

## **ATTACHMENT M**

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# **Community Consultation Outcomes Report**

**Comprehensive LEP Review 2022**

**COMMUNICATIONS**

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# COMMUNITY CONSULTATION REPORT

Comprehensive Planning  
Proposal: LEP Review 2022



Randwick City Council  
a sense of community

**09 AUGUST  
2022**

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# 1. Executive summary

Randwick City Council conducted an extensive community consultation program for six weeks from 31 May to 12 July 2022.

The program aimed to:

- comprehensively inform residents and ratepayers about proposed changes to Council's Local Environmental Plan;
- understand broader community attitudes about the proposed changes;
- provide opportunity for community feedback; and
- inform the community about Council's concern about the State Government imposed changes.

Council used a wide range of communication methods to ensure impacted stakeholders were informed about the draft LEP changes.

This included direct mail, media advertising, social media advertising, email marketing, community drop-in sessions, information sheets, videos and an online LEP property checker.

Council used three main consultation feedback tools:

1. Submissions
2. A representative telephone survey
3. In person intercept surveys conducted within the proposed Housing Investigation Areas

## Submissions

A total of 317 written submissions were received with 45.5% supportive or supportive with changes, 43% opposed, 7% neutral and 4.5% unsure.

An analysis of submissions by topic area is contained in section 4.3.

## Representative Telephone Survey

A survey was undertaken of the Randwick City community and weighted by age and gender to provide a statistically valid sample of the views of the local community.

The survey found general support for the proposed heritage changes and economic development initiatives.

Feedback on the HIAs was mixed with 62% agreeing they provided future housing and 55% said they were generally well located, but the respondents were split on whether they would improve the general amenity of these areas.

Feedback on dual occupancy changes found 67% respondents thought they provide important housing options for families, 42% thought increasing opportunities for dual occupancies is important and 65% agreed with the premise that if people are permitted to build dual occupancies they should also be permitted to subdivide them into separate ownership.

When asked directly if people supported the 275m<sup>2</sup> lot size, 40% agreed and 34% disagreed.

## Intercept surveys

Council's intercept surveys were conducted within the HIA areas of directly affected people. The surveys found general support for the proposed Housing Investigation Areas (HIAs) with varying levels from 66% to 87% respondents at least somewhat supportive.

# CONSULTATION OUTCOMES SUMMARY

## SUBMISSIONS

**317**  
SUBMISSIONS



**50% EMAIL**  
**35% YOUR SAY WEBSITE**  
**15% POST**

**45%**  
SUPPORTIVE/SUPPORTIVE  
(WITH CHANGES)

**43%**  
OPOSED

**7%**  
NEUTRAL

**4%**  
UNSURE

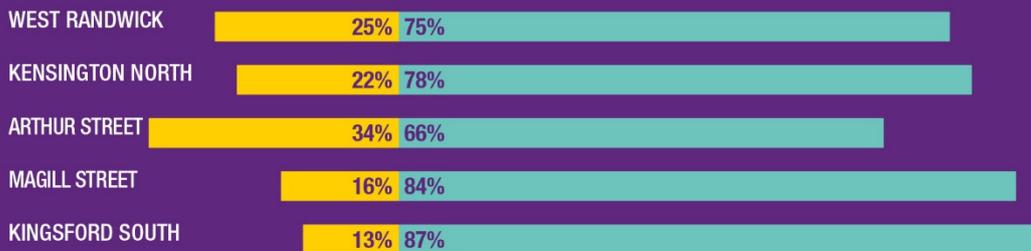
## HIA INTERCEPT SURVEY

**867**  
INTERVIEWS



**NOT VERY**  
SUPPORTIVE

**AT LEAST SOMEWHAT**  
SUPPORTIVE



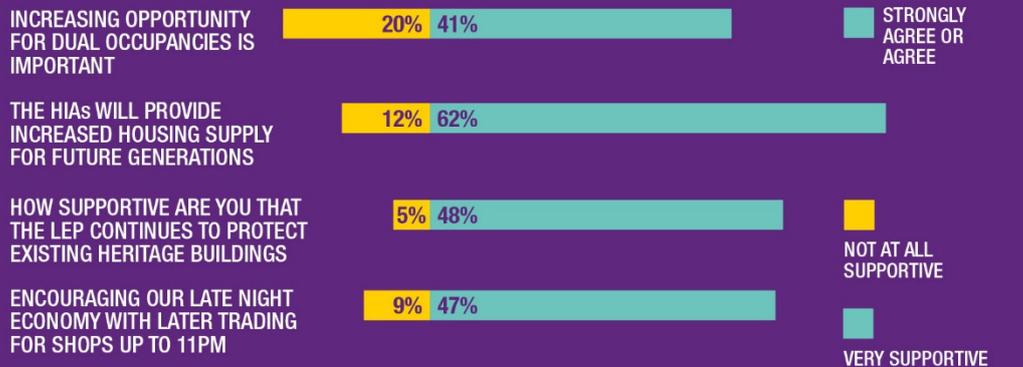
## REPRESENTATIVE TELEPHONE SURVEY

**406**  
INTERVIEWS



**STRONGLY**  
DISAGREE OR  
DISAGREE

**STRONGLY**  
AGREE OR  
AGREE



**NOT AT ALL**  
SUPPORTIVE

**VERY**  
SUPPORTIVE

---

## 2. Community engagement strategy

### 2.1. Background

Randwick Council developed a Draft Comprehensive Planning Proposal (CPP) to update the Randwick Local Environmental Plan (LEP) 2022.

The Randwick CPP seeks to amend the Randwick LEP to align with the strategic direction and planning priorities of state, metropolitan and local strategies, as directed by the NSW Government.

The updated Randwick LEP has been the result of extensive research, investigation and previous community engagement.

This draft CPP was publicly exhibited in accordance with requirements under the Environmental Planning and Assessment Act, 1979 and Council's adopted Community Participation Plan.

### 2.2. Objectives

The consultation program aimed to:

1. To inform the community about Council's Comprehensive Planning Proposal (CPP);
2. To provide the community with the opportunity to contribute meaningfully to the CPP;
3. To engage in a genuine and open dialogue with the community and take onboard suggestions and feedback; and
4. Inform the community about Council's objection to the imposed housing targets and that Council is under direction from the NSW Government to prepare an updated LEP. This objective was resolved by Council at an Extraordinary Council Meeting on 3 May 2022.

In response to point 4) above, Council's information sheets, letters and website included the following information:



**COUNCIL'S OBJECTION**

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

**Extract from Council's Information Sheets**

### 2.3. Consultation period

The consultation was open for submissions for a six-week period from 31 May to 12 July 2022.

In accordance with Council's Community Participation Plan, the project was assessed as having a higher-level city-wide impact.

Council determined that the level of participation for the project under Council's public participation spectrum was at the consult level.

The goal of consultation at a consult level is "To obtain public feedback on analysis, alternatives and/or decisions."

The promise to the public of this consultation was "We will listen to and acknowledge your concerns".

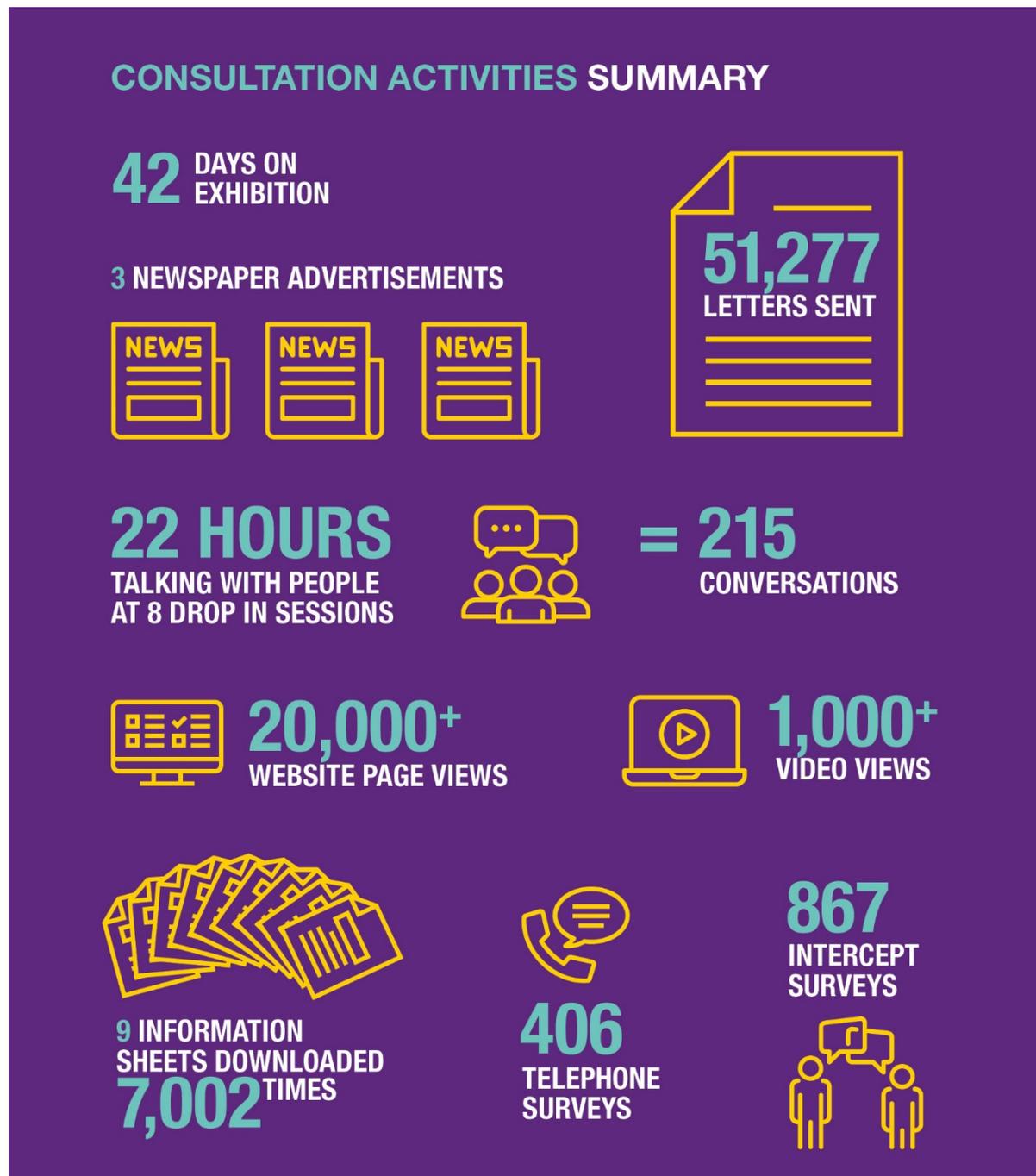
Accordingly, all consultation activities undertaken were done so in context of this purpose and promise.

### 3. Consultation activities

Randwick City Council undertook a very comprehensive communication and engagement program designed to ensure all interested community members were aware of the proposal. Council provided a range of resources that made the information more easily understood and were available through digital and face to face channels to answer questions and discuss issues with interested people.

In addition, Council also conducted a number of research activities designed to understand community attitudes towards the planning proposal in addition to receiving submissions.

#### 3.1. Consultation activities overview



## 3.2. Consultation activities in detail

### 3.2.1. Public exhibition

From 31 May to 12 July 2022, digital versions of the CPP were hosted on Council's Your Say Randwick website [www.yoursay.randwick.nsw.gov.au/lep2022](http://www.yoursay.randwick.nsw.gov.au/lep2022) and printed copies were on public exhibition at:

- Randwick Council Customer Service Centre  
30 Frances Street, Randwick
- Lionel Bowen Library and Community Centre  
669-673 Anzac Pde, Maroubra
- Margaret Martin Library  
Level 1, Royal Randwick Shopping Centre
- Malabar Community Library  
1203 Anzac Pde, Matraville

Digital display screens at the above locations also included information about the LEP exhibition locations and drop in sessions.

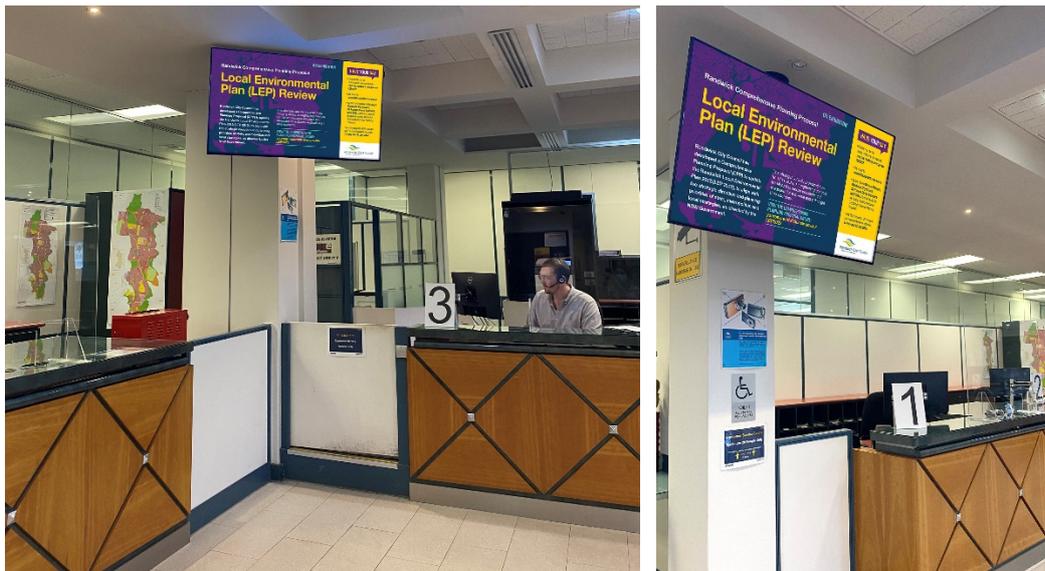
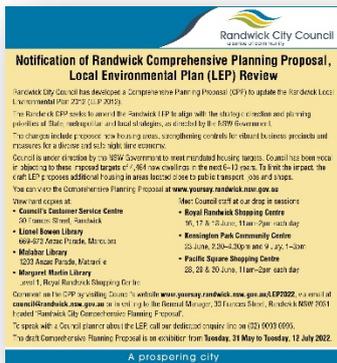


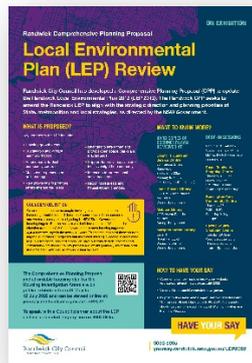
Photo: Digital display screen at Council's Customer Service Centre

### 3.2.2. Advertising



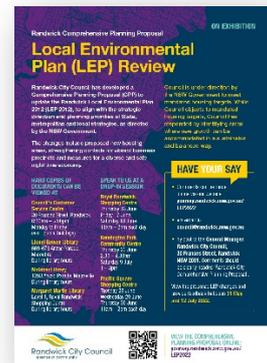
Sydney Morning Herald advertisement

30 May 2022



Eastern Suburbs Life advertisement

June 2022 edition

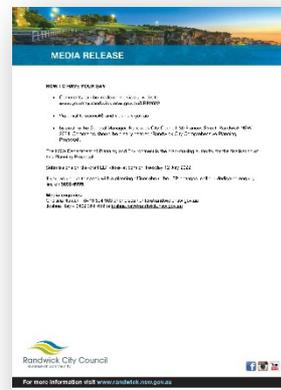
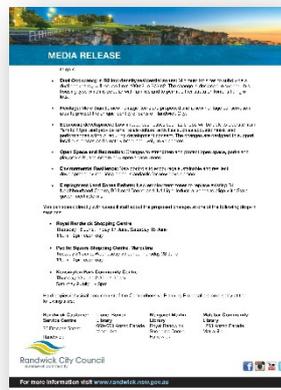


The Beast advertisement

July 2022 edition

### 3.2.3. Media and publicity

Council issued a media release about the proposed LEP changes on 31 May 2022 and sent it broadly to local and metropolitan Sydney media.



Graphic: Media release

This media release resulted in local media coverage in the online version of *The Southern Courier*.

### 3.2.4. Direct mail

- **City-wide mailout.** 49,011 letters and information sheets sent to every Randwick City property owner.
- **Heritage mailout.** 425 letters sent to owners of proposed heritage items and owners of properties within the proposed Heritage Conservation Area.
- **Housing Investigation Areas mailout.** 1,678 letters and information sheets sent to owners of properties within the five proposed Housing Investigation Areas.
- **Bayside Council mailout.** 163 letters and information sheets sent to Bayside Council property owners adjacent to the Kingsford South HIA and Business zones to which proposed exempt development provisions apply.

### 3.2.5. Information sheets

Information sheets summarising key elements of the draft LEP were created and hosted on Council's Your Say Randwick website. They were also printed and included in mailouts to ratepayers.

- [Overview sheet LEP review](#) (1.97 MB) (pdf)
- [Housing Investigation Areas](#) (3.94 MB) (pdf)
- [Dual occupancy](#) (2.26 MB) (pdf)
- [Heritage](#) (2.07 MB) (pdf)
- [Open space](#) (3.11 MB) (pdf)
- [Environmental resilience](#) (1.32 MB) (pdf)
- [Economic development](#) (2.31 MB) (pdf)
- [Employment land zone reforms](#) (1010 KB) (pdf)
- [Rezoning requests](#) (1.85 MB) (pdf)



**Graphic: The above information sheets were downloaded a collective 7,002 times.**

### 3.2.6. Explainer videos



<https://youtu.be/b-BhrzuzQT0>

#### Overview video summarising key components of the draft LEP (4min)

- 810 views
- 2:57 average view duration



<https://youtu.be/dxzNfRrznDs>

#### Detailed video explaining the proposed Housing Investigation Areas (18min)

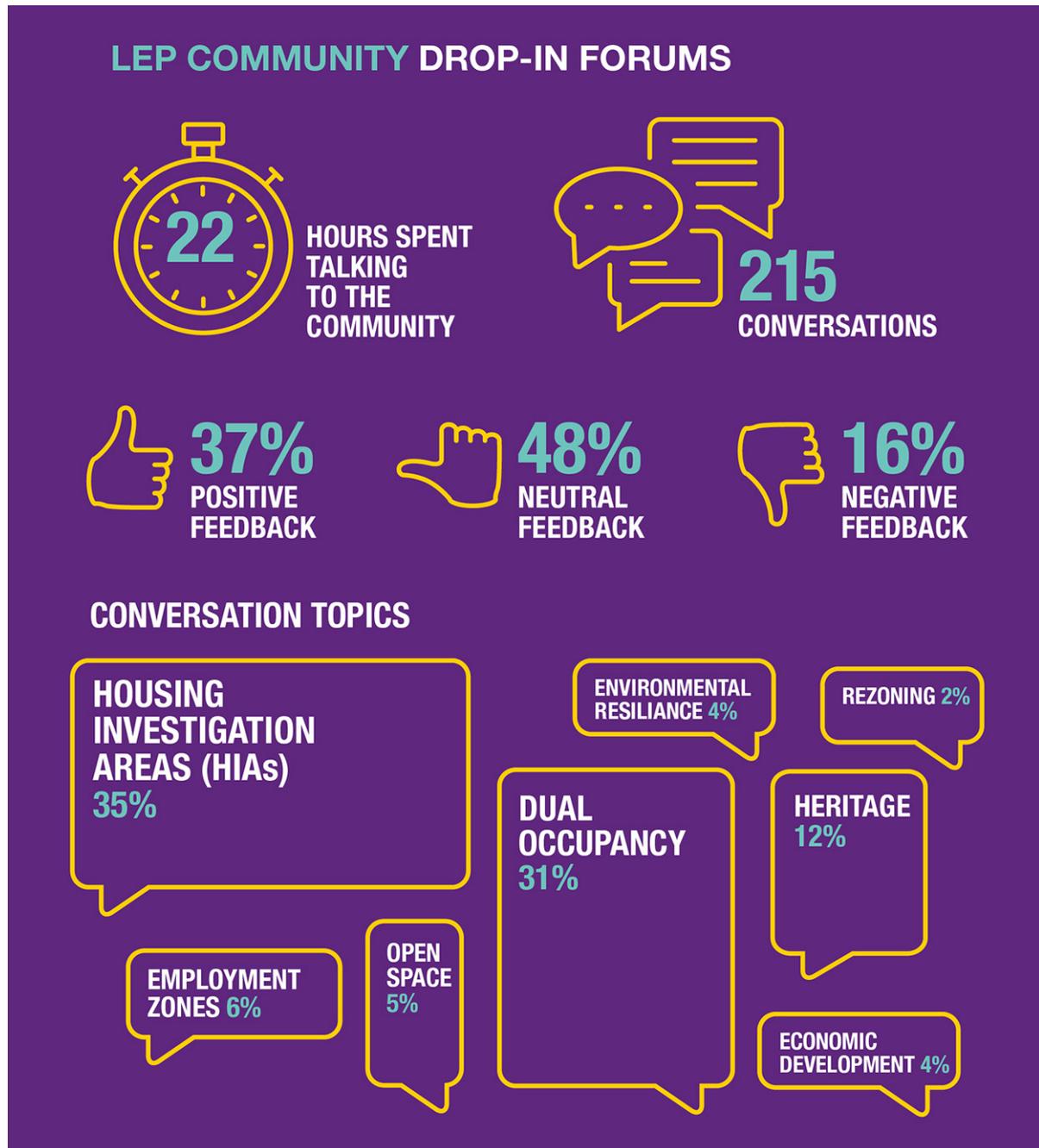
- 326 views
- 4:51 average view duration

### 3.2.7. Drop-in forums

Randwick Council hosted eight community drop-in sessions at convenient locations across the City. These drop-in sessions were advertised through Council's communications channels, websites and in the letters sent to the community. They provided the opportunity for residents, ratepayers and interested community members to speak directly with Council planners to better understand the LEP and how it might impact them.

- **Royal Randwick Shopping Centre**  
Thursday 16 June, Friday 17 June, Saturday 18 June  
11am – 2pm each day
- **Pacific Square Shopping Centre, Maroubra**  
Tuesday 28 June, Wednesday 29 June, Thursday 30 June  
11am – 2pm each day
- **Kensington Park Community Centre**  
Thursday 23 June 2.30 – 4.30pm  
Saturday 9 July 1 – 3pm





### 3.2.8. Presentations to community groups

Council staff provided five briefings to local Precinct Committee meetings.

- Randwick Precinct meeting – 1 June 2022
- Clovelly Precinct meeting – 6 June 2022
- Maroubra Precinct meeting – 6 June 2022
- Precinct Coordination Committee meeting – 15 June 2022
- Coogee Precinct meeting – 20 June 2022

### 3.2.9. Social media

Randwick Council shared 24 posts across its social media channels.

Number of posts:



#### Facebook

Facebook posts about the draft LEP reached 36,000 users and generated 77 likes, 39 comments and 99 reactions. The top three posts about the LEP provided an overview of changes, details on heritage changes and information on drop-in sessions.



#### Top Facebook posts

#### Insta

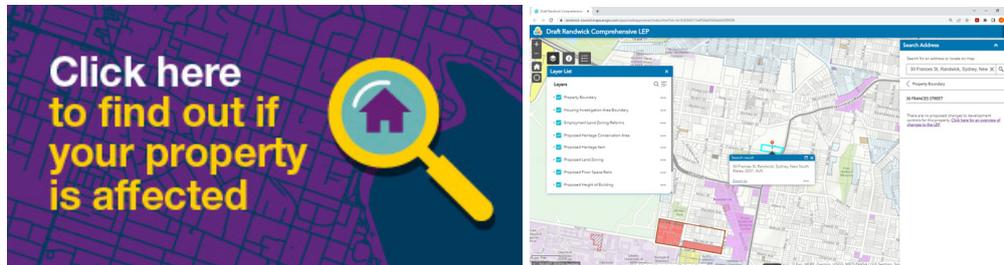
Instagram posts on the draft LEP reached 6,200 people, generating 145 likes, four comments and engagement rate of 154.



### 3.2.10. Website

#### LEP property checker

A key feature of Council's communication activities included an LEP property checker website which enabled residents and interested community members to search for properties to find out if they were impacted by proposed changes.



This interactive website was designed to quickly and easily assist property owners identify what impact the LEP had on their property. For the majority of ratepayers, there was no impact or minor impact. If a property was affected by a change, users were directed to the relevant information sheet to find out more about the change.

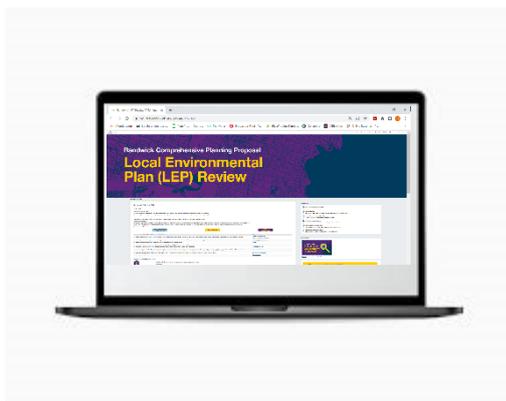
During the exhibition period, the LEP property checker was viewed 7,619 times, that's an average of 635 views per day.

#### Dedicated LEP hotline

A dedicated phone number was established for interested community members to call to get further information or to speak directly with a planner.

#### Your Say Randwick website and Council website

Council used its Your Say Randwick website and main Council website to communicate information about the LEP.



Council's Your Say Randwick website

- 19,081 page views
- 5,525 visitors
- 31 May – 12 July 2022



A dedicated page on Council's website

- 2,305 page views
- 1,379 visitors
- 5min 17sec average view duration
- May – July 2022

Council also published four detailed stories in our news section:

<p><b>COUNCIL RELEASES DRAFT LEP 2022 FOR PUBLIC EXHIBITION</b></p>  <p><b>Published:</b> 31/05/2022 <b>Topic:</b> Planning &amp; Development</p> <p>New heritage items, housing growth areas and later trading hours for low impact businesses are proposed as part of a Comprehensive Planning Proposal to amend Randwick Council's Local Environmental Plan now on public exhibition for public comment from 31 May to 12 July 2022.</p>	<p><b>WHY DOES HERITAGE MATTER? AND WHAT IS LISTED IN OUR DRAFT LEP?</b></p>  <p><b>Published:</b> 15/06/2022 <b>Topic:</b> Council, Heritage, Art &amp; Culture</p> <p>We are seeking your views on the proposed new heritage items and amendments to conservation areas. Here's what you need to know and how you can make a submission.</p>
<p><b>DUAL OCCUPANCY IN THE LEP EXPLAINED</b></p>  <p><b>Published:</b> 08/06/2022 <b>Topic:</b> Planning &amp; Development, Upgrades &amp; Improvements, Council</p> <p>We're proposing some changes to building dual occupancy development in Randwick City as part of our draft LEP. Here's what you need to know.</p>	<p><b>WHAT ARE HOUSING INVESTIGATION AREAS?</b></p>  <p><b>Published:</b> 21/06/2022 <b>Topic:</b> Council</p> <p>Randwick Council's Comprehensive Planning Proposal proposes to amend our Local Environment Plan (LEP) includes five new Housing Investigation Areas (HIAs) where zoning, density and building heights will change to deliver a projected 574 new dwellings over the next five years.</p>

### 3.2.11. Email communication

Council sent a number of emails about the draft LEP direct to subscribers of the Your Say Randwick website as well as subscribers to Council's eNews letter.



#### **Randwick News**

1 June 2022

Sent to: 49,089 subscribers

Story clicks: 219

Link: [www.yoursay.randwick.nsw.gov.au/lep2022](http://www.yoursay.randwick.nsw.gov.au/lep2022)



#### **Randwick News**

8 June 2022

Sent to: 49,021 subscribers

Story clicks: 1,088

Link: [www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/dual-occupancy-in-the-lep-explained](http://www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/dual-occupancy-in-the-lep-explained)



#### **Randwick News**

15 June 2022

Sent to: 48,972 subscribers

Story clicks: 771

Link: [www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/heritage-areas](http://www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/heritage-areas)



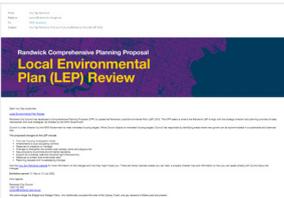
### **Randwick News**

15 June 2022

Sent to: 50,278 subscribers

Story clicks: 998

Link: [www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/what-are-housing-investigation-areas](http://www.randwick.nsw.gov.au/about-council/news/news-items/2022/june/what-are-housing-investigation-areas)



### **Your Say Randwick**

31 May 2022

Sent to: 7,405 subscribers

Open rate: 59.1%

Click rate: 7.9% (585 clicks)

Link: [www.yoursay.randwick.nsw.gov.au/lep2022](http://www.yoursay.randwick.nsw.gov.au/lep2022)

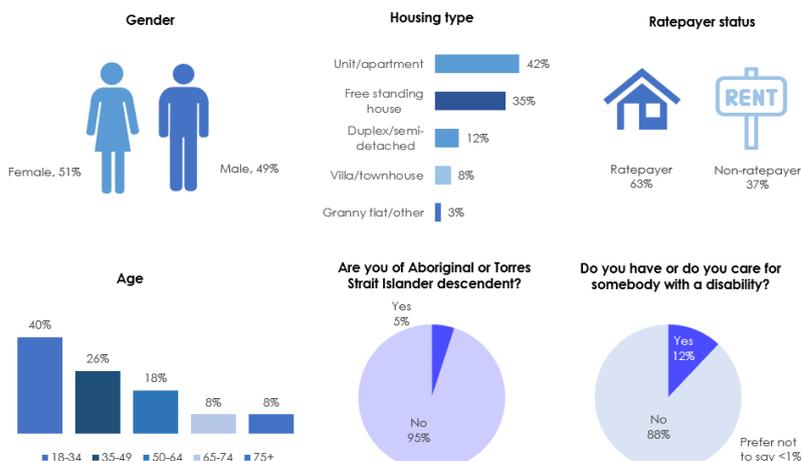
### **3.2.12. Representative telephone survey**

Randwick Council engaged an independent specialist research company to conduct a representative telephone survey of the Randwick City community.

This research was designed to better understand community attitudes towards the proposed changes in the draft LEP.

701 residents were contacted via landline and mobile phone and invited to take part in the survey. They were then posted or emailed an information pack about the proposed changes and recontacted via telephone or email to answer a survey.

In total 406 people took part in the survey and their responses were weighted to demographically represent the Randwick LGA.



**Graphic: Demographics of participants in the representative telephone survey**

### 3.2.13. HIA intercept surveys

Council engaged an independent specialist research company to conduct face to face interviews within each of the five Housing Investigation Areas (HIAs).

The intercepts were conducted across the five HIAs in 5-hour blocks ranging from 8am to 5pm, 22 June to 1 July 2022.

In total, 867 people were interviewed at the following locations, and asked their views on the HIA proposed for that area:

- **West Randwick**  
Royal Randwick Light Rail Station and intersection Darley and Alison Rd, Randwick
- **Kensington North**  
ES Marks and Kensington Light Rail Stations
- **Arthur Street**  
UNSW High Street Light Rail Station and Corner Belmore Rd and Arthur St, Randwick
- **Magill Street**  
UNSW High Street Light Rail Station and Newmarket
- **Kingsford South**  
The Juniors Light Rail Station



Photo: Kensington Light Rail Station



Photo: UNSW High Street Light Rail Station



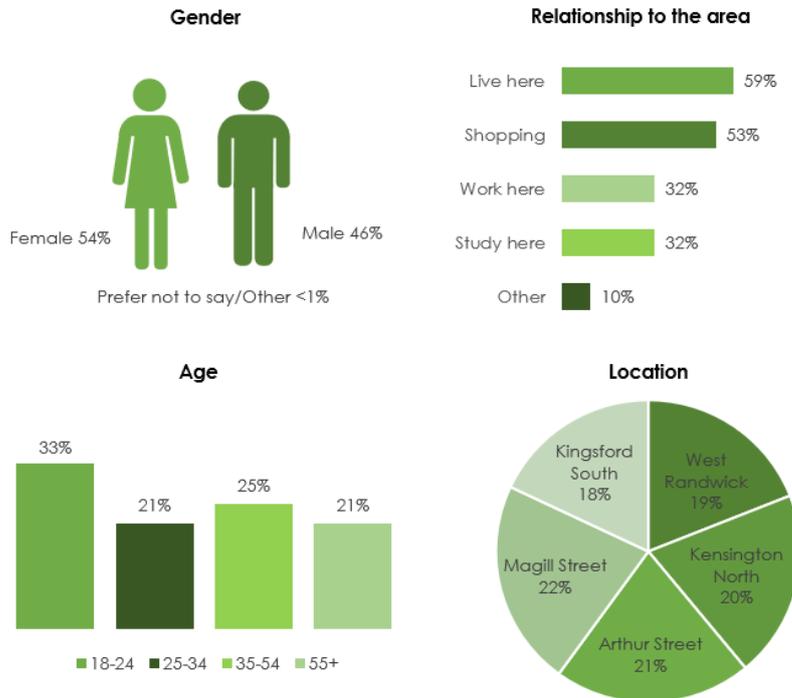
Photo: Cnr Belmore Rd & Arthur St, Randwick



Photo: The Juniors Light Rail Station

# Sample Profile – Face-to-Face

The sample has not been weighted.



Graphic: Demographics of the participants in the HIA intercept surveys

## 4. Consultation outcomes

### 4.1. Consultation outcomes summary

#### CONSULTATION OUTCOMES SUMMARY

##### SUBMISSIONS

**317**  
SUBMISSIONS



50% EMAIL  
35% YOUR SAY WEBSITE  
15% POST

45%  
SUPPORTIVE/SUPPORTIVE  
(WITH CHANGES)

43%  
OPPOSED

7%  
NEUTRAL

4%  
UNSURE

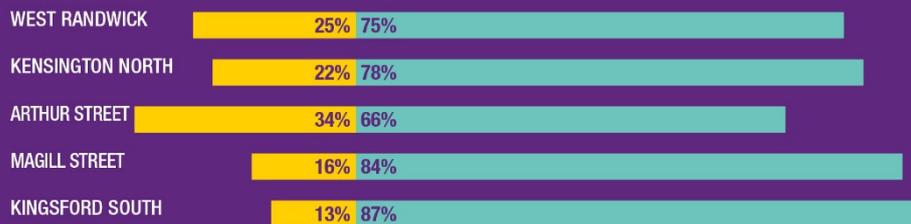
##### HIA INTERCEPT SURVEY

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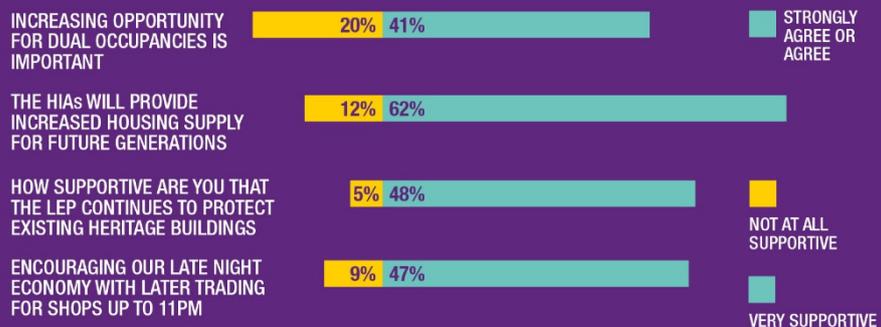
##### REPRESENTATIVE TELEPHONE SURVEY

**406**  
INTERVIEWS



STRONGLY  
DISAGREE OR  
DISAGREE

STRONGLY  
AGREE OR  
AGREE



NOT AT ALL  
SUPPORTIVE

VERY SUPPORTIVE

## 4.2. Your Say Randwick website

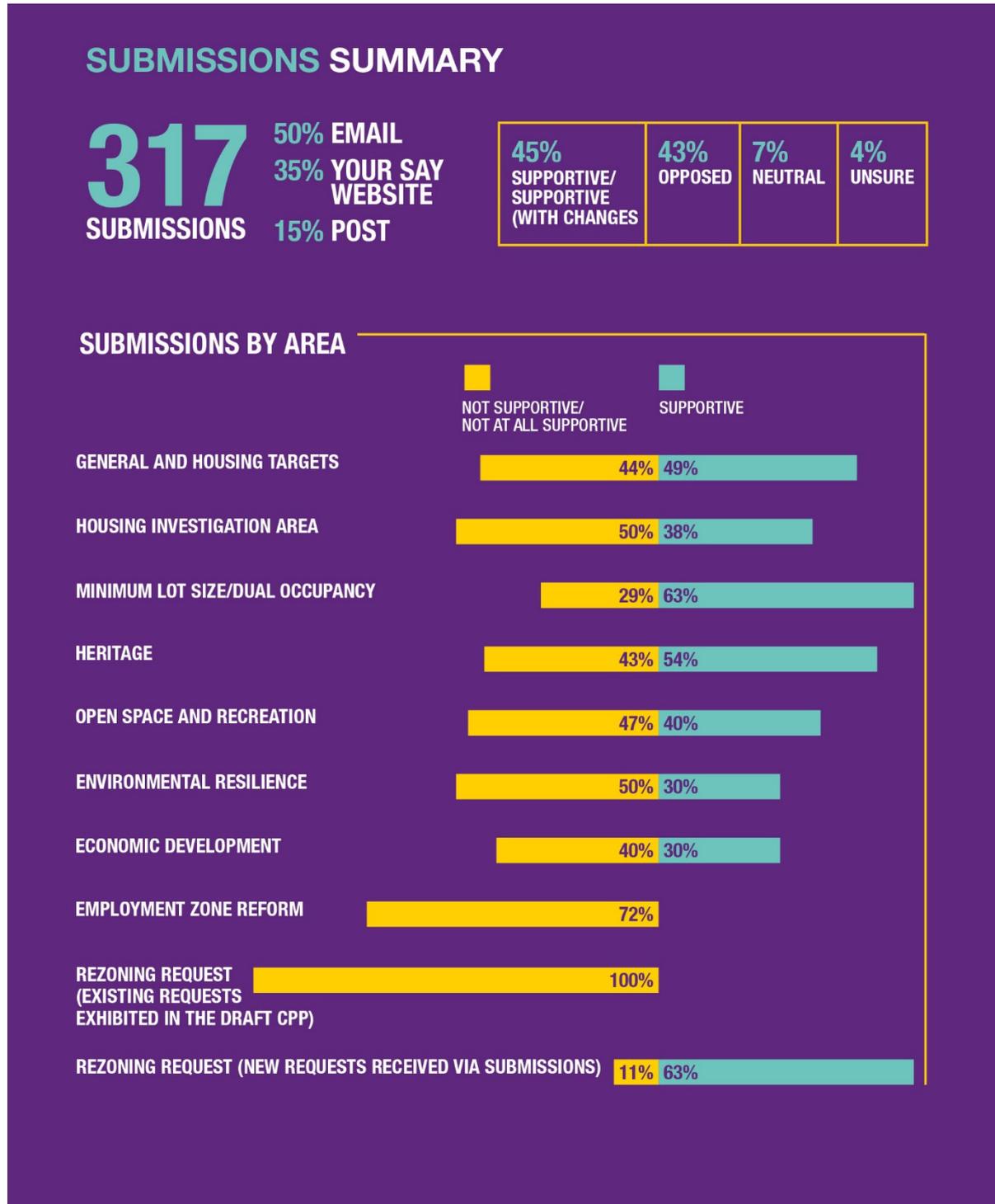
A dedicated Your Say Randwick website was created to exhibit the Comprehensive Planning Proposal, provide easy to read information sheets, watch explainer videos, link to a property checker map, promote the drop-in sessions, and take submissions on the proposal.

The website was launched on 31 May 2022, was open for 42 days, closing 12 July 2022.

During this time, the consultation resulted in:

- 8429 visits to the Your Say Randwick site
- 7002 document downloads:
  - 3336 Dual occupancy information sheet
  - 1306 Housing Investigation Areas information sheet
  - 872 Employment land zone reforms information sheet
  - 569 Heritage information sheet
  - 411 Overview sheet
  - 225 rezoning request information sheet
  - 133 Economic development
  - 100 Open space information sheet
  - 50 Environmental resilience information sheet

### 4.3. Submissions

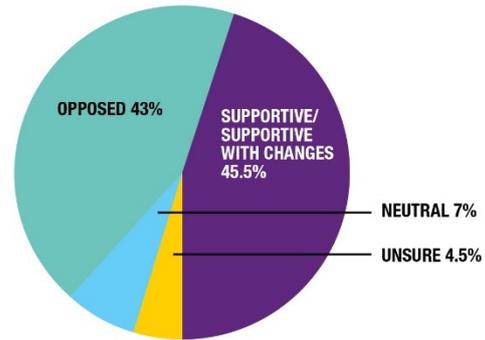


A total of 317 written submissions were received from the community during the public exhibition period, with 35% received from Council’s Your Say page, 50% through email and 15% via posted letter.

A scanned copy of a petition contained 305 signatures was also received by email. This petition supported the planning proposal and in particular the provisions on heritage, additional housing (HIA), affordable housing and dual occupancy.

The table below shows the outcome of the responses:

Written submissions	Response
Supportive/supportive with changes	45.5% (144)*
Opposed	43% (137)
Neutral	7% (22)
Unsure	4.5% (14)



\* Total includes one petition in support with 305 signatures. For the purpose of the totals, the petition has been counted as one submission.

A review of submissions per key theme within the Comprehensive Planning Proposal has been undertaken. The table below shows how many times the key LEP themes were raised in the written submissions:

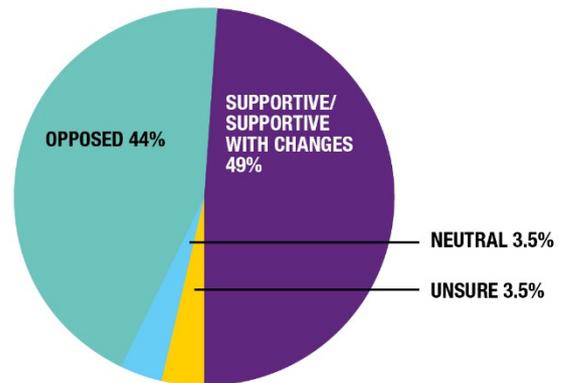
LEP key theme	No of times key theme was raised in submissions*
General Housing and Housing Targets	55
Housing Investigation Areas (including Affordable Housing Contribution Scheme)	127
Dual Occupancy and Subdivision Minimum Lot Size	96
Heritage	68
Open Space and Recreation	15
Environmental Resilience	10
Economic Development	10
Employment Zone Reforms	18
Rezoning Requests (existing requests exhibited in the draft CPP)	3
Rezoning Requests (new requests received via submissions)	19

\* Total number in this column exceed the total number of submissions received as many submissions provided comments on more than one key theme

The following tables and charts provide a summary of the community submissions received per key category according to those in support; those not in support; those which were neutral; and those submissions which did not clearly indicate a position, or it was unclear.

### 4.3.1. Housing and housing target submissions

General and housing targets submissions	Response
Supportive/supportive with changes	49% (27)
Opposed	44% (24)
Neutral	3.5% (2)
Unsure	3.5% (2)
TOTAL	100% (55)

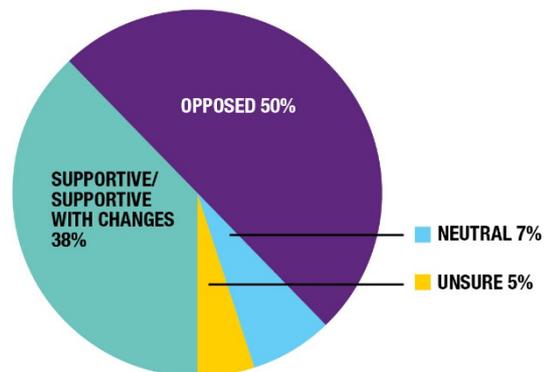


Key issues and comments raised in submissions from the community in response to the housing targets are summarised below.

- General support for housing targets as a means of addressing affordable housing, housing diversity, increased housing stock, walkable neighbourhoods, support for local businesses and job creation.
- General objection to housing targets and increased densities (no specifics provided).
- Increased population density and associated impacts on infrastructure, schools, transport and parking.
- Impact of population increases on the environment and climate change.
- Overpopulation, overcrowding and loss of amenity.
- Suggestion that other areas of the State / Sydney Metropolitan Area should take on more growth.
- Request that Council push back on the State Government over mandated housing targets.
- Concern over the plan making process and plans not being informed by the community.

### 4.3.2. HIA submissions

HIA submissions	Response
Supportive/supportive with changes	38% (48) *
Opposed	50% (64)
Neutral	7% (9)
Unsure	5% (6)
TOTAL	100% (127)



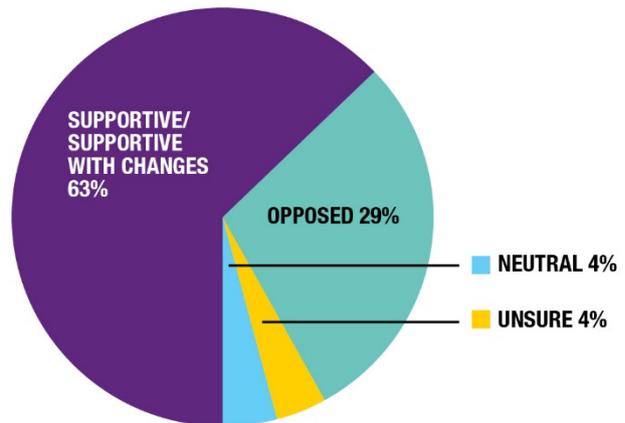
\* Total includes one petition in support with 305 signatures for heritage, HIA, Dual occupancy and affordable housing provisions. For the purpose of the totals, the petition has been counted as one submission.

Key issues and comments raised in community submissions in response to the proposed HIA amendments are summarised below.

- Support for the HIAs as a means of delivery housing supply, affordability, addressing demand, meeting housing targets, addressing population growth, delivering sustainable and diverse, being located close to transport, jobs and services, revitalising the economy, supporting local jobs and business and the construction industry.
- Support for affordable housing contributions however suggestions by some that they don't go far enough.
- Amenity impacts including streetscape appearances, ventilation and localised climate and pedestrian amenity and construction impacts.
- Building form and height concerns leading to overdevelopment and overshadowing.
- Environmental and open space impacts including lack of new open space areas and loss of trees on existing sites.
- Impacts of additional density on local and regional infrastructure.
- Impacts of additional density on transport, traffic and parking.
- Concern over the design quality and appearance of new buildings and changes to existing character.

### 4.3.3. Minimum lot size / dual occupancy submissions

Minimum lot size/dual occupancy submissions	Response
Supportive/supportive with changes	63% (60) *
Opposed	29% (28)
Neutral	4% (4)
Unsure	4% (4)
TOTAL	100% (96)



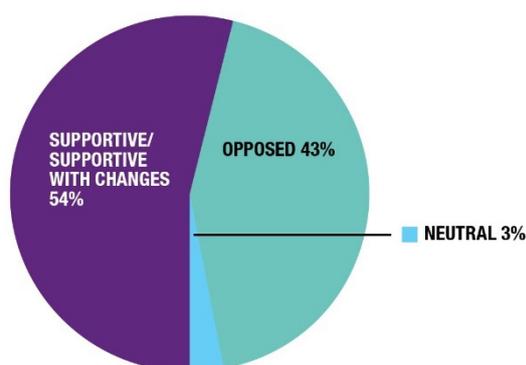
\* Total includes one petition in support with 305 signatures for heritage, HIA, Dual occupancy and affordable housing provisions. For the purpose of the totals, the petition has been counted as one submission.

Key issues and comments raised in submissions from the community in response to the proposed minimum lot size and dual occupancy amendments are summarised below.

- Support for the controls as a means of delivery housing supply and diversity and housing affordability.
- Impacts of increased dual occupancy developments on transport, traffic and parking.
- Amenity impacts including streetscape appearances, overshadowing, privacy, noise, views and construction impacts.
- Environmental and open space impacts including lack of new open space areas, loss of trees and controls around landscaping and deep soil areas.
- Impacts of additional density on local and regional infrastructure.
- Concern over the design quality and appearance of new buildings and changes to existing local character.
- Concern over loss of development potential for lots below 550sqm.

#### 4.3.4. Heritage submissions

Heritage submissions	Response
Supportive/supportive with changes	54% (37) *
Opposed	43% (29)
Neutral	3% (2)
Unsure	0% (0)
TOTAL	100% (68)



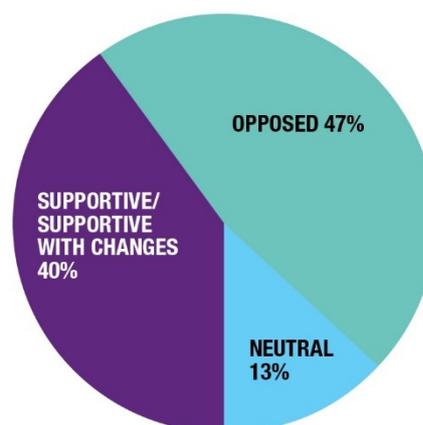
\* Total includes one petition in support with 305 signatures for heritage, HIA, Dual occupancy and affordable housing provisions. For the purpose of the totals, the petition has been counted as one submission.

Key issues and comments raised in submissions from the community in response to the proposed heritage amendments are summarised below.

- Support for heritage measures as a means of protecting the built heritage within the LGA.
- Concerns over the heritage listing process.
- Opposition to the specific listing of a number of proposed heritage items.

#### 4.3.5. Open space and recreation submissions

Open space and recreation submissions	Response
Supportive/supportive with changes	40% (6)
Opposed	47% (7)
Neutral	13% (2)
Unsure	0% (0)
TOTAL	100% (15)



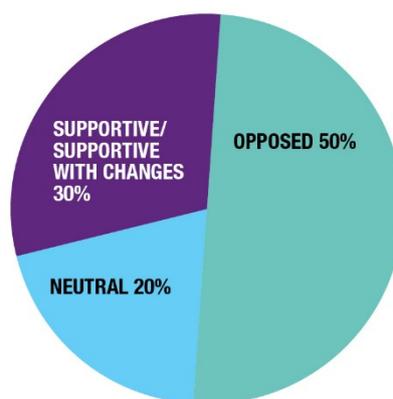
Key issues and comments raised in submissions from the community in response to the proposed open space and recreation amendments are summarised below.

- General support for the proposed open space and recreational changes however concerns they do not go far enough.

- Additional open space is not being provided to accommodate increased density.
- Increase density will reduce existing open space.
- Existing open space is lacking and needs upgrading.
- Existing trees should be protected and new trees should be planted.

#### 4.3.6. Environmental resilience submissions

Environmental resilience submissions	Response
Supportive/supportive with changes	30% (3)
Opposed	50% (5)
Neutral	20% (2)
Unsure	0% (0)
TOTAL	100% (10)

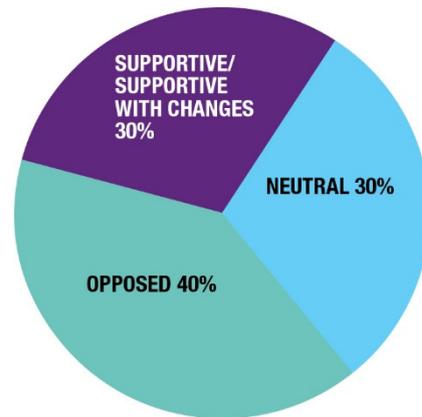


Key issues and comments raised in submissions from the community in response to the proposed environmental resilience amendments are summarised below.

- General support for resilience provisions proposed however suggestions by some that they don't go far enough.
- Inadequate protection of native vegetation.
- Recommendations for increased vegetation mapping as well as greater targets for deep soil, and canopy cover.
- Calls for incentives to be provided to support the implementation of higher BASIX standards and thermal performance.

#### 4.3.7. Economic development submissions

Economic development submissions	Response
Supportive/supportive with changes	30% (3)
Opposed	40% (4)
Neutral	30% (3)
Unsure	0% (0)
TOTAL	100% (10)

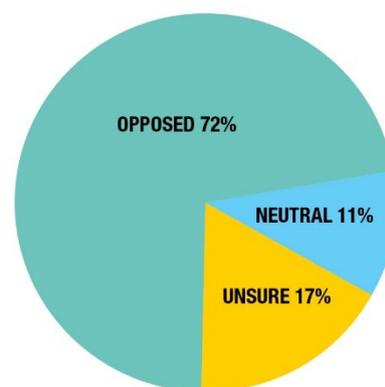


Key issues and comments raised in submissions from the community in response to the proposed economic development amendments are summarised below.

- Support for measures to revitalise the night time economy, support the growth of the economy and jobs and boost foot traffic.
- Potential amenity impacts on residents as a result of neighbourhood cluster rezonings.
- Concerns rezoning of neighbourhood clusters will undermine the hierarchy of town centres.
- Impacts of night time economy proposals on street parking.

#### 4.3.8. Employment zone reform submissions

Employment zone reform submissions	Response
Supportive/supportive with changes	0% (0)
Opposed	72% (13)
Neutral	11% (2)
Unsure	17% (3)
TOTAL	100% (18)

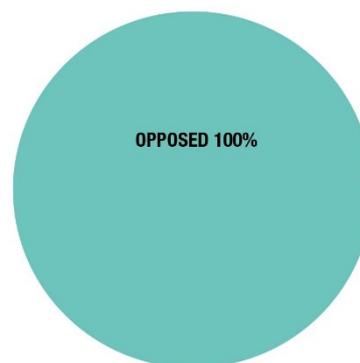


Key issues and comments raised in submissions from the community in response to the proposed employment zone reform amendments are summarised below.

- Opposition to the re-classification of the existing IN2 Light Industrial zone in Matraville to E4 General Industrial and associated amenity impacts on nearby residential uses including noise, pollution and traffic.
- Concerns over freight transport facilities being a mandated use within the E4 General Industrial.
- Concerns over warehousing uses increasing in the Matraville Industrial Area under Complying Development Certificates.

#### 4.3.9. Rezoning request submissions (existing requests exhibited in the draft CPP)

Rezoning request submissions	Response
Supportive/supportive with changes	0% (0)
Opposed	100% (3)
Neutral	% (0)
Unsure	% (0)
<b>TOTAL</b>	<b>100% (3)</b>

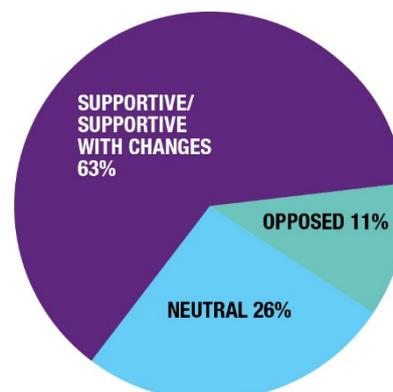


Key issues and comments raised in submissions from the community in response to the proposed rezoning request amendments are summarised below.

- Objection to the rezoning of 1903R Botany Road, Matraville as the site acts as a buffer between the residential and industrial zones.
- Objection to the proposed rezoning of 1401-1409 Anzac Parade, Little Bay due to overshadowing and traffic.
- Objection to the proposed alternative building height at 558A-580 Anzac Parade, Kingsford (Souths Juniors site) due to impacts on adjoining property and streetscape.

#### 4.3.10. Rezoning request submissions (new requests received via submissions)

Rezoning request submissions	Response
Supportive/supportive with changes	63% (12)
Opposed	11% (2)
Neutral	26% (5)
Unsure	0% (0)
<b>TOTAL</b>	<b>100% (19)</b>



The rezoning requests received by Council followed four key themes and as a result, have been segregated into four separate categories outlined below.

- Spot rezoning requests.
- Rezoning requests for inclusion of sites within a HIA boundary.
- Rezoning requests for suggested changes to proposed controls within a HIA boundary.
- Rezoning requests for sites identified in areas of 'no change' within a HIA requesting to be included.

## 4.4. Representative telephone survey

### 4.4.1. Telephone survey – Overview

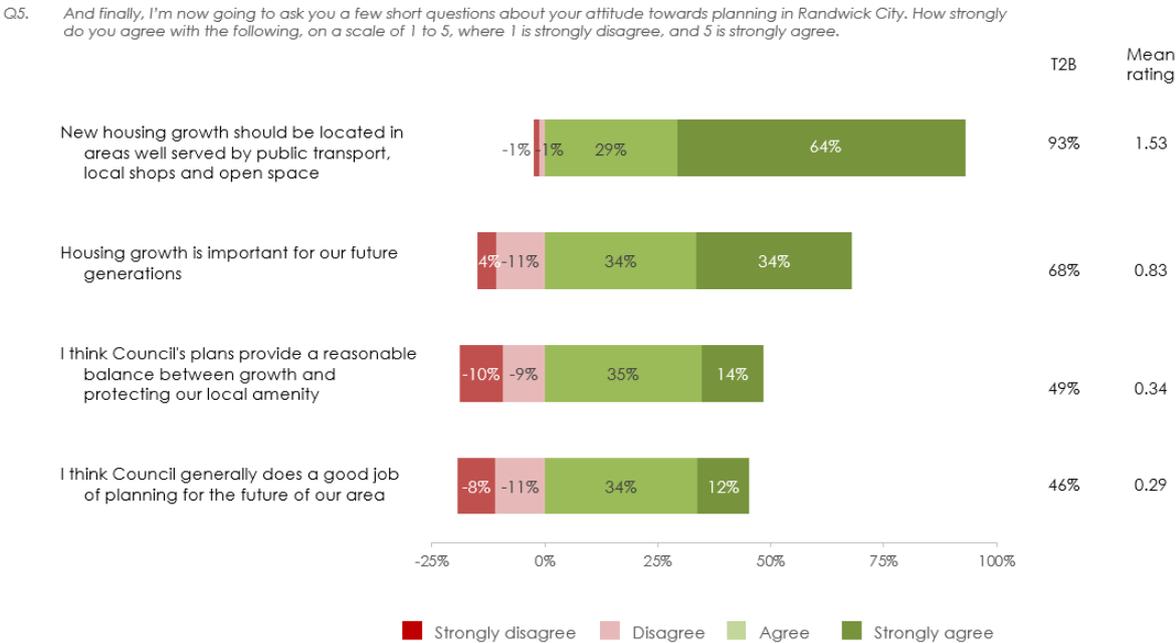
Randwick City Council engaged Micromex Research agency to conduct a representative telephone survey of the Randwick City community.

The survey was done in two stages with an initial recruit survey conducted by landline and mobile phone numbers to enlist survey participants.

People were then posted or emailed an information package about the draft LEP changes and a subsequent survey was then conducted via email or telephone depending on the person’s preference.

This process helped ensure the telephone survey respondents were informed about the draft LEP and were able to give a considered view.

The recruit survey enlisted 701 local residents and 406 residents subsequently took part in the recontact survey.



Base: Telephone N =406

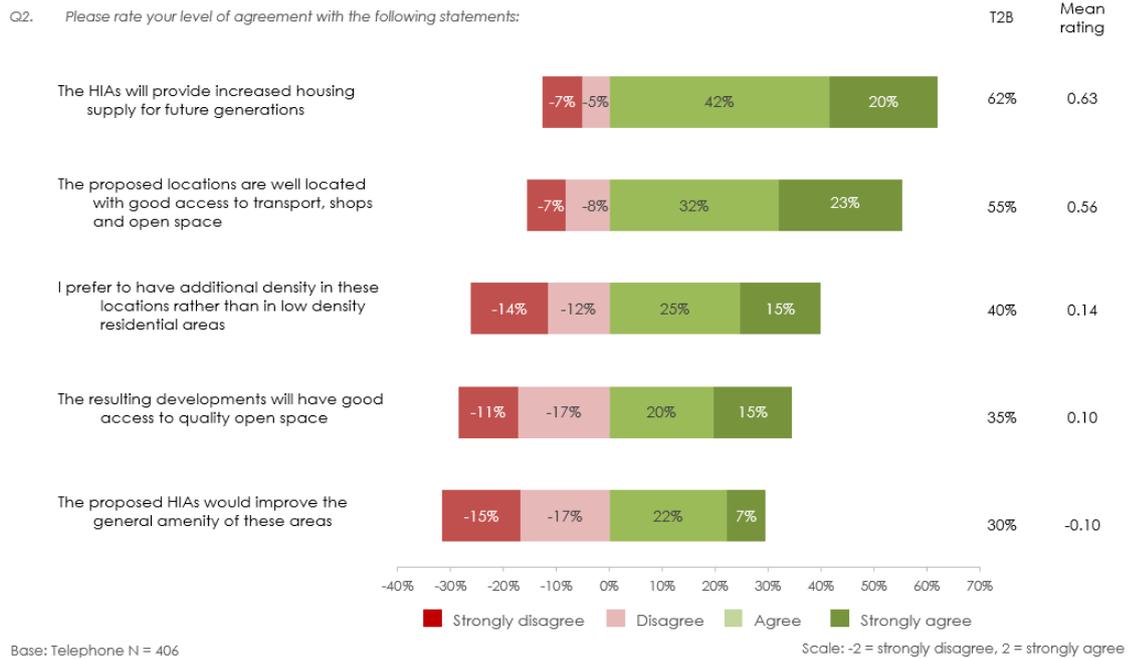
Scale: -2 = strongly disagree, 2 = strongly agree

#### Chart: Telephone survey responses regarding planning attitudes

Telephone survey respondents were asked their views about planning in general in Randwick City. Respondents generally said that new housing should be located in areas well served by public transport, local shops and open space, that housing growth is important for future generations.

49% of respondents agreed that Council’s plans provided a reasonable balance between growth and protecting amenity (compared with 19% who disagreed) and 46% thought Council generally does a good job of planning for the future (compared with 19% who disagreed).

### 4.4.2. Telephone survey – HIAs

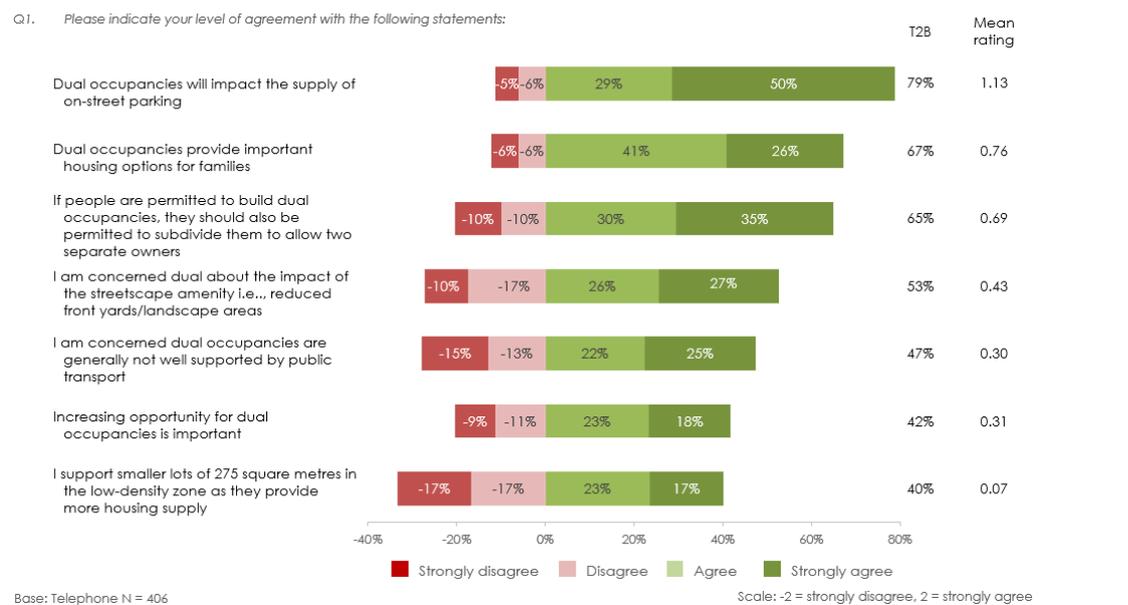


**Chart: Telephone survey responses regarding attitudes towards HIAs.**

Of the telephone survey respondents, 62% agree or strongly agree that the HIAs will deliver increased housing for future generations while 12% disagree or strongly disagree.

In terms of community attitudes to whether the HIAs would result in good access to open space and improve the amenity of the area there was more mixed feedback. 35% of respondents thought the developments would have good access to open space while 28% disagreed, and 30% thought the HIAs would improve the amenity of the area while 32% disagreed.

### 4.4.3. Telephone survey – Dual occupancy



**Chart: Telephone survey responses regarding attitudes towards proposed changes to dual occupancy controls and minimum lot sizes.**

Survey participants were given summary information about Council’s proposed changes to standardise the minimum lot size to 275m2 when subdividing for a dual occupancy development.

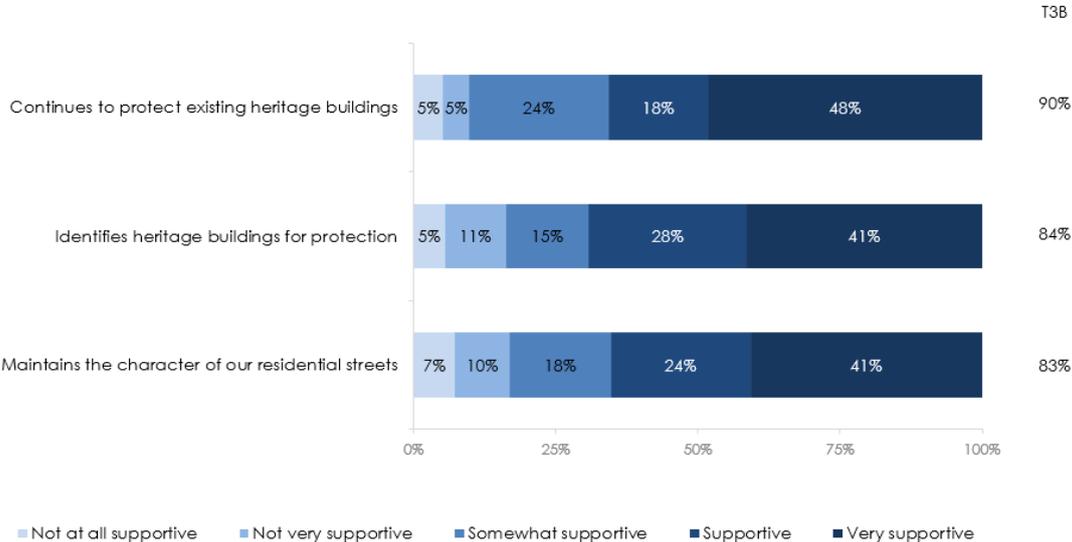
67% of respondents agreed dual occupancies provide important housing options for families, 42% said that increasing opportunities for dual occupancies is important and 65% agreed with premise that if people are permitted to build dual occupancies they should also be permitted to subdivide them.

There was acknowledgement that dual occupancies impact onstreet parking supply (79%), concern about amenity impact (53%) and 47% were concerned about the lack of public transport.

When asked directly if people supported the 275m2 lot size, 40% agreed and 34% disagreed.

**4.4.4. Telephone survey – Heritage**

Q3a. On a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive. How supportive are you that the LEP...



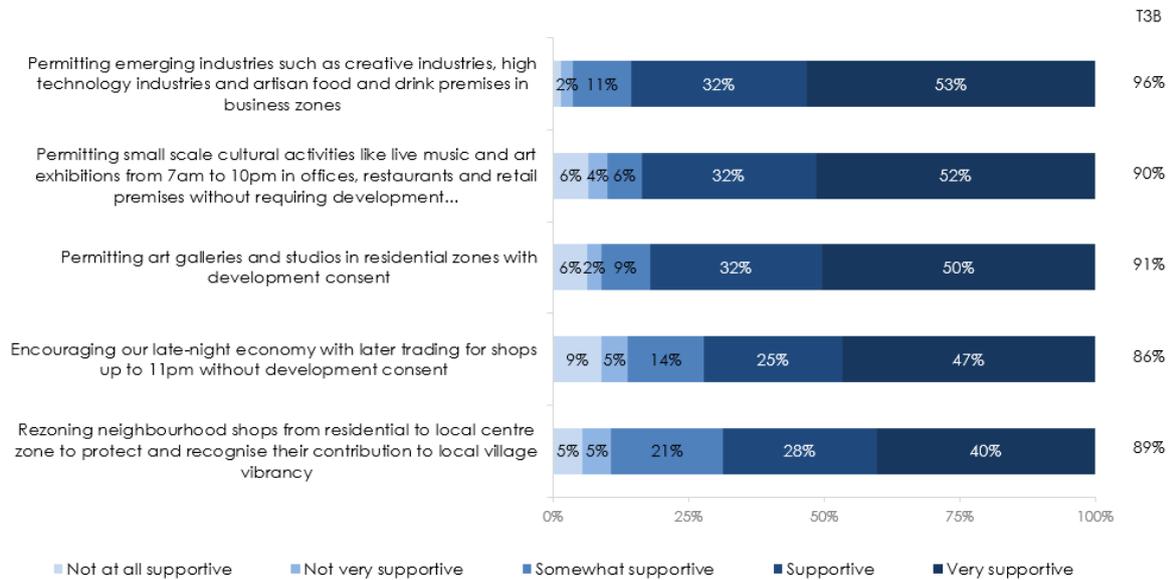
Base: Telephone N = 406

**Chart: Telephone survey responses regarding attitudes towards proposed heritage changes.**

Survey respondents showed overall support for protecting existing heritage buildings, identifying new buildings for protection and for controls that maintain the character of residential streets.

#### 4.4.5. Telephone survey – Economic development

Q4. How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive?



Base: Telephone N = 406

**Chart: Telephone survey responses regarding attitudes towards economic development.**

There was general support for Council’s proposed changes to support economic development initiatives with at least 40% of residents very supportive across all initiatives, at least 72% supportive and at least 86% somewhat supportive.

## 4.5. Intercept surveys

### 4.5.1. Intercept surveys - background

Randwick City Council engaged an external specialist research company Micromex Research to undertake face to face interviews within the five proposed HIA areas.

The purpose of the research was to obtain the views of people who live, work, shop or regularly visit a particular locality to understand their attitudes towards the proposed changes.

In total, 867 people were interviewed across the five areas.

- West Randwick – 167
- Kensington North – 172
- Arthur Street – 182
- Magill Street – 188
- Kingsford South – 158

They were shown high level details of the proposed planning changes and an artist impression of what type of development may be permissible should the changes happen. They were then asked for their view on the proposal and then asked why they thought that.

While the results are not statistically representative of the community, they provide valuable insights into the attitudes of regular users of these areas.

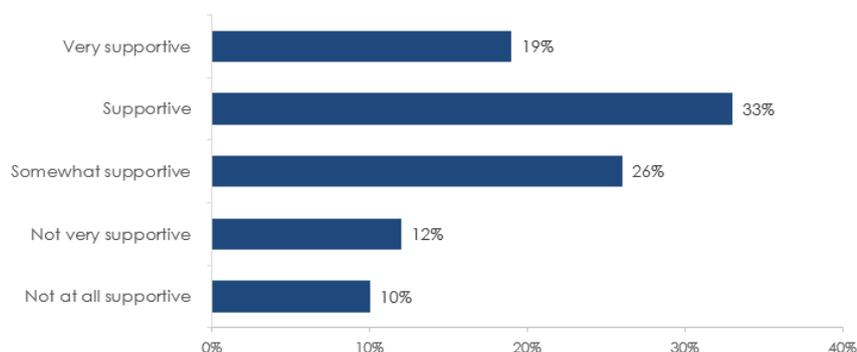


Images: Copies of the information sheets given to intercept survey participants

## 4.5.2. Intercept surveys – HIA outcomes

Q1. Overall, how supportive would you be of this sort of long-term outcome in this location?

	Overall	West Randwick	Kensington North	Arthur Street	Magill Street	Kingsford South
T3B% – At least somewhat supportive	81%	75%	78%	66%▼	84%▲	87%▲
Base	867	167	172	182	188	158



Base: F2F N = 867

▲▼ = A significantly higher/lower level of support (by group)

### Chart: Intercept survey – support levels for HIAs.

Overall, respondents are at least somewhat supportive of the HIAs across all proposed HIAs with an average of 81% support.

Support is highest within the Kingsford South (87%) and Magill Street (84%) areas and relatively lower within the Arthur Street area (66%).

	Overall	West Randwick	Kensington North	Arthur Street	Magill Street	Kingsford South
Provides more housing	32%	29%	28%	36%	41%▲	23%▼
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	20%	28%	13%▼	23%	46%▲
Appearance and design	18%	11%▼	23%	13%	21%	20%
Access to services/facilities	16%	14%	19%	8%▼	19%	18%
More opportunities/things to do/will be good for the community/sense of community	11%	7%▼	12%	15%▲	7%▼	15%
Affordable housing	10%	9%	6%	8%	14%▲	11%
Population growth/more young people	6%	5%	6%	2%▼	6%	9%
Natural environment/open spaces	3%	1%	1%	1%	3%	7%▲
Other comments	3%	1%	2%	5%	3%	4%
Nothing	16%	23%▲	15%	23%▲	9%▼	13%
Base	867	167	172	182	188	158

Base: F2F N = 867

▲▼ = significantly higher/lower percentage (by location)

### Chart: Analysis of verbal responses from participants to the question ‘what do you like about this outcome’?

Respondents interviewed within the Arthur Street area were less likely to mention boosting the economy (13%) as a reason they liked the proposed HIA whereas boosting the economy was mentioned by 46% of respondents in the Kingsford South HIA as a reason for their support.

This suggests those in Kingsford South are more likely to see the HIAs as an economic boost opportunity whereas respondents in the Magill Street and Arthur Streets are more likely to associate providing more housing as a positive benefit.

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## **A. Appendix – Full Micromex report on representative telephone survey and intercept surveys**



# Randwick City Council

## Local Environmental Plan Review Research

Prepared by: Micromex Research  
Date: August 2022

Randwick City Council sought to understand community attitudes towards proposed changes to the Local Environmental Plan (LEP) for Randwick City. Research was conducted in two phases:



## Representative Telephone Survey

### Sample:

- Recruit: Telephone survey (landline and mobile) to N = 701 residents
- Recontact: Telephone/Online survey to N = 406 residents from the Recruit sample
- We use a 5 point scale (e.g. 1 = not at all supportive, 5 = very supportive)

### Implementation:

- Recruit: 1st – 15th June. Recontact: 13<sup>th</sup> – 30<sup>th</sup> June 2022

## Intercept Survey



Interviewers were placed in the 5 Housing Investigation Areas (HIAs) and engaged with 867 passersby to show the proposed idea and ask their view, likes and dislikes. The 5 HIAs are located on Arthur Street, Kensington North (between Anzac Parade and Alison Road), Kingsford South (south of the Kingsford Town Centre), Magill Street and West Randwick (bound by King Street, William Street and Alison Road).

### Sample

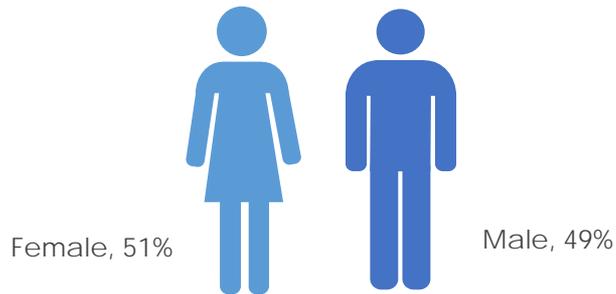
- Face to face interviews with N = 867 respondents
- Implementation: 22<sup>nd</sup> June – 2<sup>nd</sup> July 2022

Note the F2F research was in-situ (not statistically valid), captured by people in the area at the time and is not comparable to recruit/recontact results.

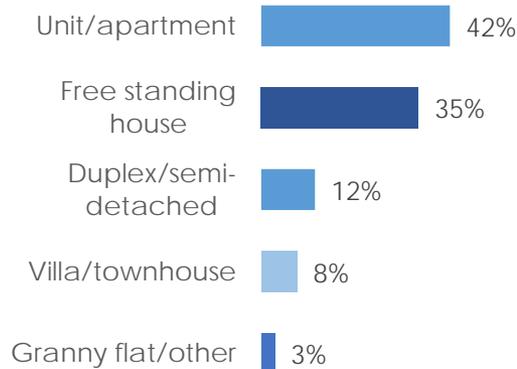
# Sample Profile

A sample size of 406 residents provides a maximum sampling error of plus or minus 4.9% at 95% confidence. This means that if the survey was replicated with a new universe of N=406 residents, 19 times out of 20 we would expect to see the same results, i.e. +/- 4.9%. This means, for example, that an answer such as 'yes' (50%) to a question could vary from 45% to 55%.

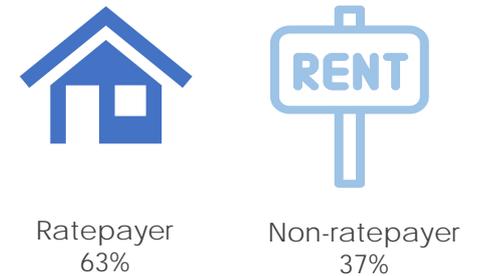
## Gender\*



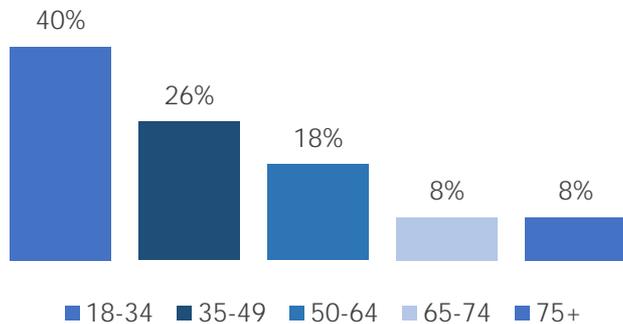
## Housing type



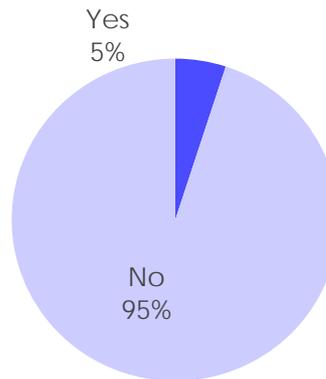
## Ratepayer status



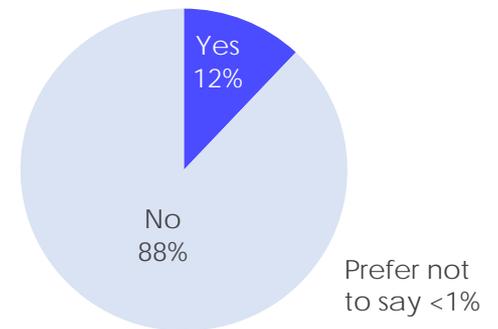
## Age\*



## Are you of Aboriginal or Torres Strait Islander descent?

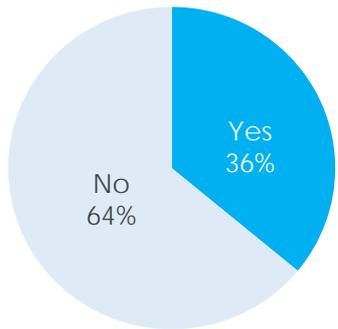


## Do you have or do you care for somebody with a disability?



# Sample Profile

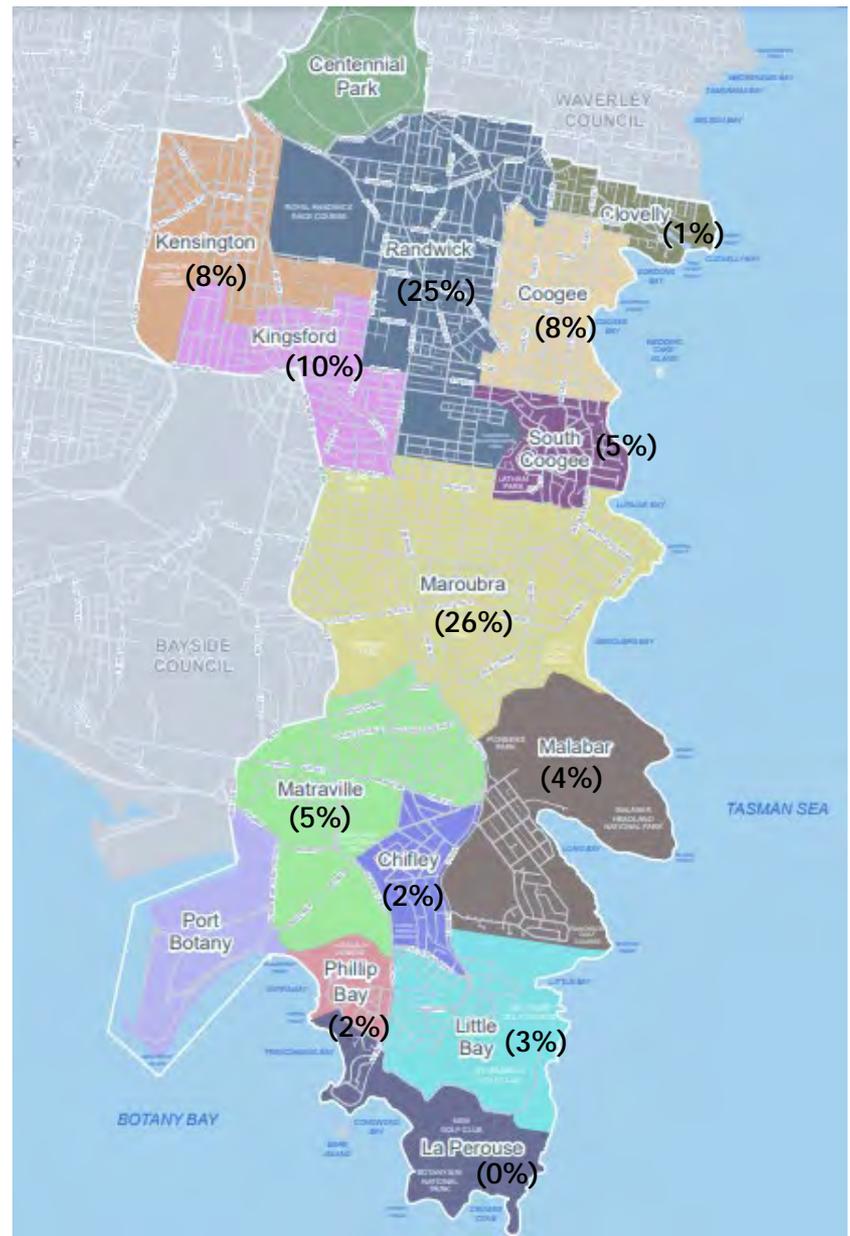
Do you speak a language other than English?



Base: N = 406

Language	N=144
Greek	28%
Mandarin	12%
Portuguese	10%
French	9%
Cantonese	6%
Spanish	3%
Italian	3%
Indonesian	2%
Russian	2%
Arabic	1%
Other	23%

Where do you live?



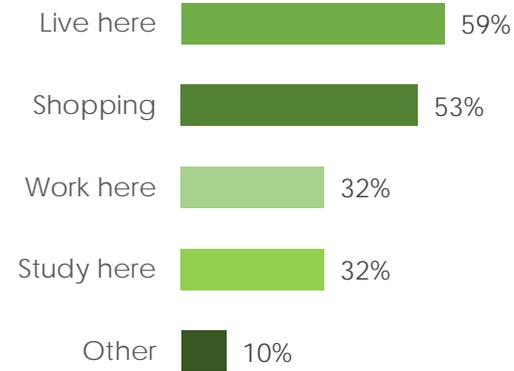
# Sample Profile – Face-to-Face

The sample has not been weighted.

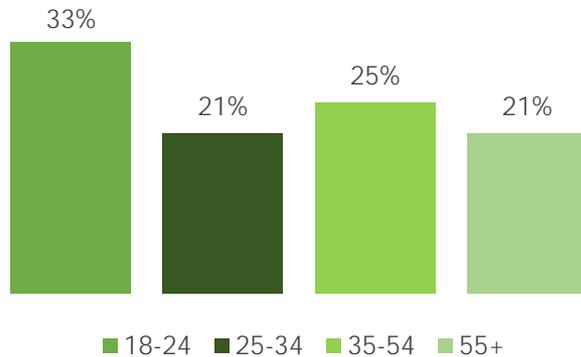
## Gender



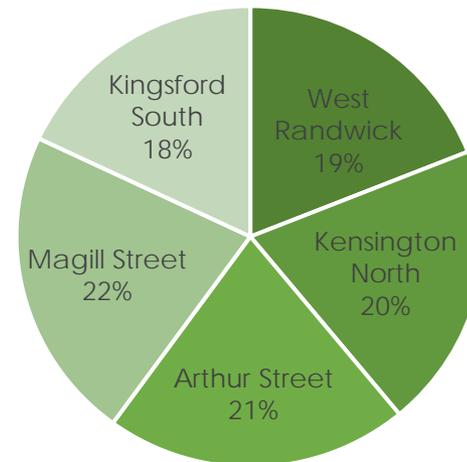
## Relationship to the area



## Age



## Location



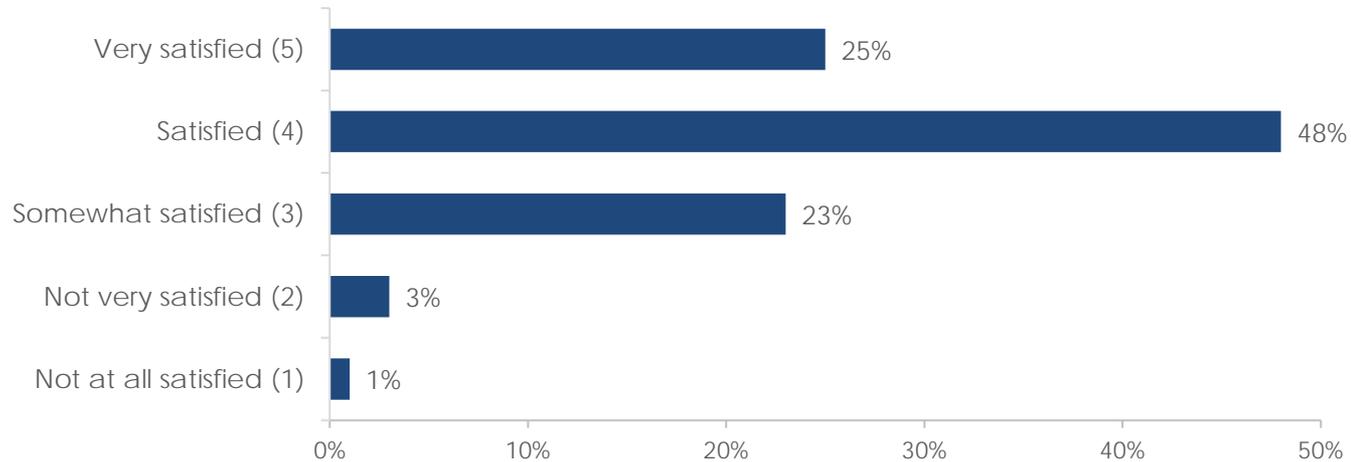
# Overall Satisfaction With Consultation

Telephone survey

Q6. Overall, how satisfied are you with this consultation?

	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Mean ratings	3.93	3.94	3.93	4.05	3.93	3.73	3.87	3.88	4.02
Base	406	198	208	161	105	74	66	258	148

	Unit/apartment	Free standing house	Duplex/semi detached	Villa/townhouse	Granny flat/Other
Mean ratings	4.00	3.95	3.74	3.76	3.96
Base	173	142	48	32	11



Base: Telephone N = 406

Scale: 1 = not at all satisfied, 5 = very satisfied  
 ▲ ▼ = A significantly higher/lower level of satisfaction (by group)

**96% of residents are at least somewhat satisfied with this consultation.**



# Detailed Results

93% of residents agree that new housing growth should be located in areas well served by public transport, local shops and open space.

68% agree that housing growth is important for our future generations.

While 49% agree that Council's plans provide a reasonable balance between growth and protecting our local amenity.

- 19% of residents disagree with this statement.
- Residents living in villas/townhouses and granny flats were much more likely to feel that Council provides good, balanced growth planning for the future.
- Southern residents were much more likely to agree that Council's plans provide a balance between growth and local amenity.

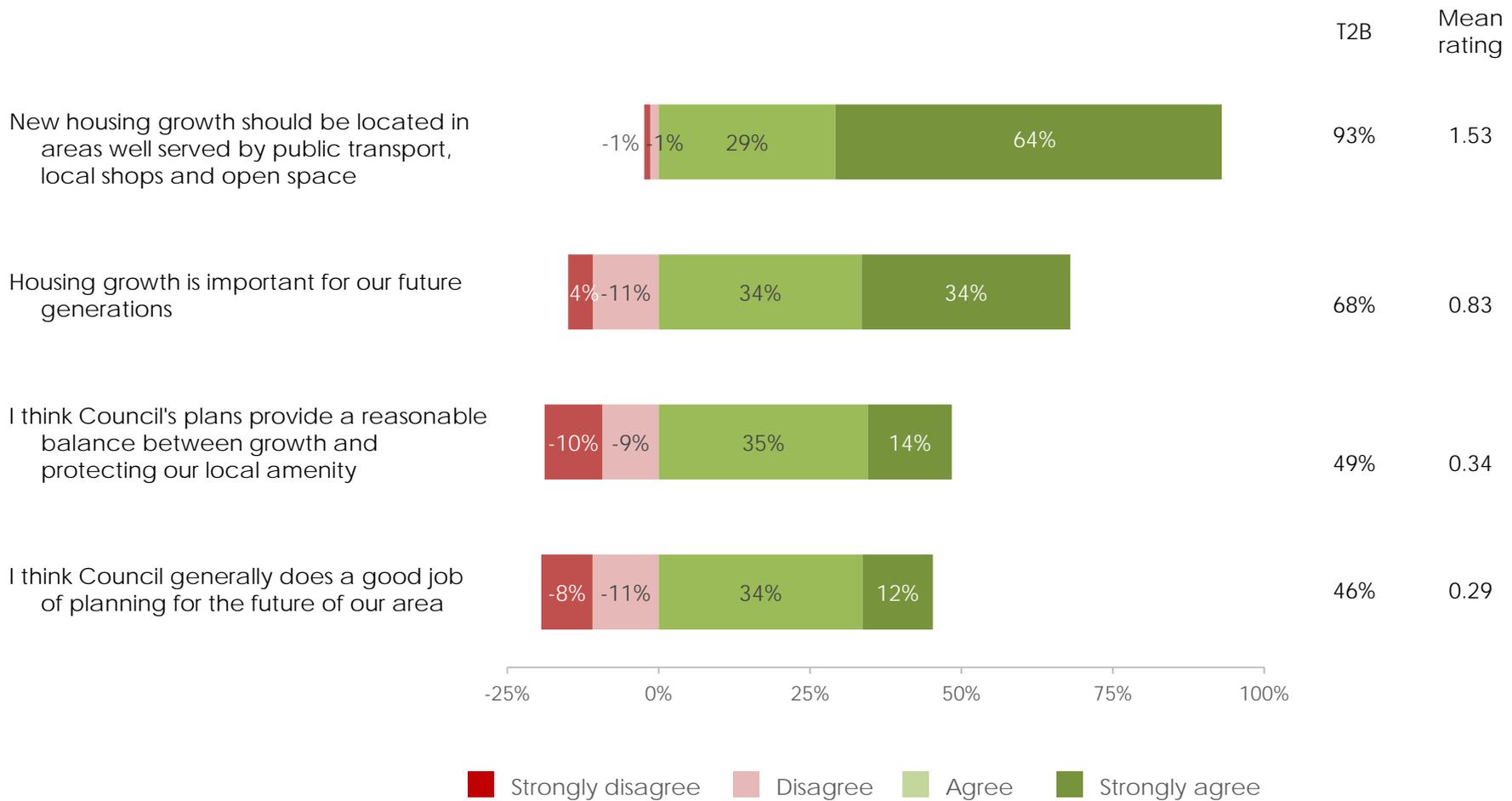
46% agree that Council generally does a good job of planning for the future of our area.

- 19% of residents disagree with this statement.



# Planning In Randwick City – Recontact

Q5. And finally, I'm now going to ask you a few short questions about your attitude towards planning in Randwick City. How strongly do you agree with the following, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree.



Base: Telephone N =406

Scale: -2 = strongly disagree, 2 = strongly agree

**Very high agreement for housing growth to be in a well serviced location.  
Lower agreement for Council’s planning measures.**

# Planning In Randwick City – Recontact

Q5. And finally, I'm now going to ask you a few short questions about your attitude towards planning in Randwick City. How strongly do you agree with the following, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree.

T2B % - Agree/Strongly agree	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
New housing growth should be located in areas well served by public transport, local shops and open space	93%	95%	91%	97%	90%	94%	88%▼	91%	96%
Housing growth is important for our future generations	68%	69%	67%	61%	70%	78%	70%	68%	67%
I think Council's plans provide a reasonable balance between growth and protecting our local amenity	49%	43%	54%	52%	47%	41%	51%	43%	57%
I think Council generally does a good job of planning for the future of our area	46%	41%	49%	41%	51%	41%	52%	45%	46%
Base	406	198	208	161	105	74	66	258	148

Base: Telephone  
T2B = agree/strongly agree

▲▼ = significantly higher/lower agreement (by group)



General consistency across all subgroups.

# Planning In Randwick City – Recontact

Q5. And finally, I'm now going to ask you a few short questions about your attitude towards planning in Randwick City. How strongly do you agree with the following, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree.

T2B % - Agree/Strongly agree	Unit/ apartment	Free standing house	Duplex/ semi detached	Villa/ townhouse	Granny flat/ Other
New housing growth should be located in areas well served by public transport, local shops and open space	97%▲	91%	86%	94%	97%
Housing growth is important for our future generations	71%	64%	75%	48%	97%▲
I think Council's plans provide a reasonable balance between growth and protecting our local amenity	52%	40%	31%▼	78%▲	93%▲
I think Council generally does a good job of planning for the future of our area	42%	39%	40%	79%▲	93%▲
Base	173	142	48	32	11*

Base: Telephone  
T2B = agree/strongly agree  
\*Caution: small sample size

▲▼ = significantly higher/lower agreement (by group)



**Residents living in villas/townhouses and granny flats were much more likely to feel that Council provides good, balanced growth planning for the future.**

# Planning In Randwick City – Recontact

Q5. And finally, I'm now going to ask you a few short questions about your attitude towards planning in Randwick City. How strongly do you agree with the following, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree.

T2B % - Agree/Strongly agree	Maroubra	Randwick	Kensington/ Kingsford	Coogee/ surrounds	South
New housing growth should be located in areas well served by public transport, local shops and open space	95%	96%	91%	93%	86%
Housing growth is important for our future generations	67%	69%	63%	78%	67%
I think Council's plans provide a reasonable balance between growth and protecting our local amenity	55%	42%	35%	44%	66%▲
I think Council generally does a good job of planning for the future of our area	52%	40%	36%	48%	49%
Base	107	101	76	54	67

Base: Telephone  
T2B = agree/strongly agree

▲▼ = significantly higher/lower agreement (by group)



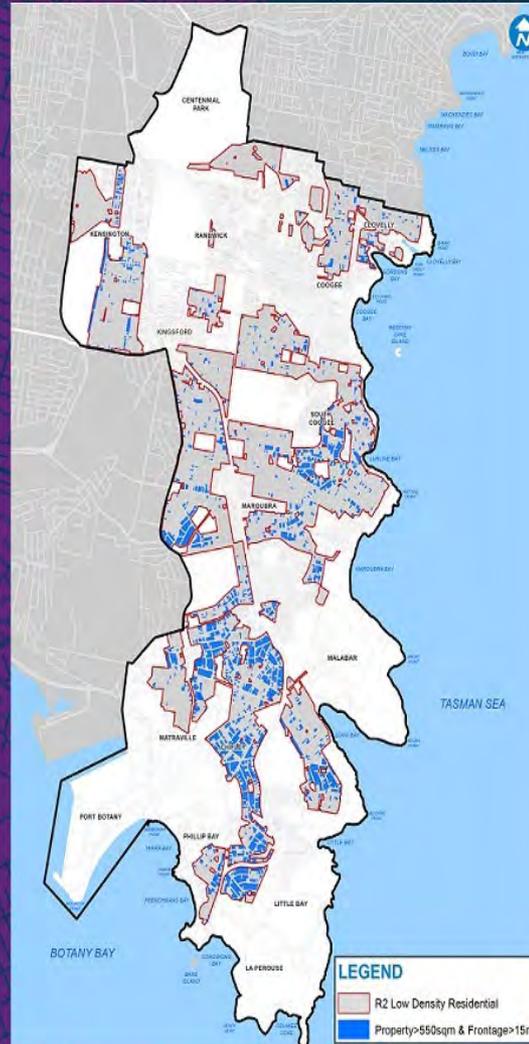
**Southern residents were much more likely to agree that Council's plans provide a balance between growth and local amenity.**



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

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

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



# Section 1: Dual Occupancies



While Council does not support the mandated housing targets set by the NSW Government, we are required to plan for future growth. To help meet our housing targets, we're proposing changes to dual occupancies – which are commonly called duplexes. The changes could result in up to 574 new dual occupancy development. The minimum lot size for subdivision will drop from 275 square metres and the minimum lot size to build a dual occupancy will be standardised at 550 square metres. This means that if you can get permission to build a dual occupancy, you'll also be able to get permission to subdivide a dual occupancy.

79% of residents agree that dual occupancies will impact the supply of on-street parking.

- Ratepayers were more concerned than renters about the impacts of DOs and the supply of on-street parking.

67% agree that dual occupancies provide important housing options for families.

- Unit/apartment and granny flat dwellers were far more likely to feel that DOs provide important housing option benefits for families.

65% agree that if people are able to build dual occupancies, they should also be permitted to subdivide them to allow two separate owners.

- 20% disagree with this statement.

53% are concerned about the impact of dual occupancies on the streetscape amenity.

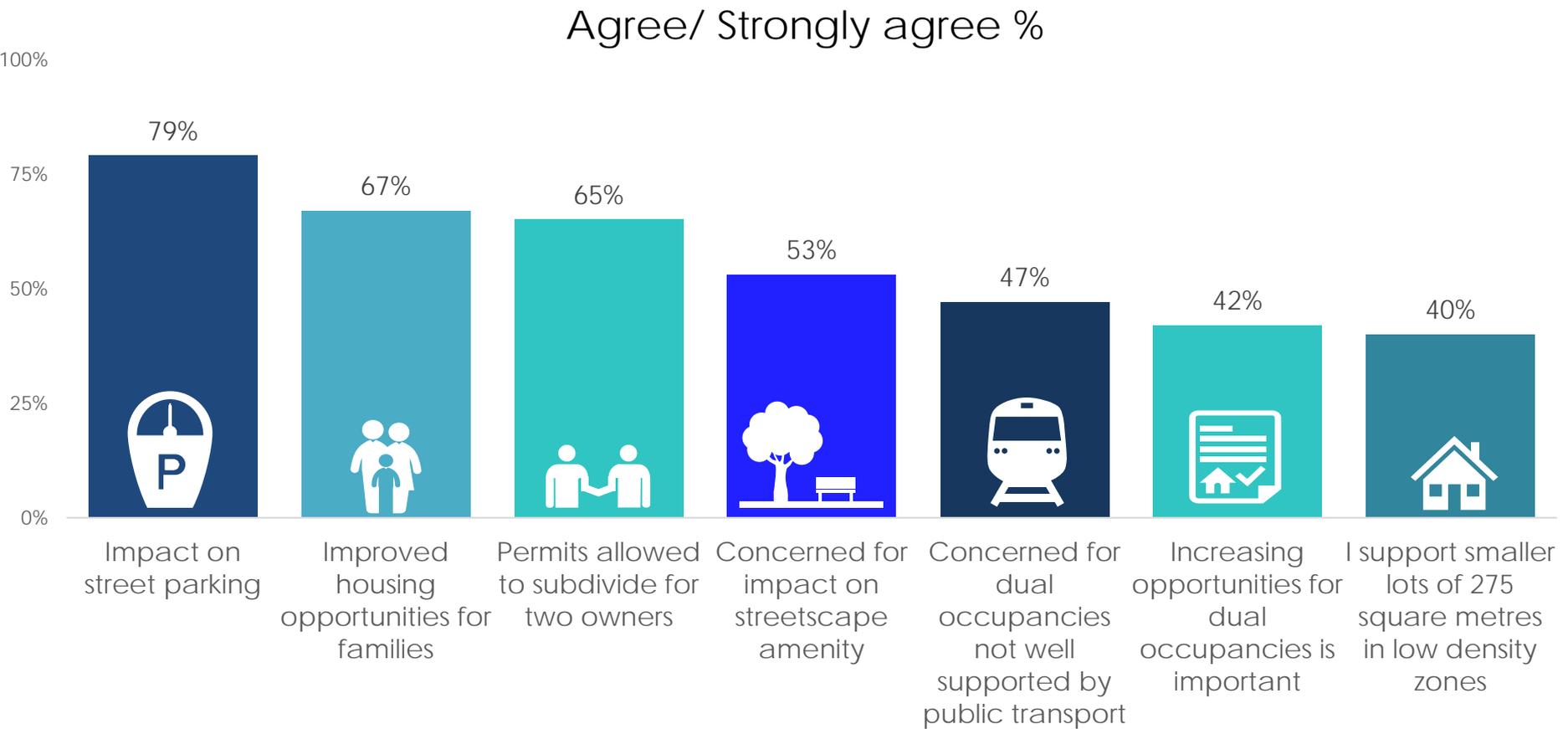
- 27% disagree with this statement.
- 72% of residents of Kingsford and Kensington are concerned about the impact on streetscapes, compared to only 27% of southern residents

42% of residents agree that increasing opportunity for dual occupancies is important.

- 20% disagree with this sentiment.

# Summary: Agreement with Dual Occupancy Statements

Q1. Please indicate your level of agreement with the following statements:



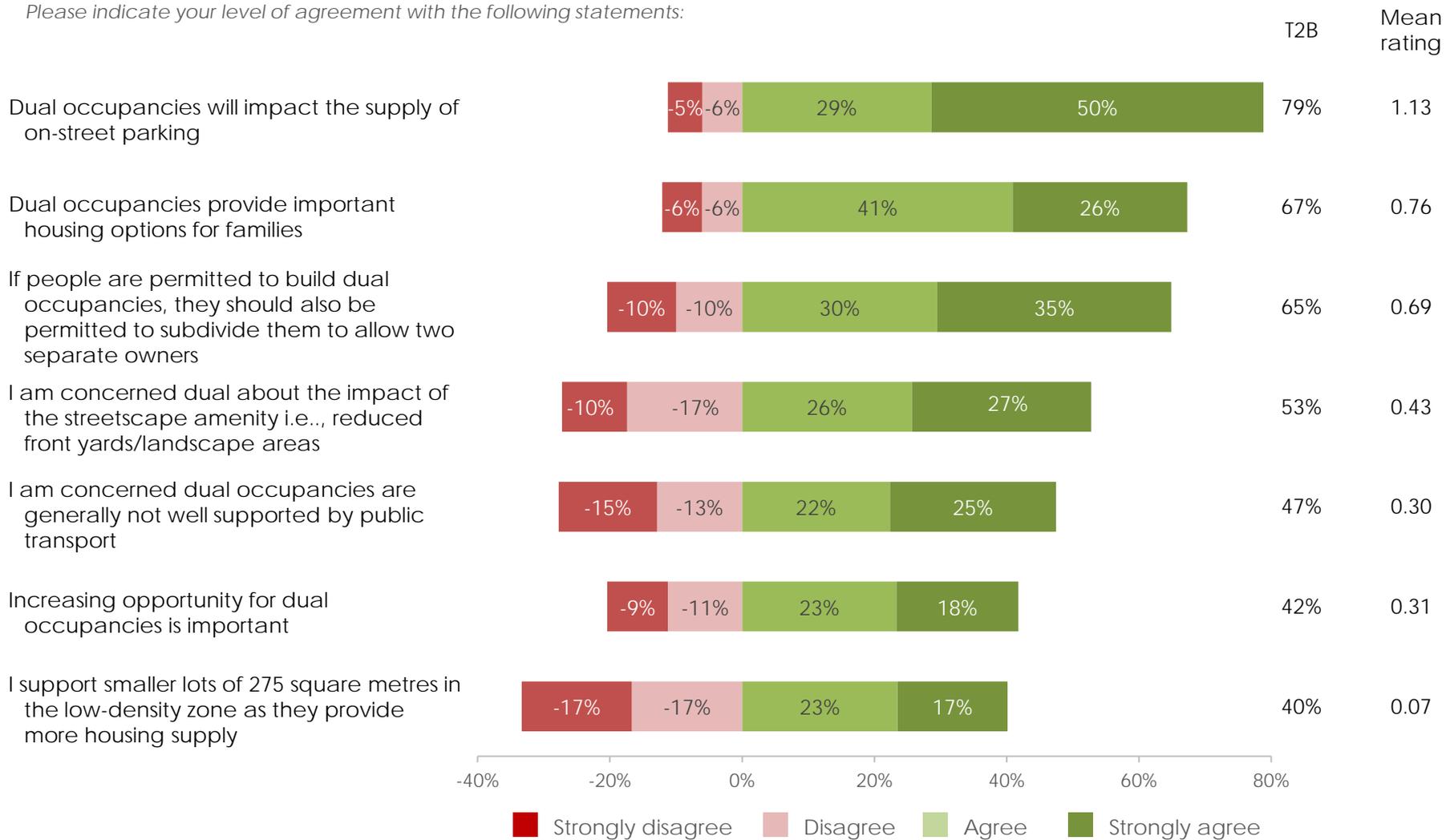
Base: Telephone N = 406



**Concern for impact on street parking although agreement for family housing opportunities, and lower support for smaller lot sizes in low density areas.**

# Agreement with Dual Occupancy Statements

Q1. Please indicate your level of agreement with the following statements:



Base: Telephone N = 406

Scale: -2 = strongly disagree, 2 = strongly agree

**Agreement was highest for dual occupancies will impact the supply of on-street parking, with 79% stating they agree/strongly agree. Mixed reviews for support of smaller lots to provide more housing.**

# Agreement with Dual Occupancy Statements

Q1. Please indicate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Dual occupancies will impact the supply of on-street parking	79%	83%	75%	75%	82%	79%	82%	87%▲	65%
Dual occupancies provide important housing options for families	67%	68%	67%	71%	62%	69%	63%	62%	76%
If people are permitted to build dual occupancies , they should also be permitted to subdivide them to allow two separate owners	65%	71%	59%	66%	64%	71%	57%	60%	73%
I am concerned dual about the impact of the streetscape amenity i.e., reduced front yards/landscape areas	53%	54%	52%	51%	50%	53%	60%	57%	45%
I am concerned dual occupancies are generally not well supported by public transport	47%	48%	47%	51%	45%	41%	50%	49%	44%
Increasing opportunity for dual occupancies is important	42%	43%	40%	37%	42%	46%	47%	36%	52%
I support smaller lots of 275 square metres in the low-density zone as they provide more housing supply	40%	39%	41%	37%	46%	38%	39%	38%	45%
Base	406	198	208	161	105	74	66	258	148

Base: Telephone

T2B = agree/strongly agree

▲▼ = significantly higher/lower agreement (by group)

**Ratepayers were more concerned than renters about the impacts of DOs and the supply of on-street parking.**

# Agreement with Dual Occupancy Statements

Q1. Please indicate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Unit/ apartment	Free standing house	Duplex/semi detached	Villa/townhouse	Granny flat /Other
Dual occupancies will impact the supply of on-street parking	73%	85%	79%	75%	100%
Dual occupancies provide important housing options for families	76%▲	59%	58%	63%	93%▲
If people are permitted to build dual occupancies, they should also be permitted to subdivide them to allow two separate owners	68%	60%	58%	68%	97%▲
I am concerned dual about the impact of the streetscape amenity i.e., reduced front yards/landscape areas	52%	55%	64%	42%	22%
I am concerned dual occupancies are generally not well supported by public transport	43%	52%	54%	54%	11%▼
Increasing opportunity for dual occupancies is important	47%	33%	42%	37%	84%▲
I support smaller lots of 275 square metres in the low-density zone as they provide more housing supply	44%	33%	42%	37%	74%
Base	173	142	48	32	11*

Base: Telephone

T2B = agree/strongly agree

\*Caution: small sample size

▲▼ = significantly higher/lower agreement (by group)

**Unit/apartment and granny flat dwellers were far more likely to feel that DOs provide important housing option benefits for families.**

# Agreement with Dual Occupancy Statements

Q1. Please indicate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Maroubra	Randwick	Kensington/ Kingsford	Coogee/ surrounds	South
Dual occupancies will impact the supply of on-street parking	78%	83%	83%	87%	63% ▼
Dual occupancies provide important housing options for families	50% ▼	77%	61%	69%	86% ▲
If people are permitted to build dual occupancies, they should also be permitted to subdivide them to allow two separate owners	57%	65%	69%	66%	72%
I am concerned dual about the impact of the streetscape amenity i.e., reduced front yards/landscape areas	60%	53%	72% ▲	42%	27% ▼
I am concerned dual occupancies are generally not well supported by public transport	62% ▲	47%	50%	32% ▼	34%
Increasing opportunity for dual occupancies is important	35%	48%	35%	41%	51%
I support smaller lots of 275 square metres in the low-density zone as they provide more housing supply	37%	45%	38%	40%	42%
Base	107	101	76	54	67

Base: Telephone

T2B = agree/strongly agree

▲ ▼ = significantly higher/lower agreement (by group)

**In Kensington/Kingsford 72% are concerned about the impact on streetscapes. Conversely, Southern residents are much less concerned about streetscapes, and more likely to think that DOs provide important housing options for families. Maroubra residents had higher concerns about public transport connections, and are the least likely to rate family housing options as important.**<sup>19</sup>

# Section 2: Housing Investigations Areas (HIAs)



Five locations have been identified for additional housing that could supply an estimated 570 new dwellings in the next 6-10 years.



## Housing Investigation Areas (HIAs)

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

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

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



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

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

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

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

Locations of HIAs in the Randwick Local Government Area



### WHERE OUR FUTURE HOUSING WILL COME FROM

Randwick City 6-10 year housing yield

**4464**  
FORECAST  
DWELLINGS  
6-10 years

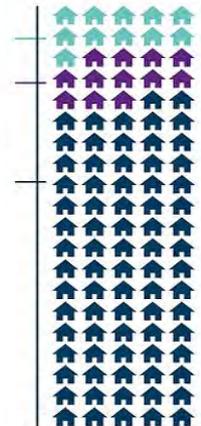
#### PROPOSED

**474** DWELLINGS  
New dual occupancy

**574** DWELLINGS  
Housing Investigation Areas (HIAs)

**EXISTING GROWTH**  
**3,416** DWELLINGS

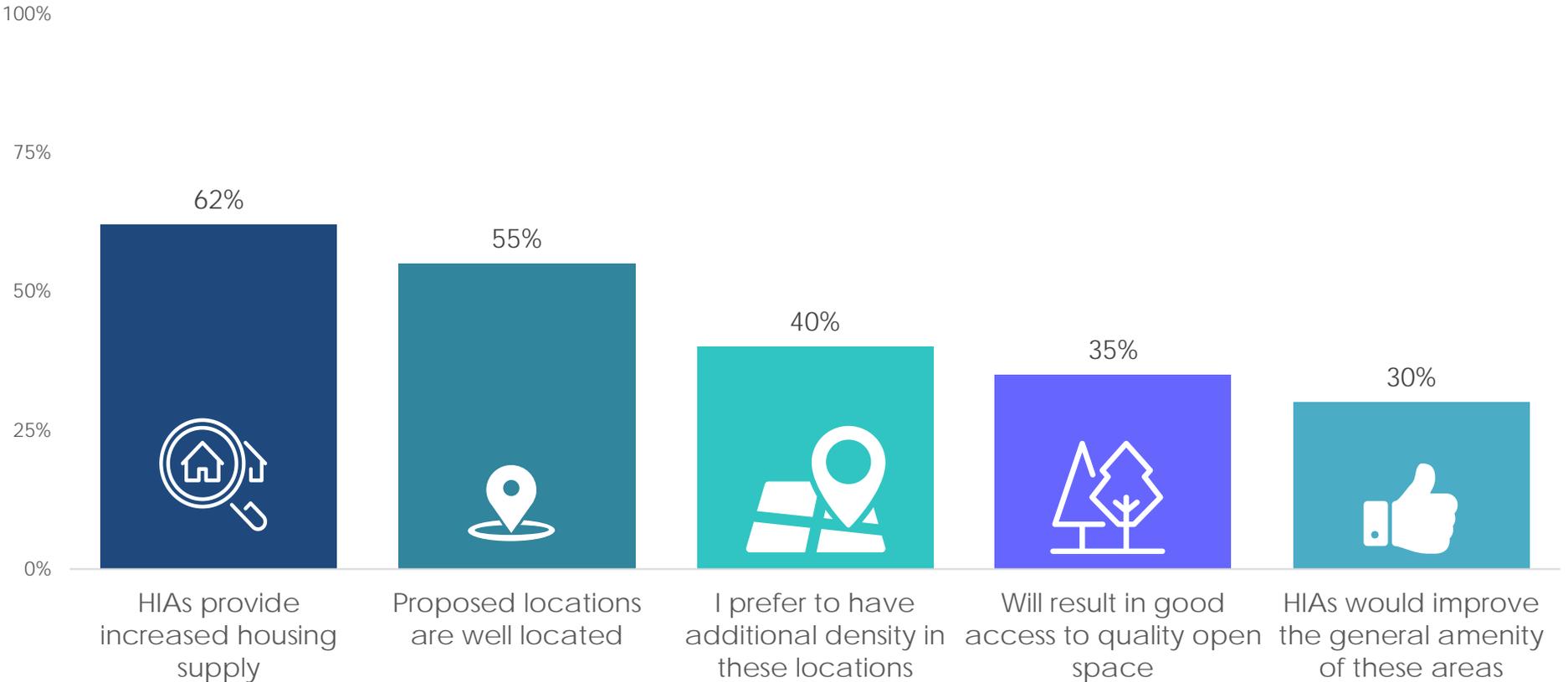
- Already expected under existing planning controls
- Major sites renewal (Randwick and Little Bay)
- K2K (Kensington and Kingsford)



# Summary: Agreement with HIA Statements

Q2. Please rate your level of agreement with the following statements:

Agree/ Strongly agree %



Base: Telephone N = 406

**Moderate agreement that the HIAs provide increased housing and lower support for improving the general amenity of the areas.**

62% of residents agree that the HIAs will provide increased housing supply for future generations.

- 12% disagree with this statement.
- 71% of ratepayers agree that HIA's will provide increased housing supply for future generations
- Only just over ½ of Maroubra and Kensington/Kingsford residents agree with this statement.

55% agree that the proposed locations are well located with good access to transport, shops and open space.

- 15% disagree with this statement.
- Residents of the South and the Coogee area much more likely to agree to this.

40% agree that would prefer to have additional density in these locations rather than in low density residential areas.

- 18-34 years olds are the least likely to agree(27%)to this statement.
- 26% disagree with this statement.

35% of residents agree that the HIAs will have good access to quality open space.

- 28% disagree with this sentiment.

30% of residents agree that HIAs would improve the general amenity of these areas.

- 32% disagree with this sentiment.

# Agreement with HIA Statements

Telephone survey

T2B Mean rating

Q2. Please rate your level of agreement with the following statements:

The HIAs will provide increased housing supply for future generations



62% 0.63

The proposed locations are well located with good access to transport, shops and open space



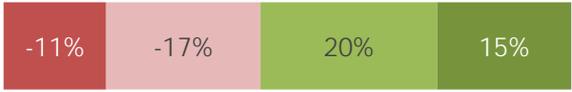
55% 0.56

I prefer to have additional density in these locations rather than in low density residential areas



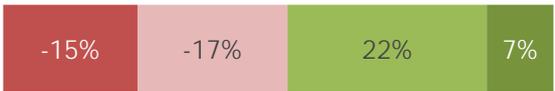
40% 0.14

The resulting developments will have good access to quality open space



35% 0.10

The proposed HIAs would improve the general amenity of these areas



30% -0.10



Strongly disagree Disagree Agree Strongly agree

Base: Telephone N = 406

Scale: -2 = strongly disagree, 2 = strongly agree

**62% agree/strongly agree the HIAs will provide increased housing supply for future generations. Lower agreement for access to open spaces and improving general amenities.**

# Agreement with HIA Statements

Q2. Please rate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
The HIAs will provide increased housing supply for future generations	62%	63%	62%	65%	63%	58%	59%	71%	57%
The proposed locations are well located with good access to transport, shops and open space	55%	52%	59%	55%	58%	57%	48%	56%	55%
I prefer to have additional density in these locations rather than in low density residential areas	40%	45%	35%	27%▼	47%	51%	47%	30%	46%
The resulting developments will have good access to quality open space	35%	37%	33%	39%	33%	30%	33%	41%	31%
The proposed HIAs would improve the general amenity of these areas	30%	39%▲	20%	30%	32%	28%	26%	37%	25%
Base	406	198	208	161	105	74	66	258	148

Base: Telephone  
T2B = agree/strongly agree

▲▼ = significantly higher/lower agreement (by group)

**Males were twice as likely to feel the HIAs will improve the amenity of the areas.  
18-34 y/o had a lower level of preference towards the proposed locations.**

# Agreement with HIA Statements

Q2. Please rate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Unit/ apartment	Free standing house	Duplex/ semi detached	Villa/ townhouse	Granny flat/ Other
The HIAs will provide increased housing supply for future generations	67%	60%	54%	44%	93%▲
The proposed locations are well located with good access to transport, shops and open space	60%	53%	51%	36%	88%▲
I prefer to have additional density in these locations rather than in low density residential areas	38%	38%	48%	33%	81%▲
The resulting developments will have good access to quality open space	37%	33%	26%	28%	86%▲
The proposed HIAs would improve the general amenity of these areas	31%	22%	30%	35%	84%▲
Base	173	142	48	32	11*

Base: Telephone

T2B = agree/strongly agree

\*Caution: small sample size

▲ ▼ = significantly higher/lower agreement (by group)

General consistency across all subgroups (with the exception of granny flats).

# Agreement with HIA Statements

Q2. Please rate your level of agreement with the following statements:

T2B % - Agree/Strongly agree	Maroubra	Randwick	Kensington/ Kingsford	Coogee /surrounds	South
The HIAs will provide increased housing supply for future generations	52%	71%	51%	73%	69%
The proposed locations are well located with good access to transport, shops and open space	45%	58%	48%	65%	68%
I prefer to have additional density in these locations rather than in low density residential areas	38%	42%	38%	43%	38%
The resulting developments will have good access to quality open space	27%	36%	42%	35%	37%
The proposed HIAs would improve the general amenity of these areas	31%	32%	33%	27%	21%
Base	107	101	76	54	67

Base: Telephone

T2B = agree/strongly agree

General consistency across all subgroups.

# Housing Investigation Areas

The next section explores results for the Housing Investigation Areas from both the Online/Phone research and the Face-to-Face research. The Face-to-Face research consisted of interviewers standing in the Housing Investigation Areas and interviewing passers-by on their level of support, likes and dislikes of the proposed developments. Interviewers had showcards (shown on next slide) to present to the respondent to better capture their thoughts and opinions.

The following spiel was read out prior to interviewing:

*The State Government has mandated housing targets for Council to meet. While Randwick Council does not support these targets, five locations have been identified where additional housing could be built. These Housing Investigation Areas (HIAs) will provide new housing close to transport and jobs, support businesses in local town centres, create new precincts with active transport and rejuvenate the buildings in the area.*





Kensington North



West Randwick



Kingsford South



Arthur Street



Magill Street

# Showcards of proposed development of Housing Investigation Areas



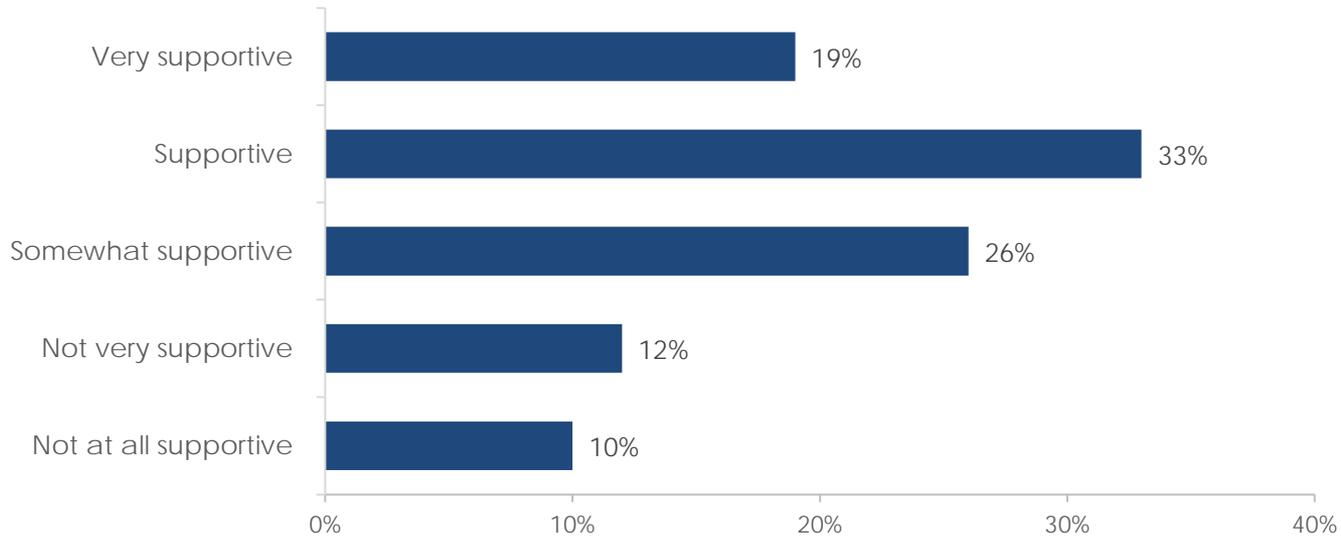
The following slide shows level of support for the proposals by location

# Support for HIAs

Face-to-Face

Q1. Overall, how supportive would you be of this sort of long-term outcome in this location?

	Overall	West Randwick	Kensington North	Arthur Street	Magill Street	Kingsford South
T3B% – At least somewhat supportive	81%	75%	78%	66%▼	84%▲	87%▲
Base	867	167	172	182	188	158



Base: F2F N = 867

▲▼ = A significantly higher/lower level of support (by group)

**Overall (across all locations) 81% are at least somewhat supportive of the proposed locations. Support is greatest for Magill Street and Kingsford South and lower for West Randwick and Arthur Street developments.**

# What Do You Like About This Outcome?



Base: F2F N = 867

Verbatim responses for top codes are shown on the next slide

Residents positively associate more housing, economic injection and visual appeal with the proposed HIAs.

# What Do You Like About This Outcome?

Example verbatim responses for top codes

## Provides More Housing (32%)

"Positive for the lower income and homeless"

"Helps relieve local housing supply shortage"

"I always prefer housing development than commercial"

"It will be more accessible for students in the University to live in the apartments"

"The number of homeless is out of control must be attended to"

"It's important for students living in the area"

"Great concept, housing for all who need it is a good thing"

## Boost to the Economy (25%)

"If it's going to create job opportunities that will be good"

"High density housing is good for economic growth and development"

"It brings a bit more business"

"It's very good for the economy because we do need more jobs"

"We need more shopping area so this should create more shopping"

"Possible new ground level services e.g. cafes, shops"

"More food options and bars"

## Appearance and Design (18%)

"Ideal building height size"

"Housing style and design looks fine"

"Looks better in terms of the new concept"

"Makes the area more modern"

"Apartments look impressive and well designed"

"Rejuvenation of the area"

"Building appearance is good with ideal height"



# What Do You Like About This Outcome?

	Overall	West Randwick	Kensington North	Arthur Street	Magill Street	Kingsford South
Provides more housing	32%	29%	28%	36%	41%▲	23%▼
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	20%	28%	13%▼	23%	46%▲
Appearance and design	18%	11%▼	23%	13%	21%	20%
Access to services/facilities	16%	14%	19%	8%▼	19%	18%
More opportunities/things to do/will be good for the community/sense of community	11%	7%▼	12%	15%▲	7%▼	15%
Affordable housing	10%	9%	6%	8%	14%▲	11%
Population growth/more young people	6%	5%	6%	2%▼	6%	9%
Natural environment/open spaces	3%	1%	1%	1%	3%	7%▲
Other comments	3%	1%	2%	5%	3%	4%
Nothing	16%	23%▲	15%	23%▲	9%▼	13%
Base	867	167	172	182	188	158

Base: F2F N = 867

▲▼ = significantly higher/lower percentage (by location)

Those in Kingsford South are more likely to see the benefit of an economic boost and more open spaces. Respondents are more likely to associate the Magill Street development with more housing and affordable housing, whilst Arthur Street is seen to provide more opportunities in general/benefit the community.

# What Do You Dislike About This Outcome?



Base: F2F N = 867

Verbatim responses for top codes are shown on the next slide

Traffic, parking, overcrowding, overdevelopment and noise (particularly from construction) are sore points in regards to the proposed developments.

# What Do You Dislike About This Outcome?

Example verbatim responses for top codes

## Increased Traffic/Parking (21%)

- "Parking and traffic I feel would be a worry"
- "There will more blockages and more traffic"
- "Heavy traffic and traffic jams during construction"
- "Limited parking facilities"
- "Existing car park is not enough, they need build more levels all the roads are full of cars"
- "The area is stressed enough with parking and demands on infrastructure"
- "More traffic and congestion"

## Overcrowding (15%)

- "Area is already highly populated and overdeveloped"
- "Will spoil the parks if too busy"
- "It will make the suburb very crowded"
- "Overpopulation in an area that's already densely populated"
- "They shouldn't bring anymore people in this area"
- "May get overpopulated"
- "Very congested, need to set up new infrastructure"

## Overdevelopment (13%)

- "Area is already overdeveloped due to K2K Plan"
- "Local area already has too much high density housing"
- "There is more than enough new apartments made"
- "Anzac Parade, Kensington precinct already has too many high rise building development proposals"
- "It's too tall"
- "No more boarding housing"
- "The multi-storeyness of it"

# What Do You Dislike About This Outcome?

	Overall	West Randwick	Kensington North	Arthur Street	Magill Street	Kingsford South
Increased traffic/parking	21%	26%▲	17%	15%▼	21%	24%
Overcrowding/busy/overpopulation	15%	22%▲	8%▼	16%	18%	9%▼
Overdevelopment/too many high-rise	13%	13%	17%	14%	6%▼	15%
Noise and pollution/construction	12%	8%	7%▼	12%	21%▲	11%
Causes disruption to residents/infrastructure and services won't cope	7%	7%	4%	9%	9%	4%
Dislike the design/visual appearance/doesn't suit the area	6%	11%▲	3%	8%	6%	1%▼
Loss of greenery/open spaces	4%	4%	3%	6%	3%	4%
Blocking views/sun	3%	5%	2%	3%	3%	1%
Impact on local services/ businesses	2%	1%	2%	4%	2%	3%
Impacts affordability/rent will go up	2%	3%	2%	1%	2%	1%
Overpopulation	0%	0%	0%	0%	0%	0%
Other comments	3%	3%	4%	8%▲	1%▼	2%
Nothing	42%	34%▼	52%▲	35%▼	42%	47%
Base	867	167	172	182	188	158

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)

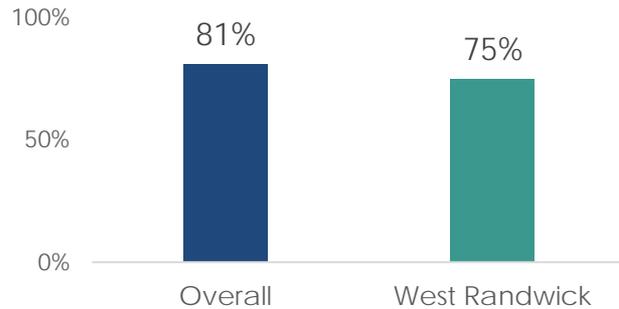
**West Randwick respondents are more concerned about traffic, overcrowding and design and those in Magill Street are more concerned about construction noise/pollution.**

# HIA: West Randwick

Current:

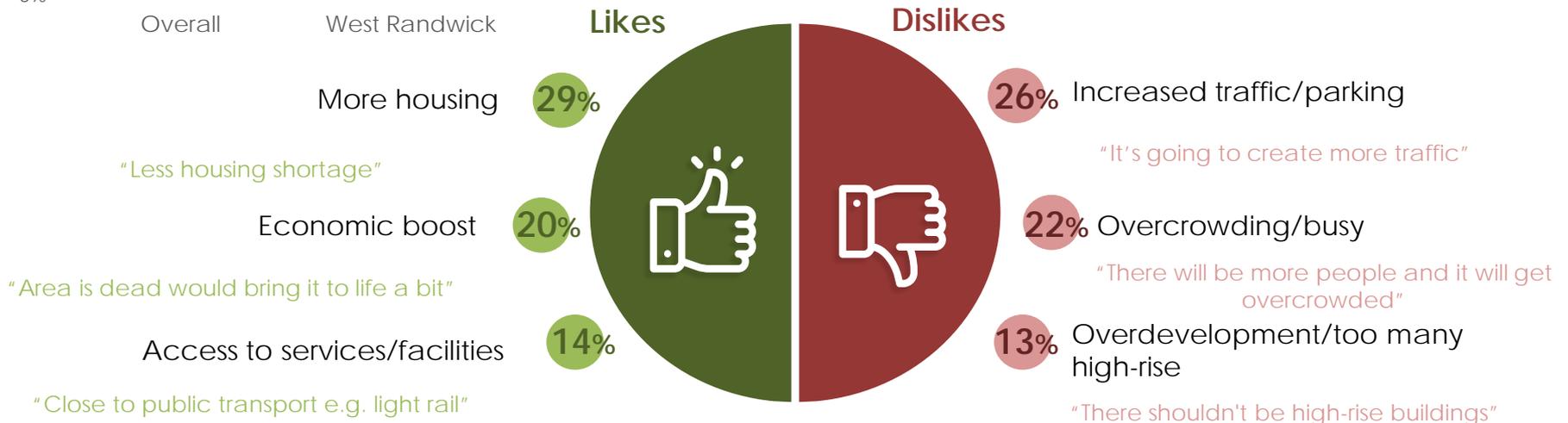


Proposed:



Base: N = 167

**75%** Are at least somewhat supportive of this proposed development at this location



# What Do You Like About This Outcome?

## West Randwick - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Provides more housing	32%	7%▼	39%▲	34%
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	5%▼	18%	32%▲
Appearance and design	18%	2%▼	11%	17%
Access to services/facilities	16%	0%▼	10%	26%▲
More opportunities/things to do/will be good for the community/sense of community	11%	2%	11%	5%
Affordable housing	10%	2%	13%	9%
Population growth/more young people	6%	2%	7%	5%
Natural environment/open spaces	3%	0%	0%	3%
Other comments	3%	0%	0%	3%
Nothing	16%	78%▲	8%▼	2%▼
Base	867	41	61	65

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)



# What Do You Dislike About This Outcome?

## West Randwick - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Increased traffic/parking	21%	54%▲	20%	15%▼
Overcrowding/busy/overpopulation	15%	46%▲	18%	9%▼
Overdevelopment/too many high-rise	13%	29%▲	11%	3%▼
Noise and pollution/construction	12%	22%▲	5%	3%▼
Causes disruption to residents/infrastructure and services won't cope	7%	7%	10%	3%
Dislike the design/visual appearance/doesn't suit the area	6%	15%	10%	9%
Loss of greenery/open spaces	4%	2%	7%	3%
Blocking views/sun	3%	12%▲	5%	0%▼
Impact on local services/ businesses	2%	0%	2%	0%
Impacts affordability/rent will go up	2%	5%	2%	3%
Overpopulation	0%	0%	0%	0%
Other comments	3%	2%	5%	2%
Nothing	42%	5%▼	30%	55%▲
Base	867	41	61	65

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)

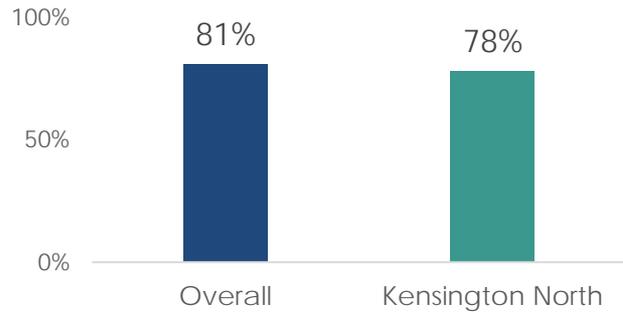


# HIA: Kensington North

Current:

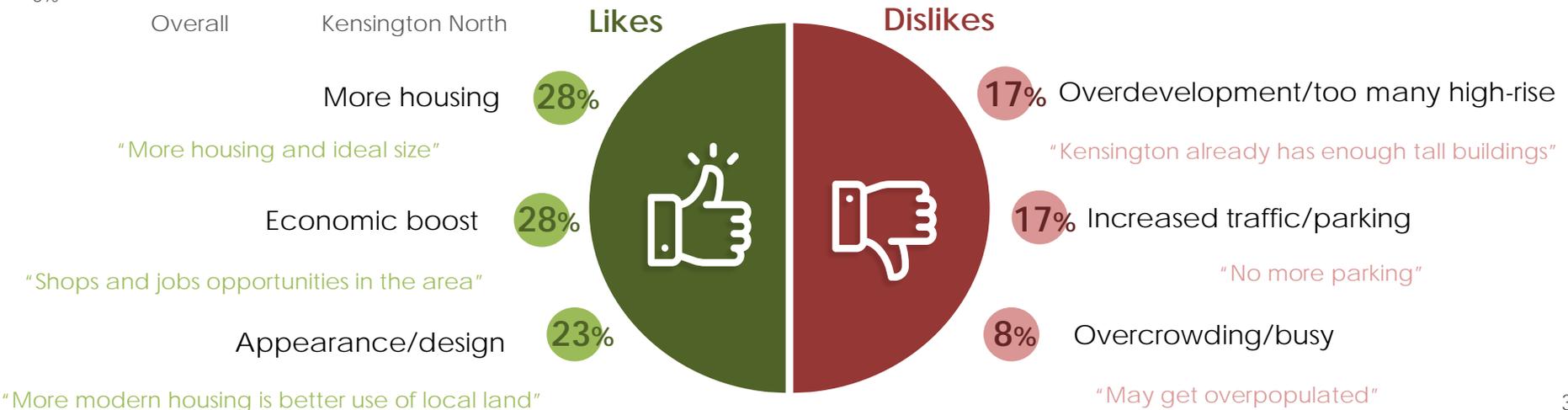


Proposed:



Base: N = 172

**78%** Are at least somewhat supportive of this proposed development at this location



# What Do You Like About This Outcome?

## Kensington North - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Provides more housing	32%	8% ▼	30%	34% ▲
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	5% ▼	30%	35% ▲
Appearance and design	18%	11%	15%	29% ▲
Access to services/facilities	16%	5% ▼	27%	22%
More opportunities/things to do/will be good for the community/sense of community	11%	5%	9%	15%
Affordable housing	10%	5%	6%	8%
Population growth/more young people	6%	0%	9%	8%
Natural environment/open spaces	3%	3%	0%	0%
Other comments	3%	0%	0%	3%
Nothing	16%	62% ▲	3% ▼	2% ▼
Base	867	37	33	102

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)



# What Do You Dislike About This Outcome?

## Kensington North - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Increased traffic/parking	21%	27%	12%	15%
Overcrowding/busy/overpopulation	15%	16%▲	6%	5%
Overdevelopment/too many high-rise	13%	73%▲	6%	1%▼
Noise and pollution/construction	12%	11%	6%	6%
Causes disruption to residents/infrastructure and services won't cope	7%	5%	3%	4%
Dislike the design/visual appearance/doesn't suit the area	6%	3%	6%	2%
Loss of greenery/open spaces	4%	11%▲	3%	0%▼
Blocking views/sun	3%	3%	6%▲	0%▼
Impact on local services/ businesses	2%	8%▲	0%	1%
Impacts affordability/rent will go up	2%	3%	6%▲	0%▼
Overpopulation	0%	0%	0%	0%
Other comments	3%	5%	0%	4%
Nothing	42%	3%▼	55%	69%▲
Base	867	37	33	102

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)

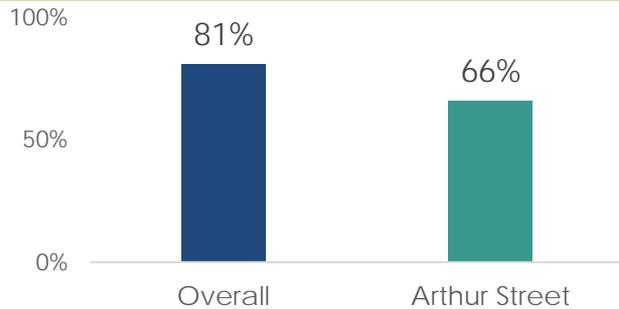


# HIA: Arthur Street

Current:

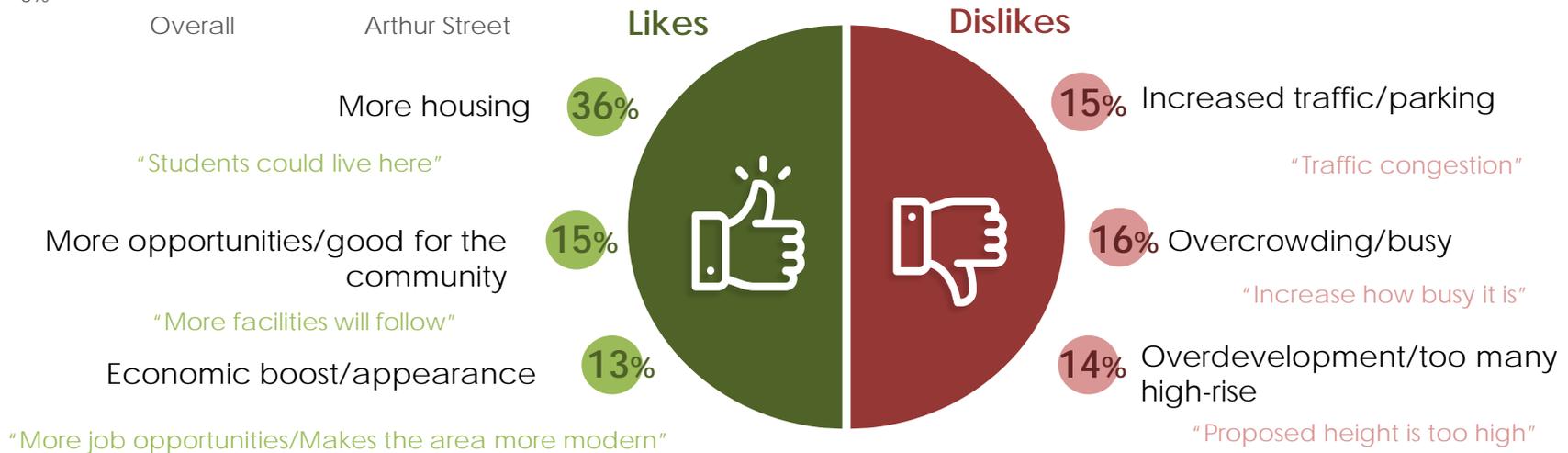


Proposed:



Base: N = 182

**66%** Are at least somewhat supportive of this proposed development at this location



# What Do You Like About This Outcome?

## Arthur Street - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Provides more housing	32%	16% ▼	48% ▲	44%
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	3% ▼	12%	22% ▲
Appearance and design	18%	3% ▼	15%	21% ▲
Access to services/facilities	16%	0% ▼	13%	12%
More opportunities/things to do/will be good for the community/sense of community	11%	0% ▼	12%	32% ▲
Affordable housing	10%	6%	13%	6%
Population growth/more young people	6%	0%	6% ▲	1%
Natural environment/open spaces	3%	2%	0%	1%
Other comments	3%	8%	4%	3%
Nothing	16%	65% ▲	2% ▼	0% ▼
Base	867	62	52	68

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)



# What Do You Dislike About This Outcome?

## Arthur Street - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Increased traffic/parking	21%	23%	17%	7%▼
Overcrowding/busy/overpopulation	15%	32%▲	15%	1%▼
Overdevelopment/too many high-rise	13%	26%▲	17%	0%▼
Noise and pollution/construction	12%	19%▲	6%	9%
Causes disruption to residents/infrastructure and services won't cope	7%	13%	12%	4%
Dislike the design/visual appearance/doesn't suit the area	6%	15%▲	8%	1%▼
Loss of greenery/open spaces	4%	10%	10%	0%▼
Blocking views/sun	3%	6%	4%	0%
Impact on local services/ businesses	2%	8%	4%	1%
Impacts affordability/rent will go up	2%	2%	0%	0%
Overpopulation	0%	0%	0%	0%
Other comments	3%	8%	10%	6%
Nothing	42%	5%▼	25%	69%▲
Base	867	62	52	68

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)

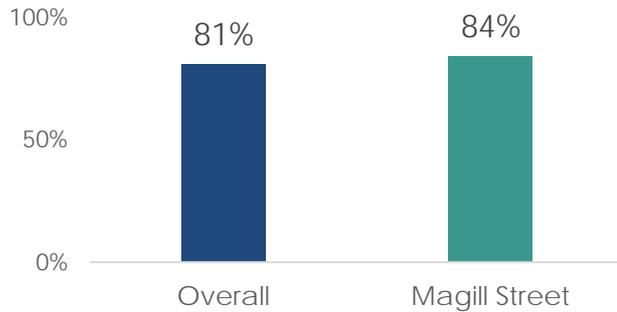
**Arthur Street had the lowest level of support overall, which appears to be driven by overcrowding, development fatigue (overdevelopment, light-rail and hospital redevelopment) and the impact of construction.**

# HIA: Magill Street

Current:

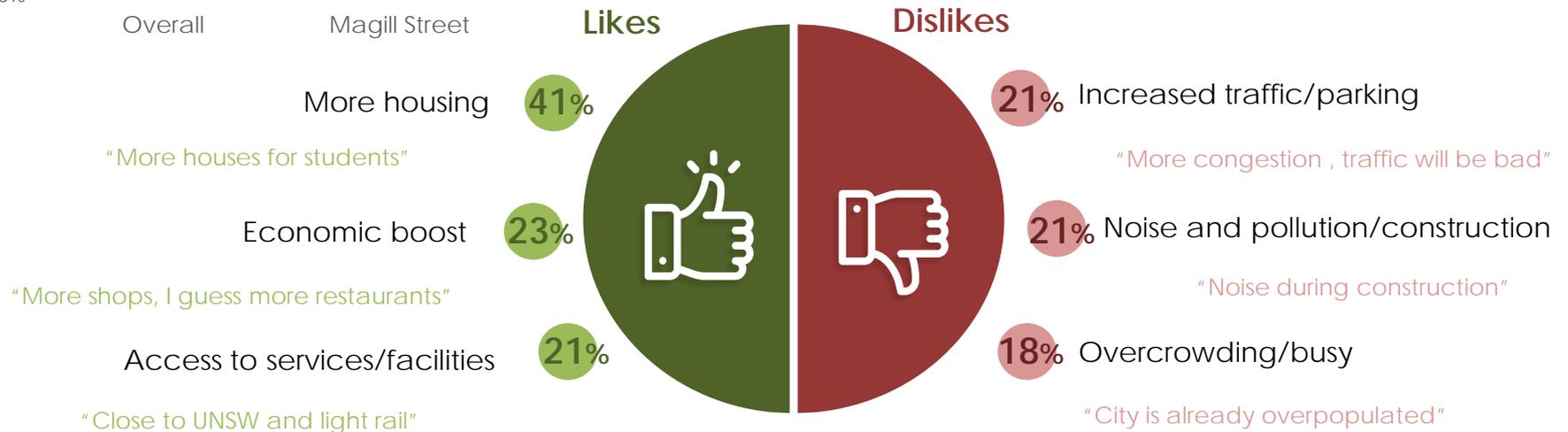


Proposed:



Base: N = 188

**84%** Are at least somewhat supportive of this proposed development at this location



# What Do You Like About This Outcome?

## Magill Street - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Provides more housing	32%	7% ▼	58% ▲	43%
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	3% ▼	17%	31% ▲
Appearance and design	18%	10%	15%	26% ▲
Access to services/facilities	16%	10%	13%	24% ▲
More opportunities/things to do/will be good for the community/sense of community	11%	0%	2%	11% ▲
Affordable housing	10%	20%	17%	11%
Population growth/more young people	6%	0%	13% ▲	5%
Natural environment/open spaces	3%	3%	4%	3%
Other comments	3%	10% ▲	2%	2%
Nothing	16%	47% ▲	4%	0% ▼
Base	867	30	48	110

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)



# What Do You Dislike About This Outcome?

## Magill Street - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Increased traffic/parking	21%	37%▲	25%	15%▼
Overcrowding/busy/overpopulation	15%	50%▲	23%	7%▼
Overdevelopment/too many high-rise	13%	23%▲	4%	3%▼
Noise and pollution/construction	12%	37%▲	29%	14%▼
Causes disruption to residents/infrastructure and services won't cope	7%	27%▲	8%	4%▼
Dislike the design/visual appearance/doesn't suit the area	6%	23%▲	2%	4%
Loss of greenery/open spaces	4%	7%	2%	3%
Blocking views/sun	3%	17%▲	2%	0%▼
Impact on local services/ businesses	2%	0%	4%	2%
Impacts affordability/rent will go up	2%	7%▲	0%	1%
Overpopulation	0%	0%	0%	0%
Other comments	3%	0%	0%	1%
Nothing	42%	3%▼	27%▼	59%▲
Base	867	30	48	110

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)

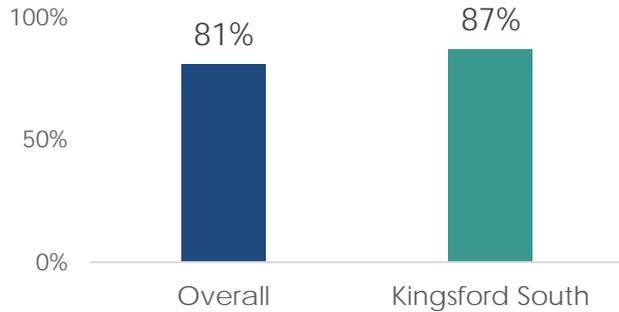


# HIA: Kingsford South

Current:

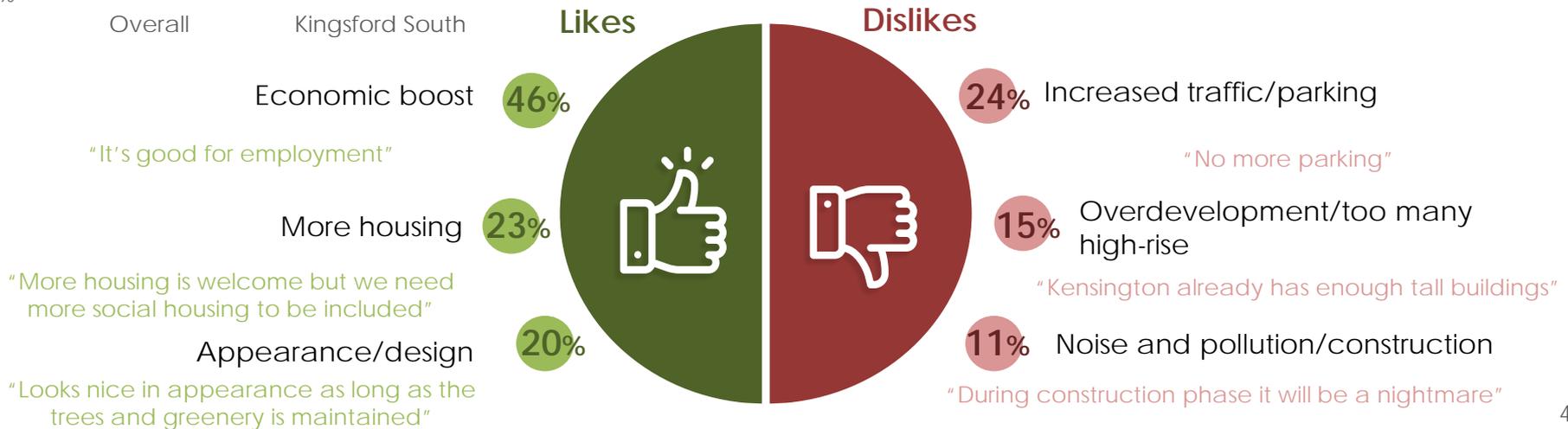


Proposed:



Base: N = 158

**87%** Are at least somewhat supportive of this proposed development at this location



# What Do You Like About This Outcome?

## Kingsford South - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Provides more housing	32%	0% ▼	29%	25%
Boost to the economy with business/employment opportunities/more shops, restaurants, cafes, etc.	25%	5% ▼	47%	54% ▲
Appearance and design	18%	5%	18%	24%
Access to services/facilities	16%	0% ▼	18%	22%
More opportunities/things to do/will be good for the community/sense of community	11%	0% ▼	3% ▼	21% ▲
Affordable housing	10%	0%	9%	14%
Population growth/more young people	6%	0%	12%	10%
Natural environment/open spaces	3%	5%	3%	9%
Other comments	3%	0%	0%	6%
Nothing	16%	86% ▲	3%	1% ▼
Base	867	21	34	103

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)



# What Do You Dislike About This Outcome?

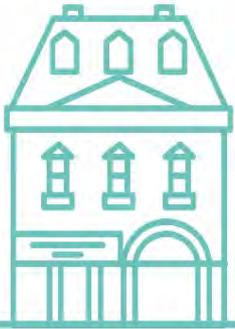
## Kingsford South - By level of support

	Overall	Not at all supportive/ Not very supportive	Somewhat supportive	Supportive/ Very supportive
Increased traffic/parking	21%	29%	41%▲	17%▼
Overcrowding/busy/overpopulation	15%	38%▲	9%	4%▼
Overdevelopment/too many high-rise	13%	76%▲	12%	4%▼
Noise and pollution/construction	12%	10%	12%	12%
Causes disruption to residents/infrastructure and services won't cope	7%	5%	12%▲	2%▼
Dislike the design/visual appearance/doesn't suit the area	6%	0%	0%	2%
Loss of greenery/open spaces	4%	0%	6%	4%
Blocking views/sun	3%	0%	3%	0%
Impact on local services/ businesses	2%	10%▲	3%	1%
Impacts affordability/rent will go up	2%	0%	6%▲	0%▼
Overpopulation	0%	0%	0%	0%
Other comments	3%	0%	6%	1%
Nothing	42%	5%▼	21%▼	64%▲
Base	867	21	34	103

Base: F2F N = 867

▲ ▼ = significantly higher/lower percentage (by location)





## Section 3: Heritage

### Heritage

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

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

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



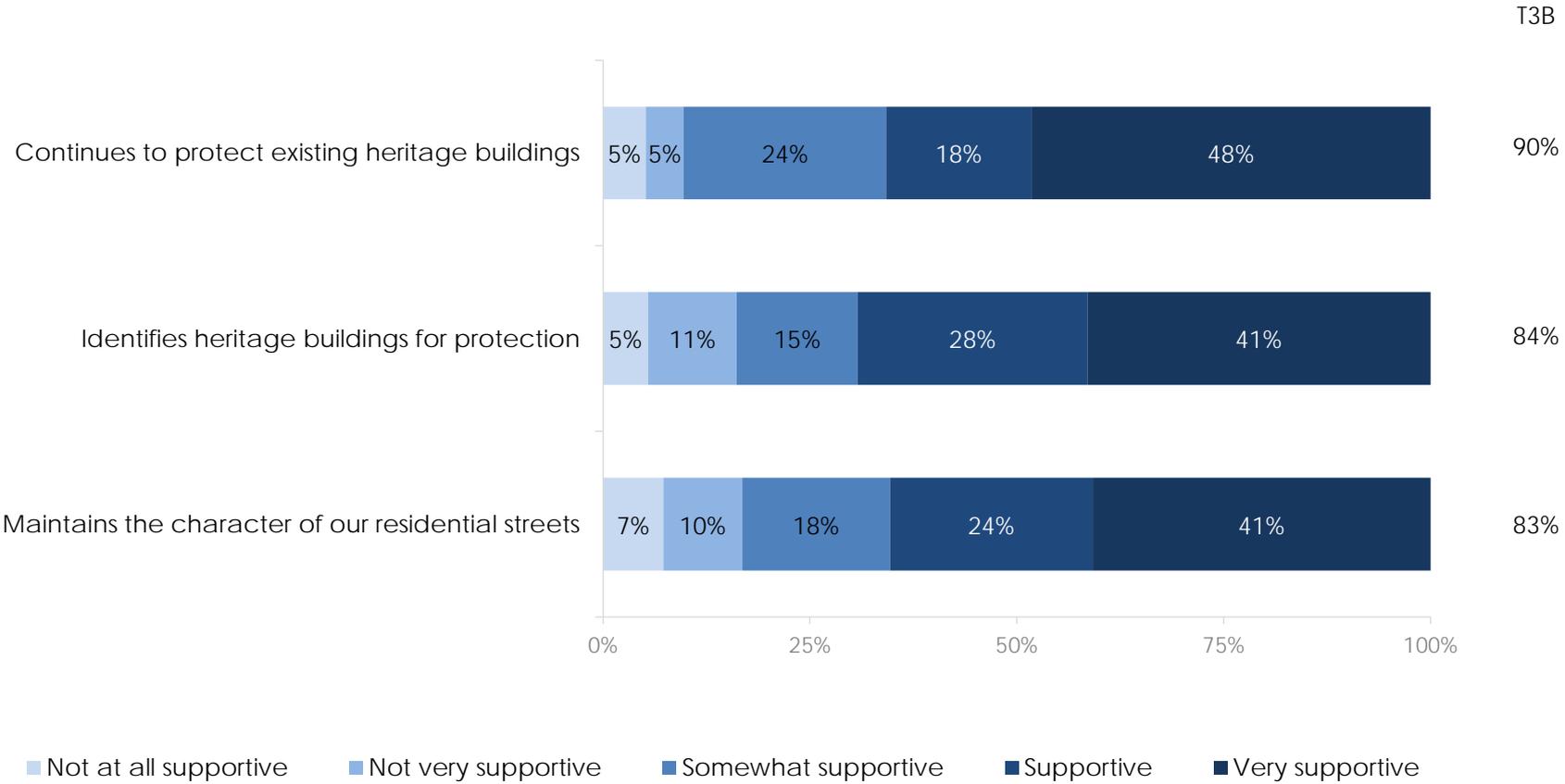
*The Former Randwick Post Office, an existing heritage item*

Residents, particularly female residents are generally supportive of all listed heritage initiatives.

- Only 16% of residents are not at all supportive/not very supportive that the LEP identifies heritage buildings for protection- 69% were supportive/very supportive of this goal.
- Only 10% indicated that they are not at all supportive/not very supportive that the LEP continues to protect existing heritage buildings - 66% were supportive/very supportive of this goal.
- Only 17% are not at all supportive/not very supportive that the LEP continues to maintains the character of our residential streets - 65% were supportive/very supportive of this goal.

# Support For Heritage Initiatives

Q3a. On a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive. How supportive are you that the LEP...



Base: Telephone N = 406



High levels of support for protection of heritage buildings and maintaining the character of the area.

# Support For Heritage Initiatives

Q3a. On a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive. How supportive are you that the LEP...

T3B % - At least somewhat supportive	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Continues to protect existing heritage buildings	90%	85%	95%	87%	93%	91%	92%	88%	94%
Identifies heritage buildings for protection	84%	77%	90%	71%▼	90%	94%▲	93%▲	83%	86%
Maintains the character of our residential streets	83%	78%	88%	71%▼	91%▲	93%▲	89%	81%	86%
Base	406	198	208	161	105	74	66	258	148

T3B % - At least somewhat supportive	Unit/apartment	Free standing house	Duplex/ semi detached	Villa/ townhouse	Granny flat/ Other
Continues to protect existing heritage buildings	96%▲	90%	75%▼	100%	31%▼
Identifies heritage buildings for protection	93%▲	80%	74%	83%	28%▼
Maintains the character of our residential streets	90%	79%	72%	100%	28%▼
Base	173	142	48	32	11*

T3B = somewhat supportive/supportive/very supportive  
 \*Caution: small sample size Base: Telephone

▲ ▼ = significantly higher/lower support (by group)

**Females had higher support for all the heritage measures.  
 Some skews observed by dwelling type.**

# Support For Heritage Initiatives

Q3a. On a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive. How supportive are you that the LEP...

T3B % - At least somewhat supportive	Maroubra	Randwick	Kensington/ Kingsford	Coogee/ surrounds	South
Continues to protect existing heritage buildings	84%	87%	96%▲	95%	95%
Identifies heritage buildings for protection	75%	82%	85%	97%▲	87%
Maintains the character of our residential streets	76%	76%	86%	97%▲	91%
Base	107	101	76	54	67

Base: Telephone

T3B = somewhat supportive/supportive/very supportive

▲▼ = significantly higher/lower support (by group)

Some observable skews across suburbs.

# Section 4: Economic Development



## Economic Development

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

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

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



*The Spot at night*

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

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

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

## Rezoning Requests

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

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

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

## Employment Land Zone Reforms

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

Residents are generally supportive of all the suggested economic development initiatives. Those living in units/apartment and granny flats were overwhelmingly positive for all initiatives.

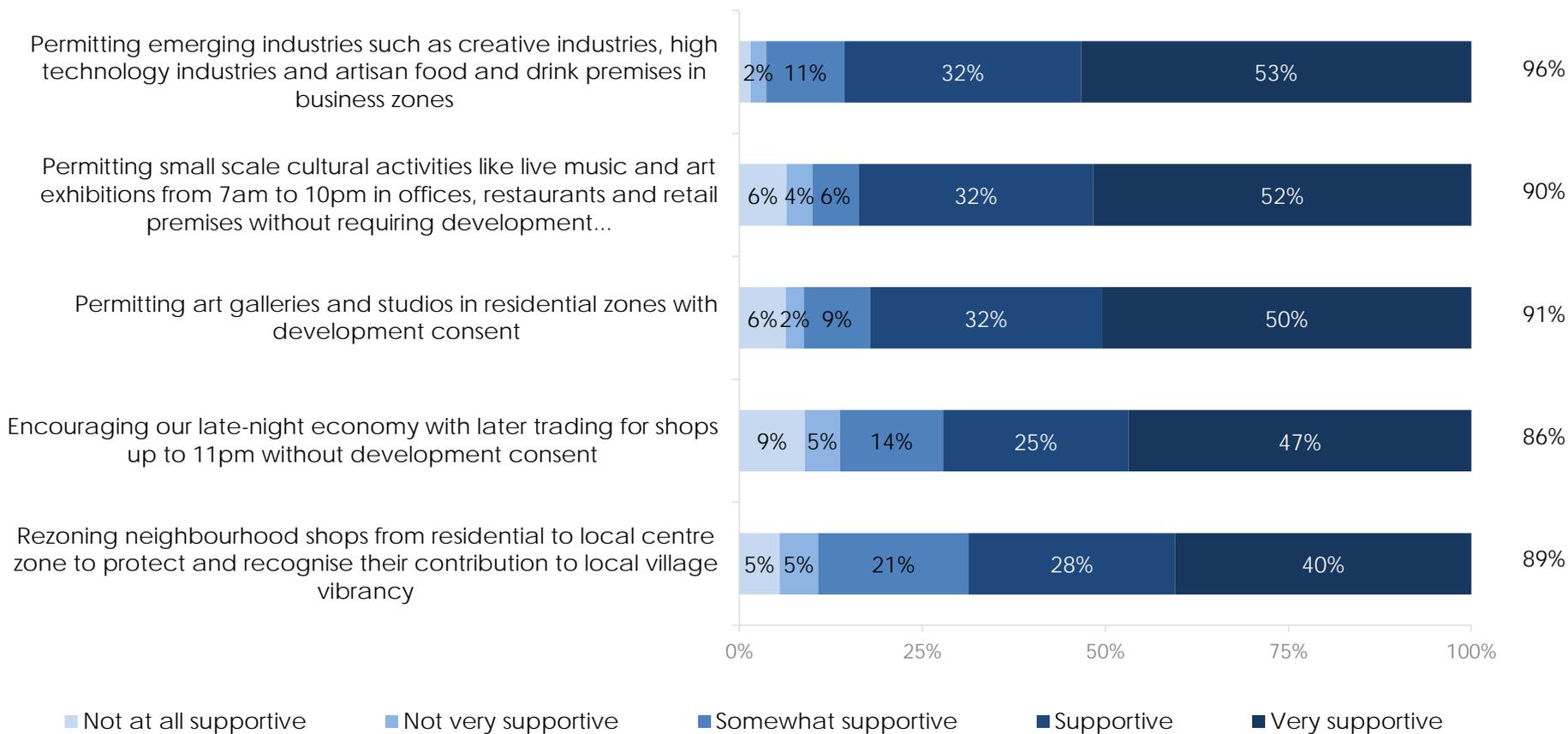
- 96% were at least somewhat supportive of permitting emerging industries such as creative industries, high technology industries and artisan food and drink premises into business zone.
- 90% were at least somewhat supportive of permitting small scale cultural activities like live music and art exhibitions from 7am to 10pm in offices, restaurants and retail premises without requiring development consent.
- 91% were at least somewhat supportive of permitting art galleries and studios in residential zones with development consent.

# Support For Economic Development Initiatives

Telephone survey

Q4. How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive?

T3B



Base: Telephone N = 406

**At least 40% of residents are very supportive of all economic development initiatives. Support is greater for permitting emerging industries and small scale cultural activities.**

# Support For Economic Development Initiatives

Q4. How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive?

T3B % - At least somewhat supportive	Overall	Male	Female	18-34	35-49	50-64	65+	Ratepayer	Non-ratepayer
Permitting emerging industries such as creative industries, high technology industries and artisan food and drink premises in business zones	96%	98%	95%	97%	99%▲	96%	91%▼	95%	99%▲
Permitting small scale cultural activities like live music and art exhibitions from 7am to 10pm in offices, restaurants and retail premises without requiring development...	90%	89%	91%	92%	90%	94%	81%▼	88%	94%
Permitting art galleries and studios in residential zones with development consent	91%	89%	93%	92%	95%	89%	85%	90%	94%
Encouraging our late-night economy with later trading for shops up to 11pm without development consent	86%	86%	87%	92%	86%	82%	78%▼	83%	93%
Rezoning neighbourhood shops from residential to local centre zone to protect and recognise their contribution to local village vibrancy	89%	84%	95%▲	91%	92%	87%	84%	87%	92%
Base	406	198	208	161	105	74	66	258	148

Base: Telephone

T3B = somewhat supportive/supportive/very supportive

▲ ▼ = significantly higher/lower support (by group)

Support was high for all aspects – but softened as age increased.

# Support For Economic Development Initiatives

Q4. How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive?

T3B % - At least somewhat supportive	Unit/ apartment	Free standing house	Duplex/ semi detached	Villa/ townhouse	Granny flat/ Other
Permitting emerging industries such as creative industries, high technology industries and artisan food and drink premises in business zones	100%▲	91%▼	96%	100%	100%
Permitting small scale cultural activities like live music and art exhibitions from 7am to 10pm in offices, restaurants and retail premises without requiring development...	95%▲	87%	93%	69%▼	100%
Permitting art galleries and studios in residential zones with development consent	98%▲	86%	92%	74%	97%
Encouraging our late-night economy with later trading for shops up to 11pm without development consent	92%▲	82%	87%	68%	100%
Rezoning neighbourhood shops from residential to local centre zone to protect and recognise their contribution to local village vibrancy	96%▲	83%	91%	74%	100%
Base	173	142	48	32	11*

Base: Telephone  
T2B = supportive/very supportive  
\*Caution: small sample size

▲ ▼ = significantly higher/lower support (by group)

Those living in units/apartment and granny flats were overwhelmingly positive for all initiatives.

# Support For Economic Development Initiatives

Telephone survey

Q4. How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive?

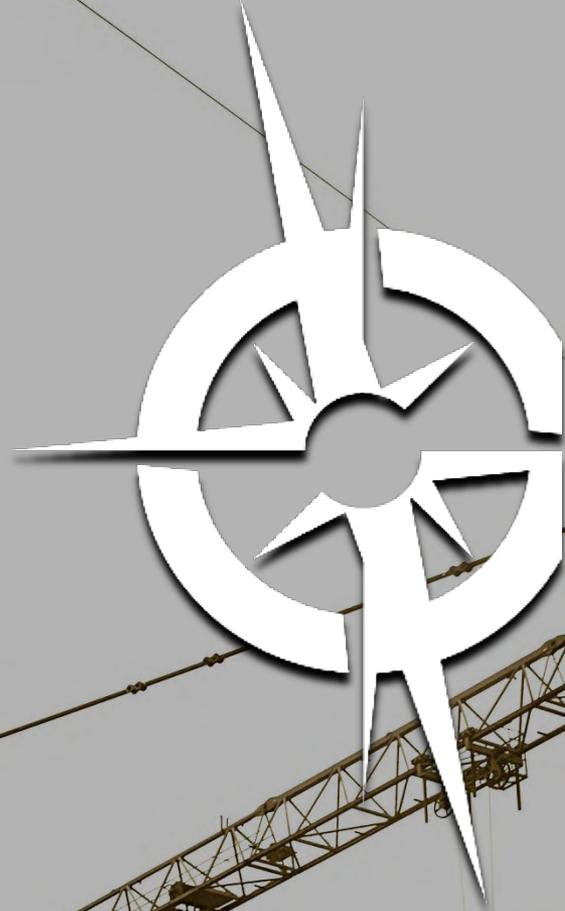
T3B % - At least somewhat supportive	Maroubra	Randwick	Kensington/ Kingsford	Coogee/ surrounds	South
Permitting emerging industries such as creative industries, high technology industries and artisan food and drink premises in business zones	94%	99%▲	97%	97%	94%
Permitting small scale cultural activities like live music and art exhibitions from 7am to 10pm in offices, restaurants and retail premises without requiring development...	78%▼	95%	97%▲	90%	93%
Permitting art galleries and studios in residential zones with development consent	82%▼	97%▲	96%	95%	89%
Encouraging our late-night economy with later trading for shops up to 11pm without development consent	79%	86%	92%	87%	91%
Rezoning neighbourhood shops from residential to local centre zone to protect and recognise their contribution to local village vibrancy	79%▼	94%	93%	92%	91%
Base	107	101	76	54	67

Base: Telephone

T2B = supportive/very supportive

▲ ▼ = significantly higher/lower support (by group)

A significant majority support most initiatives - Some significant skews across suburbs.



# Questionnaires

Randwick City Council  
Local Environmental Plan Review – Telephone Survey – RECONTACT SURVEY  
2022

Hi, my name is ..... from Micromex Research. We have been engaged by Randwick City Council to conduct a telephone survey to understand community attitudes around planning.

We spoke to you a little while ago and posted you an Information pack about Council's Local Environmental Plan changes.

QA. Did you get the information?

- Yes  
 No (Confirm email/ mailing address to resend pack and then end call)

That's great!

Hopefully you've had some time to go through it. It would be handy if you have the information with you as I'll be asking you questions that relate directly to some of the content.

As the information sheet outlines, Randwick City Council is currently exhibiting changes to the Local Environmental Plan for Randwick City. Local Environmental Plans, or LEPs as they are known, are important legal documents that outline the rules about what can and can't be built.

I'll now ask you some questions about some of the changes proposed by the LEP.

**DUAL OCCUPANCIES**

Please refer to the purple column on page 3 about dual occupancies.

(For online) Click here to view column:



While Council does not support the mandated housing targets set by the NSW Government, we are required to plan for future growth. To help meet our housing targets, we're proposing changes to dual occupancies - which are commonly called duplexes. The changes could result in up to 574 new dual occupancy development. The minimum lot size for subdivision will drop from 275 square metres and the minimum lot size to build a dual occupancy will be standardised at 550 square metres. This means that if you can get permission to build a dual occupancy, you'll also be able to get permission to subdivide a dual occupancy.

Q1. Please indicate your level of agreement with the following statements, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree. Prompt

	Strongly disagree			Strongly agree	
	1	2	3	4	5
Increasing opportunities for dual occupancies is important	<input type="radio"/>				
If people are permitted to build dual occupancies, they should also be permitted to subdivide them to allow two separate owners	<input type="radio"/>				
Dual occupancies provide important housing options for families	<input type="radio"/>				
I support smaller lots of 275 square metres in the low-density zone as they provide more housing supply	<input type="radio"/>				
I am concerned about the impact on streetscape amenity i.e., reduced front yards/landscape areas	<input type="radio"/>				
I am concerned dual occupancies are generally not well supported by public transport	<input type="radio"/>				
Dual occupancies will impact the supply of on-street parking	<input type="radio"/>				

**HOUSING INVESTIGATION AREAS (HIAs)**

Now have a look on page 2 of the Housing Investigation Areas Information. (For online) Click here to view page:

**Housing Investigation Areas (HIAs)**

The 2009 State Housing and Planning Strategy (SHPS) set a target of 4.4 million dwellings by 2012. This means that in the next 6-10 years, we will need to build and provide 400,000 new dwellings.

Strategic planning is a long-term process. It involves setting a vision for the future and then working out how to achieve it. This means that strategic planning is a process that involves many different people and organisations.

The SHPS has been developed as a strategic plan for the State. It sets out the government's vision for the future and how it will be achieved.

**WHERE WILL FUTURE HOUSING BE BUILT?**  
 4464 new dwellings in the next 6-10 years

WILSONS	474	11%
WILSONS	574	13%
CENTRAL BUSINESS DISTRICT	3,416	76%

Five locations have been identified for additional housing that could supply an estimated 570 new dwellings in the next 6-10 years.

**Q2.** Please rate your level of agreement with the following statements, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree. Prompt

	Strongly disagree		Strongly agree		
	1	2	3	4	5
The proposed locations are well located with good access to transport, shops and open space	<input type="radio"/>				
The resulting developments will have good access to quality open space	<input type="radio"/>				
The proposed HIAs would improve the general amenity of these areas	<input type="radio"/>				
I prefer to have additional density in these locations rather than in low-density residential areas	<input type="radio"/>				
The HIAs will provide increased housing supply for future generations	<input type="radio"/>				

**HERITAGE**

Ok, so let's talk about heritage now. On page 3 there is some general information about changes to heritage properties and heritage conservation areas.

(For online) Click here to view page:

**Heritage**



In 2010 Randwick City Council commissioned an independent study of Randwick City's heritage as part of the broader review of the Randwick LEP 2012.

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

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

**Q3a.** On a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive. How supportive are you that the LEP... Prompt

	Not at all supportive		Very supportive		
	1	2	3	4	5
Continues to protect <u>existing</u> heritage buildings	<input type="radio"/>				
Maintains the character of our residential streets	<input type="radio"/>				
Identifies heritage buildings for protection	<input type="radio"/>				

**ECONOMIC DEVELOPMENT**

And now, can you please look at page 5 Economic Development. I will now ask what you think about some of the proposed changes to support businesses. (For online) Click here to view page:



**Q5.** And finally, I'm now going to ask you a few short questions about your attitude towards planning in Randwick City. How strongly do you agree with the following, on a scale of 1 to 5, where 1 is strongly disagree, and 5 is strongly agree. Prompt

	Strongly disagree			Strongly agree	
	1	2	3	4	5
Housing growth is important for our future generations	<input type="radio"/>				
New housing growth should be located in areas well served by public transport, local shops and open space	<input type="radio"/>				
I think Council generally does a good job of planning for the future of our area	<input type="radio"/>				
I think Council's plans provide a reasonable balance between growth and protecting our local amenity	<input type="radio"/>				

**Q6.** Overall, how satisfied are you with this consultation? Prompt

- Very satisfied
- Satisfied
- Somewhat satisfied
- Not very satisfied
- Not at all satisfied

End of survey

Thank you for taking part in the survey.

**Q4.** How supportive are you of the following changes, on a scale of 1 to 5, where 1 is not at all supportive, and 5 is very supportive? Prompt

	Not at all supportive			Very supportive	
	1	2	3	4	5
Encouraging our late-night economy with later trading for shops up to 11pm without development consent	<input type="radio"/>				
Permitting small scale cultural activities like live music and art exhibitions from 7am to 10pm in offices, restaurants and retail premises without requiring development consent	<input type="radio"/>				
Permitting art galleries and studios in residential zones with development consent	<input type="radio"/>				
Permitting emerging industries such as creative industries, high technology industries and artisan food and drink premises in business zones	<input type="radio"/>				
Re-zoning neighbourhood shops from residential to local centre zone to protect and recognise their contribution to local village vibrancy	<input type="radio"/>				

Randwick City Council  
 Local Environmental Plan Review – Housing Investigation Areas – **Intercept Survey**  
 May 2022

Hi, my name is X from Micromex Research. We have been engaged by Randwick Council to do some research work about development in the area. I have a super quick 3-minute survey, do you mind taking part?

Thank you! Your feedback is really important and will be used by Council to help make a decision.

The State Government has mandated housing targets for Council to meet. While Randwick Council does not support these targets, five locations have been identified where additional housing could be built. These Housing Investigation Areas (HIAs) will provide new housing close to transport and jobs, support businesses in local town centres, create new precincts with active transport and rejuvenate the buildings in the area.

Location:

Here is one of these areas (hand participant plan) – It's not too far from here – called [insert name]. Have a look at the indicative artist impressions of what potentially could be built.

**Q1. Overall, how supportive would you be of this sort of long-term outcome in this location? Prompt**

- 5 - Very supportive
- 4 - Supportive
- 3 - Somewhat supportive
- 2 - Not very support
- 1 - Not at all supportive

**Q2. What do you like about this outcome?**

.....

**Q3. What do you dislike about this outcome?**

.....

That's all! Can I just grab some information about yourself please.

**Q4. Which suburb do you live in?**

- Chifley
- Clovelly
- Coogee
- Kensington
- Kingsford
- La Perouse
- Little Bay
- Malabar
- Maroubra
- Matraville
- Phillip Bay
- Randwick
- South Coogee
- Other (please specify).....

**Q5. What is your gender?**

- Male
- Female
- Indeterminate/Intersex/Non-binary/Unspecified
- Prefer not to say

**Q6. Are you:**

- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 years and older

**Q7. What's your relationship to this area?**

- Live here
- Work here
- Study here
- Shopping
- Other (please specify) .....

**Q8a. Do you want to be kept informed about the outcome of this project and other important Council projects?**

- Yes
- No [Go to end]

**Q8b. May I please have your:**

Email address: .....

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