

Randwick Junction Planning Strategy

- Preserving heritage
- Better shopping experience
- Spaces for people
- Supporting health & education services



Randwick City Council has developed a strategy to guide the future of the Randwick Town Centre. The draft strategy sets out the vision and actions to guide the sustainable growth and physical development of the town centre over the next 15 years.

It identifies public benefits including improvements to the town centres public domain and public spaces, promotes key laneway activation, and identifies sustainable strategies for environmental conservation and best practice architectural design.

The draft Strategy also outlines a plan to guide future development and encourage renewal of existing sites and to meet future demand for commercial and retail floor space for expanding health and education services.

WHY PLANNED CHANGE IS NEEDED

- Significant demand is forecast for more commercial medical and retail floorspace; largely driven by the expansion of the surrounding hospital and university campus.
- Light rail will increase pedestrian movement, attract more visitors and stimulate business activity.
- Randwick is a bustling shopping and pedestrian area, but significant improvements can be made to improve the experience for people.
- Future development is highly likely and Council wants to ensure this development is sustainable, modest in height and provides considered public benefit.

CREATING A VIBRANT AND EXCITING TOWN CENTRE

Randwick Junction faces the challenges of a public domain in need of rejuvenation and refocussed place making. While it already has a vibrant, functional retail/commercial precinct, this is mainly concentrated around the southern part of the town centre closer to the light rail stop and medical precinct with the northern part of the town centre susceptible to greater commercial and retail vacancy and business stress.

STRENGTHENING HERITAGE CHARACTER

Randwick Junction has been an important town centre since its establishment as a village in the mid nineteenth century. This strategy values and recognises these heritage qualities by ensuring future growth is directed into select opportunity sites where impact is minimised, and any new development occurs at a scale that is sympathetic to existing heritage buildings, while also nominating additional buildings for heritage listing in the town centre.



IMPROVING PUBLIC SPACES

An important part of the Randwick Junction Strategy is improving public spaces to encourage activation and interaction between people.

1. ARTHUR LANE

Opportunity to create pedestrian links and activation for extended retail areas.



2. WARATAH AVENUE PLAZA

Opportunity for street closure to create a new civic space with seating and a tiered decking for markets, exhibitions and street performance.



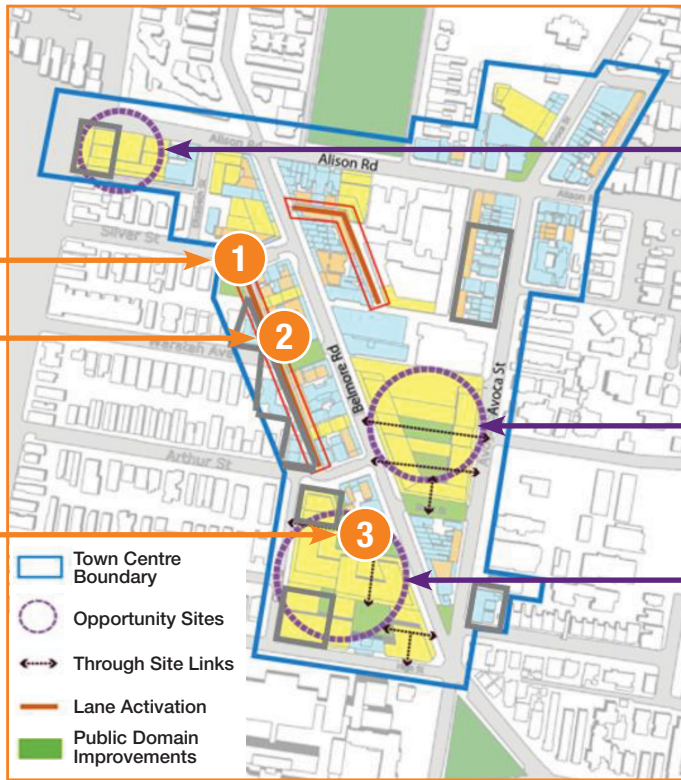
3. JUNE MOORE PLACE

Planting and seating upgrades to enhance this existing public space.



COMMUNITY BENEFITS

- Affordable rental housing for key workers
- Wider footpaths and new cycleways
- Underground power lines and automated waste collection
- Minimum 5-star green rating for new significant buildings
- New plaza and enhanced public places
- New shared and activated laneways



OPPORTUNITY SITES

These sites are close to transport and key infrastructure, generally contain larger consolidated floorplates and provide opportunity for significant improvement and renewal.

North Western block

This site on Alison Rd includes the Randwick Club and could be redeveloped to approximately 19m (6 storeys) stepping down to 3/4 storeys providing a focus of renewal in the north of the town centre.



Central block

This site contains Royal Randwick Shopping Centre and Woolworths. It is a large site with important pedestrian through links between Belmore Road and Avoca Street. It could be redeveloped up to approximately 19m (6 storeys) with setbacks on higher levels.



High Street block

This site (which contains Randwick Plaza and Coles) could be amalgamated with surrounding sites and redeveloped to generate additional commercial and residential floorspace. It could be redeveloped up to approximately 34m (10 storeys) on the High Street/ Belmore Road corner stepping down to eight storeys with setbacks from High Street and on higher levels.



24% forecast jobs growth by 2036.

15,000m² forecast floorspace required by 2036.

Of the 832 new jobs forecast to be created by 2036, 59% are in the health and education sectors.

WHAT YOU'VE TOLD US

Between 2016 and 2019, Randwick Council consulted with local residents, shoppers and property owners to get your ideas to improve the town centre and develop this strategy. Our community consultation found:

- Creating a pedestrian-friendly environment, street trees and more landscaping were the most important public domain issues.
- People like the variety of shops, convenience, and friendly and welcoming atmosphere.
- People want to see traffic congestion addressed, improved pedestrian accessibility, better footpaths and improved open spaces and streetscapes.

More background information on this community consultation can be found at:
yoursay.randwick.nsw.gov.au/randwickjunction

WHAT IS A PLANNING STRATEGY?

A planning strategy is a State recognised planning procedure for local councils to use to support the preparation of planning proposals for a local area such as a town centre. Under this process, a planning strategy usually takes the form of a strategic document that will inform Council's future vision and work for a town centre, prior to preparing a planning proposal or a comprehensive local environmental plan amendment and development control plan.

HAVE YOUR SAY

The Planning Strategy for the town centre is on public exhibition from 11 November to 8 December 2020 and can be viewed at:

Council's website at
yoursay.randwick.nsw.gov.au

Council's Customer Service Centre,
30 Frances Street, Randwick. Between
8:30am and 5:00pm Monday to Friday
(excluding public holidays)

SUBMISSIONS

Comments can be made online via our website or submitted in writing either via email to **council@randwick.nsw.gov.au** or by post to the General Manager, Randwick City Council, 30 Frances Street, Randwick NSW 2031. Comments should be clearly headed 'Planning Strategy – Randwick Junction Town Centre'.

Any submission must be received by Council by 8 December 2020.

TIMELINE

**YOUR SAY
RANDWICK**

2016-2019

Council develops Randwick Junction Town Centre Issues Paper and undertakes community and stakeholder consultation to help draft the Planning Strategy.

25 August 2020

Council endorses public exhibition of draft Planning Strategy.

11 November - 8 December 2020

WE ARE HERE

Public exhibition and community consultation on draft Planning Strategy.

Early 2021

Council meeting to consider community feedback and proposed changes as part of the planning proposal.

Mid 2021

Exhibition of planning proposal (part of Comprehensive Planning Proposal).

