

A stylized map of Randwick, New South Wales, Australia, in shades of purple and blue. The map shows the coastline, major roads, and various land parcels.

**STRATEGIC PLANNING**

# **RANDWICK COMPREHENSIVE PLANNING PROPOSAL**

**Amendments to Randwick  
Local Environmental Plan 2012**

# Contents

<b>Executive Summary</b>	<b>4</b>
<b>Background</b>	<b>6</b>
<b>1. Objectives and Intended Outcomes</b>	<b>8</b>
1.1. Objectives	8
1.2. Intended Outcomes	8
1.2.1. Housing	8
1.2.2. Heritage	8
1.2.3. Environmental Resilience	9
1.2.4. Economic Development	9
1.2.5. Rezoning Requests	9
<b>2. Explanation</b>	<b>11</b>
2.1. Housing	11
2.2. Heritage	14
2.3. Environmental Resilience	16
2.4. Economic Development	21
2.5. Rezoning Requests	29
2.6. Housekeeping Changes	33
<b>3. Justification</b>	<b>37</b>
3.1. Section A – Need for the planning proposal	37
3.1.1. Randwick City Local Strategic Planning Statement	37
3.1.2. Randwick Housing Strategy	41
3.1.3. Randwick Heritage Study	42
3.1.4. Randwick Environment Strategy	43
3.1.5. Randwick Economic Analysis Report	45
3.1.6. Night-Time Economy Study	45
3.1.7. Draft Randwick City Open Space & Recreation Needs Study and Strategy	46
3.1.8. Randwick Integrated Transport Strategy	47
3.1.9. Arts and Culture Strategy	48
3.1.10. Economic Development Strategy	48
3.2. Section B – Relationship to strategic planning framework	49
3.2.1. Greater Sydney Region Plan (A Metropolis of Three Cities)	49
3.2.2. Eastern City District Plan	53

3.2.3. State Environmental Planning Policies	58
3.2.4. Ministerial Directions (s.9.1 directions)	58
3.3. Section C – Environmental, social, and economic impact	63
3.3.1. Threatened Species	63
3.3.2. Environmental Effects	64
3.3.3. Social and Economic Effects	64
3.4. Section D – State and Commonwealth interests	65
<b>4. Mapping</b>	<b>66</b>
<b>5. Community Consultation</b>	<b>67</b>
<b>6. Project Timeline</b>	<b>69</b>

## Attachments

Attachment A. Planning Proposal Timeline
Attachment B. LEP Clauses & Schedules Changes
Attachment C. LEP Map Changes
Attachment D. SEPP Compliance Table
Attachment E. Ministerial Directions Compliance Table
Attachment F(1). Data Sheets (Neighbourhood Centres)
Attachment F(2). Data Sheets (Rezoning Requests Publicly Exhibited)
Attachment F(3). Data Sheets (Rezoning Requests from Public Submissions)
Attachment G(1). Assessment of Heritage Significance – Edgecumbe Estate Heritage Conservation Area
Attachment G(2). Randwick Junction Draft Heritage Items – Inventory Sheets and Heritage Study
Attachment G(3). Randwick Heritage Study Volume 1 – Heritage Conservation Area Review
Attachment G(4). Randwick Heritage Study Volume 2 – Community Nominations
Attachment G(5). Heritage Statement of Significance – Moira Crescent Heritage Conservation Area
Attachment G(6). Randwick Heritage Study Draft Heritage Items – Inventory Sheets
Attachment G(6). Randwick Heritage Study Draft Heritage Items - Inventory Sheets (Continued)
Attachment G(7). Response to Heritage Submissions – City Plan Advice
Attachment H(1). West Randwick HIA Urban Design Analysis Report
Attachment H(2). Arthur Street HIA Urban Design Analysis Report
Attachment H(3). Magill Street HIA Urban Design Analysis Report
Attachment H(4). Kensington South HIA Urban Design Analysis Report
Attachment I. Affordable Housing Plan – Housing Investigation Areas
Attachment J. Local Transport Study – Randwick Junction and HIAs

---

Attachment K. Flood Constraints Review – Randwick HIAs

---

Attachment L. Employment Zone Reform Translation Paper

---

Attachment M. Community Consultation Outcomes Report

---

---

## 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 to 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), draft Affordable Housing Plan (Housing Investigation Areas (2021), Economic Development Strategy 2022, Randwick Heritage Study (March 2021), Randwick Environment Strategy, Randwick Economic Analysis Report (2019), Night-Time Economy Study (2019), draft Randwick Open Space and Recreation Needs Study (2020) and a range of recently completed Council Informing Strategies. 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, 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 are provided in the background section below.

The Comprehensive Planning Proposal was publicly exhibited for a period of 6 weeks between 31 May and 12 July 2022.

In summary, the Comprehensive Planning Proposal (2022) 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 dual occupancy 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.
- Supporting a diverse, safe and inclusive night time economy through changes to zone objectives and new exempt development provisions.
- Strengthening existing clusters of shops centres by rezoning residential land to employment zones and increasing the maximum floor space ratio (FSR) to reflect the existing business uses and provide certainty about zoning and land use permissibility.
- New employment zones to replace existing B1 Neighbourhood Centre, B2 Local Centre and IN1 Light Industrial zones to align with State government reforms.
- 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.

The Planning Proposal has been updated since originally submitted to the Department of Planning and Environment in July 2021 to address pre and post exhibition conditions of the Gateway Determination and to respond to community, government agency and stakeholder submissions raised during public exhibition. The Planning Proposal has also been amended to reflect the resolutions of Council made at the 30 August 2022 Extra Ordinary Council meeting and the 6 September 2022 Extra Ordinary Council meeting.

---

## 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** (2021), **Night-Time Economy Study** (2019) and **Randwick Economic Analysis Report** (2019) draft **Affordable Housing Plan** (Housing Investigation Areas) and recent Council Informing Strategies provide the directions and planning priorities which have informed the strategic land use planning changes in the Randwick Comprehensive Planning Proposal.

In 2021 the Department of Planning and Environment (previously the Department of Planning Industry and Environment) released its **Employment Zone reform package**. The reform seeks to deliver a simplified employment framework that suits the future of work, supports productivity and jobs growth and long term economic recovery. Existing existing business and industrial zones will be replaced with five new employment zones and three supporting zones under *Standard Instrument (Local Environmental Plans) Order 2006* (SI LEP Order). Zoning translations for existing business and industrial zones to employment zones have been included in this Comprehensive Planning Proposal.

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.
- 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

- 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 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. Economic Development

- Strengthen Randwick City's cultural life and create a more diverse and inclusive night-time economy.
- Support local businesses and employment by protecting the existing stock of employment lands.
- Standardise and extend trading hours for shops and low impact business premises in Business zones where appropriate.
- Align existing and proposed business and industrial zones with the State governments Employment zone reform.
- Provide for the expansion of high-quality hospital services with access to high quality public transport.
- Recognise the provision of Light Rail stabling infrastructure as part of the public transport network in Randwick City.

### 1.2.5. Rezoning Requests

- Respond 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 (already permissible under current planning controls)	~ 800
Minimum Lot Provisions in the R2 Zone (subject to this Planning Proposal)	~ 474
4 x HIAs (subject to this Planning Proposal)	~ 331
Kensington to Kingsford (K2K) (already permissible within the K2K Corridor)	~ 2,070
Major Sites (already permissible at Newmarket and Little Bay sites)	~ 546
<b>Total</b>	<b>~ 4,221</b>

## 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 four 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 four HIAs.
- The new clause is to stipulate that for development which cannot be subdivided such as boarding houses under the State Environmental Planning Policy (Housing) 2021 or Purpose Built Student Accommodation that a monetary contribution will apply.

Final amendments to the Comprehensive Planning Proposal as a result of Council resolutions include the following:

- Increase in affordable housing contributions within the HIAs from between 3% and 5% (as exhibited) to 10%.

### **Minimum lot size in the R2 zone**

To increase the development lot size area standard for dual occupancies (attached) from 450m<sup>2</sup> to 550m<sup>2</sup> 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 four identified Housing Investigation Areas (HIAs) as follows and shown in Attachment C.

Post exhibition amendments to the Comprehensive Planning Proposal include the following:

- Not proceeding with changes to maximum Height of Building (HOB) and increases to Floor Space Ratio (FSR) in two sub-areas within the HIAs:
  - Arthur Street HIA – area west of Botany Street for further analysis and discussion with UNSW (majority landowner) and other landowners. This site is currently included on the Key Sites Map.
  - Kingsford South HIA - 47-55 Bunnerong Road that is under single LAHC ownership and that the site be included on the Key Sites Map.
- The rezoning of land on the northwest corner of Anzac Parade and Botany Street in the Kingsford South HIA to E1 Local Centre.

The above amendments were supported by Council at the 30 August Extra Ordinary Meeting. Final amendments to the Comprehensive Planning Proposal as a result of Council resolutions at the 30 August Extra Ordinary meeting include the following:

- Removal of a fifth HIA, being the Kensington North HIA. This HIA was proposed to deliver approximately 105 net new dwellings.
- Removal of proposed height and FSR uplift in the residential portion of the West Randwick HIA. This portion of the HIA was proposed to deliver approximately 13 net new dwellings.

#### *West Randwick HIA*

- Increase the maximum building height for the E1 Local Centre zone from 12m to 24m
- Increase the FSR for the E1 Local Centre zone from 1.5:1 to 3.6:1

#### *Arthur Street HIA*

- Increase the maximum building height for the R3 Medium Density Residential zone from 15m to 26m
- Increase the FSR for the areas identified in the R3 Medium Density Residential zone from 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 northwest and southwest corner of Anzac Parade and Botany Street from R2 Low Density Residential to E1 Local 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 E1 Local Centre 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 E1 Local Centre zone from 0.5:1 to 1.7:1.

### **Key Sites Map**

- Include 47-55 Bunnerong Road on the key sites map (associated with clause 6.12).

### **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 from 400m<sup>2</sup> to 275m<sup>2</sup> (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 Conservation Area Study (2015), 58 new local heritage items and 1 new archaeological sites are recommended for heritage listing. The Planning Proposal also includes boundary changes to 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 Heritage Study also identified changes to existing heritage listings, which have been included in this Comprehensive Planning Proposal.

Post exhibition amendments to the Comprehensive Planning Proposal include the following. Further details are available in Attachment G7:

- Removal of 3 properties from the potential items list.
- Removal of 1 property from the potential archaeological sites list.
- Removal of 2 properties from the proposed extended boundary of the Moira Crescent HCA.

The removal of the 3 properties was not supported by Council at the 30 August Extra Ordinary meeting. Final amendments to the Comprehensive Planning Proposal as a result of Council resolutions include the following:

- Reinstating 3 properties on the potential heritage items list as follows:
  - 21 Baden Street, Coogee
  - 3 Bishops Avenue, Randwick
  - 41-43 Kyogle Street, Maroubra.

These items were identified in the original heritage Study undertaken by Extent Heritage and were later peer reviewed by City Plan Heritage Consultants who recommended that they not be listed.

### Schedule 5 Environmental Heritage

#### Heritage Items

The proposed 58 new heritage items and 1 new archaeological sites 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 items are:

- 142-144 Beach Street, Coogee (incorrectly described previously as 140-154 Beach Street)
- 16-18 Glebe Street, Randwick (incorrectly described previously as 14-18 Glebe Street)
- 5 Kurrawa Avenue, Coogee (alternate address is 146-152 Beach Street).

Of the 58 new heritage items proposed, 54 of these were identified in the **Randwick Heritage Study**, along with the 1 archaeological site. The Randwick Heritage Study also identified the following amendments to existing heritage items:

- 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 - 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).

The Planning Proposal includes the following items identified in the **Randwick Junction Heritage Conservation Area Study** for inclusion as new heritage items (being 3 of the total 58 new items with an amendment to 1 existing item):

- 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.

#### Heritage Conservation Areas

- **Moiria Crescent Conservation Area:** The Randwick Heritage Study recommends the proposed extension to the Moira Crescent Heritage Conservation Area, as described below and shown in Attachment C.

The extension includes an additional 12 new properties within the Heritage Conservation Area boundary, five of which will also be listed as heritage items in Schedule 5  
Environmental heritage: 24 and 26 Marcel Avenue, 204, 206 and 208 Clovelly Road, Clovelly as shown in Attachment B.

- **New Edgecumbe Estate Heritage Conservation Area:** The creation of the new Edgecumbe Estate Heritage Conservation Area is supported by an Assessment of Heritage Significance (Attachment G) and is shown below and in Attachment C.

#### **Heritage Map**

The LEP Heritage Map changes associated with the inclusion of the 58 new heritage items and 1 new archaeological site in Schedule 5 and removal of 1 site are included in Attachment C.

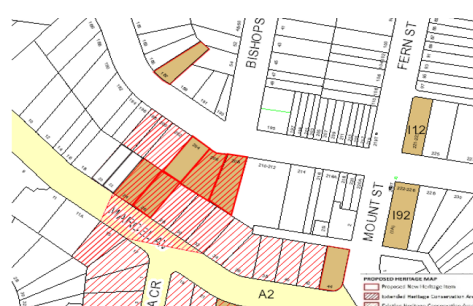
#### Heritage Conservation Area Map

The proposed expansion of the **Moiria Crescent Conservation Area** to include 12 additional properties, five of which are new heritage items (24 and 26 Marcel Avenue and 204, 206 and 208 Clovelly Road, Clovelly) is shown on the map below and in Attachment C.

Existing heritage map



Proposed heritage map





The proposed boundary of the new **Edgecumbe Estate Heritage Conservation Area** is shown on the map below and in Attachment C.

Existing heritage map



Proposed heritage map



## 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 to 'connections to open space', as well as 'resilience' in addition to ecological sustainability and shown below (in red) and in Attachment B:

- (a) to foster a liveable city that is accessible, safe and healthy with quality public spaces, **connections to open** space and attractive neighbourhoods and centres,
- 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.

### **C2 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 C2 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 C2 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 C2, the following amendment to the C2 Zone objectives is proposed (and shown in Attachment B).

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

No other changes to the C2 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 as part of the future community consultation of the Comprehensive Planning Proposal during the public exhibition period.

### **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”. The impacts of climatic heat are amplified 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 approximately 810m<sup>2</sup> 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. 760m<sup>2</sup> 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. 5,000m<sup>2</sup> 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. 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 E1 Local Centre and E2 Commercial Centre zones and exempt development provisions as shown in Attachment B.

The Proposal also includes several land use zone changes to E1 Local 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).

### Land use table

Business and Industrial zones within the land use table will be updated to reflect the *Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021*. The Order introduces the new Employment and Mixed Use zones into the Standard Instrument, following the introduction of the State Governments employment zone reform.

The exhibited draft Planning Proposal did not recommend zoning translations. Rather, translation options were provided the community and stakeholders for consideration. Following feedback provided by the community and stakeholders during the public exhibition period, zone translations are recommended as per the table below.

Justification for the zone translations is provided in **Attachment L**.

## Employment zone reform – zone translation

Existing zone (RLEP 2012)	Proposed Zone
B1 Neighbourhood Centre	E1 Local Centre
Matrville Town Centre	E1 Local Centre
Coogee Town Centre	E1 Local Centre
Randwick Junction Town Centre	E2 Commercial Centre
Maroubra Junction Town Centre	E2 Commercial Centre
Kingsford Town Centre	E2 Commercial Centre
Kensington Town Centre	E2 Commercial Centre
IN2 Light Industrial	E4 General Industrial

### E1 Local Centre & E2 Commercial Centre Zone

Amend the RLEP 2012 to introduce an objective for the E1 Local Centre and E2 Commercial Centre zones on supporting the night time economy as follows:

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

### Local Provision for centres hierarchy

Include a new local provision requiring any new development in the E1 Local Centre Zone to consider existing character and retention of the fine grain village character of development located within neighbourhood centres.

### Deletion or local provision prohibiting Freight Transport Facilities

Council is seeking deletion of the land use “freight transport facilities” from ‘permissible with consent’ in the IN2 Light Industrial Zone (to be translated to E4 General Industrial). This land use is currently prohibited in the zone and is inconsistent with the zone objectives. Council received multiple submissions (including from the Matrville Precinct) raising concern regarding this land use type and 24 hour operations permissible in the zone via the recent amendments to the Codes SEPP. Freight transport facilities are permissible in the adjoining Port zone and are inappropriate for light industrial areas in proximity to residential uses.

Alternatively, a new local provision should have the effect of prohibiting the granting of development consent for freight transport facilities within the E4 General Industrial zone.

### 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.

The post exhibition Comprehensive Planning Proposal has been amended to delete the proposed exempt provision relating to small scale cultural activities to avoid misalignment with the soon to be updated State Environmental Planning Policy (Exempt and Complying Development Code) 2009. This amendment was supported by Council at the 30 August Extra Ordinary meeting.

#### **Trading Hours for Low Impact Uses**

- (1) Must be located on land zoned E1 Local Centre or E2 Commercial 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.

### **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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local 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 E1 Local Centre, changing the existing FSR of 0.5:1 to 1:1. No change to maximum building height.

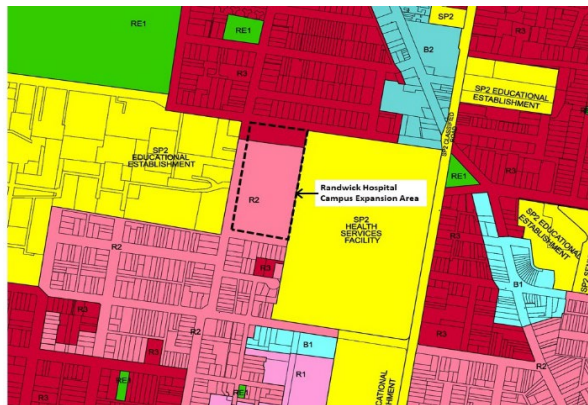
34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street, Clovelly rezone from R3 Medium Density Residential to E1 Local Centre, changing the existing FSR of 0.75:1 to 1:1. No change to maximum building height.

- Beach Street Cluster (98-104 Beach Street, Coogee) rezone from R3 Medium Density Residential to E1 Local 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 E1 Local Centre, increasing the FSR to 1.5:1. No change to maximum building height.

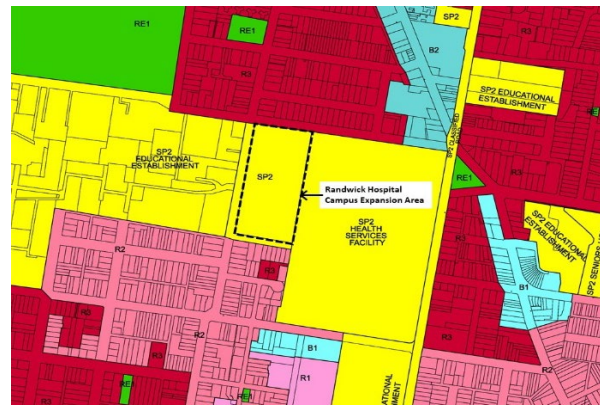
Changes are proposed to the Land Zoning Maps in relation to the **Randwick Hospital Expansion** (refer Attachment C) to reflect the current Land Use Zone that applies to the neighbouring Hospital Campus:

- 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.

Existing zoning map



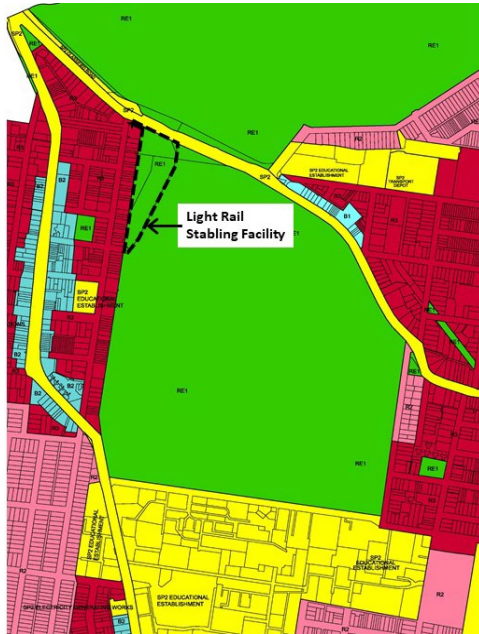
Proposed zoning map



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 map



Proposed zoning map



### 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 (see below and in 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.

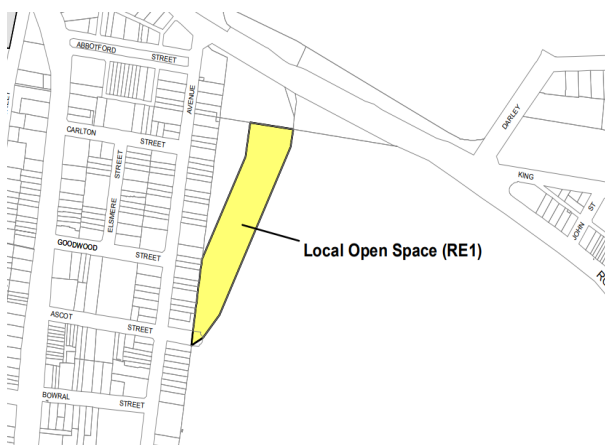
Identify the following sites on the Additional Permitted Uses Map:

- 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.

### Land Reservation Acquisition Map

Changes are proposed to the Land Reservation Acquisition Map to reflect the proposed rezoning of the existing **Light Rail Stabling Yard** from RE1 Public Recreation to SP2 Infrastructure.

Existing land acquisition map



Proposed land acquisition map



Since the introduction of the current Randwick LEP 2012 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.

- Changes to **Land Zoning Map** and **Land Reservation Acquisition Map** as shown below.

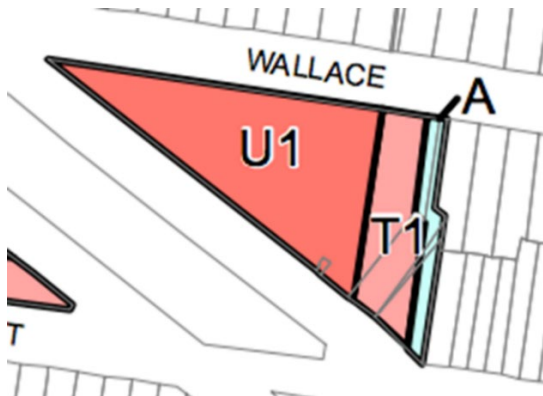
The map shows a residential area with two distinct zones. The RE1 zone is a large green area on the left, outlined in red. The R2 zone is a pink area on the right, outlined in pink. The map includes labels for 'MOORINA AV', 'BOTANY RD', and 'RE1'. The map also shows a road network and a scale bar.

A map of a residential area with streets labeled MOORINA AVENUE, BUNNING ROAD, and ROAD. A specific lot is highlighted in yellow and labeled "Local Open Space (RE1)" with a pointer line. The lot is situated between Moorina Avenue and Bunning Road, adjacent to a larger road labeled ROAD.

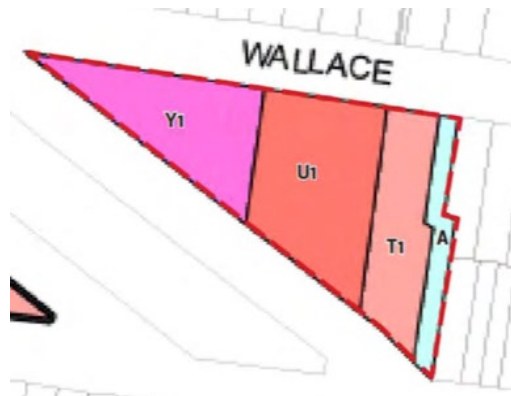
- **558A – 580 Anzac Parade, Kingsford (Souths Juniors Site)** increase height on part of the site from 31m to 51m (Alternative Building Height Map). The site is proposed to be included in the Key Sites Map (associated with clause 6.12) which will require the preparation of a site specific DCP chapter 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.

Existing alternative building heights map



Proposed alternative building heights map



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**.



Existing FSR



Proposed FSR



Existing height of buildings map



Proposed height of buildings map



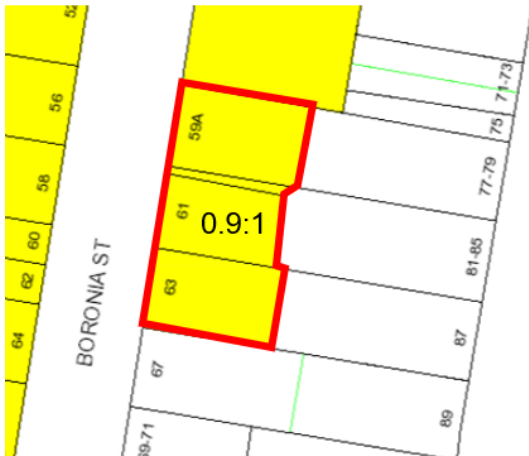
Note: site to be included in Key Sites Map

- **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 map

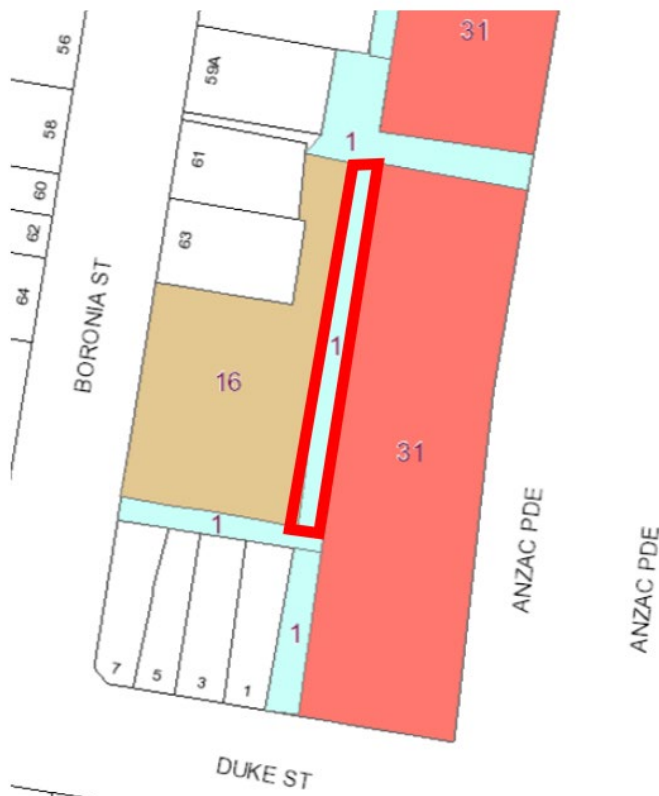


Proposed FSR map



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.

## 2.6. Housekeeping Changes

Since the introduction of the current Randwick 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

#### Heritage Items

- Include the Tramway Turnstile Building Complex, Royal Randwick Racecourse (Lot 2009 DP 1169042) as a new heritage item.
- Remove 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.
- 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.
- 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 Conservation Areas

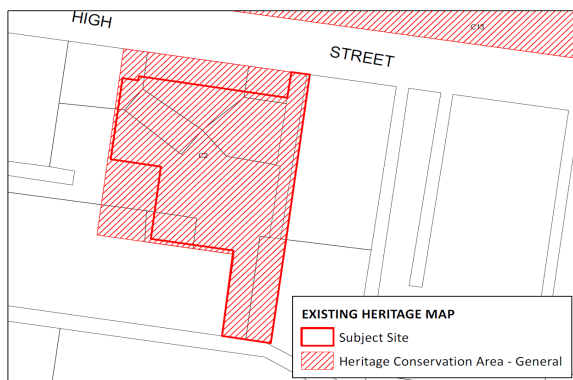
- **Botany Bay National Park Heritage Conservation Area:** This housekeeping amendment align the boundaries with the State Heritage Register Map as shown in Attachment C. The name of the Heritage Conservation Area will also be updated to include 'Kamay' to acknowledge the traditional owners of the land and reflect the current name of the national park.
- **Figtree Heritage Conservation Area:** This housekeeping amendment removes the Contemporary Campus Living Development from the conservation area boundary as shown below.

## Heritage Map

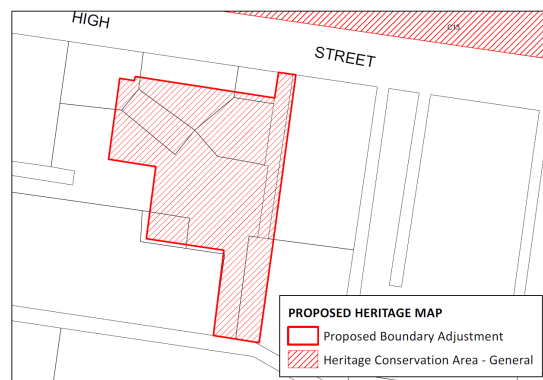
The proposed changes to heritage item descriptions (above) will be reflected in the updated Heritage Map (where required).

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.

Existing heritage map



Proposed heritage map



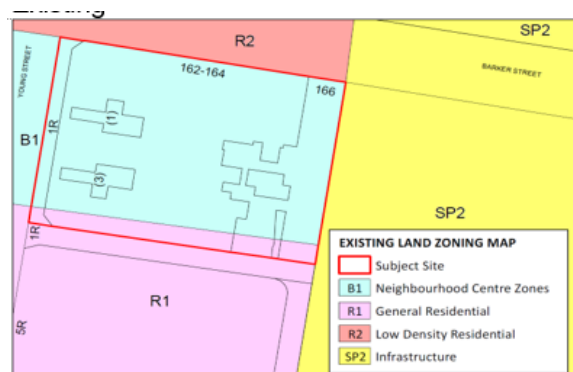
The proposed boundary changes to the **Botany Bay National Park Heritage Conservation Area**, to align with the boundaries on the State Heritage Register Map is shown on the maps in Attachment C.

## Land Zoning Map

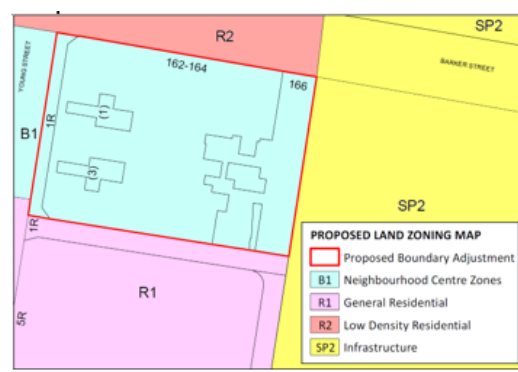
The following housekeeping change is proposed to ensure the correct zoning anomalies for land within the **Newmarket Site (162-166 Barker Street, Randwick)**:

- Rezone Lots 1 and 2 DP 159697 (part) from R1 General Residential to E1 Local Centre Zone as shown below and in Attachment C.

Existing zoning map



Proposed zoning map



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 include 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.

The post exhibition Planning Proposal was amended to remove reference to the maximum area permitted by a temporary facility to avoid misalignment with the soon to be updated State Environmental Planning Policy (Exempt and Complying Development Code) 2009. This amendment was supported by Council at the 30 August Extra Ordinary meeting.

**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) Must provide sufficient sanitary facilities for patrons and staff.
- (5) 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.
- (6) Each stall and vendor must be registered with the Council before the event starts.
- (7) Must have obtained any necessary approval to stage the event.
- (8) 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.
- (9) 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.

**Post exhibition housing keeping changes**

A post exhibition review of existing LEP clauses was undertaken to ensure that provisions and controls are working as intended.

Clause 4.1 Minimum subdivision lot size

Apart from amendments to the Lot Size Map (discussed in Section 2.12 above), no changes are proposed to this clause. However, Council seeks advice from DPE and Parliamentary Counsel in the drafting stage to ensure this clause operates as intended.

Clause 4.1AA Minimum subdivision lot size for community title schemes

Amend the minimum lot size of 400 square metres outlined in subclause (3A) to ensure consistency with the Minimum subdivision lot size clause (discussed in Section 2.12 above).

#### Clause 4.1A Minimum subdivision lot size for strata plan schemes in Zone R2

Amend the minimum lot size of 400 square metres outlined in subclause (4) to ensure consistency with the Minimum subdivision lot size clause (discussed in Section 2.12 above). Also amend subclause (4) to clarify the meaning of 'lot' to remove confusion relating to the size of the land verse the site of a strata lot.

## 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
<b>Liveability</b>		
<b>Housing the City:</b> Giving People Housing Choices	<b>Planning Priority 1:</b> Provide diverse housing options close to employment, services and facilities  <b>Action 1.2:</b> Work with the Department of Planning, Industry and Environment to seek an exclusion for Randwick City LGA from the provisions of the SEPP (Housing) 2021 and develop a local response to the provision of boarding houses.	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.  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 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 Planning Priority E5 and will ensure a holistic and consistent review process for these areas.</p>
A city of great places: designing places for people	<b>Planning Priority 4:</b> conserve and protect our unique built cultural heritage	The addition of 58 new heritage items, 1 archaeological sites, the expansion of the Moira Estate HCA and new Edgecumbe Estate HCA will preserve and protect the built heritage within the LGA.
<b>A City For People:</b> Celebrating Diversity and putting People at the Heart of Planning	<p><b>Planning Priority 6:</b> Support the delivery of social infrastructure to meet the needs of our diverse community.</p> <p><b>Action 6.4:</b> Review land use classification of Special Purpose zoned land to identify opportunities for new and/or shared use of facilities.</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>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>
<b>A city for people:</b> celebrating diversity and putting people at the heart of planning	<b>Planning Priority 7:</b> provide greater access and opportunities for walking and cycling.	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.



Productivity

<p><b>A well connected city:</b> designing a more accessible and walkable city</p>	<p><b>Planning Priority 8:</b> Plan for and support strong connections to support a 30-minute city.</p>	<p>The Planning Proposal responds to the delivery of strategic transport projects – in particular the Light Rail – and aims at integrating and connect appropriate residential land uses in surrounding areas to support the 30-minute city.</p>
<p><b>Jobs and skills for the city:</b> creating the conditions for a stronger economy</p>	<p><b>Planning Priority 9:</b> Focus economic development, innovation, and jobs growth in strategic centres.</p> <p><b>Action 9.1</b> <i>Deliver key priorities from the Randwick Collaboration Area Place Strategy and Structure Plan</i></p> <p><b>Action 9.2</b> <i>Review the land use zoning and planning controls of the Randwick Health and Education Strategic Centre.</i></p>	<p>The Planning 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>The Planning Proposal will align existing business and industrial zones with the State Governments employment zone reforms, which seek to respond to the changing nature of business and industry and support innovation for emerging land uses.</p>
	<p><b>Planning Priority 10:</b> support the long term economic viability of our town and neighbourhood centres.</p> <p><b>Action 10.1</b> <i>Finalise the Economic Development Study and prepare an updated Randwick City Economic Development Strategy.</i></p> <p><b>Action 10.2</b> <i>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 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 support centres by facilitating the development and diversification of the night time economy.</p>
	<p><b>Planning Priority 11:</b> Develop a diverse, thriving, and inclusive night-time economy.</p> <p><b>Action 11.1</b> <i>Prepare an Economic Development Strategy incorporating the outcomes of the Night-Time Economy Study.</i></p>	<p>The Planning 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 to occur in retail and low impact businesses without requiring development consent have been included in the Proposal.</p>



## Randwick City LSPS

	<b>Planning Priority 12:</b> manage and enhance the tourism and visitor economy	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.
<b>Sustainability</b>		
<b>A city in its landscape:</b> valuing green space and landscape	<b>Planning Priority 14:</b> provide high quality open space and recreational facilities	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.
	<b>Planning Priority 15:</b> implement the Green Grid	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.
	<b>Planning Priority 16:</b> increase tree canopy cover	Refer above.
	<b>Planning Priority 17:</b> protect areas of bushland and biodiversity  <b>Action 17.2:</b> <i>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>  <b>Action 17.3:</b> <i>Review the LEP Terrestrial Biodiversity Map and Clause to reflect the areas identified on the Biodiversity Values Map.</i>	The Planning Proposal proposes to amend the terrestrial biodiversity clause mapping to update protected areas listed under the NSW <i>Biodiversity Conservation Act 2016</i> .
<b>An efficient city:</b> using resources wisely	<b>Planning Priority 18:</b> reduce the consumption of energy and water  <b>Action 18.2:</b> <i>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).

## Randwick City LSPS

<b>A resilient city:</b> adapting to a changing world	<b>Planning Priority 20:</b> 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

<b>Infrastructure &amp; collaboration:</b> working together to grow a greater Sydney	<b>Planning Priority 23:</b> A collaborative approach to guide and manage future growth in Randwick City.	<p>The Planning 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.</p> <p>The community consultation of the Comprehensive Planning Proposal has considered the community's feedback in the management of future growth in Randwick City.</p>
--	---	--

### 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
<b>Priority 1.</b> Ensure a balanced approach to growth across Randwick City	The HIAs are identified in the Housing Strategy due to their locational characteristics and strategic merit. Council's urban design analysis and testing (Attachment H) 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.
<b>Priority 2:</b> 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</p>

## Randwick Housing Strategy

	<p>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><b>Priority 3:</b> Focus growth in and around town and strategic centres 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 Planning Priority 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><b>Priority 4:</b> Increase affordable rental housing across Randwick City</p> <p><b>Action 4.2</b> <i>Identify appropriate areas to apply an affordable housing contributions scheme requiring a proportion of all development to be dedicated as affordable housing and amend LEP 2012 to give effect to this –short/medium term</i></p>	<p>The proposed affordable housing scheme in the identified HIAs will ensure that affordable housing is provided in location near employment centres to meet the demand from low and medium income households and key workers.</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: 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 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 54 new heritage items, 1 new archaeological sites and changes to the boundaries of a number of existing Heritage Conservation Areas including the Moira Crescent HCA. A copy of the Study is included as Attachment G and background to the review process was included in the Council report (25 May 2021).

Prior to the 2020 Heritage Study, the *Randwick Junction Heritage Conservation Area Study* (2015) recommended 3 new heritage listings within the existing conservation area. These listings have also been included within the Planning Proposal.

In 2021 Council officers submitted a Planning Proposal to the Department of Planning, Industry and Environment to establish a new HCA area known as the Edgecumbe Estate HCA. At the time, the Department noted that more information and justification was required before support could be given to establish the new HCA. Council officers proceeded to prepare an Assessment of Heritage Significance for the new Edgecumbe Estate HCA, which has now been included in the Comprehensive Planning Proposal.

A number of minor housekeeping amendments are also proposed to correct boundary anomalies, incorrect addresses and item descriptions.

### **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
<b>Outcome 1: Biodiversity Conservation:</b> Restore and protect the diversity of ecosystems	<p>Increase by 60%, the number of native and indigenous plantings across Randwick City by 2030 from a 2018 baseline.</p> <p>Strategic approach includes:</p> <ul style="list-style-type: none"> <li>Review Council's Local Environment Plan (LEP) and Development Control Plan (DCP) by 2021, strengthening the requirements for new and replacement planting of native and indigenous species for new developments, and also for existing developments where tree and / or native vegetation removal is approved or permissible.</li> </ul>	<p>The Planning Proposal strengthens the requirements for indigenous plantings across Randwick City including the expansion of Terrestrial Biodiversity Areas through LEP mapping as well as greater recognition of endangered indigenous species such as Eastern Suburbs Banksia Scrub (ESBS).</p>
<b>Outcome 2: Climate change:</b> a community more knowledgeable, proactive and responsive to Climate Change impacts	<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>
<b>Outcome 3: Conserve resources:</b> our limited natural resources are protected and conserved	<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"> <li>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.</li> </ul>	<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>

## Randwick Environment Strategy

	<ul style="list-style-type: none"> <li>Research the application of sustainable design provisions in all development categories, addressing water and energy consumption over BASIX requirements in the LGA by 2021.</li> </ul>	
<b>Outcome 4:</b> <b>Coastal protection:</b> coastal and marine environments are protected and conserved	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.  Strategic approach includes: <ul style="list-style-type: none"> <li>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</li> </ul>	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.

### 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 39,128m<sup>2</sup> of additional retail floorspace across the LGA to 2036. In relation to commercial floorspace, the report indicates that demand is projected to grow by 51,962m<sup>2</sup> 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 E1 Local 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 and Strategy

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 formed the basis of the Open Space and Recreation Needs Strategy adopted by Council in March 2021.

**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



## Draft Randwick City Open Space & Recreation Needs Study

	<p>Pine Avenue, Little Bay to RE1 Public Recreation.</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>
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.

**Table 5: Consistency with the Randwick City Open Space & Recreation Strategy**

Randwick City Open Space & Recreation Strategy		
Outcomes	Relevant Objectives	Planning Proposal Consistency
<b>Outcome 1: Open space grows and changes with the community</b>	<p>Every home in Randwick will have open space of 1000m<sup>2</sup> within 800m by 2031</p> <p>Strategic approach includes:</p> <ul style="list-style-type: none"> <li>Identify opportunities for acquisition or repurposing of land for open space.</li> <li>Planning proposals and major redevelopment sites should address the proximity to adequate capacity of existing open space for the population increase due to the development.</li> </ul>	<p>The Planning Proposal includes sites being rezoned to RE1 Public Open Space. The proposal also incorporates a new subclause within Clause 6.12 addressing the capacity and connection of existing open space for large developments.</p>

### 3.1.8. Randwick Integrated Transport Strategy

The Randwick Integrated Transport Strategy was adopted at the July Council meeting of 2021. The Strategy is Council's plan for improving effective transport options throughout Randwick City over a 10 year period. Overall, the objectives are to encourage a safe, efficient and sustainable road and transport network, and a parking system to cater for all members of the community.

**Table 6: Consistency with the Randwick Integrated Transport Strategy**

Randwick Integrated Transport Strategy		
Outcomes	Relevant Objectives	Planning Proposal Consistency
<b>Outcome 1: A transport network where sustainable transport options are the preferred choice for the people</b>	<p>Strategic approach includes:</p> <ul style="list-style-type: none"> <li>Investigate options to improve accessibility through large blocks and/ or large developments, so as to enhance and strengthen our walking and bike riding networks, by 2027.</li> </ul>	The Planning Proposal consists of urban design options which aim to maintain and enhance active transport options through larger developments particularly within HIAs.

### 3.1.9. Arts and Culture Strategy

The Randwick City Arts and Culture Strategy was adopted at the July Council meeting of 2021. The Study seeks to:

- Establish a strong cultural identity for Randwick City which is inclusive of diverse communities and recognises the contribution of First Nation People
- Increase the number of places that are available for people to participate in art and culture, and
- Increase the attendance at Council's arts and cultural programs

**Table 7: Consistency with Randwick Arts and Culture Strategy**

Randwick Arts and Culture Strategy		
Outcomes	Relevant Objectives	Planning Proposal Consistency
<p><b>Outcome 1: A creative and culturally rich city, that is innovative, inclusive and recognised nationally</b></p> <p><b>Outcome 2: Everyone can develop, express and enjoy creativity throughout their life</b></p>	<p>Strategic approach includes:</p> <p>1.10 Identify appropriate venues and platforms for experimental artists and musicians to be creative by 2027</p> <p>2.9 Increase by 20% the number of small (&lt;600 people) community cultural events by 2025</p>	The Planning Proposal proposes exempt development provisions to allow longer opening hours for shops. Whilst small scale cultural activities were included as exempt development in non residential zones in the exhibited Planning Proposal, given the Codes SEPP provision, the proposed clause has been removed.

### 3.1.10. Economic Development Strategy

Council adopted the Randwick City Economic Development Strategy in April 2022. The Strategy is Council's plan to work collaboratively to strengthen a sustainable 24-hour economy which will create local employment opportunities and enable a prosperous community over a 10 year period. The draft Strategy seeks to:

- Empower businesses to start, grow and thrive through a collaborative business culture
- Foster a 24-hour economy including diverse night time activities and experiences
- Create diverse active places for businesses, including vibrant town and neighbourhood centres, and
- Attract people from around Australia and the world to do business, work and visit.

**Table 8: Consistency with Randwick City Economic Development Strategy**

Randwick City Economic Development Strategy		
Outcomes	Relevant Objectives	Planning Proposal Consistency
<b>Outcome 2: Randwick City has a 24-hour economy including diverse night time activities and experiences</b>	Strategic approach includes:  2.2 Continue to implement changes to the planning framework as identified in the Night Time Economy Study to focus on encouraging a diverse mix of business and cultural activities including trading hours for small, low impact businesses, and business zonings while ensuring the impact on residential amenity is considered.	The Planning Proposal proposes exempt development provisions to allow longer opening hours for shops. Whilst small scale cultural activities were included as exempt development in non residential zones in the exhibited Planning Proposal, given the Codes SEPP provision, the proposed clause has been removed.

**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 9: Consistency with the Greater Sydney Region Plan**

Greater Sydney Region Plan (A Metropolis of Three Cities)		
Directions	Objectives	Planning Proposal Consistency
<b>A city supported by infrastructure:</b> infrastructure supporting new developments	<b>Objective 1:</b> Infrastructure supports the three cities	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.
	<b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact	
	<b>Objective 3:</b> Infrastructure adapts to meet future needs	
	<b>Objective 4:</b> Infrastructure use is optimised	
<b>A city for people:</b> Celebrating diversity and putting people at the heart of planning	<b>Objective 6:</b> 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 through the proposed HIAs will utilise the existing services of the nearby town centres.
	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	The Proposal will assist in achieving a healthier environment by increasing the amount of formal open space (including RE1 Public Recreation).
	<b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	The Proposal will assist in create diverse neighbourhoods through the provision of a range of housing types (including affordable housing) that will meet the needs of a diverse and growing population.
	<b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	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.
<b>Housing the city:</b> Giving People Housing Choices	<b>Objective 10:</b> Greater housing supply	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

## Greater Sydney Region Plan (A Metropolis of Three Cities)

		<p>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 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><b>Objective 11:</b> 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><b>A city of Great Places:</b> Designing places for people.</p>	<p><b>Objective 12:</b> 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 land uses on the site while retaining its open space function.</p>
	<p><b>Objective 13:</b> Environmental heritage is identified, conserved and enhanced</p>	<p>The Planning Proposal includes the heritage listing of 58 new heritage items, 1 new archaeological sites and a number of changes to the boundaries of existing heritage conservation areas based on the recommendations of Heritage Studies.</p>
<p><b>A well-connected city:</b> Developing a more accessible and walkable city</p>	<p><b>Objective 14:</b> 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>

## Greater Sydney Region Plan (A Metropolis of Three Cities)

<b>A city in its landscape:</b> valuing green spaces and landscape	<b>Objective 25:</b> The coast and waterways are protected and healthier	The Planning Proposal will implement measures to improve water quality leaving new developments and encourage the implementation of water sensitive urban design.
	<b>Objective 27:</b> biodiversity is protected, urban bushland and remnant vegetation is enhanced	The Planning Proposal will provide greater recognition and protecting of biodiversity, through the recognition of its national significance in the Environmental Conservation C2 zoning objectives. The Proposal also includes updating of the Terrestrial Biodiversity Maps to better reflect the existing environment.
	<b>Objective 30:</b> urban tree canopy cover is increased	<p>An urban heat island effect provision 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.</p>
	<b>Objective 31:</b> public open space is accessible, protected and enhanced	<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>
<b>An efficient city:</b> using resources wisely	<b>Objective 33:</b> a low carbon city contributes to net zero emissions by 2050 and mitigates climate changes	The Planning Proposal will encourage renewable energy uptake through the design excellence clause.
	<b>Objective 34:</b> energy and water flows are captured, used and reused	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.

## Greater Sydney Region Plan (A Metropolis of Three Cities)

<b>A resilient city:</b> adapting to a changing world	<b>Objective 36:</b> people and places adapt to climate change and future shocks and stresses  <b>Objective 37:</b> exposure to natural and urban hazards is reduced.  <b>Objective 38:</b> heatwaves and extreme heat are managed.	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.
---	---	---

### 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 10: Consistency with the Eastern City District Plan**

Eastern City District Plan		
Directions	Planning Priorities	Planning Proposal Consistency
<b>A city supported by infrastructure:</b> Infrastructure supporting new developments	<b>Planning Priority E1:</b> Planning for a city supported by infrastructure	The Planning Proposal supports the Government's objectives for aligning growth with infrastructure by recognising and acknowledging the light rail stabling as vital infrastructure through a SP2 Infrastructure zoning.
<b>A collaborative city:</b> Working together to grow a Greater Sydney	<b>Planning Priority E2:</b> Working through collaboration	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.
<b>A city for people:</b> Celebrating diversity and putting people at the heart of planning	<b>Planning Priority E3:</b> Provide services and social infrastructure to meet peoples changing needs.	The Planning Proposal proposes exempt development provisions to allow longer opening hours for shops. Whilst small scale cultural activities were included as exempt development in non residential zones in the exhibited Planning Proposal, given the Codes SEPP provision, the proposed clause has been removed.  The proposed new E1 Local 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><b>Planning Priority E4:</b> Fostering healthy, creative, culturally rich and socially connected communities</p>	<p>The Planning Proposal will help enable a healthy, creative, culturally rich, socially connected community by:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• The Planning Proposal proposes exempt development provisions to allow longer opening hours for shops. Whilst small scale cultural activities were included as exempt development in non residential zones in the exhibited Planning Proposal, given the Codes SEPP provision, the proposed clause has been removed.</li> <li>• Protecting the existing stock of neighbourhood centres which provide important opportunities for social interaction and services through appropriate zoning and controls.</li> </ul>
<p><b>Housing the City:</b> Giving people housing choices</p>	<p><b>Planning Priority E5</b> 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> <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</p>

		<p>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>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Meeks Street Plaza, Kingsford is currently functioning as a temporary plaza and is the result of a road closure.</li> </ul> <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><b>A City of Great Places:</b> Designing Places for People</p>	<p><b>Planning Priority E6:</b> 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>This Planning Proposal would assist in creating great places and local centres by:</p> <ul style="list-style-type: none"> <li>• Encouraging a vibrant night time economy and activation of street life through diverse uses and cultural activities that encourage wider community participation;</li> <li>• Retaining the existing quantity of employment lands within residential neighbourhood settings which are important for servicing the community's retail, business, entertainment needs;</li> <li>• Improving walkability, activation of street life, social and economic participation;</li> <li>• Supporting local businesses both the day and night-time economy.</li> </ul>

## Eastern City District Plan

<p><b>Jobs and skills for the city:</b> Creating the conditions for a stronger economy.</p>	<p><b>Planning Priority E8:</b> 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 Campus 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><b>Planning Priority 11:</b> 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"> <li>• 2016 estimate of 22,800,</li> <li>• 2036 baseline target of 32,000 with a higher target of 35,500.</li> </ul> <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><b>Planning Priority E10:</b> 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 E1 Local Centre.</p> <p>These new 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><b>A city in its landscape:</b> valuing green spaces and landscape</p>	<p><b>Planning Priority E14:</b> protecting and improving the health and enjoyment of Sydney Harbour and the Districts waterways</p>	<p>The Planning Proposal proposes to improve water quality leaving sites through the changes to the 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.</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. The objective seeks to facilitate and</p>

## Eastern City District Plan

		manage public access within and between areas of open space including the coastline, waterways, nature reserves and parks.
	<b>Planning Priority E15:</b> protecting and enhancing bushland and biodiversity	The C2 Environmental Conservation zone objectives are being updated to reflect the national significance of biodiversity in Randwick.
	<b>Planning Priority E17:</b> increasing urban tree canopy cover and delivering green grid connections	Mitigating heat island effect will be a key consideration in the modified design excellence clause 6.11.
	<b>Planning Priority E18:</b> delivering high quality open space	<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>
An efficient city: using resources wisely	<b>Planning Priority E19:</b> reducing carbon emissions and managing energy, water and waste efficiency	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.
A resilient city: adapting to a changing world	<b>Planning Priority E20:</b> Adapting to the impacts of urban and natural hazards and climate change	<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), Randwick Economic Analysis Report (2019), Affordable Housing Plan (Housing Investigation Areas), draft Randwick Open Space and Recreation Study and Strategy, Integrated Transport Strategy (2021), Arts and Culture Strategy (2021) and Economic Development Strategy (2022).

### **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) are detailed in the Table in Attachment D. Key SEPPs for consideration are summarised below.

##### **SEPP (Exempt and Complying Development Codes) 2008**

The Comprehensive Planning Proposal includes the extension of the Moira Crescent HCA, the new Edgumbe Estate HCA and the addition of 58 new heritage items and 1 new archaeological sites to the Randwick Local Environmental Plan 2012. Currently, the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP) is limited in its application in HCAs and does not apply in heritage items. As such, the application of the Codes SEPP will be slightly reduced in the Randwick LGA.

This Proposal is consistent with the Codes SEPP as it was designed to have a limited impact on buildings with heritage values.

##### **SEPP (Resilience and Hazards) 2021**

The site at 1903R Botany Road, Matraville is to be rezoned from RE1 Public Recreation to RE2 Private Recreation. As outlined in Attachment D, any future development application for the site will be subject to an assessment provided under this SEPP.

##### **SEPP (Housing) 2021**

SEPP (Housing) 2021 (Housing SEPP) 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.

The Planning Proposal is consistent with the Housing SEPP as it proposes an affordable housing contribution scheme within the four HIAs. It is anticipated that the 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 3.2 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 58 new heritage items, 1 new archaeological sites, one new HCA, changes to the boundaries of existing HCAs and removal of heritage items (due to approved demolition).

Parts of the proposed HIAs are within the vicinity or include heritage items. Three of the four 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 4.1 Flooding**

The objective of this direction is to:

- Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- Ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

The Planning Proposal includes changes to existing development standards that amend zoning, building heights and density controls within four Housing Investigation Areas which include some portions of flood prone land.

The 2022 Randwick HIA Flood Constraints Review (Attachment K) provides a detailed outline of the existing flood hazard zones, local catchment areas, overland flow paths and hazard classifications in regard to the 1% Annual Exceedance Probability (1% AEP) and the Possible Maximum Flood (PMF) events.

The Review outlines that some lots within each HIA are constrained by flood affectation to various degrees. The flood constraints identified for specific development lots in this assessment do not prohibit development of those sites under existing and amended LEP/DCP controls resulting from the Planning Proposal. Although the localised flood constraints discussed will likely involve design compromise for some lots, it is likely the redevelopment of under the proposed controls will improve the planning outcome within those lots that are flood affected by managing risks to life and property.

The Review assesses each individual HIAs and provides recommendations regarding floor level requirements, impact considerations and hazard considerations. The Flood Constraints Review concludes that the Planning Proposal is generally consistent with the Ministerial Directions for Flood Prone Land and does not significantly alter flood-related development controls as a result of the proposal. An overview of flood implications for each HIA can be found below.

##### West Randwick

The West Randwick HIA is located within the central Kensington catchment area with some parts situated in the low-risk flood hazard zone. The local catchment area upstream of this HIA is reasonably small and most of the overland flow from upstream is contained within the kerb/gutter and road reserve of King Street and discharged through the centre of the HIA.

Catchment wide modelling undertaken within the review indicates that there is some risk of overland flow along the properties east of John Street, as some of the lots in these areas are affected by shallow overland flow inundation in the 1% AEP. However, the hazard classification of development lots within the HIA is generally low with affected areas having a flood depth of



between 0.3 - 0.5m. Future development will need to allow for overland flow through the existing affected sites and be managed on a case by case basis.

Flood hazard is considerably higher for the PMF event with flood hazards within roadways posing a risk to vehicular traffic. A large section of Centennial Park to the north is identified as a high hazard area however will not impact buildings or people dwelling within them in the HIA.

#### Arthur Street

Flood risk in the Arthur Street HIA is primarily localised to a single overland path running north to south through the centre of the HIA. The path occurs along a natural gully and will occur in intense storm events where runoff from the upstream exceeds the capacity of the existing stormwater network. The majority of the HIA will not be subject to flood related development controls apart from the lots affected by the overland flow path.

Hazards associated with the overland flow path are very low for the 1% AEP and are generally low for the PMF event. These hazards will not present a significant constraint for the risk to life considerations of proposed development within the HIA. Future development will need to allow for overland flow through the existing overland flow path.

#### Magill Street

The flood risk in the Magill Street HIA is largely contained within the Botany Street overland flow path and the Hospital Road flow path which also impacts Magill and Hay Street properties. The overland flow path through Botany Street is contained within the road reserve and does not impact any of the development lots.

The 1% AEP generally does not exceed 0.3-0.5m and hydraulic hazards associated with the overland flow path are very low and are generally low to moderate for the PMF. The hazard would remain unchanged by the proposed Planning Proposal.

#### Kingsford South

The Kingsford South HIA flooding considerations primarily apply to the area south of Anzac Parade on Jacques Street. The primary Birds Gully catchment drainage stormwater line runs directly underneath Jacques Street. In severe storm events like the 1% AEP, runoff will exceed the capacity of this drainage line forming a major overland flow path with a depth of 0.5-1m.

Hazards in the HIA are classified as very low except for Jacques Street where there would be a higher degree of hazards in a 1% AEP event with potential hazards along the road. Flood hazard is significantly higher in the PMF event with some lots impacted by flood depths and water velocity. Lots affected by overland flow will be subject to the minimum floor level controls for ground floor levels and basement entry points.

### **Direction 4.4 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.

A site remediation and validation report was prepared by Geo-Logix Pty Ltd in July 2019 on behalf of Horme Group Pty Ltd (the site owners) to investigate and facilitate the remediation and validation of land at 1901 and 1903R Botany Road, Matraville.

The primary objectives of the site remediation was to excavate and dispose of hotspot material off site so the remaining fill could be suitable for commercial industrial land uses at 1901 Botany

Road and to render land zoned as RE1 Public Recreation as suitable for land uses specified under this particular zoning at 1903R Botany Road.

Upon detailed site investigation in early 2018, it was discovered that some soil samples within the sites contained traces of asbestos. Remediation and validation works were undertaken between November 2018 – April 2019 which included:

- Excavation and lawful off-site disposal of asbestos hotspots to landfill (comprising of a total of 1,867.92 tonnes of impacted fill).
- Validation of remedial excavations to demonstrate removal of hotspot material.
- Excavation and relocation of fill suitable for commercial/industrial land use criteria from 1903R Botany Road, zoned RE1 Public Recreation, to portions of the site Zoned IN1 General Industrial in order to render 1903R Botany Road suitable for all land uses specified under zoning RE1 Public Recreation.

All fill material on 1903R Botany Road was excavated and relocated. Clearance inspection by a Licensed Asbestos Assessor concluded the site as free of asbestos containing material.

The site is considered suitable for permissible uses under Public Recreation RE1 zoning. The objectives of the RE2 Private Recreation zone largely mirror those of the RE1 Public Recreation zone. Uses permitted with consent under the RE2 zone are also largely consistent with those permitted under RE1. Additional permitted uses under RE2 include registered clubs and take away food and drinks premises. It is therefore considered that the site is also suitable for permissible uses under the RE2 Private Recreation zone. Further assessment may be undertaken at the development application stage in the event a use is proposed that was not considered due to the sites previous RE1 zoning. This may involve obtaining confirmation from the site auditor that the proposed use is suitable for the intended use of the site. This would be a matter for consideration under State Environmental Planning Policy (Resilience and Hazards) 2021 (previously SEPP 55). The site remediation and validation report will be forwarded to the Department with the final CPP.

#### **Direction 4.5 Acid Sulphate Soils**

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.

The Direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulphate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulphate soils as shown on the Acid Sulphate Soils Planning Maps held by the Department of Planning and Environment.

The Planning Proposal proposes to rezone existing clusters of shops from residential land to employment zones and to increase the maximum floor space ratio on a number of sites that are identified as potentially containing acid sulphate soils on the RLEP 2012 Acid Sulphate Soils Map. Future development on these sites will need to consider clause 6.1 of the Randwick LEP 2012.

1903R Botany Road is proposed to be zoned from RE1 to RE2 is identified as Class 4 on the Acid Sulfate Soils Map. Future development on the site will also need to consider clause 6.1 of the Randwick LEP 2012.

#### **Direction 5.1 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 2022 Local Transport Study (Attachment J), covering Randwick Junction and the four HIAs, concludes that the existing and planned future transport infrastructure is well suited to support increased use and development of land. The Study estimates that the approximate increase in dwellings and land use intensity will have an overall negligible increase in the number of vehicle trips added in the peak hour journey to work traffic across the four HIAs. The study also concludes that the high-capacity nature of the L2 and L3 light rail routes, in close proximity to all study areas, is able to accommodate for the estimated population growth and associated increase in patronage.

The Study sets out a number of transport recommendations to further improve transport conditions for the future. These includes the need for further intersection performance modelling on key intersections within and surrounding Randwick Junction and the four HIAs, as well as upgraded pedestrian crossings and cycling infrastructure to promote safe active transport.

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.

## **Direction 5.2 Reserving Land for Public Purposes**

The objective of this direction is to:

- Facilitate the provision of public services and facilities by reserving land for public purposes, and
- Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The Planning Proposal incorporates changes to land reserved for public purposes at the Randwick Racecourse Light Rail Stabling Facility proposed to be changed from RE1 Public Recreation to SP2 Infrastructure and the site at 1903R Botany Road, Matraville proposed to be rezoned from RE1 Public Recreation to RE2 Private Recreation. These proposed rezonings will remove the acquisition requirements under clause 5.1 of the Randwick LEP 2012 for the site. For the Light Rail Stabling Facility, the rezoning reflects the existing industrial use of the site which is inaccessible to the public. The rezoning aims to rectify the existing discrepancy in the Randwick LEP 2012 and represent its current industrial use. The rezoning of the land at 1903R Botany Road to RE2 Private Recreation seeks to reflect the current private ownership of the site.

## **Direction 6.1 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.

Land proposed to be rezoned from Residential to E1 Local Centre 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.

### **Direction 7.1 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 and industrial 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.

## **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 four HIAs, in the long term produce an estimated 99 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.

The alignment of existing Business and Industrial zones with the new Employment zones put forward by the Department of Planning and Environment will ensure that zone objectives and land uses within these zones suits the future of work, supports productivity, emerging industries and jobs growth and long term economic recovery.

### **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 has determined consultation required with relevant State and Commonwealth public authorities.

Condition 4 of the Gateway Determination requires consultation be carried out prior to public exhibition with the Commonwealth Department of Infrastructure, Transport, Regional Development and Communications due to the proposed increase in height of 558A-580 Anzac Parade, Kingsford (Souths Juniors Site) as well as the proposed height increase in the HIAs. A referral was made to this public authority in August 2021. Referral comments have since been received and are discussed in Attachment E.

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*. Condition 5 of the Gateway Determination required consultation with the Commonwealth Department of Agriculture, Water and Environment. Appropriate consultation will be carried out with this public authority during the public exhibition period.

Condition 5 of the Gateway Determination requires consultation be carried out with a number of Commonwealth and state public authorities. Consultation was carried out with these public authorities during the exhibition period. No objections to the Planning Proposal were raised as a result of this consultation. Copies of all submissions received from public authorities will be provided to the Department of Planning and Environment along with the Planning Proposal.



---

## 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 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 C.

---

## 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.

The Act requires that the Planning Proposal is exhibited for a minimum period of 28 days (or as specified in the Gateway determination). However given the complexity of the Proposal and expected public interest, the Planning Proposal was placed on public exhibition for an extended 6 week period.

### Community consultation activities

Council undertook a comprehensive communication and engagement program designed to ensure all interested community members were aware of the proposal. The Planning Proposal was exhibited for a 6 week period from 31 May to 12 July 2022. The following engagement components were undertaken:

- A city-wide mailout comprising notification letters and information sheets to every Randwick City property owner, as well as specific letters to proposed heritage items and properties located within HIAs. Letters were also sent to Bayside Council property owners adjacent to the Kingsford South HIA and Business zones to which proposed exempt development provisions apply.
- A dedicated webpage on the 'Your Say' website with the Planning Proposal and maps, and all exhibition material.
- An Interactive Map where residents and landowners can search individual properties to determine how the Planning Proposal changes affect their properties.
- Information Sheets and Frequently Asked Questions (FAQs) addressing key aspects of the Planning Proposal.
- Printed advertisements in relevant publications.
- Social media posts shared across multiple platforms, detailed stories in Council's news section and targeted emails to Council's Your Say subscribers.
- 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.
- Drop-in days providing the opportunity to speak directly with Planners on any issue related to the Planning Proposal.
- Targeted telephone and intercept surveys.
- Notification to relevant stakeholders including adjoining Councils, State agencies, Precinct Committees and Business Chambers.
- Briefings of local Precinct Committees.

### Government agency and stakeholder consultation

Consultation was undertaken with key government agencies, public authorities and stakeholders as per Condition 5 of the Gateway Determination, or as per Council's Community Participation Plan. Comments were received from the below agencies and stakeholders.

- Environment, Energy and Science Group of the Department of Planning and Environment
- Environment Protection Authority
- Australian Turf Club as operator of the Royal Randwick Racecourse
- Transport for NSW
- Land and Housing Corporation
- Sydney Water Corporation
- Sydney Airport, Civil Aviation Safety Authority (CASA) and Airservices Australia
- Bayside Council
- Heritage NSW
- UNSW
- NSW Department of Education / School Infrastructure
- NSW State Emergency Service
- Health Infrastructure NSW / South Eastern Sydney Local Health District
- Ports NSW
- Sydney Trains/Transport Asset Holding Entity
- Community Housing Industry Association NSW
- Clovelly Precinct
- Matraville Precinct

#### Consultation outcomes

A total of 317 written submissions were received from the community during the public exhibition period, with 35% received from Council's Your Say page, 50% through email and 15% via posted letter. A petition in support with 305 signatures was also received by post.

A review of submissions found that approximately 45.5% of the submissions were in support/supportive with changes, 43% were opposed, 7% were neutral and 4.5% were unsure.

Following public exhibition, Council has reviewed all submissions provided by the community, government agencies and stakeholders. Submissions received have been addressed in numerous reports to Council (Extra Ordinary meeting 30 August 2022).

Responses received from Government agencies under condition 5 of the Gateway Determination do not preclude the finalisation of the plan.

This Planning Proposal has been updated to respond to submissions raised during public exhibition.

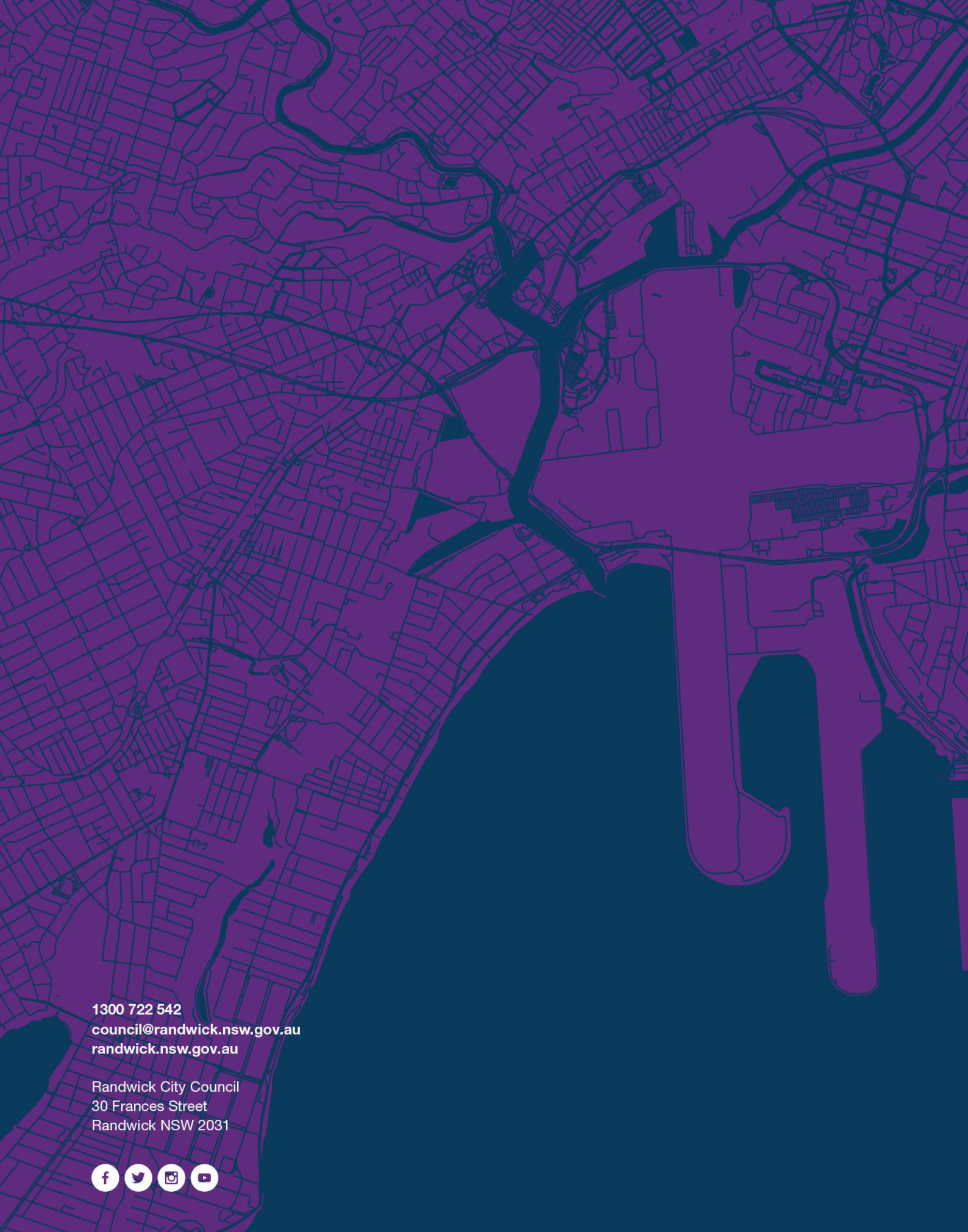
A summary of all submissions received from the community is provided at Attachment M. Submissions from government agencies will be provided to the Department of Planning and Environment along with the Planning Proposal.

---

## 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. Consideration of submissions
7. Report to Council on submission to public exhibition
8. Referral to Parliamentary Counsel and notify DPE
9. Plan is made



1300 722 542  
[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)  
[randwick.nsw.gov.au](http://randwick.nsw.gov.au)

Randwick City Council  
30 Frances Street  
Randwick NSW 2031

