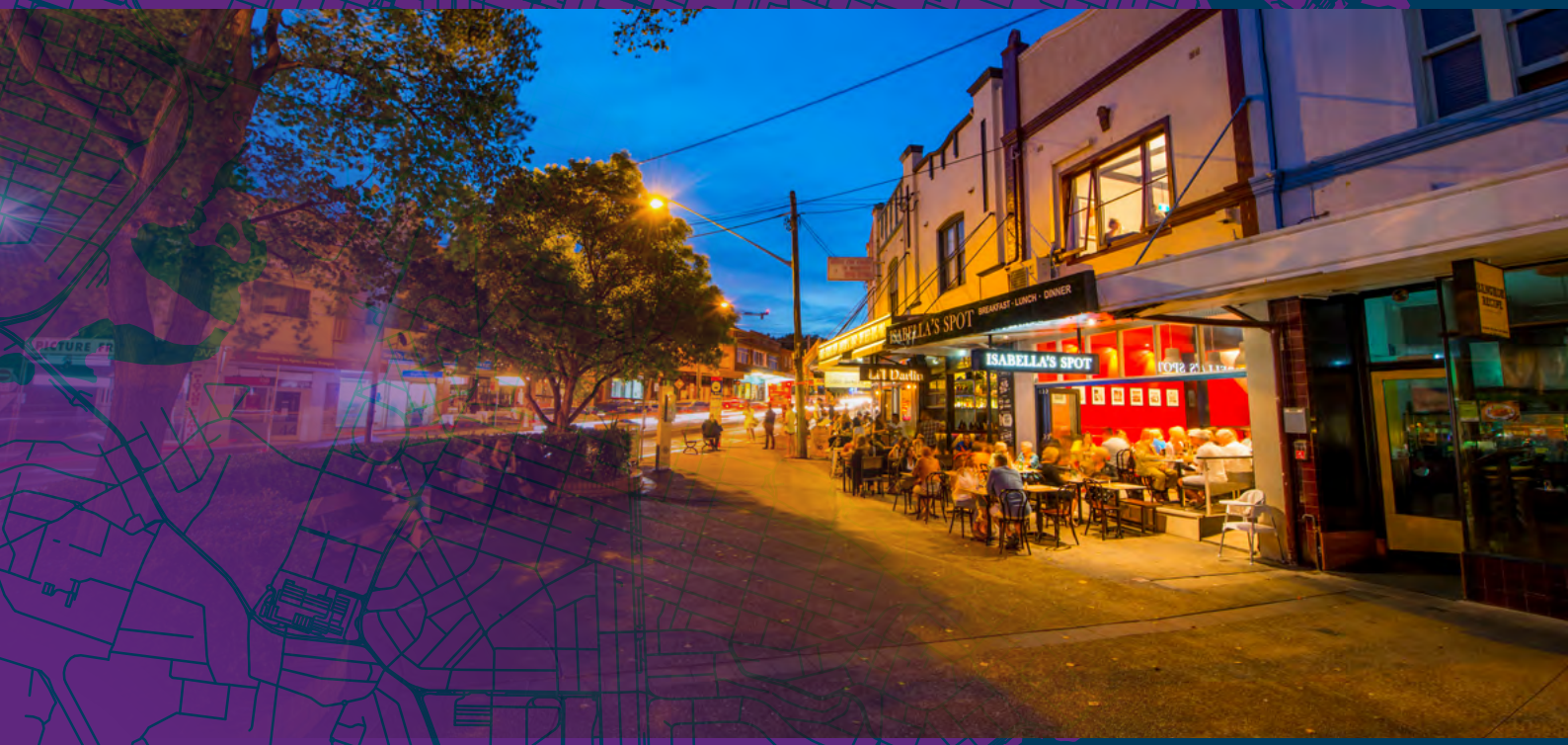


INFORMATION SHEET
ECONOMIC DEVELOPMENT

The Comprehensive Planning Proposal includes changes to the Randwick Local Environmental Plan (LEP) 2012 to help build the economic capacity of Randwick City, by supporting local businesses and employment growth through the planning framework.

We are seeking your views on the proposed changes to economic development in Randwick City Council. This information sheet provides details of the proposed changes, how you can make a submission and the timeline for completion of this work.

The proposed amendments are centred on:

- Developing and enhancing the night time economy
- Protecting neighbourhood centres through appropriate zoning and development standards
- Recognising the Randwick Collaboration Area Place Strategy's vision to create an integrated and connected innovation district through appropriate zoning and development standards within the Randwick Hospital Campus Expansion area
- Supporting the Light Rail Stabling Yard and associated facilities by zoning the land to SP2 Infrastructure.
- Implementing the State Government's Employment zones reforms which rationalises existing employment zones and the range of permissible uses in the zones (see separate information sheet).

WHAT'S CHANGING

The night time economy refers to the range of businesses and activities that operate at night and may include (but is not limited to) restaurants and cafes, small bars, pubs, shops, live music, galleries, museums, theatre and the like.

In 2019 Randwick City prepared a Night Time Economy Study to identify opportunities to support the live music and creative sectors, and deliver a diverse offering of night time activities to encourage wider community participation.

The Study was underpinned by substantial input from the Randwick City Night Time Economy Advisory Committee comprising industry experts from the live music, performing arts, retailing, urban design and small bar sectors.

Key issues affecting Randwick City's night time economy

Council's research, audits and input from the Night Time Advisory Committee have identified the following planning issues affecting Randwick City's night time economy:

- Night time offerings are focused on dining and drinking with very little cultural activity after dark;
- The night time economy is generally focused on a small number of centres and there is scope to encourage a geographic spread of night time activity;
- There is a lack of small to medium scale space for creatives, musicians and performers to make, perform and exhibit their work;
- Planning regulation is making it difficult for low impact businesses such as shops to stay open later;
- Many of our centres require public realm improvements, lighting, signage and public art to make them more inviting and appealing;
- There is potential to create a more dynamic and balanced nightscape encompassing:
  - small scale low impact venues such as retail, small bars and cultural activities involving live music and performance; and
  - better use of retail spaces in the evening to host pop ups, temporary activations and small events.

Randwick City has the potential to reap substantial socio-economic benefits from cultivating a well-managed and diverse night-time economy. Key benefits to our City include:

- local economic development and job creation
- increasing patronage at local businesses
- supporting the creative industries and live music
- fostering more connected, inclusive and resilient communities
- improving the perception of safety at night
- contributing to the revitalisation and vibrancy of our local centres
- sustaining a sense of place and identity.

Proposed changes to the planning framework

The Comprehensive Planning Proposal includes a number of amendments to Randwick LEP 2012 to support and enhance our night time economy. These include:

- **New land use objectives** for the business zones to support a diverse, safe and inclusive day and night-time economy. Land use objectives are important as they reinforce the purpose of the business zones which is to support businesses and activities that occur during day and/or night. Zone objectives for the night time economy would help guide future development and decision making around night time activities which are an important part of the function and nature of our town centres.

- **New trading hours** allowing low impact businesses such as shops, and unlicenced businesses to operate from 7am to 11pm without requiring development consent. This will allow local businesses to open later to take advantage of seasonal fluctuations such as the summer months without submitting a new development application which can be time and cost prohibitive. It would also cater to the needs of the broader community (including shift/key workers) and help to activate town and neighbourhood streetscapes. These provisions would not apply to high impact licensed premises such as pubs and hotels or gyms.

- **Small scale cultural activities in office, retail, restaurants, cafes or community facilities** will be permitted without requiring a development application. These activities include things like live entertainment such as music, film, theatre, comedy or dance. The changes are designed to enable existing premises including cafes, restaurants, shops or community facilities to be able to put on cultural activities without requiring a development application. Activities would be required to take place in an existing building within a neighbourhood or local zone and hours would be limited between 7am and 10pm and there would be limitations on occurrences.

- **Permitting art galleries and studios** with development consent in residential zones. These types of spaces and venues are essential in facilitating arts and cultural activity, supporting the creative/performance sectors and maximising the community's access, participation, and enjoyment of the arts. Changes to the LEP propose to permit artist spaces in residential zones with development consent provided residential amenity issues are assessed and appropriately addressed. The changes support Council's objectives for increasing community access to the arts, and making better use of cultural, educational and social programs. It would also increase the amount of available smaller creative spaces in our City, helping to meet industry needs for floor space and encourage greater creative utilisation of existing commercial buildings.

NEIGHBOURHOOD CENTRES

What's changing and why?

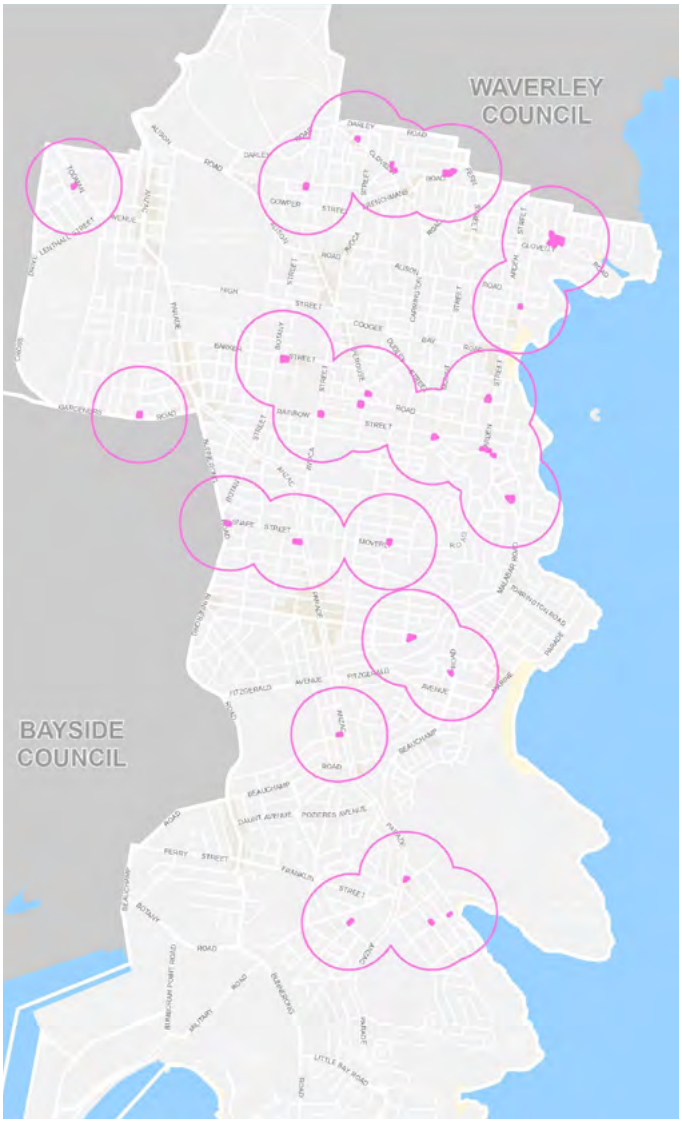
The Comprehensive Planning Proposal seeks to rezone 20 clusters of shops and business premises from their existing residential zoning to a business and employment Local Centre zoning. The Local Centre zoning would better reflect the existing land uses and the character of these centres, and respond to an identified need to protect and recognise local small-scale retail and commercial floorspace. Protecting local neighbourhood centres through effective zoning is particularly important given the COVID pandemic with many people working from home and requiring easy access to shops and services.

Changes to existing controls in relation to the identified clusters of shops include:

- Rezoning the shop clusters from either R2 Low Density Residential or R3 Medium Density Residential to E1 Local Centre zone in line with the NSW Government's Employment Land Zones Reform. For more information, please see the Employment Land Zones Reform information sheet;
- Retaining the existing maximum permissible height under Randwick LEP 2012 to preserve local character and visual amenity;
- Applying a 1:1 FSR to maintain consistency with the FSR of existing B1 Neighbourhood Centre zones and to allow for small scale renovations and uplift with the exception of the Dudley Street cluster where an applicable FSR of 1.5:1 is recommended which would provide consistency with the adjoining business centre FSR.

The shop clusters that are proposed to be rezoned include:

1. Gardeners Road Cluster: 118-124 Gardeners Road, Kingsford
2. Todman Avenue Cluster: 57-61 Todman Avenue, Kensington
3. Anzac Parade Cluster: 627-633 Anzac Parade, Maroubra
4. Snape Street/Bunnerong Road Cluster: 167 to 169A Bunnerong Road, Maroubra
5. Malabar Road Cluster: 496-504 Malabar Road, Maroubra
6. Moverly Road Cluster: 56-60 Moverly Road, Maroubra
7. Avoca Street Cluster: 341-347 Avoca Street, Randwick
8. Barker Street/Newmarket Cluster: 140-148 Barker Street, Randwick
9. Canberra Street Cluster 1: 1-7 Canberra Street, Randwick
10. Canberra Street Cluster 2: 16-22A Canberra Street, Randwick
11. Carrington Road Cluster: 33-54 Carrington Road, Randwick
12. Queens Park/Clovelly Road Cluster: 23 and 29 Clovelly Road, Randwick
13. Clovelly Road Cluster: 49-53 Clovelly Road and 1 Gilderthorpe Avenue, Randwick
14. King Street Cluster: 101-105 King Street, Randwick
15. Arden Street Cluster: 371-378 Arden Street and 99-101 Malabar Road, South Coogee
16. Malabar Road Cluster 1: 2-8 Malabar Road, South Coogee
17. Malabar Road Cluster 2: 169-177 Malabar Road, South Coogee
18. Burnie Street Cluster: Burnie Street, Clovelly
19. Beach Street Cluster: 98-104 Beach Street, Coogee
20. Dudley Street Cluster: 63A-73 Dudley Street and 19-23 Havelock Avenue, Coogee



LEGEND

Proposed Local Centre Zone 400m Buffer

Proposed Local Centre Zone Properties

Proposed Local Centre rezonings and 400m radius around each of the proposed rezoned shop clusters. Rezoning these shop clusters will help retain shops and services within our walkable neighbourhoods.

Retaining and protecting existing neighbourhood business centres would offer substantial socio-economic benefits including:

- Providing certainty about applicable zoning and land use permissibility;
- Creating consistency regarding the application of the business and employment zones across Randwick City;
- Retaining employment floor space for shops, retail, and other businesses that service neighbourhood catchments;
- Supporting local economies, small businesses and jobs growth;
- Facilitating walkable sustainable neighbourhoods; and
- Providing opportunities for gathering, community interaction and social inclusion.

RANDWICK COLLABORATION AREA - RANDWICK HOSPITAL CAMPUS EXPANSION

In 2017 the NSW Government committed $720 million towards the redevelopment and expansion of the Randwick Hospitals Campus (Prince of Wales Reconfiguration and Expansion Project) to accommodate a 13 storey (59m) Integrated Acute Services Building and associated works.

To facilitate the campus extension, 89 residential properties were compulsorily acquired which now form a block known as the 'campus expansion area' located immediately to the west of the existing Randwick Hospital campus.

What's changing and why?

The Randwick Hospital campus expansion area is currently zoned R2 Low Density Residential and R3 Medium Density Residential under Randwick LEP 2012. The current zoning and applicable development standards are inconsistent with the approved development and intended desired future character of the block.

The proposed health, education and research facilities form an extension of the existing hospital campus which is currently zoned SP2 Infrastructure under Randwick LEP 2012. Rezoning the campus extension area to SP2 Infrastructure would reflect the intended uses and provide certainty and consistency in zoning application and reflect the intended outcomes of this area as a well-integrated health, education and research precinct.

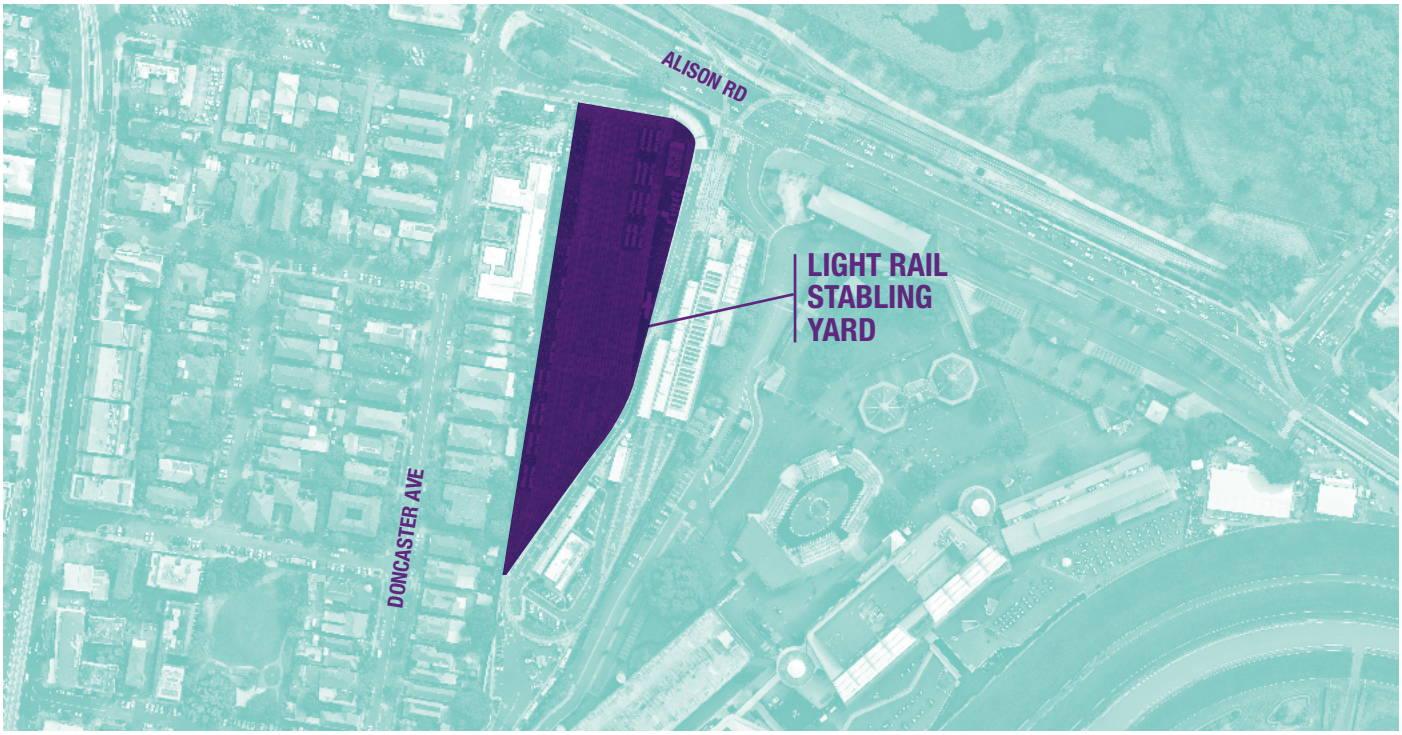
It is proposed to amend the RLEP 2012 in relation to the Hospital campus expansion area to match controls that currently apply to the Hospital campus as follows:

- Rezone the block from R2 Low Density Residential and R3 Medium Density Residential to SP2 Health Services Facility.
- Remove the existing residential (9.5m and 15m) Height of Building controls for the Randwick Hospital Campus Expansion Area and remove part of the current Randwick Hospital western perimeter height control.
- Remove the existing 0.5:1 FSR control (previously applying to the former residential are of Eurimbla Ave) and apply no FSR to the site. This is in line with the protocol for all special purpose and infrastructure zones.
- Remove internal 18m height strip within campus and apply 19.5m strip (along Hospital Rd adjoining McGill and Hay Streets) western edge.

Randwick Hospital Campus expansion area

RANDWICK RACECOURSE

The Light Rail Stabling Yard and associated facilities buildings are located in the northern corner of the Royal Randwick Racecourse and are needed to support the light rail service. The South East Light Rail provides an important public transport service for the Randwick community, connecting residents, businesses, and institutions in the north of the Randwick City LGA to the Sydney CBD.



Light Rail Stabling Yard

What's changing and why?

It is proposed to rezone the Light Rail Stabling Yard from RE1 Public Recreation to SP2 Infrastructure. This would correct an anomaly in the current zoning, and recognise the existing land use of the CBD and South East Light Rail stabling yard and associated facilities infrastructure on the subject land. No changes are proposed to the height of buildings or FSR controls (note that currently no FSR or height control applies to the Racecourse).

TIMELINE

2019 to 2021

Drafting of Comprehensive Planning Proposal

September 2021

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

31 May to 12 July 2022

Community consultation (we are here)

September 2022

Council meeting to consider community feedback on Planning Proposal

December 2022

Government to gazette amendments, plan will then come into effect

Find out if your property is affected

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

HAVE YOUR SAY

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

yoursay.randwick.nsw.gov.au/LEP2022

HARD COPIES OF DOCUMENTS CAN ALSO BE VIEWED AT:

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

Lionel Bowen Library
669-673 Anzac Parade
Maroubra
During library hours

Malabar Library
1203 Anzac Parade
Matraville
During library hours

Margaret Martin Library
Level 1
Royal Randwick Shopping Centre
During library hours

DROP-IN SESSIONS

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

Royal Randwick Shopping Centre
Thursday 16 June
Friday 17 June
Saturday 18 June
11am – 2pm each day

Kensington Park Community Centre
Thursday 23 June
2.30 – 4.30pm
Saturday 9 July
1 – 3pm

Pacific Square Shopping Centre
Tuesday 28 June
Wednesday 29 June
Thursday 30 June
11am – 2pm each day

SUBMISSIONS

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

Randwick City Council
a sense of community