

Randwick Comprehensive Planning Proposal Local Environmental Plan (LEP) Review

INFORMATION SHEET OVERVIEW

Randwick City Council has developed a Comprehensive Planning Proposal to update the Randwick Local Environmental Plan 2012 (LEP 2012). This information sheet provides an overview of the proposed changes, how you can make a submission and the timeline for completion of this work. For further details on each component of the LEP see Council's Your Say page.

WHY THE CHANGE?

LEPs need to be amended periodically to ensure they meet best planning practice and are strategically aligned with community values and the directions of state plans. Recent NSW Government reforms require all Greater Sydney councils to review their strategic planning framework, including the existing LEP against the relevant District Plan. A wholesale review is also required to make sure our planning controls reflect the outcomes of our recent

strategic planning work, including our Local Strategic Planning Statement, Housing Strategy and other important guiding documents.

WHAT IS A LEP AND PLANNING PROPOSAL?

A LEP is a planning document that sets out how land can be developed and used. It includes controls for building heights, zones, land uses, density and lot sizes. A planning proposal is a document which explains the intended outcomes and

justifications for amendments to a LEP. Each of the proposed LEP changes has been justified within the planning proposal document.

WHAT IS PROPOSED?

Key updates to the LEP include:

- Housing growth areas
- Sustainable and vibrant neighbourhoods
- Amendments to dual occupancy controls
- Measures to preserve our built heritage
- Changes to strengthen and protect open space, parks and playgrounds
- New provisions to promote environmental resilience
- Support for a diverse, safe and inclusive night time economy
- Measures to protect local small-scale retail
- Rezoning requests and housekeeping changes.



COUNCIL'S OBJECTION

We understand that change is confronting and there are legitimate concerns about increasing populations and densities. Council shares these concerns and we have been vocal in objecting to NSW State Government housing targets. But the reality is we don't have a choice. We are under direction from the NSW State Government to meet housing targets of 4,464 new dwellings in the next 6-10 years. To limit the impact of these housing targets, our draft LEP proposes that additional housing is located in areas close to public transport, jobs and shops. We have put considerable research and consultation into the LEP review process and would genuinely like to hear your thoughts and views prior to making a final decision.

HAVE YOUR SAY





Housing Investigation Areas (HIAs)

The NSW State Government has imposed a housing target on Council of 4,464 new dwellings in the next 6-10 years. While Council objects to this overall housing target, we are required to plan new housing for our community.

One way we're achieving this, is through five strategically located Housing Investigation Areas (HIAs). These have been carefully designed to accommodate sustainable growth in a balanced way to deliver liveable and walkable neighbourhoods.

The HIAs were chosen due to their proximity to frequent public transport



Proposed Arthur Street HIA, example of possible built form on the corner of High Street and Botany Road looking east with the current LEP height control in red

and significant employment and infrastructure services within the Randwick Strategic Centre. These areas will contribute to additional housing capacity to meet Council's 6-10 year mandated housing target of 4,464 new dwellings. The HIAs are projected to deliver around 574 new dwellings over the next five years.

The proposed new planning controls will provide new benefits for the community including:

- New housing close to public transport, jobs and services
- New liveable precincts that promote active transport (walking and cycling)
- Local affordable housing for essential workers
- Support for businesses in local town centres and economic growth
- New pedestrian through site links and wider footpaths.

Locations of HIAs in the Randwick Local Government Area



WHERE OUR FUTURE HOUSING WILL COME FROM

Randwick City 6-10 year housing yield

4464

FORECAST DWELLINGS 6-10 years

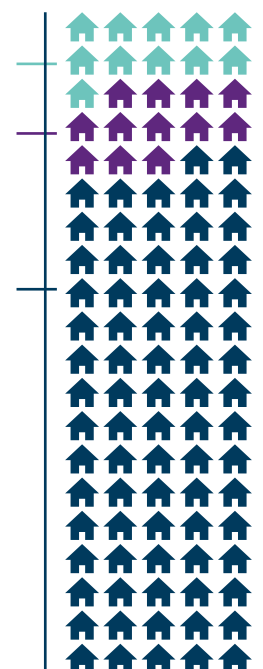
PROPOSED

474 DWELLINGS
New dual occupancy

574 DWELLINGS
Housing Investigation Areas (HIAs)

EXISTING GROWTH
3,416 DWELLINGS

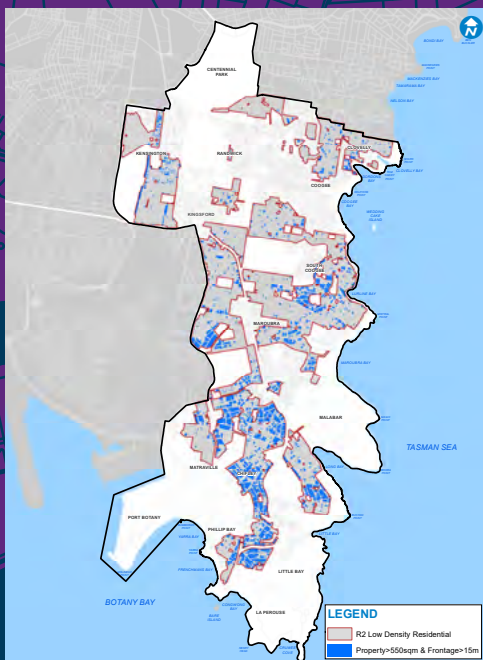
- Already expected under existing planning controls
- Major sites renewal (Randwick and Little Bay)
- K2K (Kensington and Kingsford)





Dual Occupancy (attached) in the R2 Low Density Residential Zone

The Planning Proposal seeks to create consistency in Council's planning approach by aligning LEP controls for the construction and subdivision of attached dual occupancies within the R2 Low Density Residential zone. This means that if a site is large enough to construct an attached dual occupancy, it should also be large enough to subdivide into two lots (subject to assessment under other relevant standards of the LEP and DCP). Changes to floor space ratio controls are also proposed to allow appropriate built form with adequate deep soil planting and landscaping.



CONTROL	EXISTING	PROPOSED
Minimum development lot size to construct a dual occupancy (attached)	450m ²	550m ²
Minimum lot size to subdivide a dual occupancy (attached)	800m ² (create two 400m ² lots)	550m ² (create two 275m ² lots)
Floor space ratio	0.5:1 FSR	550-600sqm: 0.65:1 FSR 600sqm and greater: 0.6:1 FSR



Heritage

In 2020 Randwick City Council commissioned an independent study of Randwick City's heritage as part of the broader review of the Randwick LEP 2012.

The study is an important periodical 'stocktake' of Randwick City's heritage, to re-assess the condition of existing heritage items and Heritage Conservation Areas and to identify new sites for local heritage listing.

The Planning Proposal includes various amendments to the Randwick LEP, including the listing of over 50 new heritage items and archaeological sites, amending the existing Moira Crescent Heritage Conservation Area to include an additional 14 properties, creating the new Edgecumbe Estate Heritage Conservation Area comprising of 10 properties and general heritage housekeeping changes.



The Former Randwick Post Office, an existing heritage item

What happened to Council's proposed local character and short term rental accommodation provisions?

Scan the QR code for our FAQs or find them on yoursay.randwick.nsw.gov.au/LEP2022





Open space and recreation

Three sites are proposed to be rezoned as open space:

1. **The Meeks Street Plaza** in Kingsford is being rezoned from B2 Local Centre to RE1 Public Recreation
2. **The Pine Avenue Park** (17R Pine Avenue) in Little Bay is being rezoned from R1 General Residential to RE1 Public Recreation
3. **The Newmarket Playground** in Randwick is being rezoned from R1 General Residential to RE1 Public Recreation.



Environmental Resilience

Changes to the LEP are proposed to address and encourage sustainable and resilient development in Randwick City in the areas of water security and management, biodiversity, open space, urban heat, energy security and natural hazards and extreme weather. The changes will:

- Require more stringent requirements for large scale residential development regarding water conservation, renewable energy and mitigation of the heat island effect.
- Have a greater focus on stormwater treatment within development sites to improve the water quality of our beaches and waterways.
- Recognise the national importance of the natural environment surviving in Randwick.

Changes to clause 6.12 of the LEP are also proposed to ensure certain larger development applications (i.e those that require the preparation of a development control plan or sites larger than 10,000 sqm) must consider open space implications and address the connections to and capacity of surrounding open space.





Economic Development

The LEP changes will help build the economic capacity of Randwick City, by supporting local businesses and employment growth through the planning framework. Key changes include:

- **New land use objectives** for business zones to support a diverse, safe and inclusive day and night-time economy.
- **New trading hours** allowing low impact businesses such as shops and unlicensed businesses to operate from 7am to 11pm without requiring development consent.
- **Small scale cultural activities in office, retail, restaurants, cafes or community facilities** will be permitted without requiring a development application (if they meet specified criteria).
- **Permitting art galleries and studios** with development consent in residential zones provided residential amenity issues are appropriately addressed.

The LEP changes seek to rezone 20 clusters of shops and business premises from their existing



The Spot at night

residential zoning to business zones. This will better reflect the existing land uses and protect local small-scale retail. Existing permissible building height controls will remain to protect the local character of the area and proposed floor space ratio controls will align with controls that apply to existing neighbourhood centres across Randwick City.

Two site specific rezonings are proposed to reflect recent infrastructure development projects. The Randwick Hospital Campus expansion area is proposed to be rezoned to SP2 Health Services Facility to reflect the hospital expansion that is currently under construction. Height and floor space ratio controls will also be amended to reflect the new hospital use.

It is proposed to rezone the Light Rail Stabling Yard adjoining the Royal Randwick Racecourse from RE1 Public Recreation to SP2 Infrastructure. This would recognise the existing land use of the CBD and South East Light Rail stabling yard and associated facilities on the site.

Rezoning Requests

Four site specific rezoning requests that have demonstrated strategic merit are included for consideration in the LEP review. These sites are:

1. **558A – 580 Anzac Parade, Kingsford** (Souths Juniors site)
2. **1401-1409 Anzac Parade, Little Bay** (existing neighbourhood centre opposite the Prince Henry site)
3. **59A-71 Boronia Street and 77-103 Anzac Parade, Kensington** (between Anzac Parade and Boronia Street)
4. **1903R Botany Road, Matraville** (privately owned vacant land)

Further information for each site including proposed changes is available on the detailed Rezoning Information Sheet.

Employment Land Zone Reforms

The NSW Government has initiated a reform of the business and industrial zones in Local Environmental Plans across NSW. The reforms seek to consolidate existing business and industrial zones, expand permissible land uses and update land use terms to reflect emerging industries. Council is reviewing the employment land zone reforms as part of the LEP update and are seeking your views on which new zones are appropriate for each of the town centres. Details of the new zones and a summary of options for each centre is available on the detailed Employment Zone Reform Information Sheet.

TIMELINE

2019 to 2021

Drafting of
Comprehensive
Planning Proposal

September 2021

Gateway Determination
issued by NSW
Department of
Planning, Industry and
Environment

31 May to 12 July 2022

Community consultation
(we are here)

September 2022

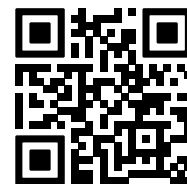
Council meeting to
consider community
feedback on Planning
Proposal

December 2022

Government to gazette
amendments, plan will
then come into effect

HAVE YOUR SAY

The Comprehensive Planning Proposal and affordable housing plan for the Housing Investigation Areas are on public exhibition from 31 May to 12 July 2022 and can be viewed online at:



yoursay.randwick.nsw.gov.au/LEP2022

HARD COPIES OF DOCUMENTS CAN ALSO BE VIEWED AT:

Council's Customer Service Centre

30 Frances Street
Randwick
8:30am – 5:00pm
Monday to Friday
(excluding public holidays)

Lionel Bowen Library

669-673 Anzac Parade
Maroubra
During library hours

Malabar Library

1203 Anzac Parade
Matraville
During library hours

Margaret Martin Library

Level 1
Royal Randwick Shopping Centre
During library hours

DROP-IN SESSIONS

Pop in and chat with Council staff about the LEP at the following drop in sessions:

Royal Randwick Shopping Centre

Thursday 16 June
Friday 17 June
Saturday 18 June
11am – 2pm each day

Kensington Park Community Centre

Thursday 23 June
2.30 – 4.30pm
Saturday 9 July
1 – 3pm

Pacific Square Shopping Centre

Tuesday 28 June
Wednesday 29 June
Thursday 30 June
11am – 2pm each day

Find out
if your
property
is affected



Scan the QR code to search for your property or to browse an area to find out what changes are proposed.



SUBMISSIONS

Comments can be made online via our website or submitted in writing either via email to council@randwick.nsw.gov.au or by post to the **General Manager, Randwick City Council, 30 Frances Street, Randwick NSW 2031**. Comments should be clearly headed '**Randwick City Comprehensive Planning Proposal**'. Any submissions must be received by Council by **5pm, 12 July 2022**.



Randwick City Council
a sense of community