



3 Prohibited

Any development not specified in item 2 or 3.

Zone RE2 (Private Recreation) in draft Randwick LEP 2012.

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Animal boarding or training establishments; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Environmental facilities; Flood mitigation works; Helipads; Horticulture; Information and education facilities; Kiosks; Markets; Passenger transport facilities; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises

4 Prohibited

Any development not specified in item 2 or 3.

(e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling- house on the land, and if so, the minimum land dimensions so fixed

There are no dimensions applying in relation to the subdivision allotment requirements for the erection of a dwelling-house on the land.

(f) Whether the land includes or comprises critical habitat

The land DOES NOT include or comprise a critical habitat area under the Threatened Species Conservation Act 1995.

(g) Whether the land is in a conservation area (however described)

The land IS NOT located in a heritage conservation area under the Randwick LEP 2012.

(h) Whether an item of environmental heritage (however described) is situated on the land.

The land **IS** listed as a heritage item under the Randwick LEP 2012.

The land **IS** listed on the State Heritage Register under the Heritage Act 1977.



2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

(a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

(b) a Precinct Plan (within the meaning of the 2006 SEPP), or

(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The land is NOT within any zone (however described) under this planning policy.

3 Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17.A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Housing Code

Complying development under the General Housing Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:

www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Land PARTLY in a foreshore area.



Rural Housing Code

Complying development under the Rural Housing Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:
www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Land PARTLY in a foreshore area.

Housing Alterations Code

(2) Complying development under the Housing Alterations Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

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General Development Code

Complying development under the General Development Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.



For more information please see:
www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Commercial and Industrial Alteration Code

Complying development under the Commercial and Industrial Alterations Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:
www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:
www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Land PARTLY in a foreshore area.



Subdivisions Code

Complying development under the Subdivisions Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:

www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Demolition Code

Complying development under the Demolition Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is PARTLY within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.

For more information please see:

www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



Fire Safety Code

Complying development under the Fire Safety Code **MAY NOT** be carried out on the land. The land is:

Land that comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located.

Land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

Land that is partly within an environmentally sensitive area being land within 100m of land reserved as an aquatic reserve under Fisheries Management Act 1994 or as a marine park under the Marine Parks Act 1997.



For more information please see:

www.randwick.nsw.gov.au/149-BronteCoogeeAquatic



A copy of the Codes SEPP is available at www.planning.nsw.gov.au. For further information please call the Department of Planning and Infrastructure's Information Centre on Free call 1300 305 695 or 02 9228 6333.

Note: To be complying development, the development must meet the General requirements set out in clause 1.18 of the Codes SEPP. Development must also meet all development standards set out in the relevant code.

4 Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of The Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

Council HAS NOT been notified by the Department that the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979.

4A Certain information relating to beaches and coasts

(1) *Whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.*

An order HAS NOT been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) (a) *Whether the council has been notified under section 55X of the Coastal Protection Act 1979 that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and*

The council HAS NOT been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works have been placed on the land (within the meaning of that Act) on the land (or on public land adjacent to that land).

(b) *if works have been so placed – whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.*

Not applicable.

(3) *such information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate and of which the council has been notified pursuant to those regulations.*

Not applicable.



4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing costal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not applicable.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

The land IS NOT proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993, or

The land IS NOT affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

(b) Any environmental planning instrument, or

The land IS NOT affected by any road widening or road realignment under the provisions of Randwick LEP 2012.

(c) Any resolution of the council.

The land IS NOT affected by any resolution of the Council for any road widening or road realignment.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council

The land **IS** affected by a policy adopted by the Council as follows:

Contaminated Land Policy. This policy does not specifically identify the subject land (or any other land) as contaminated. The policy does, however, apply to all land in the City of Randwick. The policy requires Council to consider the possibility of land contamination and its implications for any proposed or permissible future uses of the land, including all rezoning, subdivision and development applications. This policy will restrict development of land:

- (1) Which is affected by contamination; or
- (2) Which has been used for certain purposes; or
- (3) In respect of which there is not sufficient information about contamination; or
- (4) Which is proposed to be used for certain purposes; or
- (5) In other circumstances contained in the policy.

The subject land IS NOT subject to Council's policy "Former Incinerator Land Matraville". This Policy identifies land which is, or may contain contaminated ash material, due to the operation of the former (Reico) incinerator at Matraville (see attachment).