

Comprehensive LEP Planning Proposal – Summary of Changes - Expected gazettal December 2022

CPP/LEP Category	Change	Clauses	Map
Housing Investigation Areas	Zoning changes from R2 to R3/E1 for two HIAs	Clause 2.2	Land Zoning Map
	Height increases for all four HIAs	Clause 4.3	Height of Buildings Map
	FSR increases for all four HIAs	Clause 4.4	Floor Space Ratio Map
	10% affordable housing contribution for all residential development in all four HIAs	New clause	Special Provisions Map
	Add 47-55 Bunnerong Road, Kingsford (LAHC site) to Key Sites Map	Clause 6.12	Key Sites Map
Minimum Lot Size	Decrease min lot size for subdivision to 275sqm (550sqm parent lot)	Clause 4.1	Lot Size Map
	Increase min lot size for attached dual occupancy to 550sqm	Clause 4.1C	-
	Sliding scale FSR for attached dual occupancies	Clause 4.4	Floor Space Ratio Map
Heritage	58 new local heritage items	Schedule 5	Heritage Map
	New Edgecumbe Estate Heritage Conservation Area	Schedule 5	Heritage Map
	12 additional properties in Moira Crescent Conservation Area	Schedule 5	Heritage Map
Environmental Resilience & Public Open Space	LEP aims updated to reflect open space connectivity and resilience	Clause 1.2	-
	Stormwater management updated to reference water sensitive urban design	Clause 6.4	-
	Preparation of a DCP clause updated to consider dual reticulation water systems, urban heat island effect and capacity of/connection to existing open space	Clause 6.12	Key Sites Map
	Objective of C2 zone updated to recognise nationally significant values	Land Use Table	-
	Changes to Terrestrial Biodiversity Map to reflect <i>Biodiversity Conservation Act 2016</i> mapping	Clause 6.5	Terrestrial Biodiversity Map
	Design excellence clause updated to consider urban heat island mitigation and onsite/near onsite renewable energy	Clause 6.11	-
	Objective of RE1 zone updated to include public access requirements	Land Use Table	-
	Meeks Street Plaza, Newmarket Playground and Pine Avenue, Little Bay rezoned to RE1	Clause 2.2	Land Zoning Map
Employment Zone Reforms	Translation of business and industrial zones to reflect Standard Instrument amendments: <ul style="list-style-type: none"> All B1 Neighbourhood Centres – E1 Local Centre Matraville Town Centre – E1 Local Centre 	Clause 2.2 and Land Use Table	Land Zoning Map

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	<ul style="list-style-type: none"> • Coogee Town Centres – E1 Local Centre • Randwick Junction Town Centre – E2 Commercial Centre • Maroubra Junction Town Centre – E2 Commercial Centre • Kingsford Town Centre – E2 Commercial Centre • Kensington Town Centre – E2 Commercial Centre • Matraville IN2 Light Industrial – E4 General Industrial 		
	Changes to mandated uses and zone objectives in the E1, E2 and E4 zones as per Standard Instrument	Land Use Table	-
	New local provision for centres hierarchy to require any new development in the E1 Local Centre zone to consider existing character and fine grain village character of neighbourhood centres	New clause	-
	New local provision prohibiting the granting of development consent for freight transport facilities within the E4 General Industrial zone OR removal of freight transport facilities as a mandated permissible use in the E4 General Industrial zone (TBD)	New clause OR Land Use Table	-
Economic Development	New objective in the E1 Local Centre and E2 Commercial Centre zones to support the time economy	Land Use Table	-
	Allow development for services stations on three specific sites	Clause 2.5 and Schedule 1	Additional Permitted Uses Map
	Allow extended trading hours for low impact uses (shop, business premises or kiosk) from 7am to 11pm as exempt development (subject to criteria)	Clause 3.1 and Schedule 2	-
	Allow information and education facilities within residential zones as permitted with consent	Land Use Table	
	Rezone 20 existing neighbourhood shop clusters from R2 to E1 Local Centre and increase FSR to 1:1	Clause 2.2 Clause 4.4	Land Zoning Map FSR Map
	Randwick Hospital Expansion Area – rezone from R2 to SP2 and remove FSR and height controls	Clause 2.2 Clause 4.3 Clause 4.4	Land Zoning Map Height of Buildings Map FSR Map
	Light Rail Stabling Yard – rezone from RE1 to SP2 and remove from Land Reservation Acquisition Map	Clause 2.2 Clause 5.1	Land Zoning Map

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			Land Reservation Acquisition Map
Rezoning Requests	1903R Botany Road (now 4 Girawah Place) Matraville – rezone from RE1 to RE2 and remove from Land Reservation Acquisition Map	Clause 2.2 Clause 5.1	Land Zoning Map Land Reservation Acquisition Map
	558A-580 Anzac Parade, Kingsford (Souths Juniors Site) – redistribute maximum alternative building height and add to Key Sites Map	Clause 6.12 Clause 6.17	Key Sites Map Alternative Building Height Map
	1401-1409 Anzac Parade, Little Bay – increase height and FSR and add to Key Sites Map	Clause 4.3 Clause 4.4 Clause 6.12	Height of Buildings Map FSR Map Key Sites Map
	59A-71 Boronia Street and 77-103 Anzac Parade, Kensington – amend FSR and alternative building height for part of the site	Clause 4.4 Clause 6.17	FSR Map Alternative Building Height Map
Housekeeping Changes	Various amendments to heritage items and conservation areas including boundary adjustments and correction of names	Schedule 5	Heritage Map
	Amend minimum lot size for community title development to reflect changes in minimum lot size for subdivision to 275sqm (550sqm parent lot)	Clause 4.1AA	Lot Size Map
	Amend minimum lot size for strata title development to reflect changes in minimum lot size for subdivision to 275sqm and clarify the area of the strata lot is to be measured at ground level	Clause 4.1A	-
	Include ‘markets’ as exempt development under ‘Special events and temporary use of land (including erection of associated temporary structures such as stalls, shade structures, marquees, stages, etc)’, however not if located on school grounds	Clause 3.1 and Schedule 2	-