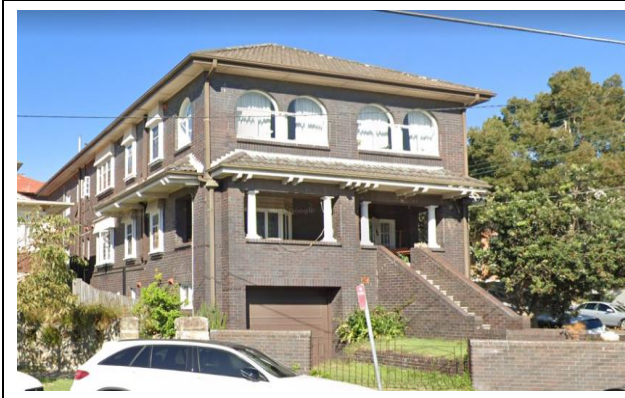
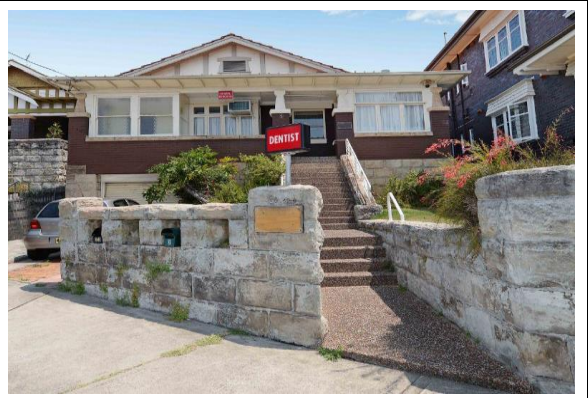


## Planning Proposal



1 Berwick Street, Coogee, built c.1926



3 Berwick Street, Coogee, built c.1924

Local Heritage Item – Nos. 1 and 3 Berwick Street,  
Coogee

(April 2023)

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## Introduction

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

- Include the following sites as local heritage items:
  - 1 Berwick Street, Coogee (Lot A DP 313214)
  - 3 Berwick Street, Coogee (Lot B DP 313214)

The intention of the planning proposal is to protect and conserve the building through the application of the heritage provisions of *Randwick Local Environmental Plan 2012* (RLEP 2012). The buildings have been identified by a heritage study that has been prepared by City Plan Heritage (heritage consultants commissioned by Council) as having heritage significance.

This Planning Proposal has been prepared by Randwick City Council in accordance with Section 3.33 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

This Planning Proposal is consistent with the recommendations outlined within the Heritage Study prepared by City Plan Heritage (Attachment 1) to investigate the potential significance of the property at 3 Berwick Street, Coogee. The Planning Proposal is also consistent with the recommendations outlined within the Heritage Assessment/Heritage Inventory prepared by City Plan Heritage (Attachment 2) to investigate the potential heritage significance of the property at 1 Berwick Street, Coogee

The Planning Proposal seeks to amend RLEP 2012 to individually list the properties at 1 and 3 Berwick Street, Coogee, as local heritage items (Lot A and B in DP 313214).

### Timeline of Events

#### **No. 1 Berwick Street Coogee**

On the 31 May 2022, the Comprehensive Planning Proposal was placed on public exhibition for 6 weeks until the 12 July 2022 as part of an extensive and well publicised community engagement process. One submission was received from the property owner of 1 Berwick Street, Coogee, requesting the heritage listing of his property because of the conservation protection afforded by such listing.

In requesting heritage protection, the property owner of 1 Berwick Street, Coogee, provided a statement of heritage significance that states that the property is significant in line with historic and historical association criteria including its location as the original site, and subsequent sub-division for, the Catholic Church of Coogee comprising the current addresses of 1, 3 and 5 Berwick St; its Interwar bungalow style designed by Clement Glancey son of Clement Glancey senior who was the pre-eminent architect of the Catholic Romanesque in New South Wales; and its construction in 1926.

In August 2022, the request was referred to City Plan Heritage as part of a bundle of submissions to the Comprehensive Planning Proposal public exhibition that City Plan Heritage was commissioned to assess. Specifically in relation to 1 Berwick Street, City Plan Heritage has found that the submission has merit and can be supported especially given that more details have now been provided by the owner on the degree of intactness and the strong history underlying the property.

City Plan Heritage has provided an assessment indicating that No.1 and 3 Berwick Street, Coogee, meets the threshold for heritage listing (see Attachments 1 and 2). City Plan Heritage's analysis also indicates that the three properties at Nos. 1, 3 and 5 Berwick Street have had a common historical development and collectively made significant contribution in understanding of the streetscape and built heritage of Coogee in the inter-war period. Furthermore, while Nos. 1, 3 and 5 Berwick Street in Coogee meet the threshold for heritage listing individually, their collective interwar heritage values make stronger contribution and add to the environmental heritage of Randwick LGA.

### No. 3 Berwick Street Coogee

On 26 August 2022, a Development Application (DA/432/2022) was received for Torrens Title subdivision of the site into two (2) allotments and construction of two (2) semi-detached dwellings, one on each allotment at 3 Berwick Street. The DA was placed on public exhibition between 1 July 2020 and 31 July 2020. A significant number of submissions from the community raised objections to the proposed demolition on the grounds that the existing building, potentially, was heritage significant.

Further, at the Council meeting on 27 September 2022, Council resolved as follows in relation to 3 Berwick Street, Coogee:

**RESOLVED:** (Olive/Neilson) that Item UB49/22 (Preliminary heritage assessment of the building at 3 Berwick Street, Coogee) be considered as urgent business.

- a) Council officers urgently undertake a preliminary heritage assessment of the building at 3 Berwick Street, Coogee to determine if it is likely to be found, on further inquiry and investigation, to be of local heritage significance;
- b) it is noted 1, 3 and 5 Berwick Street form a cluster of interwar buildings; and
- c) if the preliminary heritage assessment is suggestive of 3 Berwick Street having local heritage significance, then an interim heritage order be placed on the property so its heritage values can be fully assessed

On 13 October 2022, Council received a copy of correspondence informing that 3 Berwick Street would be demolished under a Complying Development Certificate (CDC).

In view of the concerns raised in the submissions to DA/432/2022; the CDC for demolition, and having regard to Council's resolution, City Plan Heritage, heritage planning consultants, were appointed to prepare an assessment of the heritage significance of the property. On 13 October 2022, City Plan Heritage provided Council with a Heritage Assessment of No 3 Berwick Street, Coogee, finding, among other things, that:

*"Based on the documentary and physical evidence, it is concluded that the subject building at 3 Berwick Street is of local heritage significance and meets the threshold for individual heritage listing under Criteria (a), (b), (c), (f) and (g) of the Assessing Heritage Significance as defined in the Statement of Significance"*

Accordingly, City Plan Heritage recommended in the Assessment:

- *"that the inter-war bungalow at 3 Berwick Street in Coogee is of local heritage significance and meets the significance assessment criteria for listing as a heritage item under Part 1 (Heritage items) of Schedule 5 of Randwick LEP 2012. "*
- *"that although each property at 1, 3 and 5 Berwick Street in Coogee meets the threshold for heritage listing individually, their collective interwar heritage values make stronger contribution and add to the environmental heritage of Randwick LGA."*

In view of City Plan Heritage's recommendation, Council, under delegated authority, placed an Interim Heritage Order (IHO) on the building and site at 3 Berwick Street, Coogee (Lot B DP313214) on 14 October 2022 following notification of the IHO in the Government Gazette (Government Gazette No. 484 – Local Government).

The draft planning proposal was provided to the Randwick Local Planning Panel meeting on 24 November 2022 seeking advice from the panel as to whether 1 and 3 Berwick Street Coogee should be included as heritage items in the Randwick LEP 2012.

At this meeting the following was resolved by the panel:

The Panel advises Council that it supports the inclusion of No. 1 Berwick Street (Lot A DP 313214) and 3 Berwick Street, Coogee, (Lot B DP 313214) within Schedule 5 - Part 1 – Heritage Items of the Randwick LEP 2012, for the purpose of proceeding to gateway, and if approved, subsequent community consultation.

Following the RLPP meeting a report and the draft planning proposal was provided to the Randwick Ordinary Council meeting held on 13 December Council for their consideration.

At this meeting Council resolved as follows in relation to 1 and 3 Berwick Street, Coogee:

**RESOLUTION:** (Olive/Wilson) that Council:

- a) consider the advice provided by the Randwick Local Planning Panel at its meeting of 24 November 2022 and endorse the attached draft Planning Proposal to amend Schedule 5 to include No.1 Berwick Street and No 3 Berwick Street, Coogee, as local heritage items.
- b) forward the attached draft Planning Proposal to the Department of Planning and Environment as delegate to the Minister for Planning requesting 'Gateway Determination' under Section 3.34 of the Environmental Planning and Assessment Act 1979.
- c) exhibit the draft Planning Proposal following 'Gateway Determination' in accordance with conditions of the Gateway Determination and bring back a report to Council detailing the results of the community consultation for final consideration by Council;
- d) authorise the Director, City Planning to make typographical, grammatical or formatting changes to the documentation prior to submission to the Department of Planning and Environment. Councillors

**Site Description and Context**

The properties that are the subject of the heritage study are located side-by-side on the southern side of Berwick Street, Coogee (Image 1). The street addresses are given as No 1 and No 3 Berwick Street, Coogee, and are respectively described as Lot A and Lot B in Deposited Plan 313214.

The two sites are located side-by-side and comprise the following:

- **1 Berwick Street:** a corner lot with frontage to Berwick Street on the northern boundary and Mount Street on the western boundary. Existing on-site is a predominantly two-storey attached dual occupancy with a dwelling on each level and presents as a 2 storey Interwar duplex.
- **3 Berwick Street:** a north-facing lot with frontage to Berwick Street boundary. Existing on-site is single-storey Interwar bungalow with asymmetrical dwelling with a combination of facebrick and stone façade. The residence has a hipped roof clad in terracotta Marseilles tiling, with a prominent gable facing Berwick Street.

Adjoining No. 3 Berwick Street to the east is a single storey, face brick inter-war bungalow dwelling at No. 5 Berwick Street. This property is proposed to be listed as a local heritage item in the Randwick Comprehensive Planning Proposal.

To the south of the sites is 109 Mount Street. This property is an irregular shaped allotment that abuts the rear of 1, 3 and 5 Berwick Street. Existing on this property is a two-storey residential flat building comprising four dwellings with the building located to the south of 1 and 3 Berwick Street.

Both sites are bounded by Berwick Street to the north and Mount Street to the west with a mix of residential development types beyond these two sites including dwelling houses and residential flat buildings.





**Image 1:** Aerial photograph of the subject properties (1 and 3 Berwick Street, Coogee) outlined in 'red'.

The surrounding context is characterised by a variety of lot and building sizes, featuring a mix of Federation and Inter-War buildings comprising single and multi-dwelling residences, and some contemporary infill development fronting Edgecumbe Avenue, Coogee and further east along Dudley Street, Coogee.

The following table provides a photo and description of the property and site:

1 Berwick Street, Coogee	
	<p>Inter-War duplex building with interesting dark-coloured face-brick façade, hipped roof and hipped roof awning in terracotta Marseilles tiling, semi-circular arched windows, and decorative columns to the front. It is highly intact and has an interesting corner block siting. The property is significant in line with historic and historical association criteria including its location as the original site, and subsequent sub-division for, the Catholic Church of Coogee comprising the current addresses of 1, 3 and 5 Berwick St; its Interwar bungalow style designed by Clement Glancey son of Clement Glancey senior who was the pre-eminent architect of the Catholic Romanesque in New South Wales; and its construction in 1926.</p> <p>Lot size: 392 m<sup>2</sup> (approximately)</p>
3 Berwick Street, Coogee	



(Source: City Plan Heritage)

Inter-War bungalow, single-storey asymmetrical dwelling with a combination of facebrick and stone façade. The residence has a hipped roof clad in terracotta Marseilles tiling, with a prominent gable facing Berwick Street. The front gable has half-timber detailing with a traditional louvred decorative timber air-vent at the centre. The bungalow has a partially enclosed front-facing verandah with a face brick balustrade and posts having stone tops. The front-facing verandah is accessible by a series of steps lead via a pedestrian walkway connected to the Berwick Street footpath.

The residence has a series of traditional timber framed casement and contemporary windows with an entrance doorway along the west. The surgery window (at the east of the northern elevation) built into the stone pillars are original single hung timber windows with venetian glass. The front-facing verandah has an extended roof/sunshade with timber rafters. The lower ground floor level is clad in sandstone with a rockface finish and has a contemporary garage door along the east of the northern façade.

A small communal garden fronts the primary elevation to Berwick Street, with access from the street via a centrally located staircase and footpath. The residence is bound by a sandstone (rockface finish) boundary wall with a series of voids under the capping. Paling timber fence defines the site boundaries to the west and east.

Lot size: 368 m2 (approximately)

### Existing Planning Controls

The properties proposed as heritage items of local heritage significance ( 1 and 3 Berwick Street, Coogee) are zoned R3 Medium Density Residential under RLEP 2012 with a maximum height limit of 12 metres and FSR of 0.9:1 (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.



**Image 2:** Extract of RLEP 2012 Heritage Map 007 showing the existing heritage items (shaded brown) in the vicinity of 1 and 3 Berwick Street, Coogee



## Randwick Comprehensive Planning Proposal

In accordance with the policy approach of the State Government's Standard Instrument LEP, which encourages Councils undertake a comprehensive update of planning instruments, Randwick Council has prepared a Comprehensive Planning Proposal to update the Randwick Local Environmental Plan 2012 to ensure the RLEP is in line with the strategic directions and planning priorities of the Greater Sydney Region Plan (A Metropolis for Three Cities), Eastern City District Plan and, Randwick Local Strategic Planning Statement (LSPS). The Comprehensive Planning Proposal, includes the following objective in relation to heritage conservation:

- Ensure that the local **heritage conservation** planning framework is robust, up to date and affords adequate protection for buildings and places that have been identified as having heritage significance.

The subject properties are not located within a heritage conservation area; however, the Randwick Comprehensive Planning Proposal includes, among other things, the proposed heritage listing of the adjoining property at No. 5 Berwick Street.



**Image 3:** The proposed heritage listing of 5 Berwick Street (shaded brown) and new Edgecumbe Estate Heritage Conservation Area (striped, red) proposed under the Comprehensive Planning Proposal.

## PART 1 – OBJECTIVES AND INTENDED OUTCOMES

### Objective

To amend the Randwick LEP 2012 to protect and conserve the heritage significance of the properties at No. 1 Berwick Street and No. 3 Berwick Street, Coogee, including their associated fabric, settings and views.

### Intended outcomes

- To create individual heritage listing for each of the properties at 1 Berwick Street and 3 Berwick Street, Coogee.
- To provide the statutory mechanism to protect the heritage significance of the properties at 1 Berwick Street and 3 Berwick Street, Coogee.
- To apply the heritage conservation objectives and provisions contained in the Randwick Local Environmental Plan to the subject properties at 1 and 3 Berwick Street, Coogee.

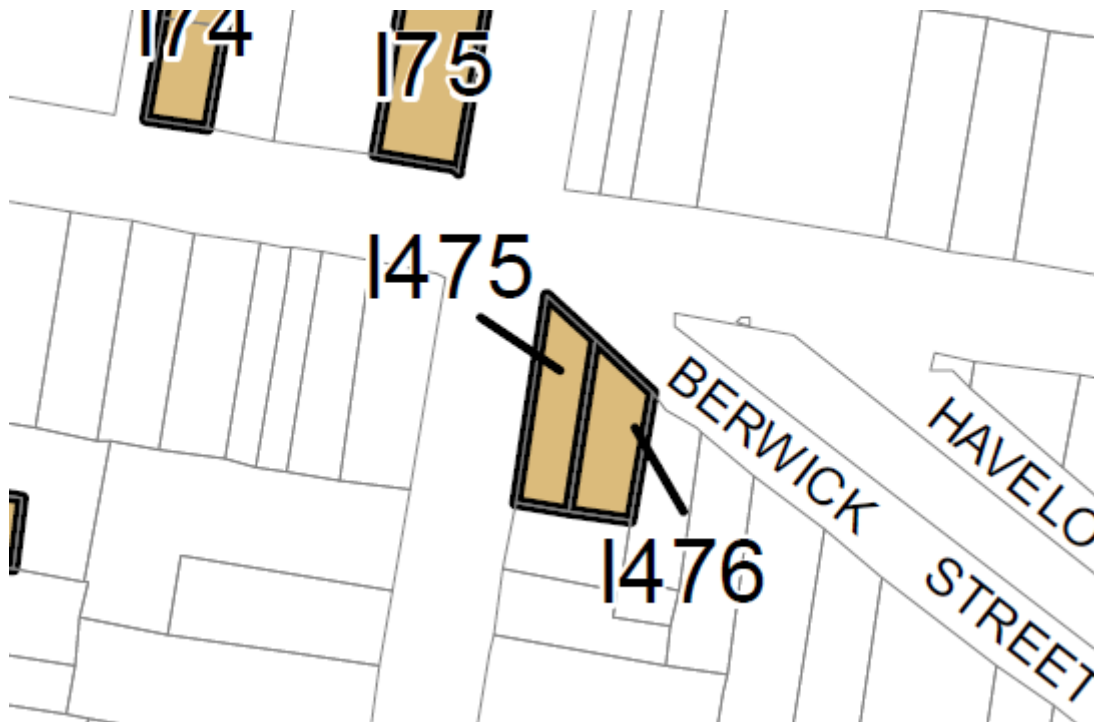


Image 4: Proposed heritage map showing subject properties shaded and individually numbered.

## PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to:

- amend Part 1 of Schedule 5 – Environmental Heritage of the RLEP 2012 by inserting the following:

Suburb	Item name	Address	Property description	Significance	Item no.
Coogee	2 storey Inter-war duplex	1 Berwick Street, Coogee	Lot A DP 313214	Local	I541
Coogee	Inter-war bungalow	3 Berwick Street, Coogee	Lot B DP 313214	Local	I542

**Note:** The proposed heritage item numbers I541 and I542 are indicative only and will be confirmed at the finalisation stage.

This planning proposal will also result in the amendment to the LEP Heritage Map by colouring the subject properties to indicate Heritage Items – General.

The proposed map is described in Part 4 – Mapping

## PART 3 – JUSTIFICATION

### A. Need for the planning proposal

**Q1. Is the planning proposal a result of an endorsed local strategic planning statement any strategic study or report?**

Yes. The planning proposal is consistent with the Randwick City Local Strategic Planning Statement (LSPS) and is the result of a heritage assessment carried out by City Plan Heritage in October 2022 (refer to Attachments 1 and 2). The Randwick City LSPS came into effect in March 2020 and was informed by the Vision 2040: Shaping Randwick's Future community consultation program. The LSPS outlines the community's vision for the future of Randwick City, underpinned by planning priorities about where housing, jobs, infrastructure and open space should be located.

Yes. The Planning Proposal is consistent with The City Plan Services Heritage Assessment & Advice report prepared in October 2022 which concluded that 1 and 3 Berwick Street is of local heritage significance as evidence of the re-subdivision of large landholdings and subsequent suburban development of Randwick in the first half of the twentieth century and following the construction of a tram line. No. 1 Berwick Street is a highly intact Interwar House with prominent corner block siting. It has a face-brick façade with decorative columns to the front. Accordingly, No.1 Berwick Street is of local heritage significance and meets the threshold for individual heritage listing under Criteria (a), (b) and (c) of the Assessing Heritage Significance, namely, historic, historical association and aesthetic significance and, hence, worthy as an item of local heritage significance.

No. 3 Berwick Street is a highly intact example of an Inter-war bungalow within the area featuring face brick walls, a prominent gable with half-timber detailing supported on brick and sandstone columns, a recessed verandah and entrance, and single hung timber windows with Venetian glass. Accordingly, 3 Berwick Street is of local heritage significance and meets the threshold for individual heritage listing under Criteria (a), (b), (c), (f) and (g) of the Assessing Heritage Significance, namely, historic, historical association, aesthetic, rarity and representative significance as defined in the Statement of Significance.

The report further finds that the three properties at 1, 3 and 5 Berwick Street have had a common historical development and collectively were making significant contribution to the streetscape and built heritage of Coogee in the inter-war period.

**Table 1: Consistency with the Randwick City LSPS**

Randwick City LSPS		
Directions	Objectives	Planning Proposal Consistency
<b>Liveability</b>		
<b>Housing the City:</b> A city of great places: designing places for people	<b>Planning Priority 4:</b> conserve and protect our unique built cultural heritage	The addition of 1 and 3 Berwick Street, Coogee, as new heritage items will preserve and protect the built heritage within the LGA.

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

Yes. Nos. 1 and 3 Berwick Street, Coogee, has been assessed as satisfying the NSW Heritage Council's Criteria for local heritage significance.

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 Nos. 1 and 3 Berwick Street, Coogee as Heritage Items, can only be achieved through listing/mapping in a local environmental plan.

## B. Relationship to strategic planning framework

### Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The proposal is consistent with the objectives and actions of key strategies including A Metropolis of Three Cities and the Eastern City District Plan as follows:

#### Greater Sydney Region Plan (A Metropolis of Three Cities)

The Greater Sydney Region Plan, A Metropolis of Three Cities is the overarching strategic land use plan for the Greater Sydney Metropolitan area, outlining the strategic vision for managing growth to 2056. The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services, and great places. The Vision seeks to transform Greater Sydney into a metropolis of three cities, with Randwick City being in the Eastern Harbour City.

The Plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic, and environmental matters. The Plan identifies ten (10) Directions for the metropolis of three cities and associated Objectives and indicators.

The Direction and Objective of the Plan relevant to the Planning Proposal is detailed in the Table below.

**Table 9: Consistency with the Greater Sydney Region Plan**

Greater Sydney Region Plan (A Metropolis of Three Cities)		
Directions	Objectives	Planning Proposal Consistency
<b>A city of Great Places:</b> Designing places for people.	<b>Objective 13:</b> Environmental heritage is identified, conserved, and enhanced	<p>The Planning Proposal is consistent with this Strategy as it seeks to protect and conserve the subject heritage building through the application of the heritage provisions in RLEP 2012. The buildings have been identified by a heritage study as having heritage significance. The Planning Proposal will consult with the landowners and undertake broader community engagement during the formal consultation period.</p> <p>The Planning Proposal supports the objectives and outcomes of the Comprehensive Planning Proposal in that the heritage listing of Nos. 1 and 3 Berwick Street by following an appropriate statutory mechanism that is in place to adequately manage and safeguard the heritage significance of heritage items.</p>

#### Eastern City District Plan

The Eastern City District Plan is the Greater Sydney Commission's (GSC) 20-year plan to manage growth and change in the Eastern City District of Sydney to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing A Metropolis of Three Cities at a

district level and aims to be a bridge between regional and local planning. The Plan outlines the following directions that are relevant to the Planning Proposal.

**Table 10: Consistency with the Eastern City District Plan.**

Eastern City District Plan		
Directions	Planning Priorities	Planning Proposal Consistency
<b>Housing the City:</b> Giving people housing choices	<b>Planning Priority E5</b> Providing housing supply, choice, and affordability with access to jobs, services, and public transport	While the heritage listing of the proposed sites may reduce the potential for increased housing supply by possibly limiting development potential, given that the proposal only impacts two properties at 1 and 3 Berwick Street, Coogee, the impact on Planning Priority E5 is considered to be negligible. Furthermore, the existing properties comprise an Inter-war duplex and an Interwar bungalow which will be retained. The Planning Proposal has the benefit of preserving these housing types and contributes to housing diversity within the LGA.
<b>A City of Great Places:</b> Designing Places for People	<b>Planning Priority E6:</b> Creating and renewing great places and local centres, and respecting the District's heritage.	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 the buildings identified as having heritage significance. The buildings have been identified by a heritage study as having heritage significance. The Planning Proposal will further consult with landowners and undertake broader community engagement during the formal consultation period.

**Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

Section 3.1 above details how the Planning Proposal will achieve the Objectives, Directions, and Planning Priorities of the Randwick Local Strategic Planning Statement (LSPS) particularly in relation to "Planning Priority 4: conserve and protect our unique built cultural heritage".

This Planning Proposal is also consistent with Action 4.1 of the Council's LSPS which is to *Undertake a heritage review of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary.*

**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.

The relevant State Environmental Planning Policies (SEPPs) are summarised below.

**SEPP (Exempt and Complying Development Codes) 2008**

The Planning Proposal involves the addition of a new heritage items to the Randwick LEP 2012. The heritage listing of these properties will reduce the scope of applicability of the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP).

As such, the application of the Codes SEPP will be slightly reduced in the Randwick LGA.



However minor works required for the maintenance of a heritage item are permissible under clause 5.10 of the Randwick LEP 2012.

Nevertheless, this Proposal is consistent with the Codes SEPP as it was designed to have a limited impact on buildings with heritage values.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The following table identifies the key applicable S 9.1 (previously s.117) Directions and outlines this planning proposal's consistency with these.

## Ministerial Directions – Compliance Table

Direction	Objectives	Planning Proposal	Consistent
<b>1. Planning Systems</b>			
1.1 Implementation of Regional Plans	To provide for the implementation of regional plans	<p>Consistent.</p> <p>The Planning Proposal is in accordance with the following state plans issued by the Greater Sydney Commission:</p> <ul style="list-style-type: none"> <li>a) Greater Sydney Region Plan - A Metropolis of Three Cities</li> <li>b) Eastern City District Plan</li> </ul> <p>The Planning Proposal is consistent with the aims and objectives of these publications because it is consistent with Priority E6 Objective 13 <i>Environmental heritage is identified, conserved, and enhanced</i>.</p> <p>The Planning Proposal is consistent with the aims and objectives of these publications for the following reasons:</p> <ul style="list-style-type: none"> <li>a) It implements the findings of the independent heritage assessment which indicates that the property at 1 Berwick Street meets three (3) of the criteria for heritage significance, and property at 3 Berwick Street meets five (5).</li> <li>b) The proposed heritage listing of Nos. 1 and 3 Berwick</li> </ul>	Yes

Direction	Objectives	Planning Proposal	Consistent
		<p>Street will ensure the sites will continue to contribute to the heritage streetscape that also includes 5 Berwick Street all of which are proposed to be heritage listed.</p> <p>c) It supports conservation of existing Interwar dwellings consistent with the values of residents within the community.</p>	
1.2 Development of Aboriginal Land Council land	To provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	The changes in the Planning Proposal do not apply to land owned by the Local Aboriginal Land Council (La Perouse LALC).	Yes
1.3 Approval and Referral Requirements	To ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not alter any existing concurrence, consultation or referral requirements and does not propose designated development.	Yes
1.4 Site Specific Provisions	To discourage unnecessarily restrictive site-specific planning controls.	The Planning Proposal does not include site specific planning controls.	Yes
<b>1. Planning Systems – Place-based</b>			
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A	--
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A	--
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	--

Direction	Objectives	Planning Proposal	Consistent
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A	--
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	N/A	--
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	N/A	--
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	N/A	--
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	N/A	--
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	N/A	--
1.14 Implementation of Greater Macarthur 2040	N/A	N/A	--
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	N/A	--
1.16 North West Rail Link Corridor Strategy	N/A	N/A	--
1.17 Implementation of the Bays West Place Strategy	N/A	N/A	--
<b>2. Design and Place - This Focus Area was blank when the Directions were made</b>			
<b>3. Biodiversity and Conservation</b>			
3.1 Conservation Zones	N/A	N/A	--
3.2 Heritage Conservation	To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent.  As per its objective, the Planning Proposal seeks to amend the Randwick LEP 2012 to protect and conserve the heritage significance of the properties at No. 1 Berwick Street and No. 3 Berwick Street, Coogee, including their	Yes

Direction	Objectives	Planning Proposal	Consistent
		<p>associated fabric, settings and views.</p> <p>The intended outcome of the planning proposal is to create individual heritage listing for each of the properties at 1 Berwick Street and 3 Berwick Street, Coogee; to provide the statutory mechanism to protect the heritage significance of the properties at 1 Berwick Street and 3 Berwick Street, Coogee and to apply the heritage conservation objectives and provisions contained in the Randwick Local Environmental Plan to the subject properties at 1 and 3 Berwick Street, Coogee.</p> <p>The Planning Proposal will facilitate and protect the conservation of the buildings on Nos. 1 and 3 Berwick Street in a streetscape that also contains future heritage item at No. 5 Berwick Street. These properties contribute and recognise the heritage significance of the Coogee area at the relevant suburbanisation period in the past.</p>	
3.3 Sydney Drinking Water Catchments	N/A	N/A	--
3.4 Application of C2 besides C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A	--
3.5 Recreation Vehicle Areas	N/A	N/A	--
<b>4. Resilience and Hazards</b>			
4.1 Flooding	To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain	<p>Consistent.</p> <p>This draft planning proposal does not contract or hinder application of flood planning provisions in Randwick LEP 2012</p>	--

Direction	Objectives	Planning Proposal	Consistent
	<p>Development Manual 2005, and</p> <p>To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>		
4.2 Coastal Management	N/A	N/A	--
4.3 Planning for Bushfire Protection	N/A	N/A	--
4.4 Remediation of Contaminated Land	N/A	N/A	--
4.5 Acid Sulfate Soils	N/A	N/A	--
4.6 Mine Subsidence and Unstable Land	N/A	N/A	--
<b>5. Transport and Infrastructure</b>			
5.1 Integrating Land Use and Transport	N/A	N/A	--
5.2 Reserving Land for Public Purposes	N/A	N/A	--
5.3 Development Near Regulated Airports and Defence Airfields	N/A	N/A	--
5.4 Shooting Ranges	N/A	N/A	--
<b>6. Housing</b>			
6.1 Residential Zones	<p>To encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>To minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent.</p> <p>This Direction is applicable as the Planning Proposal affects land in residential zones. The Planning Proposal is consistent as it maintains the residential use of the properties at Nos. 1 and 3 Berwick Street whilst protecting their conservation as heritage items and their contribution to the streetscape.</p>	Yes



Direction	Objectives	Planning Proposal	Consistent
6.2 Caravan Parks and Manufactured Home Estates	N/A	N/A	--
<b>7. Metropolitan Planning</b>			
7.1 Business and Industrial Zones	N/A	N/A	--
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	N/A	--
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	N/A	--
<b>8. Resources and Energy</b>			
8.1 Mining, Petroleum Production and Extractive Industries	N/A	N/A	--
<b>9. Primary Production</b>			
9.1 Rural Zones	N/A	N/A	--
9.2 Rural Lands	N/A	N/A	--
9.3 Oyster Aquaculture	N/A	N/A	--
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	N/A	--

## Section 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?**

### Threatened Species

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?**

### Environmental Effects

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 5.10 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. How has the Planning Proposal adequately addressed any social and economic effects?**

**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 the local 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 building and the land on which they sit. A heritage listing can also be more attractive to owners and tenants as such a property is viewed as unique and prestigious.

**Section 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
- 1 and 3 Berwick Street, Coogee will be coloured so as to indicate Heritage Item – General.



Image 5: Proposed amended heritage map showing individual item numbers on 1 and 3 Berwick Street.

Attachment 10 illustrates the full proposed amendments to 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 Industry and Environment's "*Local Environmental Plan Making Guideline*" (December 2021).

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

- Direct notification of landowner
- Notification on Council's website
- Notification to affected adjoining landowners

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

- Heritage reports
- Interim Heritage Order Gazettal for 3 Berwick Street, Coogee
- Background Council reports and resolutions
- Planning Proposal
- Inventory sheets for the 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 three items that have been identified as having local heritage significance.

Submission to the Department seeking gateway determination	8 February 2023
Gateway determination issued	2 March 2023
Public exhibition	17 April – 12 May 2023
Consideration of submissions	May 2023
Report to Council post exhibition	23 June 2023
LEP amendment finalised	6 September 2023

# Attachments



