



New South Wales

Randwick Local Environmental Plan 1998 (Amendment No 37)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (SRE0000099/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 480

Clause 1 Randwick Local Environmental Plan 1998 (Amendment No 37)

Randwick Local Environmental Plan 1998 (Amendment No 37)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Randwick Local Environmental Plan 1998 (Amendment No 37)*.

2 Aims of plan

This plan aims to amend *Randwick Local Environmental Plan 1998*:

- (a) to introduce new planning and design provisions for Matraville Town Centre, and
- (b) to encourage high quality design in all new development and within the public domain of Matraville Town Centre, and
- (c) to encourage a continued mix of land uses within Matraville Town Centre which complement and support the commercial centre, and
- (d) to rezone certain land to the Local Business zone under *Randwick Local Environmental Plan 1998* for the purposes of retail, commercial, residential and community development.

3 Land to which plan applies

This plan applies to the land comprising the Matraville Town Centre, as showed edged heavy black on Sheet 1 of the map marked "Randwick Local Environmental Plan 1998 (Amendment No 37)" deposited in the office of Randwick City Council.

4 Amendment of Randwick Local Environmental Plan 1998

Randwick Local Environmental Plan 1998 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 42DA

Insert after clause 42D:

42DA Matraville Town Centre

- (1) This clause applies to land comprising the Matraville Town Centre, as shown edged heavy black on Sheet 1 of the map marked “Randwick Local Environmental Plan 1998 (Amendment No 37)” deposited in the office of Randwick City Council.
- (2) The Council must not grant consent to the carrying out of development on land within the Matraville Town Centre unless it is satisfied that the proposed development is consistent with the zone objectives for the land and the following objectives for the Centre:
 - (a) to achieve high quality design in all new development and improvements undertaken in the public domain,
 - (b) to encourage a vibrant and active town centre that provides a range of core neighbourhood facilities and services that benefit the locality and community,
 - (c) to provide opportunities for residential development in the town centre that complement the primary business function of the town centre,
 - (d) to encourage a variety of housing that complements development within the town centre and does not impact adversely upon the amenity of surrounding residential areas,
 - (e) to ensure that social and cultural needs are considered with any development proposals in the town centre,
 - (f) to encourage and facilitate the provision of appropriate vehicular access and off-street parking to support businesses in the town centre,
 - (g) to ensure that public transport and associated facility needs are considered and promoted with any development proposals and public domain improvements in the town centre,
 - (h) to require and encourage environmentally sustainable approaches to future land use and development,

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Schedule 1 Amendments

- (i) to improve the overall environmental quality of the Matraville Town Centre.
- (3) Clauses 31, 32 and 33 do not apply to the land within the Matraville Town Centre.
- (4) The following requirements of the *Matraville Town Centre Development Control Plan*, as approved by Council on 11 April 2006, apply to the development of land within the Matraville Town Centre as if they were incorporated into this plan:
 - (a) maximum number of storeys,
 - (b) maximum height of development.
- (5) Subject to subclause (7), the maximum number of storeys must correspond with the building height as set out in the Table to subclause (6).
- (6) For the purposes of this clause, the maximum height of development is as follows:

Table

No of storeys	Maximum building height (m)
1	3.5
2	7.0
3	9.9
4	12.8
5	15.7

- (7) If a supermarket or pedestrian connection is provided within the specifically identified Opportunity Locations in the *Matraville Town Centre Development Control Plan*, as approved by Council on 11 April 2006:
 - (a) the maximum number of storeys may be 6 storeys, and
 - (b) the maximum building height may be 20.1 metres.
- (8) For the purposes of this clause, building height is to be calculated as the height measured vertically from ground level to the underside of the ceiling of the topmost floor.
- (9) For the purposes of this clause, **storeys** means habitable floors, excluding underground car parking.

[2] Clause 49 Definitions

Insert in appropriate order in the definition of *the map*:

Randwick Local Environmental Plan 1998 (Amendment No 37)

[3] Schedule 3 Heritage items

Omit the matter relating to 436–444 Bunnerong Road (cnr Beauchamp Road), Matraville.

[4] Schedule 5 Classification and reclassification of public land as operational

Insert in alphabetical order of locality:

Matraville

Baird Avenue

Land within Baird Avenue car park, 37–39R Baird Avenue, being Lot 11, DP 236131, as shown edged heavy black on Sheet 3 of the map marked “Randwick Local Environmental Plan 1998 (Amendment No 37)”