



New South Wales

Randwick Local Environmental Plan 1998 (Amendment No 22)

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. (S01/00476/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2005 No 463

Clause 1 Randwick Local Environmental Plan 1998 (Amendment No 22)

Randwick Local Environmental Plan 1998 (Amendment No 22)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Randwick Local Environmental Plan 1998 (Amendment No 22)*.

2 Aims of plan

The aims of this plan are:

- (a) to encourage the retention and development of affordable housing in the City of Randwick in a variety of types and tenures, and
- (b) to ensure affordable housing is provided and managed so that a socially diverse population, representative of all income groups, is maintained, and
- (c) to encourage the consideration of the housing requirements of different groups, including people willing to share accommodation, and
- (d) to facilitate the ability of very low, low and moderate income households to continue to live in the City of Randwick, and
- (e) to ensure affordable housing consists of dwellings constructed to a standard which, in the opinion of Randwick City Council, is consistent with other dwellings in the locality.

3 Land to which plan applies

This plan applies to all land situated in 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

(Clause 4)

[1] Clause 2 Aims

Insert at the end of clause 2 (k):

, and

- (l) to encourage the provision of housing mix and tenure choice, including affordable housing, in the City, and
- (m) to encourage the retention of affordable housing in the City in a variety of types and tenures.

[2] Clause 10 Zone No 2A (Residential A Zone)

Insert at the end of clause 10 (1) (d):

, and

- (e) to enable a mix of housing types to encourage housing affordability.

[3] Clause 11 Zone No 2B (Residential B Zone)

Insert at the end of clause 11 (1) (d):

, and

- (e) to enable a mix of housing types to encourage housing affordability.

[4] Clause 12 Zone No 2C (Residential C Zone)

Insert at the end of clause 12 (1) (d):

, and

- (e) to enable a mix of housing types to encourage housing affordability.

[5] Clause 12A Zone No 2D (Residential D—Comprehensive Development Zone)

Insert at the end of clause 12A (1) (f):

, and

- (g) to enable a mix of housing types to encourage housing affordability.

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Schedule 1 Amendments

[6] Clause 13 Zone No 3A (General Business Zone)

Insert at the end of clause 13 (1) (c):

, and

- (d) to enable a mix of housing types to encourage housing affordability.

[7] Clause 14 Zone No 3B (Local Business Zone)

Insert at the end of clause 14 (1) (d):

, and

- (e) to enable a mix of housing types to encourage housing affordability.

[8] Clause 34 Boarding houses

Omit clause 34 (2). Insert instead:

- (2) The consent of the Council is required in respect of a building or place to which this clause applies:
 - (a) to a different use of the building or place resulting from a change of the use of the building or place to another use not being a boarding house, or
 - (b) to demolish the building or place, or
 - (c) to make any alterations or additions to the building or place.

[9] Clause 34 (3) (e), (f) and (g)

Omit clause 34 (3) (e). Insert instead:

- (e) whether arrangements have been made or will be made to assist residents who may be displaced by the development, and
- (f) the availability of other buildings suitable for use as affordable housing, having regard to their location, type, size, rent levels and available services, and
- (g) any adverse social and economic effects caused by the development on affordable housing stocks and on households in the local community on very low, low or moderate incomes who are spending 30% or greater of gross incomes on rent or home purchase expenses.

[10] Clause 40A Master plans

Insert after clause 40A (5) (t):

- (u) provision of housing mix and tenure choice, including affordable housing.

[11] Clause 40A (14)

Insert after clause 40A (13):

- (14) Subclause (5) (u) does not apply:
 - (a) to a draft master plan lodged with the Council before the day on which *Randwick Local Environmental Plan 1998 (Amendment No 22)* commenced, or
 - (b) to a master plan adopted by the Council pursuant to subclause (7) before the day on which *Randwick Local Environmental Plan 1998 (Amendment No 22)* commenced.