

STRATEGIC PLANNING

DRAFT Randwick Comprehensive Planning Proposal

May 2021

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Executive Summary

The Comprehensive Planning Proposal has been prepared to update the Randwick Local Environmental Plan 2012 (LEP 2012) in accordance with the policy approach of the State Government's Standard Instrument LEP, which encourages Councils undertake a comprehensive update of planning instruments to ensure they are in line with the strategic directions and planning priorities of the Greater Sydney Region Plan (A Metropolis for Three Cities), Eastern City District Plan and, Randwick Local Strategic Planning Statement (LSPS).

The Planning Proposal also implements the findings and recommendations of **studies and strategies** undertaken by Council in recent years including: Randwick Housing Strategy (2020), Affordable Housing Plan (Housing Investigation Areas (2021)), Randwick Heritage Study (March 2021), Randwick Environment Strategy, Local Character Statements (2020), Randwick Economic Analysis Report (2019), Night-Time Economy Study (2019), and draft Randwick Open Space and Recreation Needs Study (2020). Rezoning requests received since the commencement of the Randwick LEP 2012 are also considered in this Planning Proposal report.

Several Council reports on separate topics (housing, heritage, environmental resilience, local character areas, economic development and rezoning requests) and advice from the Randwick Local Planning Panel (RLPP) have been previously considered by Council. The supported changes to the Randwick LEP 2012 have been included in this Comprehensive Planning Proposal. Details of these previous reports is provided in the background section below.

In summary, the Comprehensive Planning Proposal (May 2021) includes:

- New planning controls to deliver housing to meet our 6-10 year housing targets (as identified in the Housing Strategy), including new Housing Investigation Areas and changes to minimum lot sizes in the R2 Low Density Residential zone.
- New heritage items and boundary adjustments to heritage conservation areas.
- Promotion of environmental resilience.
- Strengthening open space requirements and creating new open space zones.
- Introducing a new Local Character Area clause and associated maps which will apply to the Northern Coast, Southern Coast and The Bays Local Character Areas.
- Supporting a diverse, safe and inclusive night time economy through changes to zone objectives and new exempt development provisions.
- Requesting a reduction in the period of non-hosted short term rental accommodation without requiring development consent to 90 days per calendar year.
- Strengthening existing clusters of shops centres by rezoning land to B1 Neighbourhood Centre and increasing the maximum floor space ratio (FSR) to reflect the existing business uses and provide certainty about zoning and land use permissibility.
- Updating the land zoning, height and FSR maps to reflect the Randwick Hospital Expansion area.
- Updating the land zoning map to SP2 Infrastructure for part of the Randwick Racecourse (Light Rail Stabling Yard) to reflect the infrastructure use of that part of the site.
- Rezoning and increasing development standards (height and FSR) for a number of sites based on owner-initiated rezoning requests.
- Include housekeeping amendments to correct zoning anomalies.

Background

In February 2020, Council endorsed the **Randwick Local Strategic Planning Statement (LSPS)** as required under the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the Eastern City District Plan. The Randwick LSPS sets the Directions and Planning Priorities for the next 20 years and sets the framework for land use planning for Randwick City.

Council also endorsed the **Randwick Housing Strategy (HS)** in February 2020. The HS identifies the City's housing needs and priorities through to 2040 and sets a 6-10 year housing target of approximately 4,300 new dwellings to be achieved by 2026. It also identifies long term housing growth opportunities to meet the need for an estimated 12,900 new dwellings by 2036 to meet projected population growth.

A review of Randwick's heritage was undertaken in the **Randwick Heritage Study (Vol.1 & 2)** (March 2021) to review the status and condition of existing residential heritage items and heritage conservation areas (HCAs) and to also identify new potential heritage items for listing. The heritage review is an important 'stock take' of Randwick City's heritage at a point in time to ensure that the local heritage conservation planning framework is robust, up to date and affords adequate protection for buildings and places that have been identified as having heritage significance.

The LSPS, along with the State Government Plans (Greater Sydney Region Plan (A Metropolis for Three Cities) and Eastern City District Plan), Randwick Housing Strategy, Randwick Heritage Study, **Randwick Environment Strategy, Night-Time Economy Study (2019)** and **Randwick Economic Analysis Report (2019)** and **Affordable Housing Plan (Housing Investigation Areas)** provide the directions and planning priorities which have informed the strategic land use planning changes in the Randwick Comprehensive Planning Proposal.

In 2018 the Department of Planning, Industry and Environment (DPIE) released a Planning System Circular relating to **local character** which provides advice on how the planning system will deliver development within the context of the local area, considering the local character. Since the release of the Circular, the DPIE has also released a Local Character and Place Guideline (February 2019) and a draft local character clause and overlay (exhibited November 2020 to January 2021). In accordance with the Planning Priorities and Actions of the Randwick LSPS and Housing Strategy, Council prepared and released for community consultation eleven (11) Local Character Statements in 2019/2020. The Local Character Statements capture the distinct character of an area and include social, environmental and economic characteristics of a place. This Comprehensive Planning Proposal includes the draft local character clause and overlay for the three (3) coastal Local Character Areas.

The redevelopment and expansion of the **Randwick Hospitals Campus** (Prince of Wales Reconfiguration and Expansion Project) to accommodate a 13 storey (59m) Integrated Acute Services Building (ASB) and associated works including expanded emergency and intensive care unit departments, four new operating theatres, helipad, research, education and training facilities, and contemporary facilities for a number of specialties require land zoning and development standard (height and FSR) changes for the 'campus expansion area' located immediately to the west of the existing Randwick Hospital campus. These changes have been included in this Comprehensive Planning Proposal.

In addition, since the introduction of the current Randwick Local Environmental Plan 2012 (LEP 2012) and recent amendment to the Kingsford and Kensington Town Centres Planning Proposal, a number of **rezoning requests** have been received by Council. These rezoning requests (where supported) and minor housekeeping amendments have been included in this Comprehensive Planning Proposal in accordance with the policy approach of the State Government's Standard

Instrument LEP, where Councils are encouraged to consider rezoning requests strategically rather than ad-hoc proposals.

The Directions and Planning Priorities in the Randwick LSPS have established the framework for land use planning in Randwick City, and in addition to the above strategies and studies, have informed the preparation of this Comprehensive Planning Proposal.

1. Objectives and Intended Outcomes

1.1. Objectives

The objectives of the Comprehensive Planning Proposal are to:

- Review the Randwick LEP 2012 to update planning controls to implement the planning priorities and actions of the Randwick LSPS and draft Randwick Housing Strategy.
- Provide a range of **housing** types and housing supply with access to jobs, services and public transport to meet the existing and future demand of the community.
- Address and encourage **sustainable and resilient** development in Randwick City.
- Address the key outcomes identified in the **Environment Strategy** including water security and management, biodiversity, urban heat island and renewable energy,
- Ensure that the local **heritage conservation** planning framework is robust, up to date and affords adequate protection for buildings and places that have been identified as having heritage significance
- Address the key relevant outcomes of the draft **Open Space** and Recreation Needs Study, including a review of the RE1 Public Recreation zone objective, land zoning maps and local provisions.
- Introduce **Local Character** into the Randwick LEP to ensure that it is considered in future development.
- Strengthen Randwick City's cultural life and create a more diverse and inclusive **night-time economy**.
- Provide a range of employment opportunities and contribute to **economic** growth.
- Ensure that individual rezoning requests are considered strategically rather than on an ad-hoc basis.
- Actively **consult and engage** the community on strategic land use plans and policies to ensure the community's views are considered in decision making and planning.

1.2. Intended Outcomes

The intended outcomes of the Planning Proposal in relation to each of the land use topics are:

1.2.1. Housing

- Provide housing capacity to meet the 6-10 year housing target of 4,300 additional dwellings by 2026.
- Increase the provision of affordable housing to meet the housing demands of very low, low and medium income households.
- Increase housing diversity and choice to support our growing population. in areas with good access to public transport, services and town centres.

1.2.2. Heritage

- Support heritage conservation in Randwick City through identifying new heritage items and reviewing conservation area boundaries.

1.2.3. Environmental Resilience

- To enhance the provision of open space and promote passive recreational activities within and adjoining the town centres by rezoning site RE1 Public Recreation.
- Update the Terrestrial Biodiversity Maps in line with recent advice from the Department of Planning, Industry and Environment to ensure that terrestrial biodiversity areas are protected.
- Address the key outcomes identified in the Environment Strategy including water security and management, biodiversity, urban heat island and renewable energy.
- Address the key relevant outcomes of the Open Space and Recreation Needs Study, including a review of the RE1 Public Recreation zone objective, land zoning maps and local provisions.

1.2.4. Local Character Areas

- To ensure that local character is a key consideration for future development by introducing the new Local Character clause and associated maps for the Northern Coast, Southern Coast and The Bays Local Character Area.

1.2.5. Economic Development

- To strengthen Randwick City's cultural life and create a more diverse and inclusive night-time economy.
- To support local businesses and employment by protecting the existing stock of employment lands
- To standardise and extend trading hours for shops and low impact business premises
- To balance the provision of short term rental accommodation (STRA) with rental housing supply and residential amenity
- To provide for the expansion of high-quality hospital services with access to high quality public transport.
- To recognise the provision of Light Rail stabling infrastructure as part of the public transport network in Randwick City.

1.2.6. Rezoning Requests

- Response to rezoning requests strategically to ensure that the land use zone and development standards on individual sites allows for the best use of the site in relation to social, economic and environmental considerations.

The proposed changes to the Randwick LEP 2012 are detailed in Part 2 below and in the LEP Clause and Schedule changes (Attachment B) and Randwick LEP Map changes (Attachment C) in relation to:

- New and amended LEP clauses
- Amended LEP Schedules (Schedule 1 Additional permitted uses, Schedule 2 Exempt development and Schedule 5 Environmental heritage)
- New and amended LEP Maps.

Important note in relating to the proposed LEP amendments.

Clause 1.8A Savings provision relating to development applications clause is included in Randwick LEP 2012 to ensure that proposed amendments do not affect any lodged development applications. The clause states that:

- (1) *If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.*
- (2)

Note that under s.4.15 – Evaluation of the *Environmental Planning & Assessment Act*, matters for consideration include any proposed instrument that is or has been the subject of public consultation.

The draft proposed clauses in this Planning Proposal will be subject to legal drafting and may alter under this process.

2. Explanation

This section explains the proposed changes to the Randwick LEP 2012 and how the objectives and intended outcomes (above) of the Comprehensive Planning Proposal will be achieved for the six (6) topic specific changes through the following:

- New and amended LEP clauses (refer Attachment B)
- Amended LEP Schedules (refer Attachment B)
- New and amended LEP Maps (refer Attachment C).

2.1. Housing

Background

The proposed amendments in regard to housing seek to implement the planning priorities and actions of the LSPS and Housing Strategy and provide additional housing capacity to meet Council's 6-10 year housing target of approximately 4,300 new dwellings. This will be achieved through the following changes to the LEP Clauses and LEP Maps.

Council's estimated housing yield to meet this target factors in likely market take-up rates to ensure sufficient capacity is available in the local planning framework to meet the identified housing demand of our growing and changing community. Any supply that isn't realised in the 6-10 year timeframe will contribute to Council's longer term dwelling targets. Council intends to meet its 6-10 housing target of 4,300 as follows:

	Estimated Housing Yield (6-10 year target)
General infill	~ 800
R2 Subdivision Provisions (proposed 550sqm)	~ 474 (subject to this Planning Proposal)
5 x HIAs	~ 574 (subject to this Planning Proposal)
K2K	~ 2,070
Major Sites	~ 546
Total	~ 4,464

Proposed Amended Clauses

Affordable housing contributions

- A new clause in Randwick LEP under Part 6 Additional Local Provisions which identifies the areas for each of the five Housing Investigation Areas in the 'Special Provisions Area Map' by which an affordable housing contribution scheme is to apply.
- The new clause is to identify the percentage of total floor area used for residential purposes to which the development application relates for each of the five HIA.
- The new clause is to stipulate that for development which cannot be subdivided such as boarding houses under the Affordable Rental Housing SEPP or Purpose Built Student Accommodation that a monetary contribution will apply.

Minimum lot size in the R2 zone

To increase the development lot size area standard for dual occupancies (attached) from 450m² to 550m² in the R2 Low Density Residential zone through the proposed change to the existing clause 4.1C as shown below.

4.1C Minimum lot size for dual occupancies (attached)

(1) *The objective of this clause is to provide for housing diversity and affordability in residential zones.*

(2) *Development consent may be granted for development on a lot in Zone R2 Low Density Residential for the purpose of a dual occupancy (attached), if the area of the lot is at least ~~450~~ 550 square metres.*

To apply a sliding scale FSR standard for dual occupancy (attached) in the R2 Low Density Residential zone, dependent on lot size:

- 550-600sqm: 0.65:1
- 600sqm and greater: 0.6:1 FSR

Associated Map Changes

Housing Investigation Areas (HIAs)

The proposed amendments include changes to the zoning, height of buildings and FSRs within 5 identified Housing Investigation Areas (HIAs) as follows and shown in Attachment C:

West Randwick HIA

- Increase the maximum building height for the B1 Neighbourhood Centre zone from 12m to 24m
- Increase the maximum building height for the R3 Medium Density Residential zone from 12m to 16.5m
- Increase the FSR for the B1 Neighbourhood Centre zone from 1.5:1 to 3.6:1
- Increase the FSR for the R3 Medium Density Residential zone from 0.9:1 to 1.8:1.

Kensington North HIA

- Increase the maximum building height for the R3 Medium Density Residential zone along Anzac Parade and Alison Road from 12m to 23m, and in the southeast of the HIA from 12m to 16.5m
- Increase the FSR for the R3 Medium Density Residential zone along Anzac Parade and Alison Road to from 0.9:1 to 2:1 and in the southeast of the HIA from 0.9:1 to 1.5:1.

Arthur Street HIA

- Increase the maximum building height for the R3 Medium Density Residential zone (except the Arthur Street frontage) from 9.5m and 15m to 26m, and along the Arthur Street frontage to 9.5m to 13.5m
- Increase the FSR for the areas identified in the R3 Medium Density Residential zone from 0.75:1 and no FSR to 3:1.

Magill Street HIA

- Change the zoning of the identified areas east of Norton Lane from R2 Low Density Residential to R3 Medium Density Residential
- Increase the maximum building height (except along the Norton Lane frontage) from 9.5m to 19.5m, and along the Norton Lane frontage to reduce from 9.5m to 7m
- Increase the FSR of the identified areas east of Norton Lane from 0.5:1 and 0.75:1 to 1.8:1.

Kingsford South HIA

- Change the zoning of the identified areas from R2 Low Density Residential to R3 Medium Density Residential, and at the corner of Anzac Parade and Botany Street from R2 Low Density Residential to B1 Neighbourhood Centre
- Increase the maximum building height for the proposed R3 Medium Density Residential zone from 9.5m and 12m to 16.5m, and for the proposed B1 Neighbourhood Centre zone from 9.5m to 17.5m
- Increase the FSR for the proposed R3 Medium Density Residential zone from 0.5:1 and 0.75:1 to 1.6:1, and for the proposed B1 Neighbourhood Centre zone from 0.5:1 to 1.7:1.

Affordable housing contributions

- Refer above regarding Affordable Housing Provisions and the proposed change to Special Provisions Area Map (refer Attachment C).

Minimum lot size in the R2 zone

- Amend the minimum lot size map for all land zoned R2 Low Density Residential to 275m² (excluding Heritage Conservation Areas – see below).
- No change to the existing minimum lot size map for land within a Heritage Conservation Area.

2.2. Heritage

Based on the Randwick Heritage Study (March 2021) and Randwick Junction Heritage Study (2015), 62 properties are recommended for heritage listing. The proposal also includes boundary changes to the existing Heritage Conservation Areas and clarification of existing heritage item property descriptions through the following changes to Schedule 5 Environmental Heritage and Heritage Maps associated with clause 5.10 Heritage conservation. The Randwick Junction Planning Strategy also identified changes to heritage listings, these have also been included in this Comprehensive Planning Proposal.

- **Schedule 5 Environmental Heritage**

Heritage Items

The proposed 62 new heritage items are identified (highlighted in red) in Schedule 5 Environmental heritage of the Randwick LEP 2012 (Attachment B). The proposed changes to Schedule 5 (highlighted in red) include a range of property types and locations and clearly identifies the name of the proposed heritage item, street address and property description. Note: correct address for proposed item is 140-152 Beach Street, Coogee (incorrectly described previously as 150-142 Beach Street).

The Planning Proposal includes the following items identified in the Randwick Junction Planning Strategy for inclusion as heritage items:

- 1 Belmore Road, Randwick
- 167-171 Alison Road, Randwick
- 179-181 Alison Road, Randwick
- 60 Belmore Road and 25 Waratah Avenue, Randwick to extend the curtilage of the heritage item.

The following new heritage item is also proposed to be included in Schedule 5:

- Tramway Turnstile Building Complex, Royal Randwick Racecourse (Lot 2009 DP 1169042)

The Planning Proposal also includes the following changes to addresses and property information for existing heritage items in Schedule 5 (refer Attachment C):

- identify the grouping of 16, 18, 20 and 22 Dudley Street, Randwick as individual heritage items (Lot 2 DP 936001, Lots A and B DP 317489, Lot 1 DP 963881, Lot 1 DP 129888, Lot 1 DP 932534).
- identify the grouping of 10 and 14 Stephen Street (Lot 1 DP 511401 and Lot 12 DP 3716) Randwick as individual heritage items
- consolidate 1 and 3 Samuel Terry Avenue and 1-27 Todman Avenue, Kensington into a single heritage listing (existing heritage items I141 and I144)
- remove 22 Young Street, Randwick and replace with 86 Middle Street (Lot 1 DP 998502) as the correct heritage item
- change the description of Item I17 No.379-401 Clovelly Road, Clovelly to exclude 3 Donnellan Circuit (Lot 100 SP 84741) (no change required to Schedule 5, heritage map only)
- change description of the Randwick Barracks Heritage Item I310 to include courtyard spaces and motor garages (Lot 12 DP 1042814)
- change description of Newmarket House Heritage Item I466 to include all of Lot 38 DP 1264010 (and Heritage Map)
- change description of Newmarket Sale Ring I292 to exclude the boundary of Lot 34 DP 1262464

The Planning Proposal also includes the removal of the following heritage item from Schedule 5.

- Item I18 No.16 Douglas Street, Clovelly (Lot 23, Section A DP 1827). The subject property was granted consent for demolition in 2012 given its state of dilapidation and poor structural condition at the time. A contemporary building has since been constructed on the site.

Heritage Conservation Areas

- Moira Crescent Conservation Area: the proposed extension to the Moira Crescent Conservation Area is described below and shown in Attachment C. The following properties (included within the new Conservation Area boundary) and will also be listed as heritage items in Schedule 5 Environmental heritage: 24 Marcel Avenue, 204, 206 and 208 Clovelly Road, Clovelly as shown in Attachment B.
- New Edgecumbe Estate Heritage Conservation Area as shown below and in Attachment C.
- Botany Bay National Park Heritage Conservation Area: align the boundaries with the State Heritage Register Map as shown in Attachment C.
- Figtree Heritage Conservation Area: remove the Contemporary Campus Living Development from the conservation area boundary as shown in Attachment C.

Note: a number of address changes for existing Heritage Items are also described in the Housekeeping Changes section below.

- **Heritage Map**

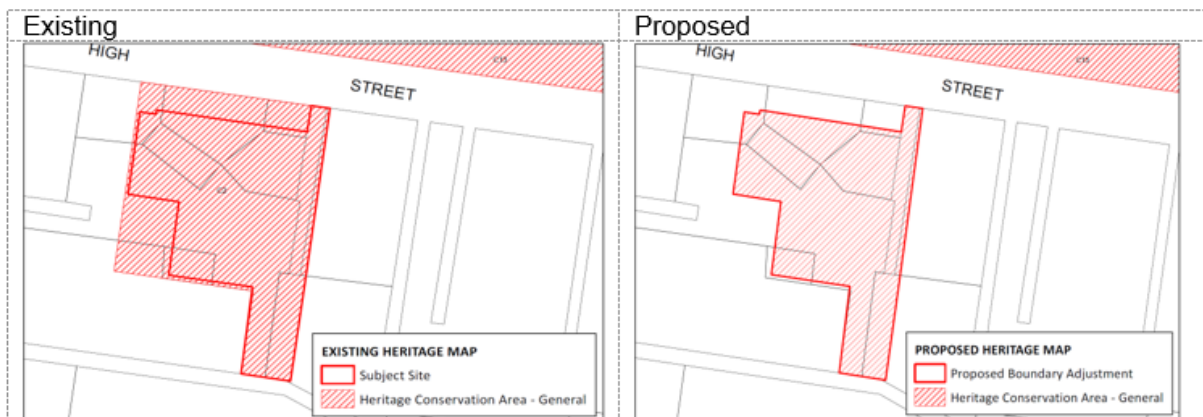
The LEP Heritage Map changes associated with the inclusion of the 62 sites in Schedule 5 and removal of one (1) site will be completed once Gateway approval is provided (and prior to public exhibition).

The proposed expansion of the Moira Crescent Conservation Area to include 24 Marcel Avenue and 204, 206 and 208 Clovelly Road, Clovelly is shown on the map below and in Attachment C.



Proposed expansion of the Moira Crescent Heritage Conservation Area

The proposed boundary changes to the Figtree Heritage Conservation Area which removes the Contemporary Campus Living Development from the conservation area boundary is shown on the map below and in Attachment C.



The proposed boundary of the Edgecumbe Estate Heritage Conservation Area is as follows:



The proposed boundary changes to the Botany Bay National Park Heritage Conservation Area, to align with the boundaries on the State Heritage Register Map is shown on the maps in Attachment C.

2.3. Environmental Resilience

To address the objectives and outcomes for environmental resilience the following changes are proposed.

- **Clause 1.2 Aims of Plan**

The overarching Aim of the Randwick LEP is proposed to be amended to make reference 'resilience' in addition to ecological sustainability and shown below (in red) and in Attachment B:

*h) to promote the importance of ecological sustainability **and resilience** in the planning and development process,*

- **Clause 6.4 Stormwater management**

Water security and management will continue to be a key issue, with climate change scenarios future climate is predicted to be drier than the current climate. Under modelling, predicted rainfall is expected to drop from 1,316mm/year to 567mm/year in 2030 (Study by WSP 2021). As well as these shifts in rainfall, increased temperatures will mean higher levels of and evaporation. This will reduce the soil moisture available to plants and will require more intensive irrigation for landscaping. It will also mean more water will be required to top up swimming pools.

To achieve the proposed outcomes and objectives relating to water security and water management the following changes to existing clauses in the Randwick LEP 2012 (clause 6.4

Stormwater management and clause 6.12 Development requiring the preparation of a development control plan are proposed (see Attachment B).

The existing Clause 6.4 Stormwater management aims to minimise the impacts of urban stormwater on sites, adjoining properties, native bushland and receiving waters. The clause applies to all land in residential, business and industrial zones in Randwick City. To reduce the stormwater pollution loads coming from urban development into the waterways, it is recommended that all development should aim to improve the quality of water leaving the site and entering into Council's stormwater system, therefore having a net positive impact on the water quality of beaches and waterways.

To achieve the proposed outcomes and objectives relating to water security and water management the following changes are proposed to clause 6.4 Stormwater management:

- To amend the clause objectives to include the protection **and improvement** of water quality within waterways and receiving waters including coastal beaches and Botany Bay.
- To amend subclause (3)(a) to ensure, that the consent authority is to be satisfied that the development **is designed to incorporate water sensitive urban design if practicable**.

- **Clause 6.12 Development requiring the preparation of a development control plan**

The proposed changes to this clause aim to address water security and management (refer above). This clause applies to sites with an area of at least 10,000 square metres or sites identified as "DCP required" on the Key Site Map. The proposal is to modify Clause 6.12 to encourage dual reticulation systems (separate pipes for potable and recycled water for internal and external water use) on these larger sites (refer Attachment B). This will assist in minimising the impact of development on receiving waters and encourage water conservation, water scarcity, and water reuse. The following change to clause 6.12 is proposed:

- **To amend subclause (4)(n) to include consideration of dual reticulation systems for potable and non-potable use when preparing a site specific development control plan.**

- **E2 Environmental Conservation Zone**

Green Infrastructure includes the networks of green spaces, including parks and open spaces, that support human and ecological health and improve the connection of bushland and waterways to protect habitat and biodiversity. Bushland plays an important environmental and social role in Randwick City including the extensive areas of Eastern Suburbs Banksia Scrub. This vegetation community in the Sydney Basin is listed as a Critically Endangered Ecological Community as it is facing an extremely high risk of extinction. The importance of this vegetation community has been recognised as a matter of national significance by being listed as endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

The E2 Environmental Conservation zone applies to land which has high ecological, scientific, cultural or aesthetic value, including areas which contain the critically endangered Eastern Suburbs Banksia Scrub. This includes land privately owned and land owned by public authorities, including Council.

The Prince Henry, Bunnerong Road Chifley and Jennifer Street sites all include land zoned E2 Environmental Conservation that contains ecological communities or species which are listed under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* and as such they should be recognised for their national significance and contribution to national biodiversity objectives. To recognise the nationally significant values of a number of sites zoned

E2, the following amendment to the E2 Zone objectives is proposed (and shown in Attachment B).

- To provide for uses that area compatible with the **nationally significant and/or** high ecological, scientific, cultural or aesthetic values of the zone.

No other changes to the E2 Zone provisions are proposed.

- **Clause 6.5 Terrestrial biodiversity**

The existing Clause 6.5 aims to maintain terrestrial biodiversity by protecting native fauna and flora, protecting the ecological processes necessary for their continued existence and encouraging the conservation and recovery of native fauna and flora and their habitats. The clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Maps.

Subclause 6.5(3) identifies matters for consideration when determining a development application, including whether the development is likely to have:

- (iii) *any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- (iv) *any adverse impact on the habitat elements providing connectivity on the land*

The clause also requires consideration of:

- (b) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

There is no change proposed to the wording of Clause 6.5 Terrestrial biodiversity. However, a number of changes are proposed to the Terrestrial Biodiversity Maps which accompany the clause as identified below and in Attachment C.

- **Terrestrial Biodiversity Map**

The proposed changes to the Terrestrial Biodiversity Maps will reflect the updated *Biodiversity Conservation Act 2016* mapping prepared by the Department, Industry and Environment (update January 2021) for core protected areas of high biodiversity value. The proposed changes to the Terrestrial Biodiversity Maps are contained in Attachment C and apply to the following areas:

- Randwick Environment Park, Randwick
- Malabar Headland National Park, Malabar
- Energy Australia site, Bunnerong Road, Chifley
- Hill 60, La Perouse
- The Coast Golf Course, Little Bay
- NSW Golf Course
- Little Bay Cove, Little Bay
- Kamay Botany Bay National Park, La Perouse
- Bunnerong Road, Chifley.

Many of the sites affected by the proposed mapping change are in public ownership (Crown Land), Council will undertake targeted consultation with all landowners during the future

community consultation of the Comprehensive Planning Proposal once Gateway approval is received.

- **Clause 6.11 Design excellence**

Many places in Australia are going to become hotter with climate change, with the number of extreme hot days over 35 degrees projected to increase. This climate impact will be greater in urban areas due to the “heat island effect”. This amplifies the impacts of heat due to the abundance of hard and dark surfaces in the urban areas which absorb heat during the day and re-radiate it out at night. Factors which contribute to the heat island effect include reduced shading, abundance of materials that absorb heat, waste heat from vehicles and infrastructure.

Mitigating the urban heat-island effect is critical to the health and resilience of the environment and local communities. To achieve the proposed outcomes and objectives relating to reducing the effects of urban heat, the following changes to existing clauses in the Randwick LEP 2012 are proposed.

The existing Clause 6.11 Design excellence aims to deliver the highest standard of architectural and urban design. The clause applies to development (new building or alterations to existing) that has a site area of 10,000sqm or greater, or land which a DCP is required under clause 6.12.

The clause requires that the proposed development must exhibit design excellence and identifies a number of matters for consideration (subclause (4)). It is proposed to amend subclause (4)(d) to address the urban heat island effect by including urban heat island mitigation and onsite or near site renewable energy sources as shown below and in Attachment B.

(d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency and urban heat island mitigation and onsite or near site renewable energy sources.

- **Clause 6.12 Development requiring the preparation of a development control plan**

The existing Clause 6.12 Development requiring the preparation of a development control plan applies to sites with an area of at least 10,000 square metres or sites identified as “DCP required” on the Key Site Map. The proposal is to modify Clause 6.12 to consider the urban heat island effect on these larger sites to address the impact of development on urban heat as shown below and in Attachment B. A change to clause 6.12 to consider the open space impacts of larger sites, and to address the connections and capacity of surrounding open space (as identified in the draft Open Space and Recreation Needs Study) is also proposed.

Clause 6.12 is proposed to be amended to ensure that future DCPs address:

(m) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation and the urban heat island effect,

(o) the capacity and connection to existing areas of open space.

- **RE1 Public Recreation**

The Randwick LEP 2012 includes two recreation (open space) zones: RE1 Public Recreation and RE2 Private Recreation. The RE1 Public Recreation zone provides for a range of open spaces including beaches, ocean pools, coastal reserves and a variety of parks (regional, district, local, neighbourhood and pocket).

To achieve the proposed outcomes and objectives relating to open space, the following changes to the RE1 Public Recreation zone in the Randwick LEP 2012 are proposed.

The objectives of the RE1 Public Recreation zone are proposed to be amended to address public access and connections to public open space which was identified as a consideration in the Open Space and Recreation Needs Study. The proposed additional RE1 zone objective is shown below (highlighted red) and in Attachment B:

- **To facilitate and manage public access within and between areas of open space including the coastline, waterways, nature reserves, parks and plazas.**

- **Land Zoning Map**

A number of changes are proposed to the Land Zoning Maps in relation to existing and new areas of open space (refer Attachment C), including:

- *Meeks Street, Kingsford Plaza (road closure east of Anzac Parade) – zone from B2 Local Centre to RE1 Public Recreation.*

The Meeks Street Plaza site is an approx. 810m² site on the eastern side of Anzac Parade and is part of the road reserved owned by Council. Meeks Street was closed at Anzac Parade as a result of the construction of the South East Light Rail line and is currently being used as a temporary plaza. The design and documentation of the plaza is currently being finalised and construction will commence once approved.

While overall Randwick City has a high provision of open space, urban renewal areas such as Kensington and Kingsford currently have a lower provision of open space and recreational infrastructure, higher densities, and limited land available to provide new parks to support new residents. These suburbs are also forecast to see strong population growth, people living in higher density and workers and students accessing open spaces and recreation facilities.

A key initiative identified in the Kensington and Kingsford Town Centre Planning Strategy is to create new public plazas in the town centres. Rezoning the Council owned sites from B2 Local Centre to RE1 Public Recreation will formalise these spaces as public open space.

No change is proposed to sites in Kensington that are currently zoned SP2 Infrastructure and are in State Government ownership. These sites include land on the western side of Anzac Parade (Uni Lodge Plaza, Kensington and Addison Street Triangle Plaza) which will continue to be used public plaza and open space in accordance with the Planning Strategy Kensington and Kingsford Town Centres.

- *17R Pine Avenue, Little Bay (Lot 41 DP 270427) (Council owned site) – zone from R1 General Residential to RE1 Public Recreation.*

The 17R Pine Avenue, Little Bay is an approx. 760m² site on the southern side of Pine Avenue, Little Bay and is owned by Randwick City Council. The site has frontages to both Pine Avenue and McMaster Place, Little Bay and currently functions as public open space providing a through site link between Pine Avenue and McMaster Place, Little Bay. To the south of the site is the Coast Hospital Memorial Park, also zoned RE1 Public Recreation.

The subject site is within the Prince Henry Site, which is listed on the NSW State Heritage Register. The site is also listed as a local heritage item under RLEP 2012 (Item 175 Prince Henry Site and Coast Hospital Heritage Conservation Area and their settings, significant built and landscape components, including historic precinct (comprising significant

buildings, structures and landscape features such as ornamental plantings, retaining walls, kerbs and significant road alignments) and is located within a heritage conservation area (C6 Prince Henry Hospital Site). No change is proposed to the site's heritage status.

- *5R Young Street, Randwick (part of Newmarket Site) (Lot 34 DP 1262464) – zone from R1 General Residential to RE1 Public Recreation.*

The site (Lot 34 in DP1262464) is located within the Newmarket Site development in Randwick and is used as public open space within the development, including a playground and a number of significant trees. The site is approx. 5,000m² in area and has frontages to Young Street (western frontage) and Yarraman Avenue (northern and eastern boundary), Randwick.

The site occupies a prominent corner location and is visible from various vantage points. The subject site is within Newmarket Site, with land immediately to the west of the site identified as the Struggletown Heritage Conservation Area. The site is also listed as a local heritage item under RLEP 2012 (I292 Newmarket Sale Ring). No change is proposed to the site's heritage status.

A rezoning proposal for the Newmarket Site was approved 2015 with a new site-specific Development Control Plan and amendments to RLEP 2012. The subject site will be dedicated to Council as part of a Voluntary Planning Agreement. Rezoning the site from R1 General Residential to RE1 Public Recreation will recognise the site and formalise its use as public open space.

- **FSR Map, Height Map and Lot Size Map**

- *5R Young Street, Randwick (part of Newmarket Site) (Lot 34 DP 1262464) – remove Maximum FSR and Maximum Height standards (consistent with RE1 zoned land).*

The current maximum FSR for the site is 0.5:1, consistent with the FSR maximum in the surrounding land in the Newmarket site. It is proposed to remove the maximum FSR for the site, consistent with RE1 Public Recreation zoned land (refer Attachment C).

The current maximum building height for the site is 25m. It is proposed to remove the maximum building height for the site, consistent with RE1 Public Recreation zoned land (refer Attachment C).

The current minimum lot size for the site is 400sqm. It is proposed to remove the minimum lot size for the site, consistent with RE1 Public Recreation zoned land (refer Attachment C).

2.4. Local Character Areas

Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history, culture and tradition including Aboriginal and non-Aboriginal and looks at how these factors interact to make the character of an area. The DPIE has developed a draft Local Character Clause which is proposed to be included in the Standard Instrument Local Environmental Plan. The clause will:

- allow a council to adopt a map overlay which identifies the boundaries of a local character area, and
- require the council to consider its local character statement when addressing development applications.

The Planning Proposal amends the *Randwick Local Environmental Plan 2012* to introduce the new Local Character Area Standard Instrument Clause (once finalised by the DPIE) and the associated LEP Maps (Local Character Areas) for three (3) of the 11 Local Character Areas:

- Northern Coast Local Character Area
- Southern Coast Local Character Area
- The Bays Local Character Area

The clause has been developed as the key statutory mechanism to promote the desired future character. A Local Character Statement has been developed for each of the three (3) Local Character Areas and describes the existing character and desired future character. By embedding local character in the LEP, the statements become a key consideration when assessing development applications (DAs).

Copies of the three (3) Local Character Area Statements are included in Attachment G and the boundaries of the areas are shown in the maps in Attachment C and described below and in Attachment B.

- **New Local Character Areas Clause**

The clause was still in draft form at the writing of this Planning Proposal report and is shown below:

Local character areas

- (1) The objectives of this clause are as follows—
 - (a) to identify local character areas,*
 - (b) to promote the desired future character of local character areas.**
- (2) The local character and desired future character for a local character area is specified in the Local Character Areas Statement published by Randwick City Council at [insert the place of publication] on [insert the date of publication].*
- (3) Development consent must not be granted to development on land in a local character area unless the consent authority has taken into account the Local Character Areas Statement for the land.*
- (4) In this clause— local character area means land identified as “local character area” on the Local Character Areas Map.*

- **Dictionary**

The following definition will be included in the Dictionary:

Local Character Areas Map means the Randwick Local Environmental Plan 2012 Local Character Areas Map.

- **New Local Character Areas Map**

Introduce a new map series in the Randwick LEP 2012 “Local Character Areas Map” and identify the three (3) following local character area boundaries as shown in Attachment C:

- Northern Coast Local Character Area
- Southern Coast Local Character Area
- The Bays Local Character Area

2.5. Economic Development

To address the objectives and outcomes for economic development to support a diverse, safe and inclusive night time economy the following changes are proposed to the zone objectives of the B1 Neighbourhood Centre and B2 Local Centre zones and exempt development provisions as shown in Attachment B.

The Proposal also includes several land use zone changes to B1 Neighbourhood Centre (and associated FSR changes) which aims to strengthen neighbourhood centres and to reflect the existing business uses (refer Attachment B).

The land zoning, height and FSR for the Randwick Hospital Expansion area is also included in the Proposal and reflects the expansion to the former residential land to the west of the Hospital as shown in Attachment C. The Proposal also changes the Land Zoning Map for part of the western area of the Royal Randwick Racecourse (Light Rail Stabling Yard) from RE1 Public Recreation to SP2 Infrastructure to reflect the infrastructure use of that part of the site (refer Attachment C).

- **B1 Neighbourhood Centre & B2 Local Centre Zone**

Amend the RLEP 2012 to introduce an objective for the B1 Neighbourhood Centre and B2 Local Centre zones on supporting the night time economy as follows:

“To support a diverse, safe and inclusive day and night time economy”

- **Clause 2.5, Schedule 1 Additional Permitted Uses & Additional Permitted Uses Map**

Amend Schedule 1 and identify sites in the Additional Permitted Uses Map (as shown below) to include the following additional uses:

Use of land for service stations

(1) This clause applies to the following land

341-347 Avoca Street, Randwick being Lot 1 DP 408713, Lot 2 DP 408713

33-37 Carrington Road, Randwick being Lot 6 DP 1083508, Lot A DP 436478, Lot B DP 436478

169-173 Malabar Road, South Coogee being Lot 1 DP 1203034

(2) Development for the purpose of a service station is permitted with development consent.

- **Clause 3.1 and Schedule 2 Exempt Development**

The Comprehensive Planning Proposal also includes a number of changes to the Exempt Development (Schedule 2) provisions as shown below and in Attachment B.

Trading Hours for Low Impact Uses

(1) Must be located on land zoned B1 Neighbourhood Centre or B2 Local Centre.

- (2) Must be a shop, business premises or kiosk.
- (3) Trading hours from 7.00am to 11.00pm is exempt development, subject to the following:
 - (a) Not be a food and drink premises, gym or licensed premise in accordance with the definition under the Liquor Act 2007, and
 - (b) Must comply with all conditions of the consent for the use of the premises including noise, parking, loading or waste management, and
 - (c) If conditions of development consent do not specify hours for the loading or delivery of goods to, or the removal of waste from the premises-only be carried out between 7.00am and 7.00pm on any day, and
 - (d) Must not cause an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

Small scale cultural activities

- (1) Must be located on land zoned B1 Neighbourhood Centre or B2 Local Centre.
- (2) Must take place in a building that can be lawfully used for the purpose of shop, office premises, restaurant, cafe or community facility.
- (3) Must occur in a building with a current annual fire safety statement that is registered with Council.
- (4) Must not contravene any fire safety requirements or obstruct exits of paths of travel to an exit.
- (5) Must ensure adequate access in accordance with Australian Standards and Building Code of Australia requirements.
- (6) Must not involve building works, unless those works are otherwise exempt or approved development.
- (7) Must occur between the hours of 7.00am and 10.00pm.
- (8) Must not occur more than 26 days in a 12 month period, 4 days in any single week and 8 days in any single calendar month and details of compliance must be provided to Council upon request.
- (9) Must have a maximum duration of 7 hours on each day, excluding set up and pack down.
- (10) Must not involve the use of pyrotechnics, theatrical smoke or dangerous goods.
- (11) Must accommodate no more than 1 person per square metre in the area accessible by patrons, up to a maximum of 100 people, excluding staff and performers.
- (12) Must only include the service of alcohol if it is consistent with a liquor license issued under the Liquor Act 2007, or served under a caterer's authorisation issued under the Liquor Act 2007.

- (13) Must provide adequate access to sanitary facilities in accordance with Building Code of Australia and Australian Standards.
- (14) Must not contravene any existing condition of any active development consent that applies to the land relating to car parking, vehicular movement, traffic generation, loading or waste management.
- (15) Where there is no condition relating to waste management, waste must be removed from the premises and not placed on the public way at any time, and glass is not to be emptied or transferred anywhere in a public place.
- (16) Must ensure the orderly entry and egress of patrons and not detrimentally affect the amenity of the neighbourhood, including queuing of patrons while ensuring adequate public access to other pedestrians on footpaths.
- (17) Must not cause an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.
- (18) Must ensure that prior to 5 days prior to the commencement of activity or event, display in a clearly visible place outside of the premises a sign notifying of the nature of the event, duration and completion date, the name and contact details of the person responsible for the event.

Small Scale Cultural Activities means an activity involving live entertainment, including the presentation of music, film, theatre, spoken word, comedy or dance, or an event associated with an exhibition of art, craft, design, media, image or technology, with no more than 100 participants.

Non-hosted short term rental accommodation

- (1) Must be non-hosted short term rental accommodation occurring for a maximum period of 90 days per calendar year.

- **Clause 6.13 Business premises, office premises, restaurants or cafes and shops in residential zones**

The proposal is to amend the provisions of clause 6.13 to include 'information and education facilities as described below and shown in Attachment B.

6.13 Business premises, office premises, information and education facilities, restaurants or cafes and shops in residential zones

- (1) The objectives of this clause are as follows—
 - (a) to provide for the establishment and continued operation of small-scale business development in residential zones, used in conjunction with dwellings or otherwise,
 - (b) to enable the use of existing commercial buildings for office premises, **information and education facilities**, business premises, restaurants or cafes and shops in residential zones,
 - (c) to provide neighbourhood-scale commercial development to encourage walking and cycling as preferred modes of access.

- (2) This clause applies to the following—
- (a) in Zone R2 Low Density Residential and Zone R3 Medium Density Residential—development for the purposes of business premises, office premises, **information and education facilities**, restaurants or cafes or shops,
 - (b) in Zone R1 General Residential—development for the purposes of business premises, office premises, **information and education facilities** or shops.
- (3) Development consent must not be granted to development to which this clause applies unless—
- (a) the development relates to a building that existed when this Plan commenced and was designed or constructed for the purpose of commercial premises, and
 - (b) the consent authority is satisfied that—
 - i) the development will not adversely affect the amenity of any residential component of the development and the surrounding locality, and
 - ii) the intensity of development is suitable for the building, and
 - iii) the degree of modification of the footprint and facade of the building is consistent with the scale and desired attributes of surrounding development.

- **Land Zoning Map**

A number of changes are proposed to the Land Zoning Maps in relation to neighbourhood centres (refer Attachment C), including:

- Gardeners Road Cluster (118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road, Kingsford) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, increase the existing FSR from 0.5:1 to 1:1. No change to maximum building height.
- Todman Avenue Cluster (57, 59 and 61 Todman Avenue, Kensington) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, increase the existing FSR from 0.5:1 to 1:1. No change to maximum building height.
- Anzac Parade Cluster (627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade, Maroubra) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, increase the existing FSR from 0.5:1 to 1:1. No change to maximum building height.
- Bunnerong Road Cluster (167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road, Maroubra) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Malabar Road Cluster (496-504 Malabar Road, Maroubra) rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.9:1 to 1:1. No change to maximum building height.
- Moverly Road Cluster (56 Moverly Road, 58 Moverly Road, and 60 Moverly Road, Maroubra) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.

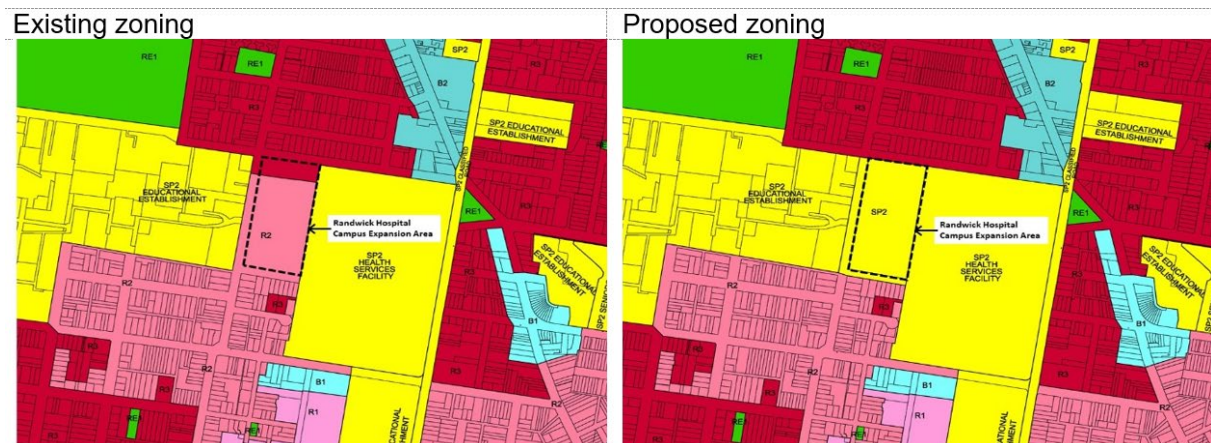
- Avoca Street Cluster (341-347 Avoca Street, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Barker Street Cluster (140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Canberra Street Cluster 1 (1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Canberra Street Cluster 2 (16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Carrington Road Cluster (33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road, Randwick) rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.9:1 to 1:1. No change to maximum building height.
- Clovelly Road Cluster 1 (23 Clovelly Road, 29 Clovelly Road, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Clovelly Road Cluster 2 (49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road, Randwick) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- 1 Gilderthorpe Avenue, Randwick rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.9:1 to 1:1. No change to maximum building height.
- King Street Cluster (101 King Street, 103 King Street, and 105 King Street, Randwick) rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.9:1 to 1:1. No change to maximum building height.
- Arden Street Cluster (371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, and 99-101 Malabar Road, South Coogee) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Malabar Road Cluster 1 (2-4 Malabar Road, and 6-8 Malabar Road, South Coogee) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Malabar Road Cluster 2 (169-173 Malabar Road, 175-177 Malabar Road, South Coogee) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.
- Burnie Street Cluster (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) rezone from R2 Low Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.

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 rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.75:1 to 1:1. No change to maximum building height.

- Beach Street Cluster (98-104 Beach Street, Coogee) rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, changing the existing FSR of 0.9:1 to 1:1. No change to maximum building height.
- Dudley Street Cluster (63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue, Coogee) rezone from R3 Medium Density Residential to B1 Neighbourhood Centre, increasing the FSR to 1.5:1. No change to maximum building height.

Changes are proposed to the Land Zoning Maps in relation to the Randwick Hospital Expansion (refer Attachment C) to reflect the current Land Use Zone that applies to the neighbouring Hospital Campus:

- Rezone the hospital expansion block (bound by High Street, Botany Street and Magill Street and the hospital to the east) from R2 Low Density Residential and R3 Medium Density Residential to SP2 Health Services Facility.



Changes are proposed to the Land Zoning Maps in relation to the Randwick Racecourse (ATC) (refer Attachment C):

- Rezone the existing Light Rail Stabling Yard from RE1 Public Recreation to SP2 Infrastructure.

Existing zoning



Proposed zoning



- **Floor Space Ratio Map**

A number of changes are proposed to the Floor Space Ratio Maps in relation to neighbourhood centres (clusters) as shown in Attachment C.

A number of changes are proposed to the Floor Space Ratio Maps in relation to the Randwick Hospitals Expansion (refer Attachment C).

- Remove the applicable FSR for the Randwick Hospital Expansion Area, consistent with the no maximum FSR for SP2 zones.

Existing FSR map



Proposed FSR map



- **Height of Buildings Map**

Changes are proposed to the Height of Buildings Maps as shown in Attachment C and described below.

- Remove the existing Height of Building (HOB) maximums (9.5m and 15m) for the Randwick Hospital Campus Expansion Area. Remove part of the current Randwick Hospital western perimeter height control.

Existing height of buildings map



Proposed height of buildings map



• Additional Permitted Uses Map

A number of sites have been identified to be included in the Additional Permitted Uses (Schedule 1) for existing service stations. This also requires changes to the Additional Permitted Uses Map as shown in Attachment C and described below.

Identify the following sites on the Additional Permitted Uses Map:

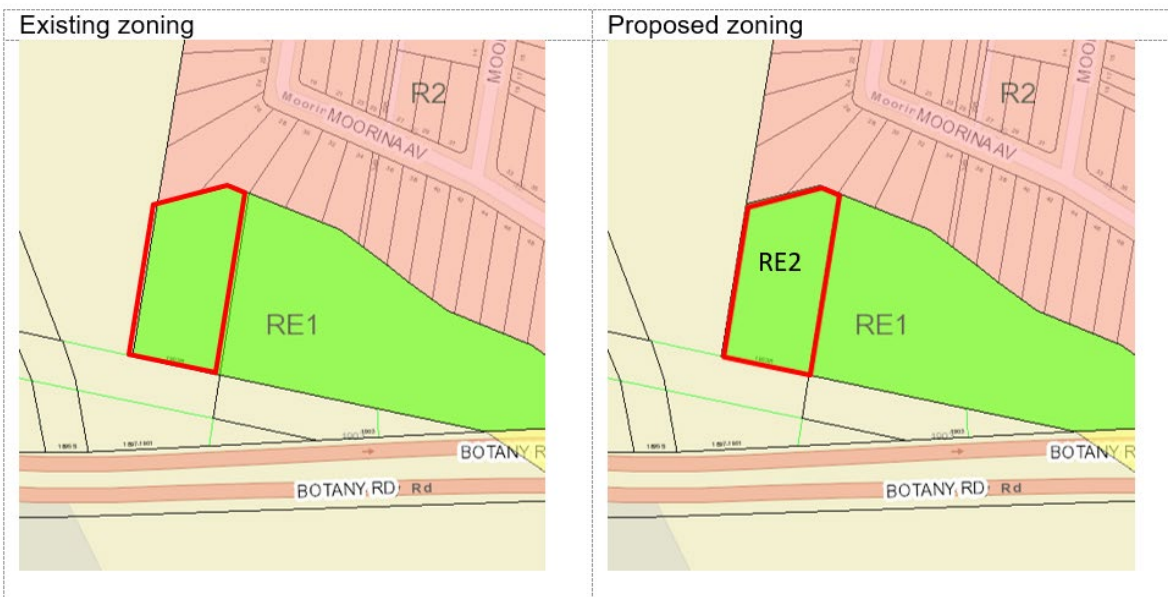
- 341-347 Avoca Street, Randwick being Lot 1 DP408713, Lot 2 DP408713
- 33-37 Carrington Road, Randwick being Lot 6 DP 1083508, Lot A DP436478, Lot B DP436478
- 169-173 Malabar Road, South Coogee being Lot 1 DP1203034.

2.6. Rezoning Requests

Since the introduction of the current Randwick LEP 2012s and recent amendments in the Kingsford and Kensington Town Centres Planning Proposal, a number of **rezoning requests** have been received by Council. These rezoning requests (where supported) have been included in this Comprehensive Planning Proposal in accordance with the policy approach of the State Government's Standard Instrument LEP, where Councils are encouraged to consider rezoning requests strategically rather than adhoc proposals. A summary of the proposed changes (supported by Council at its 27 April 2021 meeting) is listed below for each site, detailed analysis is provided in the Data Sheets (Attachment F) and changes shown in the LEP Maps in Attachment C.

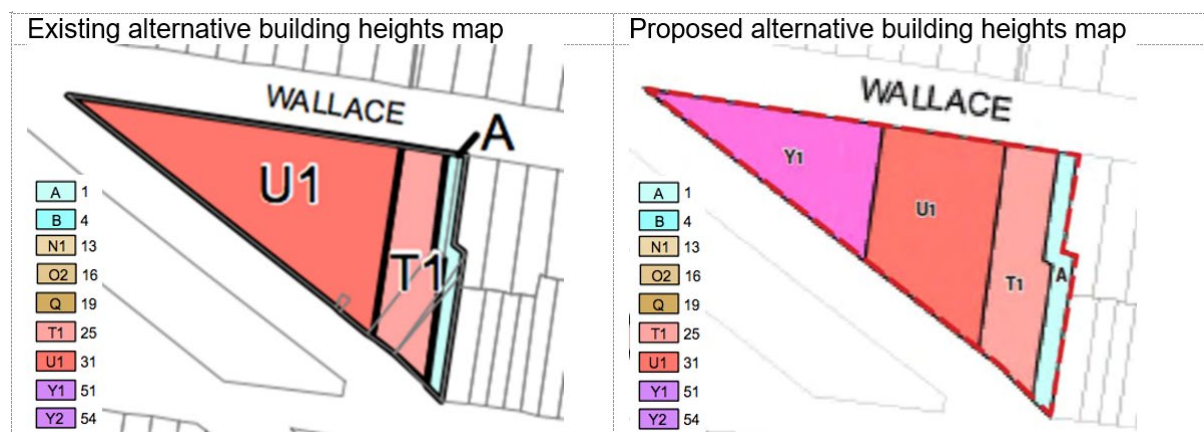
- **1903R Botany Road, Matraville** rezone from RE1 Public Recreation to RE2 Private Recreation subject to an assessment provided under State Environmental Planning Policy No.55 – Remediation of Land. No change proposed to the Maximum FSR and Maximum Height.

Changes to Land Zoning Map.



- 558A – 580 Anzac Parade, Kingsford (Souths Juniors Site)** increase height on part of the site from 31m to 51m (Alternative Building Height Map). The site is proposed to be included in the Key Sites Map (associated with clause 6.12) which will require the preparation of a site specific DCP chapter to address design implications for the site of the recommended height changes. No change proposed to the Land Use Zone or Maximum FSR. The Design Excellence (clause 6.21) will subsequently apply to part of the site.

Changes to **Alternative Building Height Map** and **Key Sites Map** as shown below.





Note: site will be identified in the Key Sites map as shown above.

- 1401-1409 Anzac Parade, Little Bay** increase the maximum FSR from 1:1 to 1.2:1 and increase the maximum Building Height from 9.5m to 15m. The site is proposed to be included in the Key Sites Map (associated with clause 6.12) which will require the preparation of site specific DCP chapter to address design implications for the site of the recommended maximum building height and maximum FSR changes. No change proposed to the Land Use Zone.

Changes to **FSR Map**, **Building Height Map** and **Key Sites Map**.

1401-1409 Anzac Parade, Little Bay increase FSR from 1:1 to 1.2:1

Existing FSR



Proposed FSR



Existing height of buildings map



Proposed height of buildings map

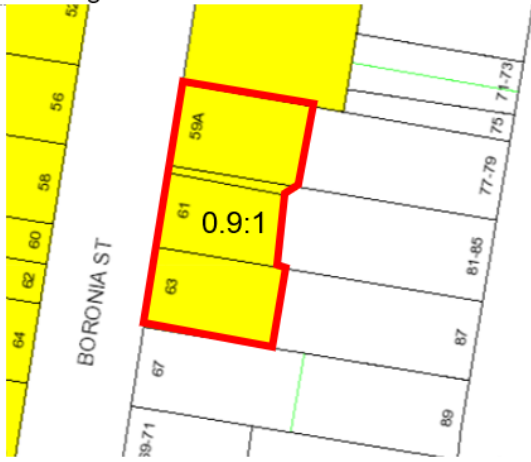


Note: site to be included in Key Sites Map

- **Rezoning Request partially Supported: 59A-71 Boronia Street and 77-103 Anzac Parade, Kensington** does not change the Land Use Zone (retaining the R3 Medium Density Residential Zone for 59A, 61, 63-65 Boronia Street and 81-85 Anzac Parade but includes the following changes to development standards (maximum FSR and maximum building height) as detailed below and shown in Attachment C:

Not include a maximum FSR standard for 59A, 61, 63-65 Boronia Street and 81-85 Anzac Parade (Part) as shown below and in Attachment C.

Existing FSR

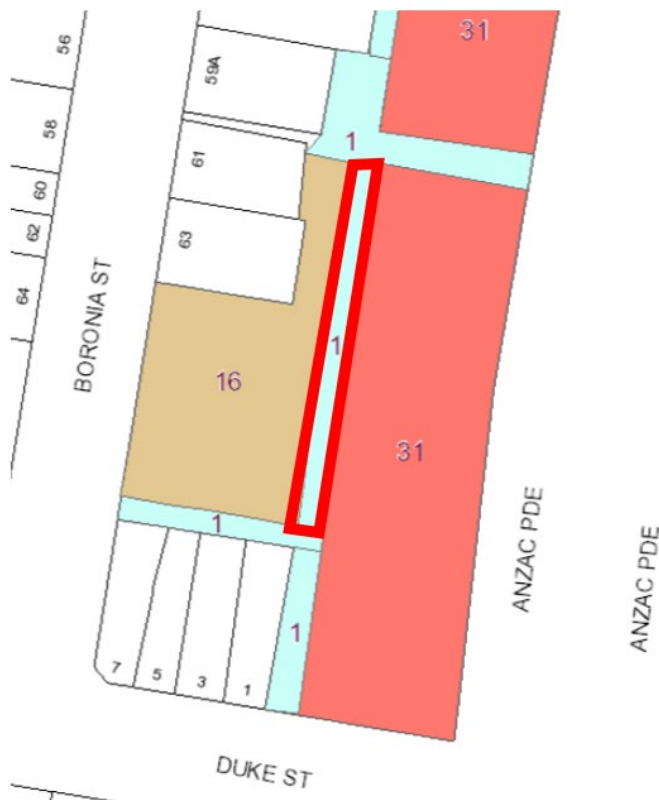


Proposed FSR



Note: remove maximum FSR from area with red outline

Increase the maximum building height (Alternative Building Height Map) from 1m to 31m for the strip of land at the rear of 95, 91-93, 89, 87 and 81-85 Anzac Parade, Kensington as shown below and in Attachment C.



While not include in this Planning Proposal, a site specific DCP Amendment to introduce envelope controls for the three (3) Boronia Street residential properties and battle axe portion of 81-85 Anzac Parade, will be undertaken in a future review of the K2K Block Controls – Part B.

2.7. Housekeeping Changes

Since the introduction of the current Randwick Local Environmental Plan 2012 (LEP 2012), a number of minor housekeeping changes have been identified. These changes are included in the Comprehensive Planning Proposal as described below and in Attachments B and C.

- **Schedule 5 Environmental Heritage**

- Correct the name of the 'Randwick Environmental Heritage Conservation Area' by renaming to '**Randwick Environment Park Heritage Conservation Area**'.
- Correct the name of the 'Henry Head Fort' item by renaming to '**Henry Head Fortification Complex**'.
- Correct the address of Item I179 'The Dam' from 5R Coast Hospital Road, Little Bay to **1 Coast Hospital Road, Little Bay**.
- Correct the address of item I180 'Former Male Lazaret Site' from 5R Coast Hospital Road, Little Bay to **1 Coast Hospital Road, Little Bay**.
- Correct the address of Item I181 'Former Coast Hospital Services Area Retaining Walls' from 5R Coast Hospital Road, Little Bay to **1 Coast Hospital Road, Little Bay**.
- Correct the address of Item I177 'Former Coast Hospital Water Tower' from 5R Coast Hospital Road, Little Bay to **1 Coast Hospital Road, Little Bay**.

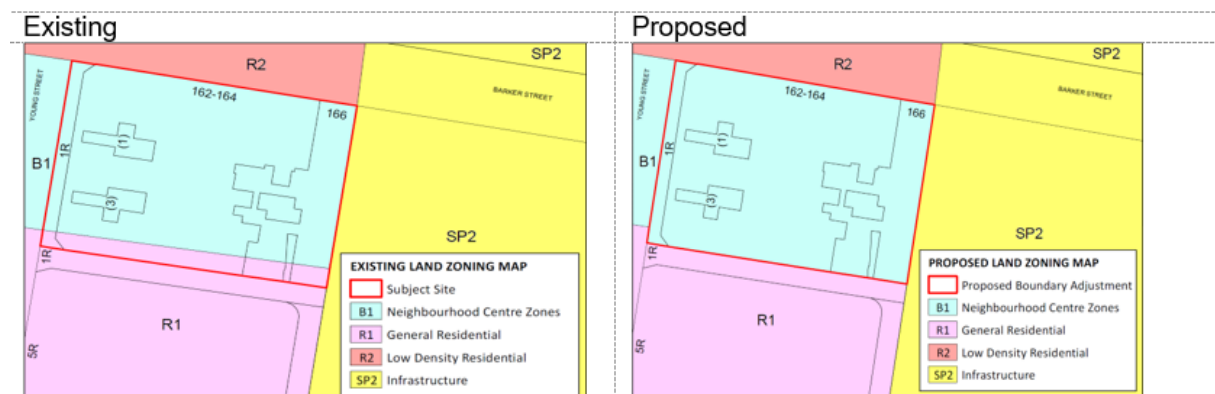
- **Heritage Map**

The proposed changes to heritage item descriptions (above) will be reflected in the updated Heritage Map (where required).

- **Land Zoning Map**

The following housekeeping change is proposed to ensure the correct zoning anomalies for land within the **Newmarket Site (162-166 Barker Street, Randwick)**:

- Rezone Lots 1 and 2 DP 159697 (part) from R1 General Residential to B1 Neighbourhood Centre Zone as shown below and in Attachment C.



The Environmental Resilience (section above) includes the rezoning of Lot 34 DP1262464 from R1 General Residential to RE1 Public Recreation to reflect the transformed use as public open space (newly created park within the Newmarket development site).

- **Schedule 2 Exempt Development**

The following inclusion into the Exempt Development (Schedule 2) has been included in the Comprehensive Planning Proposal in relation to the existing exemption provisions for special events and temporary use of land to include markets in the exemption as shown below (highlighted in red) and in Attachment B.

Special events, markets and temporary use of land (including erection of associated temporary structures such as stalls, shade structures, marquees, stages, etc)

- (1) Must be a community activity, market, event or function.
- (2) Must take place on a road, or the grounds of a school, place of public worship, hospital or other public land or land that is in a recreation zone or a special purpose zone.
- (3) Despite Subclause (2) the use of a market must not take place on the grounds of a school.
- (4) Maximum combined area of temporary structures—200m².
- (5) Must provide sufficient sanitary facilities for patrons and staff.
- (6) Operator must have made arrangements for the collection, by an authorised trade waste contractor, of waste and recyclable materials that are generated by the event or use.
- (7) Each stall and vendor must be registered with the Council before the event starts.
- (8) Must have obtained any necessary approval to stage the event.
- (9) If on Crown land or land under the care and control of the Council, golf courses, Randwick Racecourse or the University of New South Wales on an occasional basis, may be up to 10 days and with a maximum of 5,000 patrons at any one time and consistent with any plan of management that may apply to the land.
- (10) If not on land referred to in subclause (8), may be up to 3 days only, between 7.00 am and 10.00 pm, with a maximum of 2,000 patrons at any one time, except with the prior written approval of the Council.

3. Justification

3.1. Section A – Need for the planning proposal

Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal provides a comprehensive review of the Randwick LEP 2012, informed by a number of strategic plans and studies as detailed below.

3.1.1. Randwick City Local Strategic Planning Statement

The Randwick City LSPS came into effect in March 2020 and was informed by the Vision 2040: Shaping Randwick’s Future community consultation program. The LSPS outlines the community’s vision for the future of Randwick City, underpinned with planning priorities about where housing, jobs, infrastructure and open space should be located. The LSPS:

- Provides a 20-year land use vision for Randwick City.
- Recognise the land use characteristics which make our area special.
- Direct how future growth and change will be managed.
- Implement the Eastern City District Plan as it relates to Randwick City.
- Identify where detailed strategic planning may be needed.

The LSPS Vision Statement is underpinned by the following themes:

- Theme 1: Liveability
- Theme 2: Productivity
- Theme 3: Sustainability
- Theme 4: Infrastructure & Collaboration

The four (4) themes are supported by the ten (10) Directions and 23 Planning Priorities in the LSPS that provide guidance for Council’s strategic plans and studies and a basis for the proposed changes in this Comprehensive Planning Proposal as shown in the Table below.

Table 1: Consistency with the Randwick City LSPS

Randwick City LSPS		
Directions	Objectives	Planning Proposal Consistency
Liveability		
Housing the City: Giving People Housing Choices	<p>Planning Priority 1: Provide diverse housing options close to employment, services and facilities</p> <p>Action 1.2: Work with the Department of Planning, Industry and Environment to seek an exclusion for Randwick City LGA from the provisions of the Affordable Rental Housing SEPP and</p>	<p>The proposed changes to the RLEP would contribute to the 6-10 year housing supply of 4,300 new dwellings by 2026 consistent with LSPS and Housing Strategy. The Housing Strategy which sets out how Council will achieve its 6-10 year housing targets in accordance with the requirements of the Eastern City District Plan.</p> <p>The proposed changes (HIAs and minimum lot size in the R2 Low Density zone) will diversify the mix of available dwelling types - providing new medium density residential apartment accommodation and housing choice for a range</p>

	<p><i>develop a local response to the provision of boarding houses.</i></p>	<p>of household types including families, couple households and single households.</p> <p>The HIAs have been selected as they are in areas with excellent access to services, town centres and transport connections.</p> <p>The proposed affordable housing scheme in the identified HIAs will ensure that affordable housing is provided to meet the demand from low and medium income households.</p> <p>The proposed height increase (and retention of the current FSR) on part of the Souths Juniors site in Kingsford will facilitate housing delivery on a site well serviced by public transport (Light Rail Station and interchange) and in close proximity to the retail and business services of the Kingsford town Centre.</p> <p>The sites identified for future strategic studies (including the Town and Strategic Centres Transition Heights Review and Eastgardens-Maroubra Junction Strategic Centre Review) align with PP E5 and will ensure a holistic and consistent review process for these areas.</p> <p>The proposal sets limits on the number of days within a calendar year that a non-hosted STRA is permitted to operate in order to retain availability of rental properties and minimise long term impacts on amenity and neighbourhood character.</p>
<p>A city of great places: designing places for people</p>	<p>Planning Priority 3: encourage development that responds to the local character and desired future character of our neighbourhoods.</p> <p>Action 3.1: <i>prepare and exhibit new local character statements to outline the existing and desired future local character of Randwick City</i></p> <p>Action 3.2: <i>implement local character development provisions across Randwick City through the appropriate planning framework</i></p> <p>Action 3.3: <i>work with the DPIE to investigate local character areas that are suitable for a local variation or</i></p>	<p>The three Statements have been prepared in consultation with the community to ensure that the character principles reflect the desired character of the areas.</p> <p>The Planning Proposal achieves Action 5.1 – 5.2 in relation to this Planning Priority through proposing inclusion of the three (3) areas as Local Character Areas in the Randwick LEP. Any potential exclusion to the Codes SEPP will be separate to this Planning Proposal.</p>

Randwick City LSPS

	<i>exclusion from relevant state-wide policies.</i>	
A city of great places: designing places for people	Planning Priority 4: conserve and protect our unique built cultural heritage	There are a number of heritage conservation areas located within the HCAs (both built cultural heritage and Indigenous culture and heritage), including Botany Bay National Park, La Perouse Headland, Bare Island (nationally significant) Yarra Bay, Frenchman's Bay and Malabar Headland. These conservation areas are included in the Randwick LEP and are addressed in the character principles of the Statements.
	Planning Priority 5: safeguard and celebrate our Indigenous culture and heritage	See above.
A City For People: Celebrating Diversity and putting People at the Heart of Planning	Planning Priority 6: Support the delivery of social infrastructure to meet the needs of our diverse community. Action 6.4: <i>Review land use classification of Special Purpose zoned land to identify opportunities for new and/or shared use of facilities.</i>	<p>The proposed rezoning of open space land from RE1 Public Recreation to RE2 Private Recreation will increase the potential land uses on the site while retaining its open space function.</p> <p>Extensive consultation was undertaken to understand the community's views on the character of the Northern, Southern and Bays Areas. The draft LCAs reflect the community's comments, which add to the planning analysis to provide clear character principles for each area.</p> <p>Elevating local character in the planning framework will deliver better place-based outcomes, putting people at the heart of planning.</p> <p>The character principles in each of the Statements address social cohesion, healthy living, community connectivity, as well as protecting and preserving landscaping and ecosystems.</p> <p>The Light Rail Stabling Yard is being rezoned to SP2 Infrastructure, to reflect existing uses and recognise important infrastructure that exists on the land.</p>
A city for people: celebrating diversity and putting people at the heart of planning	Planning Priority 7: provide greater access and opportunities for walking and cycling.	<p>The objective of the RE1 Public Recreation zone is proposed to be amended to address connections to open space, including coastline, nature reserves, parks and plazas.</p> <p>One of the key features of the LCAs is the coast landscape and associated areas of open space. Walking connections along the coast has been and will continue to be enhanced by Council through improvements to the Coastal Walk.</p>

Productivity

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<p>A well connected city: designing a more accessible and walkable city</p>	<p>Planning Priority 8: Plan for and support strong connections to support a 30-minute city.</p>	<p>The Proposal responds to the delivery of strategic transport projects – in particular the Light Rail – and aims at integrating appropriate residential land uses in surrounding areas to support the 30-minute city.</p>
<p>Jobs and skills for the city: creating the conditions for a stronger economy</p>	<p>Planning Priority 9: Focus economic development, innovation, and jobs growth in strategic centres.</p> <p><i>Action 9.1 Deliver key priorities from the Randwick Collaboration Area Place Strategy and Structure Plan</i></p> <p><i>Action 9.2 Review the land use zoning and planning controls of the Randwick Health and Education Strategic Centre</i></p>	<p>The proposal responds to these priorities by rezoning the Randwick Hospitals Campus expansion area with appropriate development standards to accommodate significant investment towards health, research and education facilities.</p>
	<p>Planning Priority 10: support the long term economic viability of our town and neighbourhood centres.</p> <p><i>Action 10.1 Finalise the Economic Development Study and prepare an updated Randwick City Economic Development Strategy.</i></p> <p><i>Action 10.2 Prepare a Local Centre Study to identify the current and future role of our centres, and opportunities to respond to the growing housing and employment demand.</i></p>	<p>The importance of the coastal town centres for both tourism and serving the local community are identified in the LCA, with character principles including improving economic vibrancy and enhancing the village feel.</p> <p>The proposal implements findings from the Neighbourhood Centres Study and protects the existing stock of neighbourhood centres through appropriate zoning and controls that reflect land use mix, building typology and character.</p> <p>The proposal ensures that the town and neighbourhood centres remain vibrant and builds on their character and sense of place as an asset to encourage more visitors and a more vibrant social, cultural, and economic activity.</p> <p>The Proposal also responds to the need to centres by facilitating the development and diversification of the night time economy.</p>
	<p>Planning Priority 11: Develop a diverse, thriving, and inclusive night-time economy.</p> <p><i>Action 11.1 Prepare an Economic Development Strategy incorporating the</i></p>	<p>The Proposal articulates and responds to the findings of the Night Time Economy Study 2019 and sets the conditions for diversification to encourage wider participation, while minimising impacts on infrastructure and amenity.</p> <p>Exempt development provisions to allow longer opening hours and small-scale cultural activities</p>

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	<p><i>outcomes of the Night-Time Economy Study.</i></p>	<p>to occur in retail and low impact businesses without requiring development consent have been included in the Proposal.</p>
	<p>Planning Priority 12: manage and enhance the tourism and visitor economy</p>	<p>The Statements include a number of principles that recognise the importance of planning for people and community interaction in the public realm, which would include managing and enhancing the tourism and visitor economy.</p> <p>Features of the three (3) areas which are attractive to visitors include the village feel of beachside local centres, visitor facilities compatible with the unique character of the coastal area, recognising and protecting heritage, protecting sensitive scenic and environmental attributes and protecting large areas of open space and national parklands into the future.</p> <p>The proposal allows for more cultural uses and night time activities, which in turn will foster the provision of spaces for artistic and cultural activities.</p> <p>The proposal provides a balanced approach to tourist accommodation by permitting short term tourist accommodation (unhosted) for 90 days a year to protect residential amenity, stock of rental housing, sense of community and neighbourhood character.</p>

Sustainability

<p>A city in its landscape: valuing green space and landscape</p>	<p>Planning Priority 14: provide high quality open space and recreational facilities</p>	<p>The draft Open Space and Recreation Needs Study was undertaken and completed by Cred Consulting in 2020. The draft Study will inform Council's ongoing program of open space, sport and recreation works and management and will form the basis of the and forthcoming Open Space and Recreation Needs Strategy.</p> <p>The three LCAs are located along the entire coastline of Randwick City, much of the land within the LCA is local and regional level open space, beaches, bay and golf courses. The LCAs and the character statements will provide an additional layer of consideration for this unique coastal character and will be included in the future Randwick LEP to ensure protection and enjoyment for future generations</p>
	<p>Planning Priority 15: implement the Green Grid</p>	<p>The HCAs identify the significance of the urban tree canopy to the coastal zone. As noted above, much of the areas is open space or national park. Character principles include promoting native tree planting in public parks, reserves and</p>

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		local streets, protecting and enhancing native plant communities and building on the existing green grid
	Planning Priority 16: increase tree canopy cover	Refer above.
	Planning Priority 17: protect areas of bushland and biodiversity <i>Action 17.2: Update the LEP and DCP to strengthen the requirements for new and replacement planting of native and indigenous species for new developments, and for existing developments where tree removal is approved or permissible.</i> <i>Action 17.3: Review the LEP Terrestrial Biodiversity Map and Clause to reflect the areas identified on the Biodiversity Values Map.</i>	This planning proposal proposes to amend the terrestrial biodiversity clause mapping to update protected areas listed under the NSW BC Act. A significant area of the three (3) LCAs is regional and local open space, bushland and/or environmental land, including the Botany Bay National Park, coastal bays and beaches and Malabar Headland. The LCAs acknowledge these important features, and the importance of biodiversity corridors, in the character principles
An efficient city: using resources wisely	Planning Priority 18: reduce the consumption of energy and water <i>Action 18.2: Continue to require new development to incorporate best practice sustainability measures in line with Council's planning requirements.</i>	Dual reticulation systems for non-potable water will be required for large scale residential sites requiring a DCP (clause 6.12 Development requiring the preparation of a DCP).
A resilient city: adapting to a changing world	Planning Priority 20: better manage our coastal environments and waterways	The stormwater clause is being amended to include as a consideration that new developments improve water quality leaving their sites and incorporate water sensitive urban design.
Infrastructure & Collaboration		
Infrastructure & collaboration: working together to	Planning Priority 23: A collaborative approach to guide and manage future growth in Randwick City.	The proposal responds to the needs of the key stakeholders, in particular the Randwick Hospital Campus Expansion, the Royal Randwick racecourse, and the Light Rail Stabling Infrastructure.

Randwick City LSPS

grow a greater Sydney

The community consultation of the Comprehensive Planning Proposal will ensure that the community's feedback is considered in the management of future growth in Randwick City.

3.1.2. Randwick Housing Strategy

The Randwick Housing Strategy identifies Randwick City's housing needs and housing priorities and takes a balanced approach to meeting housing needs to 2040. The Eastern City District Plan requires councils to prepare a Housing Strategy to set a 6-10-year housing growth target and demonstrate capacity to meet longer term housing needs.

The Strategy sets a 6-10 year housing growth target (as required by the Eastern City District Plan) of approximately 4,300 new dwellings to 2026 and sets an affordable housing target of 10% of all dwellings by 2040. The capacity to meet longer term housing needs is also addressed in the Strategy.

The Housing Strategy responds to community aspirations expressed during the Vision 2040 consultation, anticipated population growth and demographic changes and the associated need for additional housing. The Strategy contains the following priorities which are relevant to this Planning Proposal:

Table 2: Consistency with the Randwick Housing Strategy

Randwick Housing Strategy	
Priority	Planning Proposal Consistency
Priority 1. Ensure a balanced approach to growth across Randwick City	The HIAs are identified in the Housing Strategy due to their unique characteristics and strategic merit. Council's urban design analysis (Attachment I) demonstrates that these areas are suitable for uplift to meet the 6-10 year housing target. Changes to minimum subdivision lot sizes in the R2 zone will allow for a moderate increase in density and ensure there is a mix of dwelling types to meet demand.
Priority 2: Diverse housing to meet the needs of our community	<p>The proposed changes, including the Housing Investigation Areas, will increase in the housing supply in accordance with the Housing Strategy.</p> <p>The proposed changes to the RLEP would contribute to the 6-10 year housing supply of 4,300 new dwellings by 2026 consistent with LSPS and Housing Strategy. The Housing Strategy sets out how Council will achieve its 6-10 year housing targets in accordance with the requirements of the Eastern City District Plan.</p> <p>The proposed changes (HIAs and minimum lot size in the R2 Low Density zone) will diversify the mix of available dwelling types - providing new medium density residential apartment accommodation and housing choice for a range of household types including families, couple households and single households.</p>

	<p>The proposed affordable housing scheme in the identified HIAs will ensure that affordable housing is provided to meet the demand from low and medium income households.</p> <p>The proposed height increase (with retention of the existing FSR) on part of 558A – 580 Anzac Parade, Kingsford (Souths Juniors site) will assist to deliver additional housing supply.</p>
<p>Priority 3: Focus growth in and around town and strategic centers close to transport, jobs and services</p>	<p>The HIAs have been selected as they are in areas with excellent access to services, town centres and transport connections.</p> <p>The sites identified for future strategic studies (including the Town and Strategic Centres Transition Heights Review and Eastgardens-Maroubra Junction Strategic Centre Review) align with PP E5 and will ensure a holistic and consistent review process for these areas.</p> <p>The proposed height increase on part of the Souths Juniors site 558A – 580 Anzac Parade, Kingsford is in a location well serviced by public transport (Light Rail Station and interchange) linking to employment opportunities within and outside Randwick City (including the Sydney CBD) and in close proximity to the retail and business services of the Kingsford Town Centre.</p>
<p>HS Priority 5: Ensure new development is consistent with the desired future character of areas.</p> <p>Action 5.1 – Prepare new local character statements to outline the existing and desired future local character of Randwick City – short term</p> <p>Action 5.2 – Implement local character development provisions across Randwick City through the appropriate planning framework – short term</p> <p>Action 5.3 – Seek to exclude a defined coastal character area from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to ensure the protection of its sensitive coastal character – short/medium term.</p>	<p>The three Local Character Statements have been prepared in consultation with the community to ensure that the character principles reflect the desired character of the areas. This has been elaborate on in the compliance tables relating to the Randwick LSPS above.</p> <p>The Planning Proposal achieves Action 5.1 – 5.2 in relation to this Planning Priority through proposing inclusion of the three (3) areas as Local Character Areas in the Randwick LEP. Any potential exclusion to the Codes SEPP will be separate to this Planning Proposal.</p>

3.1.3. Randwick Heritage Study

To inform the Comprehensive Planning Proposal, heritage consultants were engaged to carry out a City-wide heritage study over 2020/21. The Randwick Heritage Study (Vol 1 & 2) (March 2021) is an important periodical review of Randwick City's heritage, to reassess the heritage values of locally listed heritage items and heritage conservation areas (HCAs) and to identify new sites for local heritage listing that may have been overlooked in previous studies. The review is timely with the last comprehensive review of Randwick City's heritage undertaken in 2003 by GLM Heritage, with smaller centre-based reviews of Kingsford Town Centre and Randwick Junction have been undertaken more recently to inform town centre planning strategies in 2016 and 2015 respectively.

The heritage study assessed the condition and status of existing heritage items and heritage conservation areas (HCAs) listed under the RLEP 2012, as well as 281 buildings nominated by the community as having potential heritage value.

The heritage study was undertaken in three stages:

- Stage 1: an open invitation to the community to nominate sites and places of potential heritage value, resulting in 281 nominations for assessment;
- Stage 2: a condition assessment of the residential component of HCAs including the integrity of buildings and the HCA boundaries; and
- Stage 3: assessment of the 281 community nominations against NSW heritage and localised criteria for heritage listing.

The study has made the following recommendations which are included in this Comprehensive Planning Proposal:

- Stage 2: six (6) new proposed heritage items, a boundary extension at Moira Crescent HCA and minor changes to the naming/ grouping of existing heritage items under Schedule 5 of the RLEP 2012, together with recommendations for strengthening DCP controls.
- Stage 3: new heritage items (51 items) proposed for listing under Schedule 5 of the RLEP 2012.

The Randwick Heritage Study has informed the review of the Randwick LEP 2012 Schedule 5 – Environmental heritage (and associated Heritage Maps) through inclusion of 62 new heritage items and changes to the boundaries of a number of existing Heritage Conservation Areas. A copy of the Study is included as Attachment H and background to the review process was included in the Council report (25 May 2021).

3.1.4. Randwick Environment Strategy

The Randwick Environment Strategy was adopted by Council in December 2020 with changes reflecting the comments of the community. The aims of the Strategy are to protect and conserve Randwick City's environment.

The Environment Strategy sets the long-term objectives to guide future planning and environment programs. It's one of six informing strategies under Council's Integrated Planning and Reporting Framework and is aligned to Council's 10-year City Plan.

The Strategy aims to restore and protect the diversity of Randwick ecosystems, ensure resource conservation, protect the coastal environment and ensure our residents are informed and empowered to address Climate Change.

The Strategy sets six (6) objectives and more than 30 strategic actions to achieve these objectives, which include the following relevant direction and actions as shown in the Table below.

Table 3: Consistency with the Randwick Environment Strategy

Randwick Environment Strategy		
Outcomes	Relevant Objectives	Planning Proposal Consistency
<p>Climate change: a community more knowledgeable, proactive and responsive to Climate Change impacts</p>	<p>Achieve a 60% reduction in greenhouse gas emissions (aspiring to 100%) across Randwick City by 2030.</p>	<p>Renewable energy uptake is being included in the design excellence clause (6.11) through including onsite or near site renewable energy sources as a matter for consideration.</p>
<p>Conserve resources: our limited natural resources are protected and conserved</p>	<p>Reduce the consumption of energy and water across Randwick City per capita by 30% by 2030.</p> <p>Strategic approach includes:</p> <ul style="list-style-type: none"> • Increase the information provided in all development categories on sustainable design provisions and design excellence opportunities and potential savings in terms of achieving 50% of energy and water savings beyond BASIX requirements in the LGA by 2022. • Research the application of sustainable design provisions in all development categories, addressing water and energy consumption over BASIX requirements in the LGA by 2021. 	<p>Water scarcity will be addressed in this planning proposal through a modification to large sites clause 6.12 (site specific DCP) to identify opportunities for dual reticulation system for non-potable water.</p>
<p>Coastal protection: coastal and marine environments are protected and conserved</p>	<p>100% of Randwick’s beaches achieve a ‘good’ or ‘very good’ result as monitored and reported in the NSW Government’s Beachwatch water quality program.</p> <p>Strategic approach includes:</p> <ul style="list-style-type: none"> • Strengthen the LEP by 2021 to include new coastal planning provisions to ensure all new development complies with the community’s desired future character principles of the coastal zone 	<p>The stormwater clause is being amended to ensure, where practicable, all new developments improve water quality leaving their sites and incorporate water sensitive urban design.</p>

3.1.5. Randwick Economic Analysis Report

The Randwick LGA Economic Analysis Report 2019 by SGS identifies there is increased demand for retail floorspace for all neighbourhood and local centres across Randwick City over the next 20 years. The additional demand is for approximately 39,128m² of additional retail

floorspace across the LGA to 2036. In relation to commercial floorspace, the report indicates that demand is projected to grow by 51,962m² in 2036.

The report notes that most of the additional demand will be for growth in supermarket, hospitality and services industries. Other growth areas include retail, professional and business services. The main centres that are likely to experience a demand for growth in employment/retail floor space is projected to be in Kingsford, Kensington, Maroubra Junction and Randwick Junction town centres. The report recommends a mix of business and retail uses in smaller centres as the best approach to underpinning population growth to meet expected demand. SGS is currently preparing an addendum to this Study for Council to consider impacts of COVID on the economy and implications for future planning for employment/retail floor space across the City.

This planning proposal responds to projected employment floor space demand by rezoning existing clusters of shops that are currently zoned residential to the B1 Neighbourhood Centre zone as a measure to retain existing employment floor space to serve the needs of local neighbourhoods and improve walkability and sustainability.

3.1.6. Night-Time Economy Study

The Randwick Night Time Economy Study 2019 (the Study) was prepared in response to a Council resolution (Notice of Motion 18/2018) which called for practical initiatives to enhance Randwick City's night time economy to foster economic development, support the live music and creative sectors, and deliver a diverse offering of night time activities to a wider demography.

The Study (and subsequent recommendations in this report) have been underpinned by substantial input from the Randwick City Night Time Economy Advisory Committee comprising industry experts from the live music, performing arts, retailing, urban design and small bar sectors. The Committee has been instrumental in identifying barriers and challenges for industry stakeholders, as well as opportunities for reducing planning and regulatory red tape.

The Study has found that Randwick City has the potential to reap substantial socio-economic benefits from cultivating a well-managed and diverse night-time economy. Research of Australia's night time economy has shown that it generates significant economic output and if well managed and supported will continue to grow and diversify. In 2017 the Australian night time economy accounted for 17% of all establishments (374,835 out of 2,200,000), collectively employing a total of 3.1 million people. The industry makes up 26% of Australian employment and accounts for 19% of total turnover, generating almost \$715 billion in revenue in 2017. At the state level, NSW is the largest contributor to Australia's core night time economy, accounting for 34% of establishments and 30% of night time economy employment and turnover.

At the local level, growth and diversification of the night time economy would have a positive impact for local businesses through increased patronage over longer and different time periods. It would help stimulate job creation, particularly flexible employment, support the cultural and creative sectors, while boosting local tourism, retail and non-core activities such as transport and security. These benefits are particularly critical given the current COVID pandemic, and stimulation of the night time economy via the land use planning framework would be an essential measure to supporting the economic recovery post pandemic.

In terms of community benefits, a mix of businesses and social and cultural attractions would help increase wider participation, attracting a diversity of ages and lifestyles, facilitating more connected, inclusive and resilient communities. Having a broad range of people participating in the night time economy would also have a positive impact on the perception of safety at night and potentially assist in reducing crime. The night time economy can also play an important role

in urban renewal and revitalisation, helping to create a sense of place and identity, and contributing to thriving vibrant town centres. This is particularly pertinent for urban renewal areas such as Kensington and Kingsford town centres and the Randwick Collaboration Area which would benefit from a thriving night time economy that builds reputation, reinforces local character and inspires new uses of public space.

3.1.7. Draft Randwick City Open Space & Recreation Needs Study

This planning proposal draws upon the following strategic directions and actions from the draft Randwick City Open Space and Recreation Needs Study. The draft Study identifies the open space and recreation needs for Randwick City will inform Council’s ongoing program of open space, sport and recreation works and management for the next 10 years. The Study will form the basis of the forthcoming Open Space and Recreation Needs Strategy.

Table 4: Consistency with the draft Randwick City Open Space & Recreation Needs Study

Draft Randwick City Open Space & Recreation Needs Study	
Strategic Direction	Planning Proposal Consistency
Connect and enhance our stunning coastline, beaches, parks and natural areas	The Planning Proposal proposes to introduce a new objective to the RE1 Public Recreation zone to address public access and connections to public open space.
Deliver new quality and diverse open space and recreation facilities in Randwick City’s high growth areas and areas with undersupply	The planning proposal proposes to rezone Meeks Street Plaza, Kingsford, 5R Young Street, Randwick and 17R Pine Avenue, Little Bay to RE1 Public Recreation. The proposal seeks to modify Clause 6.12 to consider open space impacts of larger sites to address the connections and capacity of surrounding open space areas.
Activate and improve the amenity and flexibility of our open and sporting spaces, parks, streets, and beaches for all to share	Sites proposed to be rezoned RE1 Public Open Space will be included in Council’s Resourcing Strategy for parks and open space, including any necessary landscaping and amenity improvements.
Manage and deliver our open space and recreation network collaboratively, efficiently and sustainably	Sites proposed to be rezoned RE1 Public Open Space will be included in Council’s Resourcing Strategy for parks and open space, including any sustainability and efficiency measures.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best means of achieving the objectives and intended outcomes.

All the issues covered by this Planning Proposal relate to statutory issues under the *Environmental Planning and Assessment Act 1979*. The Planning Proposal represents the primary mechanism for achieving the objectives and intended outcomes referred to under Part 1 (above).

3.2. Section B – Relationship to strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. This section outlines how the Planning Proposal is consistent with the objectives and actions of key strategies including A Metropolis of Three Cities and the Eastern City District Plan.

3.2.1. Greater Sydney Region Plan (A Metropolis of Three Cities)

The Greater Sydney Region Plan, A Metropolis of Three Cities is the overarching strategic land use plan for the Greater Sydney Metropolitan area, outlining the strategic vision for managing growth to 2056. The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The Vision seeks to transform Greater Sydney into a metropolis of three cities, with Randwick City being located in the Eastern Harbour City.

The Plan sets a 40 year vision (to 2056) and establishes a 20 year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Plan identifies ten (10) Directions for the metropolis of three cities and associated Objectives and indicators.

The Directions and Objectives of the Plan relevant to the Comprehensive Planning Proposal are detailed in the Table below.

Table 5: Consistency with the Greater Sydney Region Plan

Greater Sydney Region Plan (A Metropolis of Three Cities)		
Directions	Objectives	Planning Proposal Consistency
A city supported by infrastructure: infrastructure supporting new developments	<p>Objective 1: Infrastructure supports the three cities</p> <p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>Objective 3: Infrastructure adapts to meet future needs</p> <p>Objective 4: Infrastructure use is optimised</p>	The increased housing opportunities in the proposed HIAs will be supported by the existing transport infrastructure available through the Light Rail. This will ensure that the infrastructure use is optimised by locating future residents in close proximity to existing services.
A city for people: Celebrating	Objective 6: Services and infrastructure meet communities' changing needs	Refer above regarding the efficient use of existing transport infrastructure (Light Rail). In addition, the location of increased housing opportunities

Greater Sydney Region Plan (A Metropolis of Three Cities)

<p>diversity and putting people at the heart of planning</p>	<p>Objective 7: Communities are healthy, resilient and socially connected</p>	<p>through the proposed HIAs will utilise the existing services of the nearby town centres.</p> <p>The Proposal will assist in achieving a healthier environment by increasing the amount of formal open space (including RE1 Public Recreation).</p> <p>Extensive consultation was undertaken to understand the community’s views on the character of the Northern Coast, Southern Coast and The Bays LCAs. The draft LCAs reflect the community’s comments, which add to the planning analysis to provide clear character principles for each area.</p> <p>Elevating local character in the planning framework will deliver better place-based outcomes, putting people at the heart of planning.</p> <p>The character principles in each of the Statements address social cohesion, community connectivity, as well as protecting and preserving landscaping and ecosystems.</p>
	<p>Objective 8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods</p>	<p>The Local Character Area consultation identified a number cultural features important to the community including the cultural significance of Indigenous landscapes and sites and the village feel of local centres.</p>
	<p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>The proposed changes will encourage arts and creative industries though including ‘information and education facilities’ in the provisions of clause 6.13 which aims to enable the use of existing commercial buildings in residential zones.</p>
<p>Housing the city: Giving People Housing Choices</p>	<p>Objective 10: Greater housing supply</p>	<p>The proposed changes to the RLEP would contribute to the 6-10 year housing supply of 4,300 new dwellings by 2026 consistent with LSPS and Housing Strategy. The Housing Strategy which sets out how Council will achieve its 6-10 year housing targets in accordance with the requirements of the Eastern City District Plan.</p> <p>The HIAs have been selected as they are in areas with excellent access to</p>

		<p>services, town centres and transport connections.</p> <p>The proposed height increase (and retention of the current FSR) on part of the Souths Juniors site in Kingsford will facilitate housing delivery on a site well serviced by public transport (Light Rail Station and interchange) and in close proximity to the retail and business services of the Kingsford town Centre.</p>
	<p>Objective 11: Housing is more diverse and affordable</p>	<p>The proposed changes (HIAs and minimum lot size in the R2 Low Density zone) will diversify the mix of available dwelling types - providing new medium density residential apartment accommodation and housing choice for a range of household types including families, couple households and single households.</p> <p>The proposed affordable housing scheme in the identified HIAs will ensure that affordable housing is provided to meet the demand from low and medium income households.</p>
<p>A city of Great Places: Designing places for people.</p>	<p>Objective 12: Great places that bring people together</p>	<p>The proposed rezoning of open space land from RE1 Public Recreation to RE2 Private Recreation will increase the potential landuses on the site while retaining its open space function.</p> <p>The Local Character Statements include a number of principles that recognise the importance of designing places for people and community interaction in the public realm. These include the village feel of local centres, enhancing visitor facilities compatible with the unique character of the coastal area, protecting sensitive scenic and environmental attributes, and protecting large areas of open space and national parklands into the future.</p>
	<p>Objective 13: Environmental heritage is identified, conserved and enhanced</p>	<p>The Planning Proposal includes the heritage listing of 62 new properties and a number of changes to the boundaries of existing heritage conservation areas based on the recommendations of Heritage Studies.</p>

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<p>A well-connected city: Developing a more accessible and walkable city</p>	<p>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</p>	<p>The HIAs have been selected as they are in areas with excellent access to services, town centres and transport connections and can support the 30 minute city.</p>
<p>A city in its landscape: valuing green spaces and landscape</p>	<p>Objective 25: The coast and waterways are protected and healthier</p>	<p>The planning proposal will implement measures to improve water quality leaving new developments and encourage the implementation of water sensitive urban design.</p> <p>The three LCAs are located along the entire coastline of Randwick City, much of the land within the LCA is local and regional level open space, beaches, bays and golf courses. The LCAs and the character statements will provide an additional layer of consideration for this unique coastal character and will be included in the future Randwick LEP.</p>
	<p>Objective 27: biodiversity is protected, urban bushland and remnant vegetation is enhanced</p>	<p>The planning proposal will provide greater recognition and protecting of biodiversity, through the recognition of its national significance in the Environmental Conservation E2 zoning objectives. The proposal also includes updating of the Terrestrial Biodiversity Maps to better reflect the existing environment.</p> <p>As noted above, a significant area of the three (3) LCAs is regional and local open space and/or environmental land, including the Botany Bay National Park, coastal bays and beaches and Malabar Headland. The LCAs acknowledge these important features, and the importance of biodiversity corridors, in the character principles</p>
	<p>Objective 28: Scenic and cultural landscapes are protected</p>	<p>There are a number of heritage conservation areas located within the HCAs, including Botany Bay National Park, La Perouse Headland, Yarra Bay, Frenchman’s Bay and Malabar Headland. These conservation areas are included in the Randwick LEP and are addressed in the character principles of the Statements.</p>

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		<p>The scenic qualities of the areas are also addressed in the character principles by specifically referencing view corridors, coastal value, design excellence and the scale of future development</p>
	<p>Objective 30: urban tree canopy cover is increased</p>	<p>An urban heat island effect is has been included in the design excellence clause.</p> <p>The HCAs identify the significance of the urban tree canopy to the coastal zone. As noted above, much of the areas is open space or national park. Character principles include promoting native tree planting in public parks, reserves and local streets, protecting and enhancing native plant communities and building on the existing green grid.</p>
	<p>Objective 31: public open space is accessible, protected and enhanced</p>	<p>Addressed above. The importance of protecting public open space is identified in all LCAs and in the character principles</p> <p>The planning proposal proposes to rezone Meeks Street Plaza, Kingsford, 5R Young Street, Randwick and 17R Pine Avenue, Little Bay to RE1 Public Recreation there by expanding Randwick City’s space network.</p> <p>The proposal seeks to modify Clause 6.12 to consider open space impacts of larger sites to address the connections and capacity of surrounding open space areas.</p>
<p>An efficient city: using resources wisely</p>	<p>Objective 33: a low carbon city contributes to net zero emissions by 2050 and mitigates climate changes</p>	<p>The planning proposal will encourage renewable energy uptake through the design excellence clause.</p>
	<p>Objective 34: energy and water flows are captured, used and reused</p>	<p>Large development sites will be required to consider a dual reticulation system for non-potable water so that they are prepared for times of water scarcity.</p>

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<p>A resilient city: adapting to a changing world</p>	<p>Objective 36: people and places adapt to climate change and future shocks and stresses</p> <p>Objective 37: exposure to natural and urban hazards is reduced.</p> <p>Objective 38: heatwaves and extreme heat are managed.</p>	<p>The planning proposal includes changes to objectives and clauses which will result in high quality development which is more resilient to the predicted impacts of climate change for Randwick.</p>
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3.2.2. Eastern City District Plan

The Eastern City District Plan is the Greater Sydney Commission’s (GSC) 20-year plan to manage growth and change in the Eastern City District of Sydney to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing A Metropolis of Three Cities at a district level and aims to be a bridge between regional and local planning. The Plan outlines the following directions that are relevant to the Planning Proposal.

Table 6: Consistency with the Eastern City District Plan.

Eastern City District Plan		
Directions	Planning Priorities	Planning Proposal Consistency
<p>A city supported by infrastructure: Infrastructure supporting new developments</p>	<p>Planning Priority E1: Planning for a city supported by infrastructure</p>	<p>The planning proposal supports the Government’s objectives for aligning growth with infrastructure by recognizing and acknowledging the light rail stabling as vital infrastructure through a SP2 Infrastructure zoning.</p>
<p>A collaborative city: Working together to grow a Greater Sydney</p>	<p>Planning Priority E2: Working through collaboration</p>	<p>The planning proposal implements the Collaboration Area Place Strategy developed with key partners by the GSC by supporting the Randwick Hospital Campus expansion through appropriate zoning and controls for new development that will accommodate new health, education, and research facilities.</p>
<p>A city for people: Celebrating diversity and putting people at the heart of planning</p>	<p>Planning Priority E3: Provide services and social infrastructure to meet peoples changing needs.</p>	<p>This planning proposal encourages the provision of services and social infrastructure including later opening shops, small scale cultural activities and gallery and maker spaces.</p> <p>The proposed new B1 Neighbourhood Centre zoning for identified clusters of shops would help protect employment lands that service the retail, social and community needs of residential neighbourhood catchments across the City.</p>
	<p>Planning Priority E4: Fostering healthy, creative, culturally rich</p>	<p>Extensive consultation was undertaken to understand the community’s views on the character of the Northern Coast, Southern Coast and The Bays LCAs. The draft LCAs reflect the community’s</p>

	<p>and socially connected communities</p>	<p>comments, which add to the planning analysis to provide clear character principles for each area.</p> <p>Elevating local character in the planning framework will deliver better place-based outcomes, putting people at the heart of planning.</p> <p>The character principles in each of the Statements address social cohesion, healthy living, community connectivity, as well as protecting and preserving landscaping and ecosystems.</p> <p>This planning proposal would help enable a healthy, creative, culturally rich, socially connected community by:</p> <ul style="list-style-type: none"> • Fostering diversification of the night-time economy and increasing wider participation by encouraging low impact uses and cultural activities to take place in the evening; • Providing social infrastructure and improving community accessibility to the arts, by making it easier to host small scale cultural activities, and establish galleries and maker spaces in residential areas; • Protecting the existing stock of neighbourhood centres which provide important opportunities for social interaction and services through appropriate zoning and controls; • Enhancing Randwick City’s sense of community by limiting the number of un-hosted days for short term rental accommodation.
<p>Housing the City: Giving people housing choices</p>	<p>Planning Priority E5 Providing housing supply, choice and affordability with access to jobs, services and public transport</p>	<p>The proposed changes to the RLEP would contribute to the 6-10 year housing supply of 4,300 new dwellings by 2026 consistent with LSPS and Housing Strategy. The Housing Strategy which sets out how Council will achieve its 6-10 year housing targets in accordance with the requirements of the Eastern City District Plan.</p> <p>The HIAs have been selected as they are in areas with excellent access to services, town centres and transport connections.</p> <p>The proposed affordable housing scheme in the identified HIAs will ensure that affordable housing is provided to meet the demand from low and medium income households.</p> <p>The proposed changes (HIAs and minimum lot size in the R2 Low Density zone) will diversify the mix of available dwelling types - providing new medium density residential apartment accommodation and housing choice for a range of household types including families, couple households and single households.</p>

The proposed height increase (and retention of the current FSR) on part of the Souths Juniors site in Kingsford will facilitate housing delivery on a site well serviced by public transport (Light Rail Station and interchange) and in close proximity to the retail and business services of the Kingsford town Centre.

The sites identified for future strategic studies (including the Town and Strategic Centres Transition Heights Review and Eastgardens-Maroubra Junction Strategic Centre Review) align with PP E5 and will ensure a holistic and consistent review process for these areas.

While the proposed rezonings may reduce the potential for increased housing supply by limiting the development potential, the impact on Planning Priority E5 is considered to be negligible given that:

- 5R Young Street, Randwick currently functions as public open space and is a part of a rezoning that identified the land to be used for this purpose. In addition, the site is listed as a local heritage item under RLEP 2012.
- 17R Pine Avenue, Little Bay currently functions as open space and is listed on the State Heritage Register and as a local heritage item under RLEP 2012.
- Meeks Street Plaza, Kingsford is currently functioning as a temporary plaza and is the result of a road closure.

Housing targets are addressed in the Randwick City’s Local Housing Strategy. The Planning Proposal will protect the site from other future uses and formalise the sites as public open space.

The planning proposal seeks to balance the economic benefits of short-term rental accommodation on our visitor economy with protecting medium to long term rental housing supply in high amenity areas. This would result in greater supply, choice, affordability, and stability in the local rental housing market and help protect the liveability and character of residential areas.

While the proposed rezonings may reduce the potential for increased housing supply by limiting the development potential, the impact on Planning Priority E5 is considered to be negligible given that:

5R Young Street, Randwick currently functions as public open space and is a part of a rezoning that identified the land to be used for this purpose. In addition, the site is listed as a local heritage item under RLEP 2012.

		<p>17R Pine Avenue, Little Bay currently functions as open space and is listed on the State Heritage Register and as a local heritage item under RLEP 2012.</p> <p>Meeks Street Plaza, Kingsford is currently functioning as a temporary plaza and is the result of a road closure.</p> <p>Housing targets are addressed in the Randwick City’s Local Housing Strategy. The Planning Proposal will protect the site from other future uses and formalise the sites as public open space</p>
<p>A City of Great Places: Designing Places for People</p>	<p>Planning Priority E6: Creating and renewing great places and local centres, and respecting the District’s heritage.</p>	<p>The proposed rezoning of open space land from RE1 Public Recreation to RE2 Private Recreation will increase the potential land uses on the site while retaining its open space function.</p> <p>No change is proposed to the sites 5R Young Street, Randwick and 17R Pine Avenue, Little Bay heritage status.</p> <p>The Local Character Statements include a number of principles that recognise the importance of designing places for people and community interaction in the public realm. These include the village feel of local centres, enhancing visitor facilities compatible with the unique character of the coastal area, recognising and protecting heritage, protecting sensitive scenic and environmental attributes and protecting large areas of open space and national parklands into the future</p> <p>This planning proposal would assist in creating great places and local centres by:</p> <ul style="list-style-type: none"> • Encouraging a vibrant night time economy and activation of street life through diverse uses and cultural activities that encourage wider community participation; • Retaining the existing quantity of employment lands within residential neighbourhood settings which are important for servicing the community’s retail, business, entertainment needs; • Improving walkability, activation of street life, social and economic participation; <p>Supporting local businesses both the day and night-time economy.</p> <p>This planning proposal would assist in creating great places and local centres by:</p> <ul style="list-style-type: none"> • Encouraging a vibrant night time economy and activation of street life through diverse uses and

Eastern City District Plan

		<p>cultural activities that encourage wider community participation;</p> <ul style="list-style-type: none"> • Retaining the existing quantity of employment lands within residential neighbourhood settings which are important for servicing the community's retail, business, entertainment needs; • Improving walkability, activation of street life, social and economic participation; • Supporting local businesses both the day and night-time economy.
<p>Jobs and skills for the city: Creating the conditions for a stronger economy.</p>	<p>Planning Priority E8: Growing and investing in health and education precincts and the innovation corridor</p>	<p>The planning proposal facilitates growth and investment of the Randwick Health and Education Precinct by supporting the Randwick hospital expansion through appropriate zoning and controls for new development to accommodate the Government's significant investment in education, health services and research facilities;</p> <p>Diversifying the night time economy to encourage widespread participation through later opening hours and encouraging social and cultural activities. This in turn would support local businesses, retains spending and investment within the precinct, increases visitation and job creation.</p>
	<p>Planning Priority 11: Growing investment, business opportunities and jobs in strategic centres</p>	<p>The Eastern City District Plan job targets for the Randwick Collaboration Area were:</p> <ul style="list-style-type: none"> • 2016 estimate of 22,800, • 2036 baseline target of 32,000 with a higher target of 35,500. <p>The Randwick Hospitals Campus expansion project, retention of neighbourhood centre employment lands, and additional permissible uses at the Randwick Racecourse spectator precinct will protect and enhance capacity for employment growth.</p> <p>The proposal additionally provides a suitable environment that encourages the establishment of creative industries and supports a diverse range of small businesses, such as retail, and cultural events.</p>
<p>A well connected city: Developing a more accessible and walkable city.</p>	<p>Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city</p>	<p>The planning proposal will support the integration of land use and transport planning through rezoning clusters of shops to B1 Neighbourhood Centre.</p> <p>The new B1 neighbourhood centres are located within a 400m radius from R2 and R3 residential zones and will enable a reduced need for people to travel long distances to access local services and jobs.</p>
	<p>Planning Priority E14: protecting and improving</p>	<p>The planning proposal proposes to improve water quality leaving sites through the changes to the</p>

Eastern City District Plan

A city in its landscape:
valuing green spaces and landscape

the health and enjoyment of Sydney Harbour and the Districts waterways

stormwater management (clause 6.4) which includes an aims to protect and improve water quality within waterways and receiving waters including coastal beaches and Botany Bay. The changes also include consideration of water sensitive urban design (if practicable) in development in residential, business and industrial zones.

The Planning Proposal proposes to introduce a new objective to the RE1 Public Recreation zone to address public access and connections to public open space. The objective seeks to facilitate and manage public access within and between areas of open space including the coastline, waterways, nature reserves and parks.

The three LCAs are located along the entire coastline of Randwick City, much of the land within the LCA is local and regional level open space, beaches, bays and golf courses. The LCAs and the character statements will provide an additional layer of consideration for this unique coastal character and will be included in the future Randwick LEP to ensure protection and enjoyment for future generations

Planning Priority E15:
protecting and enhancing bushland and biodiversity

The Environmental Conservation zone objectives are being updated to reflect the national significance of biodiversity in Randwick.

As noted above, a significant area of the three (3) LCAs is regional and local open space, bushland and/or environmental land, including the Botany Bay National Park, coastal bays and beaches and Malabar Headland. The LCAs acknowledge these important features, and the importance of biodiversity corridors, in the character principles

Planning Priority E16:
protecting and enhancing scenic and cultural landscapes

There are a number of heritage conservation areas located within the LCAs, including Botany Bay National Park, La Perouse Headland, Yarra & Frenchman's Bays, and Malabar Headland. These conservation areas are included in the Randwick LEP and are addressed in the character principles of the Statements.

The scenic qualities of the areas are also addressed in the character principles by specifically referencing view corridors, coastal value, design excellence and the scale of future development

Planning Priority E17:
increasing urban tree canopy cover and delivering green grid connections

The LCAs identify the significance of the urban tree canopy to the coastal zone. As noted above, much of the areas is open space or national park. Character principles include promoting native tree planting in public parks, reserves and local streets,

Eastern City District Plan

		<p>protecting and enhancing native plant communities and building on the existing green grid.</p> <p>Mitigating heat island effect will be a key consideration in the modified design excellence clause 6.11.</p>
	<p>Planning Priority E18: delivering high quality open space</p>	<p>The Planning Proposal proposes to introduce a new objective to the RE1 Public Recreation zone to address public access and connections to public open space.</p> <p>The planning proposal proposes to rezone Meeks Street Plaza, Kingsford, 5R Young Street, Randwick and 17R Pine Avenue, Little Bay to RE1 Public Recreation there by expanding Randwick City's space network.</p> <p>The proposal seeks to modify Clause 6.12 to consider open space impacts of larger sites to address the connections and capacity of surrounding open space areas.</p> <p>Addressed above. The importance of protecting open space is identified in all LCAs and in the character principles</p>
<p>An efficient city: using resources wisely</p>	<p>Planning Priority E19: reducing carbon emissions and managing energy, water and waste efficiency</p>	<p>Renewable energy uptake will be included in the design excellence clause and dual reticulation systems will be required for large residential development sites requiring a DCP.</p>
<p>A resilient city: adapting to a changing world</p>	<p>Planning Priority E20: Adapting to the impacts of urban and natural hazards and climate change</p>	<p>The planning proposal includes changes to objectives and clauses which will result in high quality development which is more resilient to the predicted impacts of climate change for Randwick.</p> <p>Renewable energy uptake is being included in the design excellence clause (6.11) through including onsite or near site renewable energy sources as a matter for consideration.</p>

Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Section 3.1 above details how the Comprehensive Planning Proposal will achieve the Objectives, Directions, and Planning Priorities of the Randwick Local Strategic Planning Statement and the following strategies and studies: Randwick Housing Strategy, Randwick Heritage Study (March 2021), Randwick Environment Strategy, Night-Time Economy Study (2019) and Randwick Economic Analysis Report (2019) and Affordable Housing Plan (Housing Investigation Areas) and draft Randwick Open Space and Recreation Study.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

3.2.3. State Environmental Planning Policies

The relevant State Environmental Planning Policies (SEPPs), Sydney Regional Environmental Plans (SREPs) and Greater Metropolitan Regional Environmental Plans (GMREPs) are detailed in the Table in Attachment D. Key SEPPs for consideration are summarised below.

- [SEPP \(Exempt and Complying Development Codes\) 2008](#)

The Planning Proposal includes the new draft local character area clause and maps which will introduce the Northern Coast, Southern Coast and The Bays areas into the provisions of the Randwick LEP. Council will be seeking (as part of a separate process) an exemption to the Low Rise Housing Diversity Code provisions of the SEPP (Exempt and Complying Development Codes).

- [SEPP No 55—Remediation of Land](#)

The rezoning request for 1903R Botany Road, Matraville from RE1 Public Recreation to RE2 Private Recreation will be subject to an assessment provided under this SEPP as discussed in this report.

- [SEPP No 70 Affordable Housing \(Revised Schemes\)](#)

The Affordable Housing SEPP (AHSEPP) encourages the development of new affordable housing and is a mechanism that allows Council to prepare an affordable housing contribution scheme for certain precincts, areas or developments associated with an upzoning within the local government area. This makes it easier to deliver affordable rental homes in the community and will progressively boost the number of affordable homes in Sydney.

This proposal is consistent with the AHSEPP as it proposes an affordable housing contribution scheme within the five HIAs. It is anticipated that the Management Plan, that provides the operational and administrative detail of the scheme, will be similar to the approved Kensington and Kingsford Town Centres – Affordable Housing Plan.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

3.2.4. Ministerial Directions (s.9.1 directions)

An assessment of the Planning Proposal against the Ministerial Directions is provided in Attachment E. The Ministerial Directions specifically relevant to the Planning Proposal are:

- [Direction 1.1 Business and Industrial Zones](#)

The objectives of this Direction are to:

- (a) Encourage employment growth in suitable locations,
- (b) Protect employment land in business and industrial zones, and
- (c) Support the viability of identified centres.

The Direction applies where a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

The Planning Proposal affects land in the business zones and is consistent with and gives effect to the objectives of the Direction as the Proposal:

- Encourages employment growth in suitable locations, protects employment land in business zones and supports the viability of centres.
- Retain the area and location of the existing business zones
- Does not reduce the total potential floorspace for employment uses or public services.

- [Direction 2.3 Heritage Conservation](#)

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The Direction applies to all planning proposals.

The Planning Proposal retains the existing standard instrument Heritage provisions (clause 5.10) and proposes to include 62 new heritage items, and change to the boundaries of the existing Heritage Conservation Areas and removal of heritage items (due to approved demolition) based on the Randwick Heritage Study (March 2021).

Parts of the proposed HIA are within the vicinity or include heritage items. Four of the five HIA's adjoin or are opposite to heritage conservation areas. In order to protect the character and significance of the heritage conservation areas and heritage items, the Proposal retains the existing lot sizes and subdivisions noting that complying development does not apply to heritage items or conservation areas.

The subject HIAs do not contain any Aboriginal areas, places, objects or landscapes.

- [Direction 2.6 Remediation of Contaminated Land](#)

The objective of this Direction is to reduce the risk to harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

The Direction applies to the rezoning request for 1903R Botany Road, Matraville from RE1 Public Recreation to RE2 Private Recreation.

- [Direction 3.1 Residential Zones](#)

The objectives of this Direction are:

- (a) To encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) To minimise the impact of residential development on the environment and resource lands.

The Direction applies where a planning proposal affects land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary) and any other zone in which significant residential development is permitted or proposed to be permitted.

The Planning Proposal affects residential zoned land across Randwick City and includes increases in development standards (height and FSR) which would increase housing supply.

It also seeks to limit the time period for un-hosted accommodation to operate, broadens the choice of building types and locations available in the housing market.

Land proposed to be rezoned from Residential to B1 Neighbourhood Business contains purpose built commercial development and currently provides a mix of shops, services and residential uses. The Proposal includes provisions which will increase the permissible FSR of the land and enable a continuation of shop-top housing.

The proposed Local Character provisions recognise the diverse housing forms within the residential zones of the coastal zone.

- [Direction 3.4 Integrating Land Use and Transport](#)

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- Improving access to housing, jobs and services by walking, cycling and public transport, and
- Increasing the choice of available transport and reducing dependence on cars, and
- Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- Supporting the efficient and viable operation of public transport services, and
- Providing for the efficient movement of freight.

The Planning Proposal includes changes in land use zones and increase in development standards on a number of sites which will better utilise the existing transport infrastructure in Randwick City. The Planning Proposal promotes the increased use and development of land that is already developed for residential purposes and is served by transport infrastructure with adequate capacity to accommodate increased demand.

The Planning Proposal promotes the increased use and development of land that is well served by transport infrastructure. The Planning Proposal will encourage walking and cycling as it will facilitate the development of highly accessible services, retail and additional employment in the neighbourhood centres.

In preparing the Local Character Statements, the subdivision pattern, built form character, lot sizes, road network, pedestrian/cycle facilities and transport infrastructure were analysed as part of the comprehensive evidence base. The Character principles include consideration of improved access around the coastal area, building on the Green Grid, promoting tree canopy and strengthening the place qualities that will further encourage walking, cycling and economic vibrancy within the coastal zone.

3.3. Section C – Environmental, social, and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

3.3.1. Threatened Species

The Comprehensive Planning Proposal applies to land which contains a critically Endangered Ecological Community Eastern Suburbs Banksia Scrub and Endangered Species *Acacia terminalis* ssp. *Terminalis*. The objective of the Planning Proposal is to give greater protection and recognition of these items, specifically in the proposed changes to the Terrestrial Biodiversity Maps which reflect the updated *Biodiversity Conservation Act 2016* mapping prepared by the Department, Industry and Environment (update January 2021) for core protected areas of high biodiversity value.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

3.3.2. Environmental Effects

The Planning Proposal includes a number of changes which will provide positive environmental effects, including the expansion of the Terrestrial Biodiversity areas to reflect updated mapping under the *Biodiversity Conservation Act 2016*. Proposed strengthening of the aims of the

Randwick LEP 2012 to promote environmental resilience and amendments to the LEP clauses to address Water Sensitive Urban Design, consideration of dual reticulation water systems and to ensure design excellence includes consideration of urban heat island mitigation and onsite or near site renewable energy sources.

The Planning Proposal includes an objective in the RE1 Public Recreation zone to facilitate and manage public access within and between areas of open space including the coastline, waterways, nature reserves, parks, and plazas. Open space connections and capacity has also been included as matter for consideration when preparing site specific DCPs under Clause 6.12.

The Planning Proposal's HIAs will locate new higher density dwelling accommodation within convenient walking distance of existing public transport infrastructure (and in the long term the proposed mass transit/metro stations), employment hubs including the UNSW, Randwick Hospital, Royal Randwick Racecourse, Randwick TAFE and the commercial centres of Randwick Junction, Kensington and Kingsford. This will support the use of active transport and public transport (over motor vehicle use), supporting the Eastern City District Plan Planning Priority E10 integrating land use and transport to deliver a 30-minute walkable city, resulting in a lower carbon footprint per resident and delivering a positive benefit for the environment.

Increasing building density on existing city blocks leads to more efficient utilisation of existing Randwick City infrastructure including public transport, streets, water supply, stormwater, power supply, telecommunications, etc. This in turn would lower the carbon footprint per resident and deliver a positive outcome for the environment.

How has the Planning Proposal adequately addressed any social and economic effects?

3.3.3. Social and Economic Effects

The Planning Proposal includes a number of changes which will provide social and economic effects, including an increase in housing supply and employment opportunities.

The Planning Proposal's changes to development standards will, across the five HIAs, in the long term produce an estimated 79 additional affordable housing units in proximity to public transport, commercial and employment centres and to recreational open space. There is a need for more affordable housing in Randwick City to provide for low- and moderate-income residents of the LGA. This will add to Council's existing target of more than 200 affordable housing units under the Kensington and Kingsford Town Centres affordable housing plan.

The UNSW and Randwick Hospital are currently developing new facilities on their respective campuses. There is a need to attract employees to these employment hubs of high calibre from a national and international pool. Access to a quality lifestyle; including conveniently located high quality housing options (the HIAs), health services, recreational open space and entertainment venues (including a vibrant night-time economy) will be an important drawcard. Further, the additional employment at these hubs would have a multiplier effect growing complementary health related businesses and other retail and support services.

The growth and expansion of the Randwick Hospital and UNSW Campuses supports the broader Collaboration Area, generating employment opportunities, strengthening health and education services and research capabilities to the benefit of the residents of Randwick City.

The businesses within the commercial centres of Randwick Junction, Kensington and Kingsford and the proposed new neighbourhood corner shops in the Kingsford South HIA would benefit from the additional residents that would be located within walking distance.

3.4. Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal includes changes to land use zones and development standards in areas that have access to a full range of public infrastructure including road access, water, sewer and electricity and telecommunication services.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway determination will determine consultation required with relevant State and Commonwealth public authorities.

Eastern Suburbs Banksia Scrub and *Acacia terminalis* ssp. *terminalis* are both listed as Endangered under the Commonwealth Environmental Protection and Biodiversity Conservation (EPBC) Act 1999. Consultation with the Commonwealth will be undertaken if deemed necessary under the EPBC Act.

4. Mapping

This part of the Planning Proposal deals with the maps associated with the Randwick LEP 2012 that are to be amended to facilitate the proposed changes as described in this report.

Appendix B contains maps of existing and proposed zones and development standards applying to this Comprehensive Planning Proposal, including changes to the following maps:

- Land Zoning Map
- Floor Space Ratio Map
- Height of Buildings Map
- Lot Size Map
- Heritage Map
- Land Reservation Acquisition Map
- Terrestrial Biodiversity Map
- Key Sites Map
- Alternative Building Heights Map
- Additional Permitted Uses Map

A new set of maps is also proposed to be include:

- Local Character Area Map

A written description of the proposed changes to the Randwick LEP 2012 maps is included in Section 2 above and the existing and proposed maps in Attachment B.

5. Community Consultation

Community consultation is required under Part 2 Planning instruments of the *Environmental Planning and Assessment Act 1979*.

The Act determines the requirements for community consultation for Planning Proposals which is identified during the Gateway assessment.

The following minimum requirements for notification are set out below:

- Council website and documents available at administration building
- Publication on the NSW Planning Portal
- Letters to landowners affected by the proposed changes.

It is proposed that the Planning Proposal is exhibited for a minimum period of 28 days (or as specified in the Gateway determination) but given the complexity of the Proposal and expected public interest, it is recommended that the public exhibition period be extended to 6 weeks.

A consultation strategy will be provided in accordance with the requirements of the Gateway Determination and Council's Community Participation Plan. A tailored Community Consultation Plan will be finalised priority to exhibition, and engagement components may include:

- Frequently Asked Questions (FAQ) brochures addressing aspects of the Planning Proposal.
- A dedicated webpage on the 'Have Your Say' website with the Planning Proposal and maps, and all exhibition material.
- Hard copies of exhibition material at Council locations: Administration Centre, Randwick Library, Bowen Library and Malabar Library.
- The draft LEP and other exhibition material placed on Council's website.
- Notifications to households.
- Drop-in days providing the opportunity to speak directly with Planners on any issue related to the Planning Proposal.
- Notification to relevant stakeholders including adjoining Councils, State agencies, Precinct Committees and Business Chambers.

6. Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions. A copy of the proposed project timeline is included in Attachment A, showing the timeframe for the following steps in the Planning Proposal process:

1. Council request for Gateway Determination
2. Gateway Determination
3. Completion of required technical information and report (if require back to Council)
4. Public consultation of Planning Proposal
5. Government Agency consultation
6. Public Hearing (if required) following public consultation of Planning Proposal
7. Consideration of submissions
8. Report to Council on submission to public exhibition and public hearing (if held)
9. Referral to Parliamentary Counsel and notify DPIE
10. Plan is made

Attachments