

# FOR ACTION

ORDINARY COUNCIL

1/06/2021

TO: Manager Strategic Planning (Agagiotis, Stella)

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**Subject:** Randwick Comprehensive Planning Proposal - Minimum Lot Sizes and dual occupancy provisions in the R2 Low Density Residential Zone  
**Target Date:** 15/06/2021  
**Notes:**  
**Document No.:** D04225408  
**Report Type:** Report  
**Item Number:** CP35/21

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Note: Having previously declared an interest, Cr Andrews left the chamber and took no part in the debate or voting on this matter.

**RESOLUTION: (Roberts/Hamilton)** that Council:

- a) consider the advice provided by the Randwick Local Planning Panel of 8 March 2021 (Attachment 1) in regard to changes to minimum lot sizes in the R2 Low Density Residential Zone;
- b) endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to minimum lot sizes for the R2 Low Density Residential Zone as set out below:
  - reducing the minimum lot size for all land zoned R2 Low Density Residential zone from 400m<sup>2</sup> to 275m<sup>2</sup> (with the exception of land within a Heritage Conservation Area)
  - increasing the minimum development lot size control for dual occupancy (attached) from 450m<sup>2</sup> to 550m<sup>2</sup> in the R2 Low Density Residential zone;
  - applying a new sliding scale FSR control for dual occupancy (attached) in the R2 Low Density Residential zone:
    - Lot sizes of 550m<sup>2</sup>-600m<sup>2</sup>: 0.65:1 FSR
    - Lot sizes of 600m<sup>2</sup> and greater: 0.6:1 FSR.
- c) authorise the Director, City Planning to make any minor modifications to rectify any numerical, typographical, interpretation and formatting errors to the Planning Proposal and associated documents prior to submitting to the Department of Planning, Industry and Environment;
- d) forward that part of the Planning Proposal relating to minimum lot sizes and dual occupancy provisions in the R2 Low Density Residential zone to the Department of Planning Industry and Environment as delegate to the Minister for Planning for a 'Gateway Determination' under Section 3.34 of the Environmental Planning and Assessment Act 1979;
- e) endorse the exhibition of the Planning Proposal once Gateway Approval is provided (subject to any conditions); and
- f) resolve to commence the preparation of a new Randwick Comprehensive Development Control Plan to support the Planning Proposal.

**MOTION: (Parker/Luxford)** that Council:

- a) consider the advice provided by the Randwick Local Planning Panel of 8 March 2021 (Attachment 1) in regard to changes to minimum lot sizes in the R2 Low Density Residential Zone;
- b) endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to minimum lot sizes for the R2 Low Density Residential Zone as set out below:
  - *reducing the minimum lot size for all land zoned R2 Low Density Residential zone from 400m<sup>2</sup> to 325m<sup>2</sup> (with the exception of land within a Heritage Conservation Area);*

- increasing the minimum development lot size control for dual occupancy (attached) from 450m<sup>2</sup> to 650m<sup>2</sup> in the R2 Low Density Residential zone;
  - make consequential amendment to the sliding scale FSR control to reflect the above changes;
- c) authorise the Director, City Planning to make any minor modifications to rectify any numerical, typographical, interpretation and formatting errors to the Planning Proposal and associated documents prior to submitting to the Department of Planning, Industry and Environment;
- d) forward that part of the Planning Proposal relating to minimum lot sizes and dual occupancy provisions in the R2 Low Density Residential zone to the Department of Planning Industry and Environment as delegate to the Minister for Planning for a 'Gateway Determination' under Section 3.34 of the Environmental Planning and Assessment Act 1979;
- e) endorse the exhibition of the Planning Proposal once Gateway Approval is provided (subject to any conditions); and
- f) resolve to commence the preparation of a new Randwick Comprehensive Development Control Plan to support the Planning Proposal.

**AMENDMENT: (Roberts/Hamilton) CARRIED AND BECAME THE MOTION.**

The **DIVISION ON THE AMENDMENT** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Hamilton	Councillor Veitch
Councillor Neilson	Councillor Luxford
Councillor Bowen	Councillor Parker
Councillor Matson	
Councillor Roberts	
Councillor Da Rocha	
Councillor D'Souza	
Councillor Said	
<b>Total (8)</b>	<b>Total (3)</b>

**MOTION: (Roberts/Hamilton) CARRIED - SEE RESOLUTION.**

	FOR	AGAINST	
	Councillor Hamilton	Councillor Veitch	
	Councillor Neilson	Councillor Luxford	
	Councillor Bowen	Councillor Parker	
<a href="#">Open Item</a>	Councillor Matson		<a href="#">in Minutes</a>
	Councillor Roberts		
	Councillor Da Rocha		
	Councillor D'Souza		

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**Total (8)** **Total (3)**