



Randwick Comprehensive Planning Proposal

Gateway Review

Agenda

- Opening Statement (Panel Chair)
- Opening remarks from the Department (10 minutes or less)
- New exempt development provision to limit the number of non-hosted short-term rental accommodation (STRA) to 90 days per calendar year (2 questions)
- Local Character Areas (The Bays, Northern Coast and Southern Coast) (3 questions)
- Public consultation (2 questions)
- Rezoning of 1903R Botany Road, Matraville from RE1 Public Recreation to RE2 Private Recreation (1 question)
- Meeting Close

Planning proposal overview

The planning proposal is a review of the Randwick Local Environmental Plan (LEP) 2012, which seeks to:

- align with strategic directions in the Eastern City District Plan and Randwick Local Strategic Planning Statement (LSPS);
- implement findings and recommendations of other local strategies and studies; and
- consider landowner rezoning requests and introduce miscellaneous amendments.

Gateway determination was issued in September 2021

Planning proposal – key aspects

Specific to the Gateway review, the proposal sought to:

- introduce a new exempt development provision in the LEP to limit the number of days that non-hosted **short-term rental accommodation** (STRA) can operate in a calendar year to a maximum of 90 days.
- introduce a **local character** overlay (clause, mapping and definition) to give effect to three Local Character Areas - The Bays, Northern Coast and Southern Coast.
- **rezone** the site at 1903R Botany Road, Matraville from RE1 Public Recreation to RE2 Private Recreation in response to a landowner request.

Gateway determination conditions under review

1.b)

Remove the proposed exempt development provision for non-hosted short-term rental accommodation

1.c)

Remove the proposed local character provision, mapping and local character statements

1.d)

Remove the proposed rezoning of the land at 1903R Botany Road, Matraville from RE1 Public Recreation to RE2 Private Recreation

Department's recommendation

- The three Gateway conditions in question should remain unchanged

Each of the above conditions will be explored in further detail in response to the IPC agenda questions

Short-term rental accommodation

	Gateway determination	Planning proposal (Council's request)
Non-hosted STRA day limit for Greater Sydney	180 days	90 days
Source	State Environmental Planning Policy (Housing) 2021 (<i>Housing SEPP</i>)	Seeking to override the Housing SEPP via an exempt development provision in the LEP

IPC Questions: STRA

Q: *Does the Department have a position on exemptions to this part of the SEPP(Housing) 2021?*

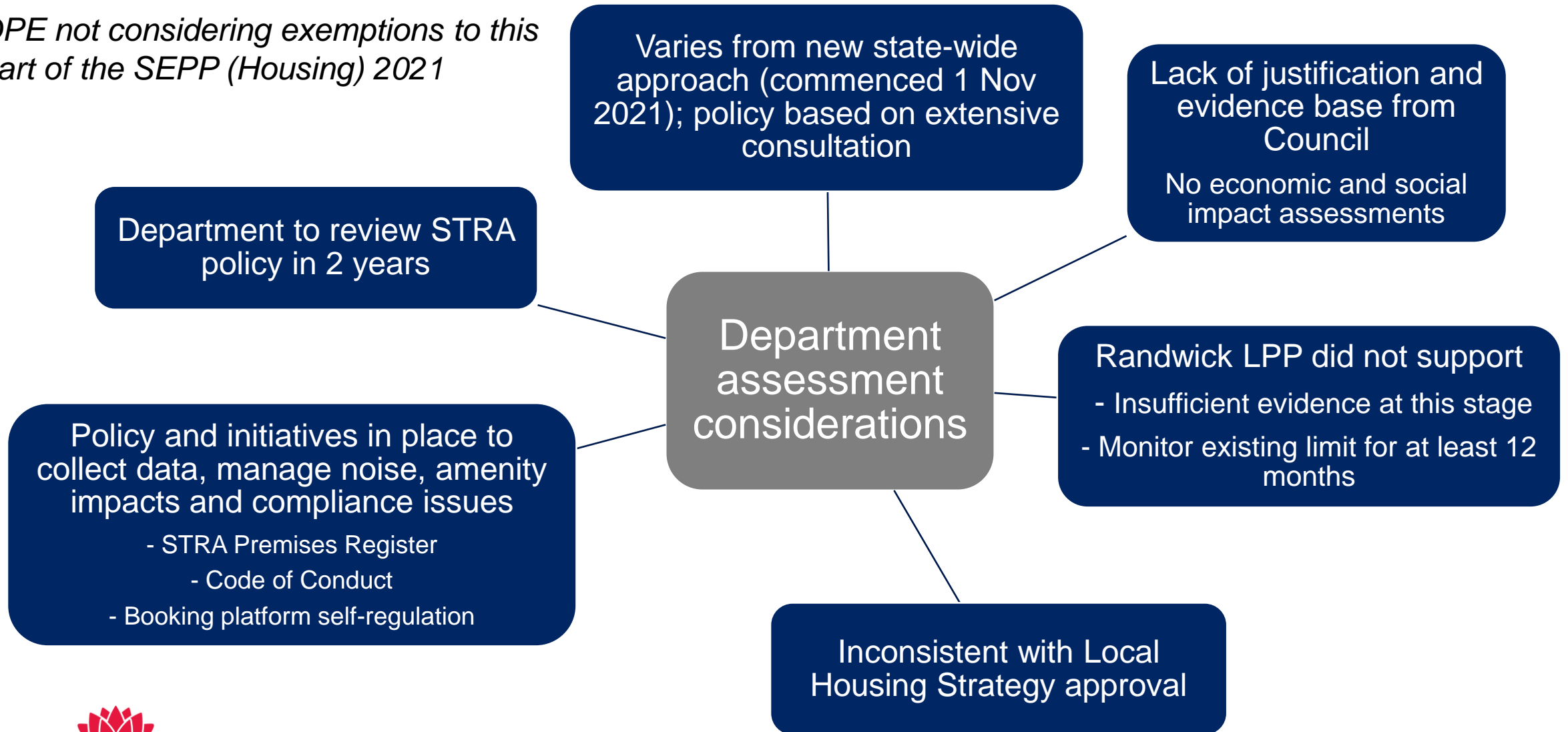
A: The Department is not considering or supportive of day limit variations at this stage (see further discussion on next slide)

Q: *Have any of the other coastal metropolitan councils expressed a similar objection to the 180-day maximum?*

A: City of Sydney – preliminary discussion with the Department regarding evidence that would be required to consider a reduced limit

Short-term rental accommodation

DPE not considering exemptions to this part of the SEPP (Housing) 2021



Proposed local character model provision - overview

- Mixed feedback from exhibition of the Explanation of Intended Effect (EIE) – Local Character Provision.
- Integrating local character into the planning system as exhibited in the EIE will not progress at this time.
- Other approaches being considered – design principles of draft *Design and Place SEPP*.
- Department does not currently have an endorsed policy.
- No amendment to Standard Instrument LEP to enable inclusion of a local character model clause and map overlay.

IPC Questions: Local Character Areas

Q: *If there is no Department-endorsed statutory pathway to allow this type of provision to be included, what other options does Council have in this regard?*

A:

- Include the character statements in Council's Development Control Plan (DCP)

Q: *Council states that the Department's position is mainly based on a lack of a statutory mechanism rather than a merit based assessment and imply that a merit based assessment of the justification should be undertaken by the Department. Can the Department comment on this?*

A:

- Uncertainty around statutory pathway - Council's proposed approach cannot be support at this time
- Other approaches being considered: design principles and considerations in draft *Design and Place SEPP*
- Intent of Council's approach and merit of having clear planning provisions on local character are acknowledged
- Clear and consistent state-wide pathway yet to be developed and endorsed

IPC Questions cont.: Local Character Areas

Q: *In the Gateway Review Submission Council indicates that in a meeting the Department raised that a Gateway Review of the local character provision would pre-empt the final decision by the State Government as to how local character would be dealt. Can the Department comment on this?*

A:

- Department exhibited various policy pieces around planning approach to local character
- No final decision made and no endorsed statutory pathway
- Council expressed the view that the Gateway condition is pre-emptive as it prevents the local character piece from progressing
- Council's significant work on local character is acknowledged
- However, Council chose to undertake this work before final decision being made by the Government

Public consultation: on STRA provision

2015 – 2016

- Parliamentary Inquiry into the adequacy of the regulation of short-term holiday letting in NSW

July – October 2017

- Community feedback sought on Options Paper – Short-term holiday letting in NSW

October 2018

- Exhibition of Explanation of Intended Effect – Short-term rental accommodation in NSW

August – September 2019

- Exhibition of proposed regulatory framework for STRA

Going forward

Review of STRA policy in 2 years

> anticipated to involve community and stakeholder consultation



Public consultation: on local character provision

2018

- Planning System Circular PS 18-001 *'respecting and enhancing local character in the planning system'*

February – May 2019

- Community feedback on *Local Character and Place Guideline* and *Discussion Paper – Local Character Overlays*

November 2020 – January 2021

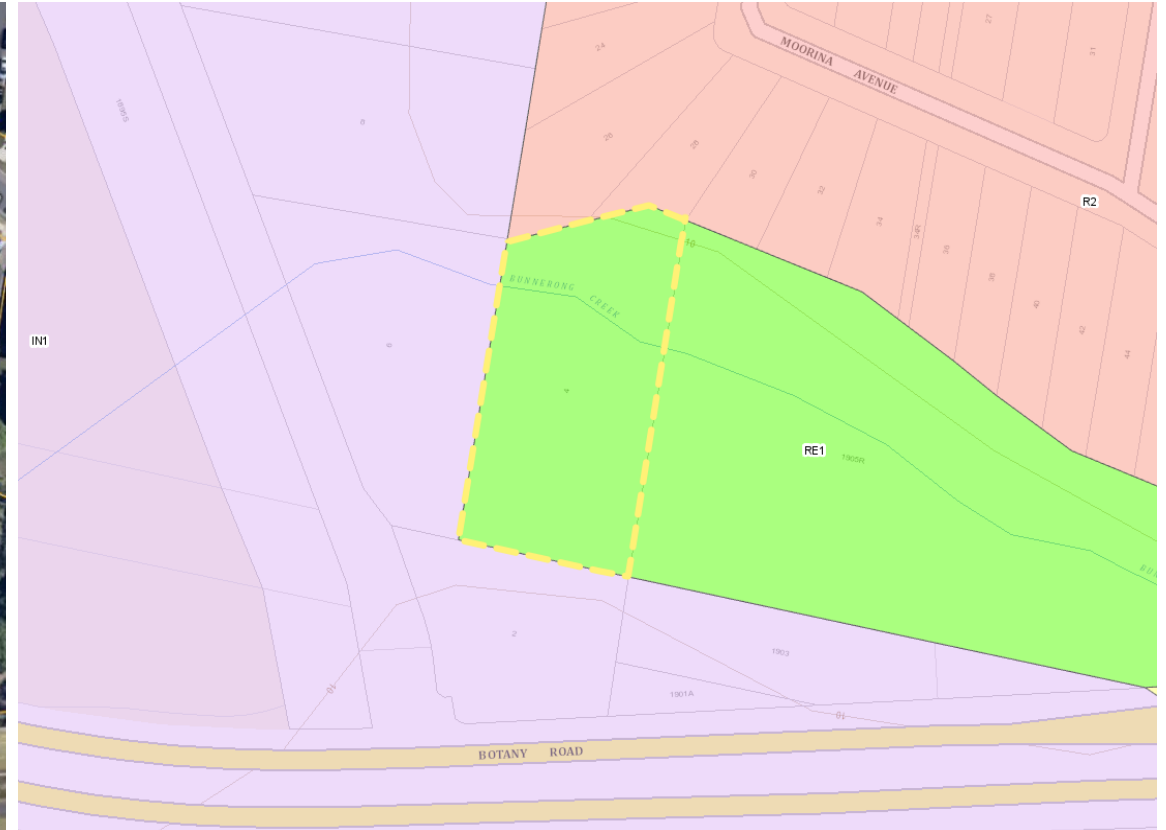
- Exhibition of Explanation of Intended Effect [EIE] – Local Character Provision

Going forward

- Integrating local character as exhibited in the EIE will not be progressing at this time
- Design and Place SEPP - on public exhibition until 28 February 2022

Site

- One specific site at 1903R Botany Road, Matraville (**below and following slides**)



Site at 1903R Botany Road, Matraville – bounded in blue line (left) and yellow dotted line (right)

1903R Botany Road site

- Vacant/undeveloped
- Surrounded by Port Botany industrial uses (west and south); R2 low density residential (north) and RE1 public recreation zoned land (east)
- Site area approx. 3,355 sqm
- Bunnerong Creek runs through northern portion of site



Aerial photograph showing the site and the surrounding context.

Department of Planning and Environment

IPC Questions: Rezoning of 1903R Botany Road, Matraville

Q: Differences in the range of permissible uses in the RE1 and RE2 zones

- More intensive uses in RE2

Land use zone	Key differences in permitted uses (to RE1)
RE2 Private Recreation	<ul style="list-style-type: none">• Registered club• Take away food and drink premises



Q: Specific characteristics which warrant zoning unchanged

Location

- Adjacent Council-owned RE1 land = potential for consolidation to improve recreation values and access
- Near Green Grid connections (Heffron Park, Anzac Pde, Great Coastal Walk)



Local public open space for residents and workers

Rezoning would increase areas in Matraville not within 400m walking distance to open space (>0.1 ha)

Characteristics of the site

Potential for **landscaped buffer** to residential area to the north from Port Botany industrial

Tree canopy

Potential to increase canopy to mitigate urban heat island effects

Bunnerong Creek

Potential for riparian improvements





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