

Action	Consistency
Planning Priority E1 – Planning for a city supported by infrastructure	The Bunnerong Road site is located in close proximity to Juniors Kingsford Light Rail Stop, providing direct connections to UNSW, Surry Hills, Central and Circular Quay, delivering a combination of social, affordable and private dwellings. The site is well serviced by public and active transport, including frequent bus services on Bunnerong.
Planning Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities	The proposal will provide an array of housing that caters for a range of tenures, including social, affordable, and private housing. In having a mix of residential uses will foster community integration and social diversity, while seeking to address housing affordability challenges.
Planning Priority E5 – Providing housing supply, choice and affordability with access to jobs, services and public transport	The rezoning will provide around 185 new homes, including the potential for up to 50% social and affordable housing. Whilst the rest will be private housing stock. This will contribute to housing supply, choice and affordability in a location with excellent access to jobs, services and public transport.
Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District’s heritage	The proposal responds to the surrounding built environment with a place-based approach. The plan responds to Daceyville HCA through landscaping and appropriate setbacks to ensure comfortable height transitions. The new built form will actively address pedestrians through multiple entry points (multiple frontages) and private recreation areas.
Planning Priority E7 – Growing a more stronger and more competitive Harbour CBD	The planning proposal supports a more competitive Harbour CBD by facilitating development near CBD Light Rail, with direct connection to the CBD. As well as the site’s proximity to Randwick strategic centre, an area that has been identified for future growth.
Planning Priority E8 – Growing and investing in the health and education precincts and the Innovation Corridor	In providing new social, affordable and private housing close to Randwick Health and Innovation Precinct, UNSW as well as the Randwick strategic centre.
Planning Priority E10 – Delivering integrated land use and transport planning and a 30-minute city	The rezoning of the Bunnerong Road site provides opportunities for additional homes, in the Eastern Suburbs. With the site being well connected to existing public transport to bring people closer to their jobs, homes and the services they need.
Planning Priority E17 - Increasing urban tree canopy cover and delivering Green Grid connections	The planning proposal has retained a significant number of mature trees that line Anderson Street and Bunnerong Road, with additional tree plantings apart of the proposal.

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	The proposal meets targets set out in the Greener Places Design Guide and the Randwick HIA SDCP to meet 25% canopy coverage, contributing to Sydney's Green Grid.
Planning Priority S20: Adapting to the impacts of urban and natural hazards and climate change	Whilst the planning proposal is not located in the 1% AEP flood event boundary, a portion of the site is impacted by the PMF, with the floor levels being specifically elevated mitigate impacts. Furthermore, basement access is from Anderson Street as to further avoid PMF effected land.

Appendix A – Consistency with the Eastern City District Plan