

# **RANDWICK LOCAL ENVIRONMENTAL PLAN 1998 (AMENDMENT No 36)**

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.* (\_\_\_\_\_)

THE HONOURABLE FRANK SARTOR, M.P.,  
Minister for Planning

Sydney

2005

---

# **Randwick Local Environmental Plan 1998 (Amendment No 36)**

under the

Environmental Planning and Assessment Act 1979

## **1. Name of plan**

This plan is *Randwick Local Environmental Plan 1998 (Amendment No 36)*.

## **2. Aims of plan**

The aims of this plan are to:

- (a) amend the subdivision and development requirements for dwelling houses and dual occupancies of land zoned Residential 2A;
- (b) amend the landscaping requirements of land zoned Residential 2A to ensure an appropriate provision of landscaping for development in this zone; and
- (c) amend the objectives of land zoned Residential 2A to recognise variations in the character of the low density residential area.

## **3. Land to which this plan applies**

This plan applies to all land zoned Residential 2A within the City of Randwick.

## **4. Amendment of Randwick Local Environmental Plan 1998**

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

## **Schedule 1 Amendments**

### **[1] Clause 10 Zone 2A (Residential A zone)**

Delete Subclauses 1a), 1b) and 1c) and insert

- 1a) to enhance the amenity and characteristics of the low density residential area, and
- 1b) to enable the redevelopment of low density housing types, including dwelling houses and attached dual occupancy, where such development is compatible with the surrounding environment, and
- 1c) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors, and

### **[2] Clause 30 Minimum allotment sizes**

Delete Subclause 1) and insert

- 1) The minimum size for allotments resulting from the subdivision of land, other than for the purpose of public utility undertakings or roads, within Zone No 2A is 400 square metres and each allotment must have a frontage of at least 12 metres.

Delete Subclause 2)

Subclause 1A) to be renumbered as Subclause 2)

Delete Subclause 3) and insert

- 3) The minimum allotment size for the erection of a dwelling house within Zone No 2A is 400 square metres and each allotment must have a frontage of at least 12 metres.

Delete Subclause 4) and insert

- 4) The minimum allotment size for the erection of an attached dual occupancy within Zone No 2A is 450 square metres and each allotment must have a frontage of at least 15 metres.

### **[3] Clause 31 Landscaped area**

Delete Subclause 1) and insert

- 1) Development, otherwise than for the purpose of a dwelling house, within Zone No 2A must provide a minimum of 50% of the total site area as landscaped area.