

Randwick Local Environmental Plan 1998 (Amendment No 33)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act, 1979*. (S01/01802/S69)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

Randwick Local Environmental Plan 1998 (Amendment No 33)

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Environmental Planning and Assessment Act 1979

1. Name of plan

This plan is *Randwick Local Environmental Plan 1998 (Amendment No 33)*.

2. Aims of the plan

The aims of this plan are:

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

3. Land to which this plan applies

This plan applies to the land comprising the Maroubra Junction Town Centre as identified by heavy black edging on the map marked “Randwick Local Environmental Plan 1998 (Amendment No 33)”, 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 42 D

Insert after clause 42C:

42D Maroubra Junction Town Centre

- (1) This clause applies to the land comprising the Maroubra Junction Town Centre, as identified by heavy black edging on the map marked “Randwick Local Environment Plan 1998 (Amendment No 33)”, 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 Maroubra Junction 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 Maroubra Junction Town Centre:
 - (a) to achieve high quality design in all new developments and improvements undertaken in the public domain,
 - (b) to encourage a vibrant and active town centre that provides a range of facilities and services that benefit the locality and local government area,
 - (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 forms that complements development within the town centre and do 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 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, and
 - (i) to improve the overall environmental quality of the Maroubra Junction Town Centre.
- (3) Clauses 31, 32 and 33 do not apply to the land within the Maroubra Junction Town Centre.
- (4) The maximum number of storeys requirement of the Maroubra Junction Town Centre Development Control Plan adopted by the Council on 18 November 2003 applies to the development of land within the Maroubra Junction Town Centre as if it was incorporated into this plan.
- (5) For the purpose of subclause (4), the maximum number of storeys must correspond with the building height as set out in the Table to subclause (6).
- (6) For the purpose of this clause the maximum height of development is as follows:

Table

No. of storeys	Maximum building height to underside of ceiling (m)
1	4.5
2	9.0
3	12.0
4	15.0
5	18.0
6	21.0
7	24.0
8	26.7

- (7) For the purpose of this clause, building height is to be calculated as the distance measured vertically from ground level taken from each point on the boundary of the site to the underside of the ceiling of the topmost floor.
- (8) For the purpose of this clause, *storeys* means habitable floors, excluding underground car parking.

[2] Clause 49

Insert at the end of the definition of *the map* in clause 49:

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