

FOR ACTION

ORDINARY COUNCIL

1/06/2021

TO: Manager Strategic Planning (Agagiotis, Stella)

Subject: Randwick Comprehensive Planning Proposal
Target Date: 15/06/2021
Notes:
Document No.: D04215632
Report Type: Report
Item Number: CP39/21

RESOLUTION: (Hamilton/Roberts) that Council:

- a) Consider the advice provided by the Randwick Local Planning Panel (attached) on the various matters being considered in this report;
- b) Endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to the following:

**Housing Investigation Areas:
West Randwick HIA**

- i) To increase the maximum building height for the B1 Neighbourhood Centre zone to 24m
- ii) To increase the maximum building height for the R3 Medium Density Residential zone to 16.5m
- iii) To increase the FSR for the B1 Neighbourhood Centre zone to 3.6:1
- iv) To increase the FSR for the R3 Medium Density Residential zone to 1.8:1.

Kensington North HIA

- i) To increase the maximum building height for the R3 Medium Density Residential zone along Anzac Parade and Alison Road to 23m, and in the southeast of the HIA to 16.5m
- ii) To increase the FSR for the R3 Medium Density Residential zone along Anzac Parade and Alison Road to 2:1 and in the southeast of the HIA to 1.5:1.

Arthur Street HIA

- i) To increase the maximum building height for the R3 Medium Density Residential zone (except the Arthur Street frontage) to 26m, and along the Arthur Street frontage to 13.5m
- ii) To increase the FSR for the areas identified in the R3 Medium Density Residential zone to 3:1.

Magill Street HIA

- i) To change the zoning of the identified areas east of Norton Lane to R3 Medium Density Residential
- ii) To increase the maximum building height (except along the Norton Lane frontage) to 19.5m, and along the Norton Lane frontage to reduce to 7m
- iii) To increase the FSR of the identified areas east of Norton Lane to 1.8:1.

Kingsford South HIA

- i) To change the zoning of the identified areas to R3 Medium Density Residential, and at the corner of Anzac Parade and Botany Street to B1 Neighbourhood Centre

- ii) To increase the maximum building height for the proposed R3 Medium Density Residential zone to 16.5m, and for the proposed B1 Neighbourhood Centre zone to 17.5m
- iii) To increase the FSR for the proposed R3 Medium Density Residential zone to 1.6:1, and for the proposed B1 Neighbourhood Centre zone to 1.7:1.

Affordable Housing Contributions

- i) Introduce a new clause in Randwick LEP under Part 6 Additional Local Provisions which identifies the areas for each of the five HIAs in the 'Special Provisions Area Map' by which an affordable housing contribution scheme is to apply;
- ii) The new clause is to identify the percentage of total floor area (3% or 5% depending on HIA) used for residential purposes to which the development application relates for each of the five HIAs;
- iii) The new clause is to stipulate that for development which cannot be subdivided such as boarding houses under the Affordable Rental Housing SEPP or Purpose Built Student Accommodation that a monetary contribution will apply;
- iv) Endorse the affordable housing plan to support the comprehensive planning proposal for exhibition purposes detailing the administration and operational detail of the scheme.

Environmental Resilience

- c) Endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to the following environmental resilience amendments:

Aims of the Plan

- i) To include a reference to resilience in the overarching Aims of the Randwick LEP.

E2 Environmental Conservation Zone

- ii) Amend the objectives of zone to make reference to 'nationally significant' and/or high ecological, scientific, cultural or aesthetic values.

RE1 Public Recreation

- iii) Include a new zone objective which addresses open space connections

Clause 6.4 Stormwater management

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

Clause 6.11 Design excellence

- vi) To amend subclause (4) to include urban heat island mitigation and onsite or near site renewable energy sources as a matter for consideration for design excellence.

Clause 6.12 Development requiring the preparation of a development control plan

- vii) To amend subclause (4)(m) to include the urban heat island effect as an environmental constraint.
- viii) To amend subclause (4)(n) to include consideration of dual reticulation systems for potable and non-potable use when preparing a site specific development control plan.
- ix) To include a new subclause (4)(o) which includes capacity and connection to existing areas of open space as a matter for consideration.

Clause 6.5 Terrestrial biodiversity

- x) To update the Terrestrial Biodiversity Maps to reflect the Department of Planning, Industry and Environment mapping layer (January 2021).

Rezone to RE1 Public Recreation the following sites and amend the development standards (where required)

- xi) Meeks Street Plaza, Kingsford from B2 Local Centre to RE1 Public Recreation.

- xii) 17R Pine Avenue, Little Bay from R1 General Residential to RE1 Public Recreation.
- xiii) 5R Young Street, Randwick from R1 General Residential to RE1 Public Recreation and specify no maximum FSR, no maximum height and no minimum lot size consistent with all RE1 Public Recreation zoned land.

Additional Heritage Matters (Randwick Junction Heritage Items and Edgecumbe Estate Heritage Conservation Area)

- d) endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 to list the following items under Schedule 5 – *Environmental Heritage*:
 - i) 1 Belmore Road, 167-171 Alison Road and 179-181 Alison Road, Randwick
 - ii) extend the curtilage of the heritage item at No 60 Belmore Road to include the adjoining address known as 25 Waratah Avenue Randwick
 - iii) include a new heritage conservation area being 'Edgecumbe Estate Heritage Conservation Area'

Housekeeping Amendments

- e) endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to the following minor LEP and housekeeping amendments:
 - i. Correct '*Randwick Environmental Heritage Conservation Area*' by renaming to '*Randwick Environment Park Heritage Conservation Area*'.
 - ii. Correct the '*Henry Fort Complex*' item by renaming to '*Henry Head Fortification Complex*'
 - iii. Correct the following addresses for heritage listed items on the former Prince Henry Hospital Site:
 - Item I179 '*The Dam*' amended from 5R Coast Hospital Rd, Little Bay to 1 Coast Hospital Road, Little Bay
 - Item I180 '*Former Male Lazaret Site*' from 5R Coast Hospital Rd, Little Bay to 1 Coast Hospital Road, Little Bay
 - Item I181 '*Former Coast Hospital Services Area Retaining Walls*' from 5R Coast Hospital Road, Little Bay to 1 Coast Hospital Road, Little Bay.
 - Item I177 '*Former Coast Hospital Water Tower*' from 5R Coast Hospital Road, Little Bay to 1 Coast Hospital Road, Little Bay
 - iv. Add the Tramway Turnstile Building Complex – Royal Randwick Racecourse to Schedule 5 of the RLEP.
 - v. delete the following sites be from Schedule 5 in the RLEP:
 - Item I18 16 Douglas Street, Clovelly
 - Item I17 379-401 Clovelly Road, Clovelly
 - vi. amend the following heritage items descriptions and Heritage Conservation Areas map boundaries to rectify existing discrepancies:
 - Botany Bay National Park Heritage Conservation Area to align with the State Heritage Register Map.
 - Heritage Conservation Area the Figtree HCA to remove the Contemporary Campus Living Development.
 - curtilage of the existing Randwick Barracks Heritage Site I310 to include the courtyard spaces and motor garages.
 - existing Heritage Item Newmarket House I466 to fully cover Lot 38 DP 1264010.
 - existing Heritage Item Newmarket Sale Ring I292 so that it does not overlap the boundary of Lot 34.

- vii. correct the following mapping anomalies relating to zonings on the Newmarket site (162-166 Barker Street, Randwick):
- Lots 1 and 2 DP 159697 and SP 101097 be amended so that these lots are completely within the B1 Neighbourhood Centre Zone.
 - Lot 34 DP 1262464 be rezoned from R1 General Residential to RE1 Public Recreation to reflect the transformed use as public open space (newly created park within the Newmarket development site)

Neighbourhood Centres

- f) endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to the following:
- i) **Gardeners Road Cluster**
Rezone 118 Gardeners Road, 120-122 Gardeners Road, and 124 Gardeners Road – KINGSFORD from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - ii) **Todman Avenue Cluster**
Rezone 57, 59 and 61 Todman Avenue, KENSINGTON from R2 Low Density Residential to B1 Neighbourhood Centre zone with an applicable FSR of 1:1
 - iii) **Anzac Parade Cluster**
Rezone 627 Anzac Parade, 629 Anzac Parade, and 631-633 Anzac Parade – MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - iv) **Bunnerong Road Cluster**
Rezone 167 Bunnerong Road, 169 Bunnerong Road, and 169A Bunnerong Road - MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - v) **Malabar Road Cluster**
Rezone 496-504 Malabar Road MAROUBRA from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - vi) **Moverly Road Cluster**
Rezone 56 Moverly Road, 58 Moverly Road, and 60 Moverly Road – MAROUBRA from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - vii) **Avoca Street Cluster**
Rezone 341-347 Avoca Street - RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1.

Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use and amend the LEP maps as well.
 - viii) **Barker Street Cluster**
Rezone 140-142 Barker Street, 144-146 Barker Street, and 148 Barker Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1.
 - ix) **Canberra Street Cluster 1**
Rezone 1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - x) **Canberra Street Cluster 2**
Rezone 16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, and 22A Canberra Street – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1
 - xi) **Carrington Road Cluster**

Rezone 33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1.

Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use for 33-37 Carrington Road and amend the LEP maps as well.

xii) **Clovelly Road Cluster 1**

Rezone 23 Clovelly Road, 29 Clovelly Road – RANDWICK from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xiii) **Clovelly Road Cluster 2**

Rezone 49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

Rezone 1 Gilderthorpe Avenue – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xiv) **King Street Cluster**

Rezone 101 King Street, 103 King Street, and 105 King Street – RANDWICK from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xv) **Arden Street Cluster**

Rezone 371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, and 99-101 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xvi) **Malabar Road Cluster 1**

Rezone 2-4 Malabar Road, and 6-8 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xvii) **Malabar Road Cluster 2**

Rezone 169-173 Malabar Road, 175-177 Malabar Road - SOUTH COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

Amend the Schedule 1 of the Randwick LEP to add “Petrol Station” as an additional permitted use for 169-173 Malabar Road and amend the LEP maps as well.

xviii) **Burnie Street Cluster**

Rezone 17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street – CLOVELLY, from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

Rezone 34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street – CLOVELLY from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xix) **Beach Street Cluster**

Rezone 98-104 Beach Street – COOGEE from R3 Medium Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1:1

xx) **Dudley Street Cluster**

Rezone 63A Dudley Street, 65-73 Dudley Street, and 19-23 Havelock Avenue – COOGEE from R2 Low Density Residential to B1 Neighbourhood Centre with an applicable FSR of 1.5:1

Local Character

- g) Endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to Local Character:
- i) Include the DPIE Local Character Clause and maps in the Planning Proposal
 - ii) Incorporate the three draft Local Character Statements and associated maps for the Northern Coast, Southern Coast and The Bays areas within the Planning Proposal.

Hospital Campus Expansion Area

- h) Endorse that part of the Planning Proposal that amends the Randwick Local Environmental Plan 2012 in relation to the following in regard to the Hospital Campus Expansion Area:
- i) Rezone the block from R2 Low Density Residential and R3 Medium Density Residential to SP2 Health Services Facility (refer to figures 22 and 23);
 - ii) Remove the existing residential (9.5m and 15m) Height of Building (HOB) controls for the Randwick Hospital Campus Expansion Area. Remove part of the current Randwick Hospital western perimeter height control (Refer Figures 24 and 25);
 - iii) Remove the applicable FSR in line with the protocol for all special purpose and infrastructure zones. Refer Figure 26 and 27.
- i) Prepare and submit to the Department of Planning, Industry and Environment an exemption to the dual occupancy provisions of the Low Rise Housing Diversity Code in the R2 Low Density Residential zone and three coastal character areas based on Council's ability to provide diverse housing through the local planning framework.
- j) Authorise the Director, City Planning to make any minor modifications to rectify any numerical, typographical, interpretation and formatting errors to the Planning Proposal and associated documents prior to submitting to the Department of Planning, Industry and Environment;
- k) Forward that part of the Planning Proposal relating to the above changes to the Department of Planning, Industry and Environment as delegate to the Minister for Planning requesting a 'Gateway Determination' under Section 3.34 of the Environmental Planning and Assessment Act 1979;
- l) Endorse the exhibition of the Planning Proposal once Gateway Approval is provided (subject to any conditions); and
- m) Resolve to commence the preparation of a new Randwick Comprehensive Development Control Plan to support the Planning Proposal;

MOTION: (Hamilton/Roberts) CARRIED - SEE RESOLUTION.

The **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Hamilton	Councillor Neilson
Councillor Andrews	Councillor Veitch
Councillor Matson	Councillor Luxford
Councillor Roberts	Councillor Parker
Councillor Da Rocha	Councillor Bowen
Councillor D'Souza	
Councillor Said	
Total (7)	Total (5)

AMENDMENT: (Luxford/Neilson) that the Randwick Comprehensive Planning Proposal be endorsed, subject to the Housing Investigation Areas of West Randwick, Kensington North, Arthur Street and Kingsford South being removed from the Planning Proposal. **LOST.**

The **DIVISION on the amendment** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Neilson	Councillor Hamilton
Councillor Veitch	Councillor Andrews
Councillor Luxford	Councillor Matson
Councillor Parker	Councillor Roberts

Councillor Bowen

Councillor Da Rocha
Councillor D'Souza
Councillor Said

Total (5)

Total (7)

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