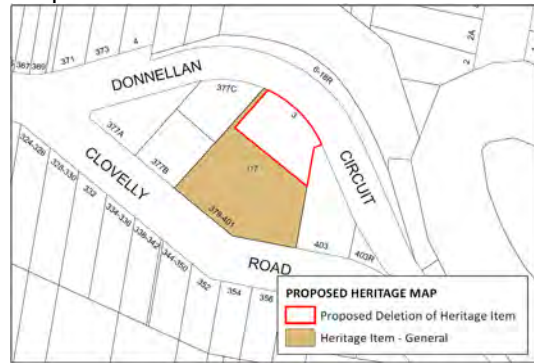


- Amend Schedule 5 of RLEP to exclude 3 Donnellan Circuit (Lot 100 SP 84741) from item I17 – 379-401 Clovelly Road, Clovelly

Existing

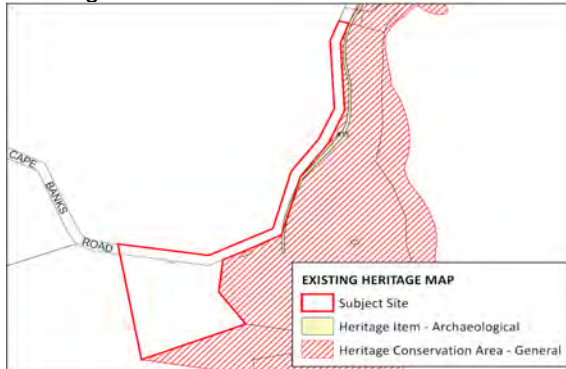


Proposed

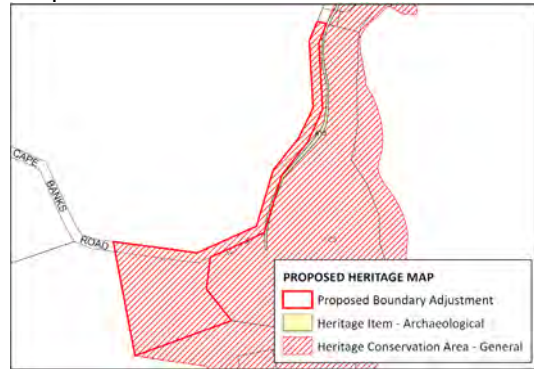


- Amend the Kamay Botany Bay National Park Heritage Conservation Area to align with the State Heritage Register Map

Existing



Proposed



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

Existing



Proposed

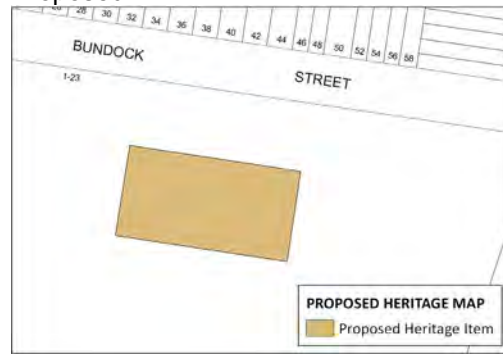


- Amend the curtilage of the existing Randwick Barracks Heritage Site I310 to include the courtyard spaces and motor garages.

Existing

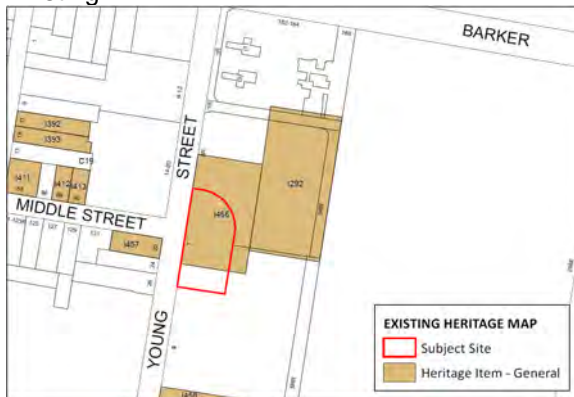


Proposed

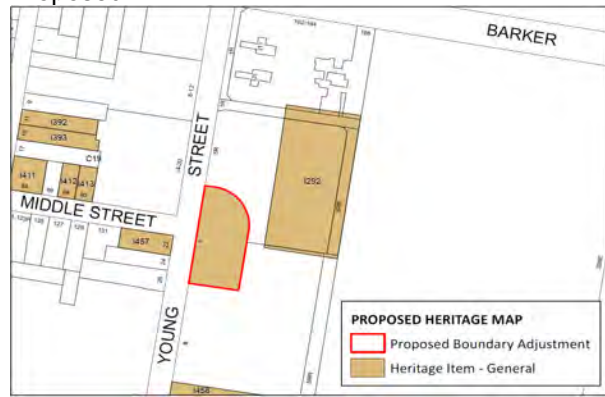


- Amend the existing Heritage Item Newmarket House I466 to fully cover Lot 38 DP 1264010.

Existing



Proposed

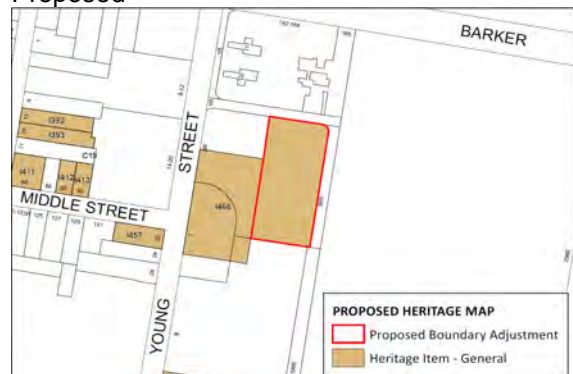


- Amend the existing Heritage Item Newmarket Sale Ring I292 so that it does not overlap the boundary of Lot 34.

Existing



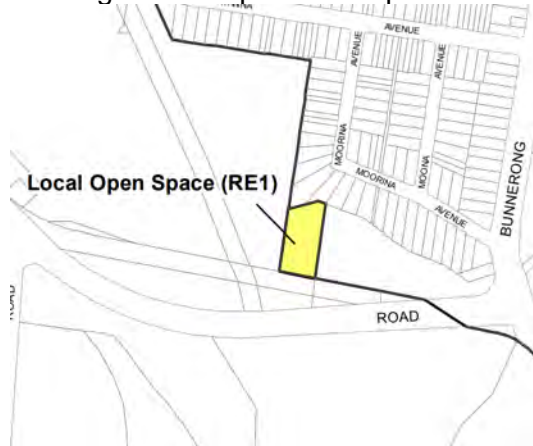
Proposed



LAND RESERVATION ACQUISITION MAP

- Remove 1903R Botany Road, Matraville from the Land Reservation Acquisition Map.

Existing Land Acquisition Map

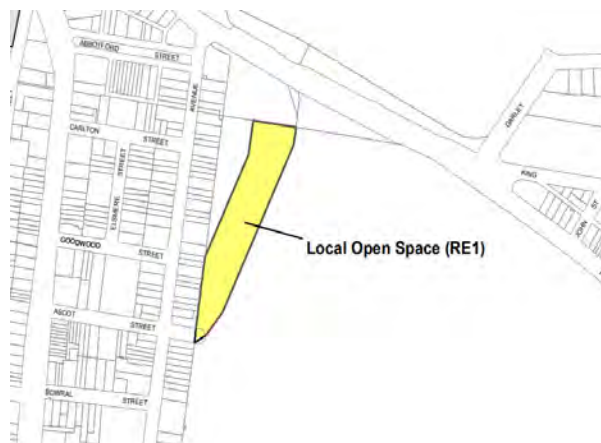


Proposed Land Acquisition Map



- Remove the Light Rail Stabling Yard from the Land Reservation Acquisition Map.

Existing Land Acquisition Map



Proposed Land Acquisition 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

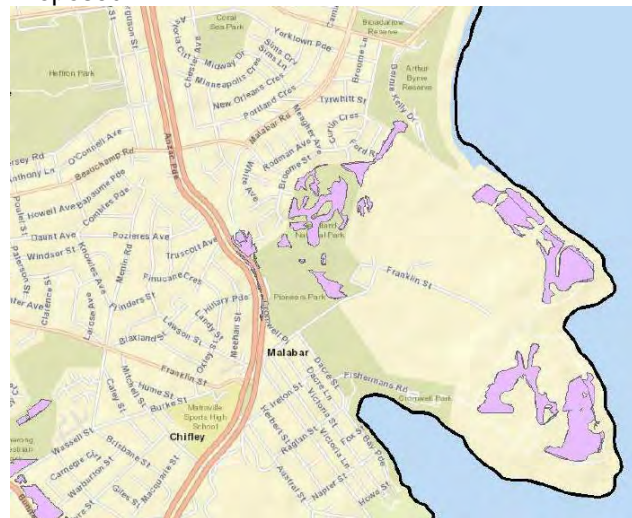


- Malabar Headland National Park Terrestrial Biodiversity map

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)



Housing Investigation Areas

- Include **47-55 Bunnerong Road, Kingsford** on Key Sites Map (associated with clause 6.12)

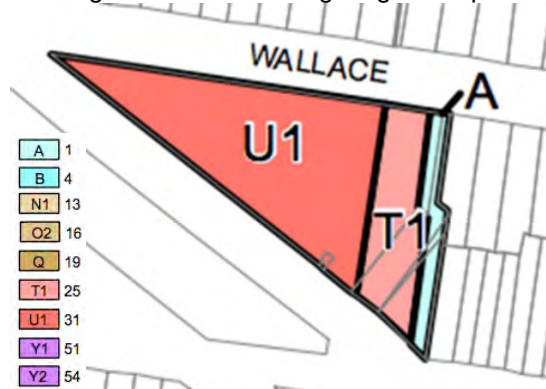


ALTERNATIVE BUILDING HEIGHTS MAP

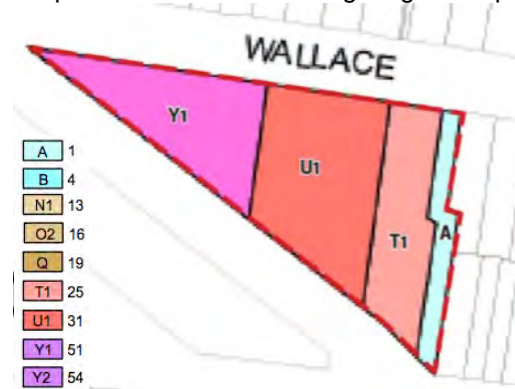
Rezoning Requests

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

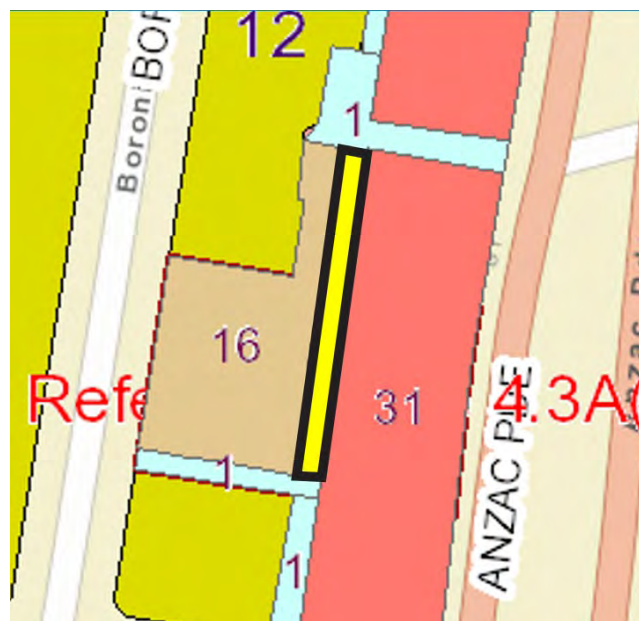
Existing alternative building heights map



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)

