

# Precinct resolution

**PRECINCT:** Coogee Precinct

**EMAIL:** Coogeeprecinct2034@gmail.com

**MEETING  
DATE:** 15 August 2022

**FILE:** F2004/08046

**ACTIONED TO:** Frank Ko, Manager Development Assessments

**RESOLUTION  
NUMBER:** 11/22

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## Resolution:

Resolution 11/22

DA/388/2022 - 39 Arcadia St Coogee. Randwick Council be advised that the Coogee Precinct is opposed to this redevelopment on a number of grounds including 1) the obscuring of the view of the heritage building from the foreshore 2) the bulk of the building and its impact on the foreshore 3) the removal of a number of trees 4) the demolition of buildings erected by William Joynton Smith and the heritage of same. In addition, questions were raised regarding the setback and also the point from which the 12 metre height level is measured.

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## Council response:

The issues raised by the Coogee Precinct will be considered as part of the assessment process and addressed comprehensively in the assessment report.

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## Council contact

Frank Ko

Manager Development Assessment  
12 September 2022

# Precinct resolution

**PRECINCT:** Coogee Precinct **EMAIL:** Coogeeprecinct2034@gmail.com

**MEETING DATE:** 15 August 2022 **FILE:** F2004/08046

**ACTIONED TO:** Kerry Kyriacou, Director City Planning

**RESOLUTION NUMBER:** 12/22

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## Resolution:

Resolution 12/22

The Precinct submits the following to Randwick Council. Randwick Council to object to the proposed population target as the present population figures do not include the numbers presently housed in student, boarding house or defence accommodation. The precinct is opposed to 1) the combination of B1 and B2 zoning into a new E1 zoning, which weakens resident's protections and risks existing amenity for residents 2) The transfer of 20 neighbourhood clusters from residential to commercial zoning. In addition, the extension of trading hours to licensed premises creating additional noise and disturbance is of concern. The precinct welcome the addition of 50 plus heritage items and looks forward to further review of heritage sites.

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## Council response:

### Housing Targets

The proposed housing targets for Randwick City are included in the Council endorsed Randwick City Housing Strategy which was formally approved by the State Government in June 2021. These targets are based on Randwick City's projected housing needs, taking into consideration population growth and changing demographics. Council has adopted a sustainable approach in determining locations suitable for future housing growth, based on proximity to transport, employment and services.

New dwellings under the approved Bundock Street Defence Site master planned have already been included in the housing targets under the Housing Strategy. Council intends to include additional dwellings proposed under recent amendments to the Bundock Street Defence Site Masterplan as well as new student housing developments within the 6-10 year housing targets. This approach will be put forward to the Department of Planning and Environment for consideration.

### Comprehensive Planning Proposal Matters

With respect to other issues raised regarding the Comprehensive Planning Proposal (employment zones, neighbourhood centres, and trading hours), please note that Council at its meeting on 30 August 2022 resolved as follows:

**RESOLUTION: (Rosenfeld/McCafferty) that Council:**

a) Endorse that part of the Planning Proposal that amends Randwick Local Environmental Plan 2012 in relation to the economic development amendments outlined below:

- 1) Amend the RLEP 2012 to introduce an objective for the B1 Neighbourhood Centre and B2 Local Centre zones (E1 Local Centre and E2 Commercial Centre zones under the Employment Reforms) on supporting a diverse, safe and inclusive night time economy;
- 2) Amend the RLEP 2012 to introduce Exempt Development Provisions to permit shops, business premises and kiosks located in the B1 Neighbourhood Centre and B2 Local Centre zones (E1 Local Centre and E2 Commercial Centre zones under the Employment Reforms) to trade from 7am to 11pm without requiring development consent, subject to criteria on noise, parking, loading and waste management;
- 3) Delete the proposed Exempt Development provisions allowing small scale cultural activities to occur in office, retail, business, restaurants, cafes and/or community facilities in the B1 Neighbourhood Centre and B2 Local Centre zones without requiring development consent subject to criteria on patron numbers, hours of operation, noise and amenity impacts.
- 4) Amend clause 6.13 of the RLEP 2012 to include ‘information and education facility’ as a permitted use with development consent in the R1 General Residential, R2 Low Density and R3 Medium Density zones.
- 5) Amend the RLEP 2012 as follows:

Gardeners Road Cluster

- i. Rezone 118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road – KINGSFORD from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Todman Avenue Cluster

Rezone 57, 59 and 61 Todman Avenue, KENSINGTON from R2 Low Density Residential to B1 Neighbourhood Centre zone (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Anzac Parade Cluster

- ii. Rezone 627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade – MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Bunnerong Road Cluster

- iii. Rezone 167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road - MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Malabar Road Cluster

- iv. Rezone 496-504 Malabar Road MAROUBRA from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Moverly Road Cluster

- v. Rezone 56 Moverly Road, 58 Moverly Road, and 60 Moverly Road – MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

Avoca Street Cluster

- vi. Rezone 341-347 Avoca Street - RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1. Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use and amend the LEP maps as well.

Barker Street Cluster

- vii. Rezone 140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Canberra Street Cluster 1

- viii. Rezone 1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Canberra Street Cluster 2

- ix. Rezone 16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Carrington Road Cluster

- x. Rezone 33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1. Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use for 33-37 Carrington Road and amend the LEP maps as well.

#### Clovelly Road Cluster 1

- xi. Rezone 23 Clovelly Road, 29 Clovelly Road – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Clovelly Road Cluster 2

- xii. Rezone 49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1. xiv. Rezone 1 Gilderthorpe Avenue – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### King Street Cluster

- xv. Rezone 101 King Street, 103 King Street, and 105 King Street – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Arden Street Cluster

- xvi. Rezone 371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, and 99-101 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Malabar Road Cluster 1

- xvii. Rezone 2-4 Malabar Road, and 6-8 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Malabar Road Cluster 2

- xviii. Rezone 169-173 Malabar Road, 175-177 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1. Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use for 169-173 Malabar Road and amend the LEP maps as well.

#### Burnie Street Cluster

- xix. Rezone 17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street – CLOVELLY, from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the

Employment Zone Reforms) with an applicable FSR of 1:1. xx. Rezone 34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street – CLOVELLY from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Beach Street Cluster

xxi. Rezone 98-104 Beach Street – COOGEE from R3 Medium Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1:1.

#### Dudley Street Cluster

xxii. Rezone 63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue – COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre (E1 Local Centre under the Employment Zone Reforms) with an applicable FSR of 1.5:1.

### **RESOLUTION: (Said/Burst) that Council:**

- a) Endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to employment zones as set out below:
  - i. Translate all B1 Neighbourhood Zoned Centres to the E1 Local Centre Zone;
  - ii. Translate Coogee and Matraville Town Centres (currently zoned B2 Local Centre) to the E1 Local Centre Zone;
  - iii. Translate Randwick Junction, Kensington, Kingsford and Maroubra Junction Town Centres (currently zoned B2 Local Centre) to the E2 Commercial Centre Zone;
  - iv. Translate the IN2 Light Industrial Zone to the E4 General Industrial Zone;
  - v. Include a new local provision requiring any new development in the E1 Local Centre Zone to consider existing character and retention of the fine grain village character of development located within neighbourhood centres;
  - vi. Include a local provision to prohibit the granting of development consent for the purpose of freight transport facilities on land within the E4 General Industrial zone.
- b) Authorise the Director, City Planning to make any minor modifications to rectify any numerical, typographical, interpretation and formatting errors to that part of the Planning Proposal relating to employment zone reforms and associated documents prior to submitting to the Department of Planning and Environment;
- c) Forward that part of the Planning Proposal relating to employment zone reforms to the Department of Planning and Environment and request that the amendments be made to Randwick Local Environmental Plan 2012; and
- d) write to the Minister to seek an exemption from the SEPP regarding the hours of operation of industry in the light industrial zone.

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### **Council contact**

Stella Agagiotis

Manager Strategic Planning

16 September 2022

# Precinct resolution

**PRECINCT:** Coogee Precinct **EMAIL:** Coogeeprecinct2034@gmail.com

**MEETING DATE:** 15 August 2022 **FILE:** F2004/08046

**ACTIONED TO:** Todd Clarke, Director City Services

**RESOLUTION NUMBER:** 13/22

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## Resolution:

Resolution 13/22: Council be asked to remove the sharp rocks which were relocated to the south end of Coogee Beach (near the ramp) as they present a potential damage when they are exposed .

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## Council response:

There is not a one size fits all approach to relocating rocks/boulders in the ocean or on the beaches. Each situation's circumstances vary in their consideration, be it on Crown Land vs water ways vs Council-owned land.

When not on Council Land, these are not Council Owner Assets However Council will assist where it is possible to do so.

In each instance it must be ascertained whether the area in question is occupied, under licence or under agreement, whether the boulders above the high-water mark, ecological significance and if the location subject to native title advice.

In most instances each site would require detailed site-specific advice from the Department of Planning and Environment as the rocks/boulders are not Council's assets, and therefore Council is not liable or responsible for their 'maintenance or upkeep'.

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## Council contact

Ryan Zammit

Manager Infrastructure Services  
21 October 2022