Randwick City Council
a sense of community

RANDWICK CITY COUNCIL

Randwick Residential Discussion Paper

APPENDICES

August 2011



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Appendix A – Community Profile

Refer to Chapter 4 on this matter.

1. Overview

This community profile contains a detailed analysis of the population and housing characteristics of Randwick City and supplements information summarised in Chapter 4 of the Residential Discussion Paper. It is based on information derived from the ABS Census, including time series data which provides comparisons over time.

In this document Randwick City refers to the Local Government Area (LGA) of Randwick and comparisons to Sydney refer to the Sydney Statistical Division (SD) as defined by the ABS. Statistics have also been derived from the NSW Metropolitan Development Program (MDP)[1] 2009/2010 which is based on Council records on dwelling completions and Sydney Water connections. It also includes potential dwelling production for local areas in NSW. Housing data has been obtained from Housing NSW.

2. Population Size and Growth

The population of Randwick City has experienced a period of decline from the 1970s to the 1980s and is only now again approaching levels similar to the early 1970s (see Figure 1). In 2006 the residential population of Randwick City was 122,173, reflecting an increase of 2.7% (3,268 additional residents) over the 10 years since 1996 (2006 Census). This growth rate is relatively low when compared to Sydney which had a population growth of about 10.9% over the same period.

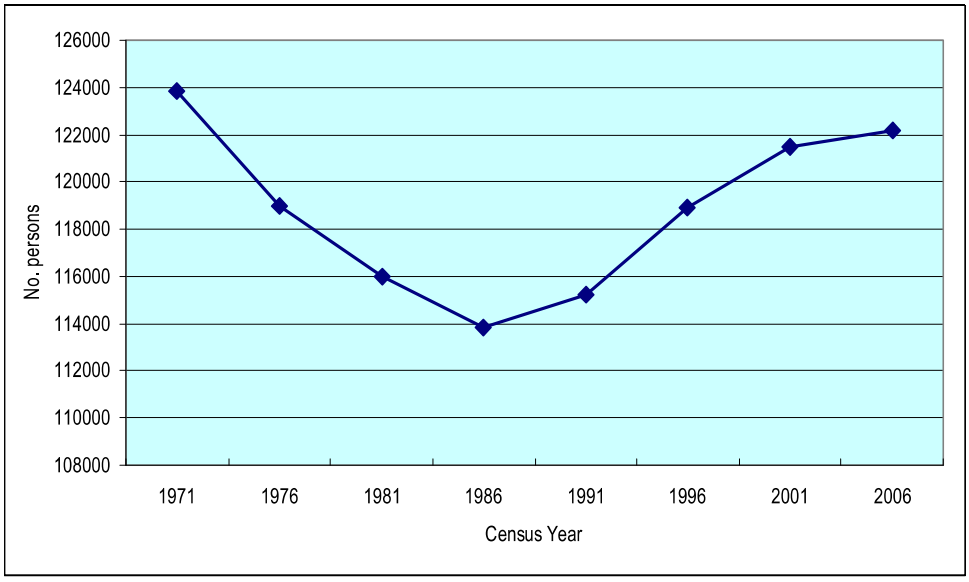


Figure 1: Population change in Randwick City 1971 – 2006.
Source: 2006 Census.

[1] MDP is the State government's key program for managing land and housing supply and assisting infrastructure coordination. Annual reports are prepared by the Department of Planning on potential land supply.

Across Randwick City the population density averages 33.63 persons per hectare[2]. Although high compared to Sydney with an overall density of 3.42 people per hectare, it is lower than most surrounding areas with the exception of Botany (see table below).

Table 1: Population Density Comparison with adjoining LGAs

	Population density (persons per hectare)	**Average Household size**
Botany	16.65	2.57
Waverley	64.73	2.19
Woollahra	40.37	2.17
Sydney CBD	62.49	1.95
Randwick	***33.63***	***2.35***

Source: 2006 Census.

Population densities across Randwick City are variable with higher densities occurring in the older northern suburbs (e.g. Coogee and Clovelly) and around town centres (e.g. Kingsford, Kensington and Maroubra Junction). Figure 2 shows the higher density suburbs around the University of NSW, Randwick and Coogee and lower density areas south in the City.

The population for Randwick City is expected to increase by 10,000 – 15,000 between 2006 and 2031[3] with average annual growth rate of approximately 0.3%-0.5%. This projection, of some additional 400-600 people per year, is based on fertility rates, migration, and current major redevelopment sites.

[2] Population density calculated based on total population/total land area (2006 census data).
[3] Population projection provided in Randwick City Plan and NSW SLA Population Projections, 2001 – 2031 by Department of Planning & Infrastructure.

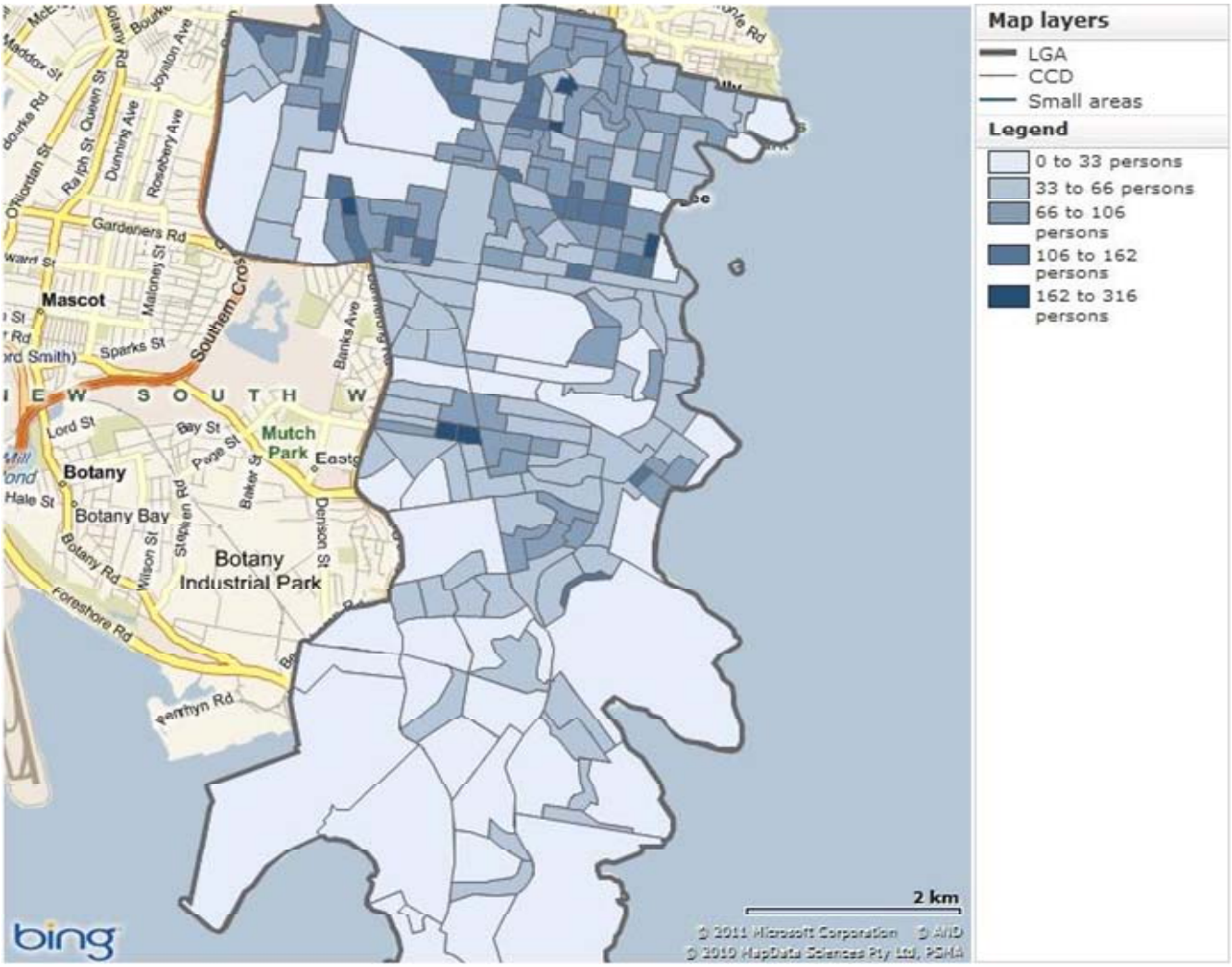


Figure 2: Population density, Randwick City 2006, based on average number of people per hectare (includes overseas visitors)

Source: 2006 Census

3. Age Structure

The median age of the population in Randwick City is 35 years (2006 Census) which is comparable to the Sydney median age. However this varies across the City with Little Bay having a higher median age of 42 years and Kingsford and Kensington having a lower median age of 33 and 32 years respectively.

In the 10 years between 1996 and 2006, the largest increases occurred in the age groups of 35-49 and 50–59 (2006 Census) and the lowest increases were in the 0-4 and all age groups over 60.

The largest decrease occurred in the age group of 18-24 which lost approximately 1,300 people during this period. However, this group remains proportionally larger in Randwick City (13.1%) than that of Sydney (9.9%).

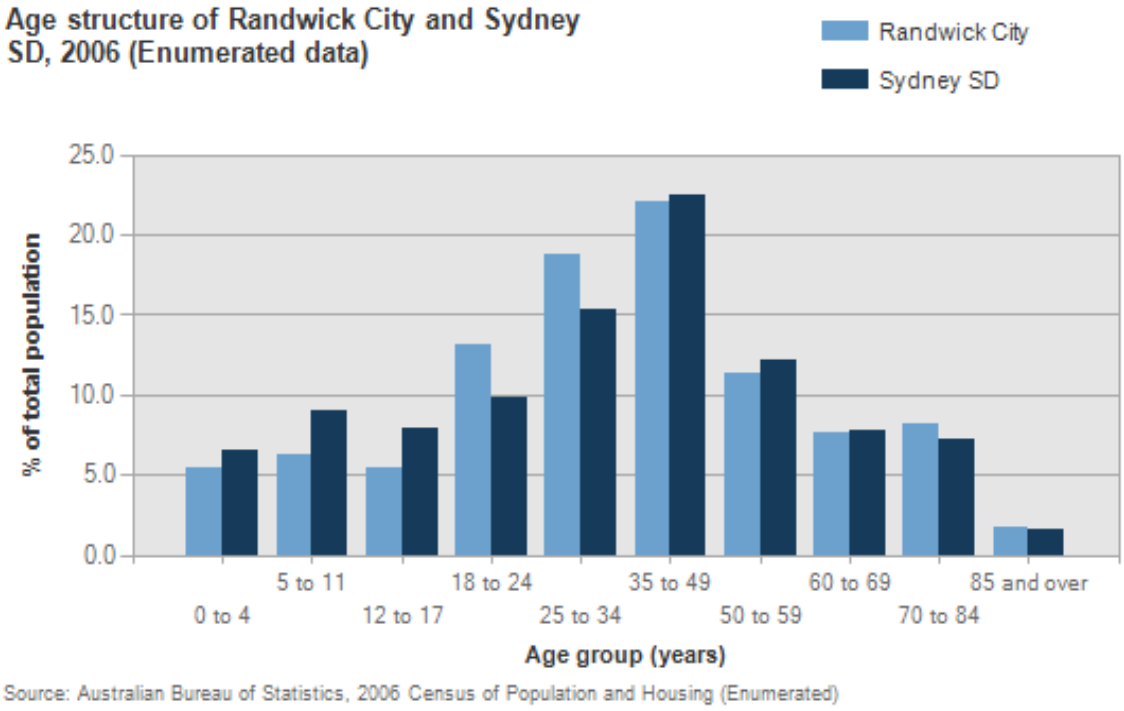


Figure 3: Age structure of Randwick City and Sydney statistical division 2006
Source: 2006 Census

The population of Randwick City is ageing and this is expected to continue, consistent with Sydney metropolitan wide trends. One indicator of the ageing population is the increasing median age which has steadily increased from 33 to 35 years at each Census year from 1996 to 2006.

By 2031 older people (50 years+) are expected to represent about 31% of the City's population (currently about 28% of the population). As indicated in Table 2, this age group is also expected to experience the highest proportional growth. Furthermore, the oldest age group of 70+ is expected to increase by nearly 40% over this period or an additional 4,600 people.

Despite these trends, the City is expected to continue to maintain a significant proportion of young people in the 20-24 age groups (9.7%) and 25-34 years (18.1%), given the proximity to educational establishments such as UNSW and

Randwick TAFE, access to a range of facilities and services, employment opportunities and lifestyle factors.

An ageing population and high proportion of young adults will have implications on the type of housing needed in the future. More dwellings will be required to be of adaptable and/or universal design to meet changing mobility needs and to facilitate social inclusion and ageing in place. The high presence of young adults, particularly students, is likely to continue the ongoing demand for more affordable housing in proximity to the educational establishments. The need for housing for students and key workers was also highlighted in Council's Randwick Education and Health Specialised Centre Discussion Paper (*October 2010*).

Table 2: Population in 2006 and 2031 by Age Groups

	2006		**2031**	
0-4	6,644	5.2%	6,534	4.8%
5-9	5,791	4.6%	5,806	4.2%
10-19	12,509	9.9%	12,288	9.0%
20-24	13,987	11.0%	13,318	9.7%
25-34	24,386	19.3%	24,764	18.1%
35-49	27,979	22.1%	30,188	22.1%
50-59	13,752	10.9%	15,150	11.1%
60-69	9,428	7.4%	11,813	8.6%
70 over	12,112	9.6%	16,756	12.3%
Total	126,588	100%	136,617	100.0%

Source: Department of Planning & Infrastructure Population Projections 2006-2031

4. Households

4.1 Household Type

Family households are the most dominant household type in Randwick City representing 57.5% of the total households while lone person households comprise approximately a quarter of the total. There is also a large proportion of group households in Randwick City compared to Sydney as a whole.

Table 3: Household Types

Household Type	Randwick	Sydney SD
Family households	57.5%	68.6%
Lone person households	26.2%	21.8%
Group households	8.9%	3.9%
Others	7.3%	5.7%

Source: 2006 Census

Of the family households:

- 42.6% comprise couples with children
- 15.5% consist of one parent families
- 37.6% are made up of couples without children, and
- 4.3% for other family types.

Over the period 1996 to 2006, the main shifts in household type were:

- One parent families (8.1% decrease)
- Couples without children (7.2% increase)
- Lone person households (3.4% increase)

4.2 Household Size

In 2006 the average household size in Randwick City was 2.35 persons per household, representing a decline in size of 2.9% since 1996 when it was 2.42 persons per household (2006 Census). The fall in household size is consistent with Sydney Metropolitan trends although the overall average is higher for Sydney (at 2.65 in 2006).

As shown in Figure 4, the average household size tends to increase away from the coast and towards the southern suburbs, due to larger dwelling sizes and higher proportion of family households in these areas.

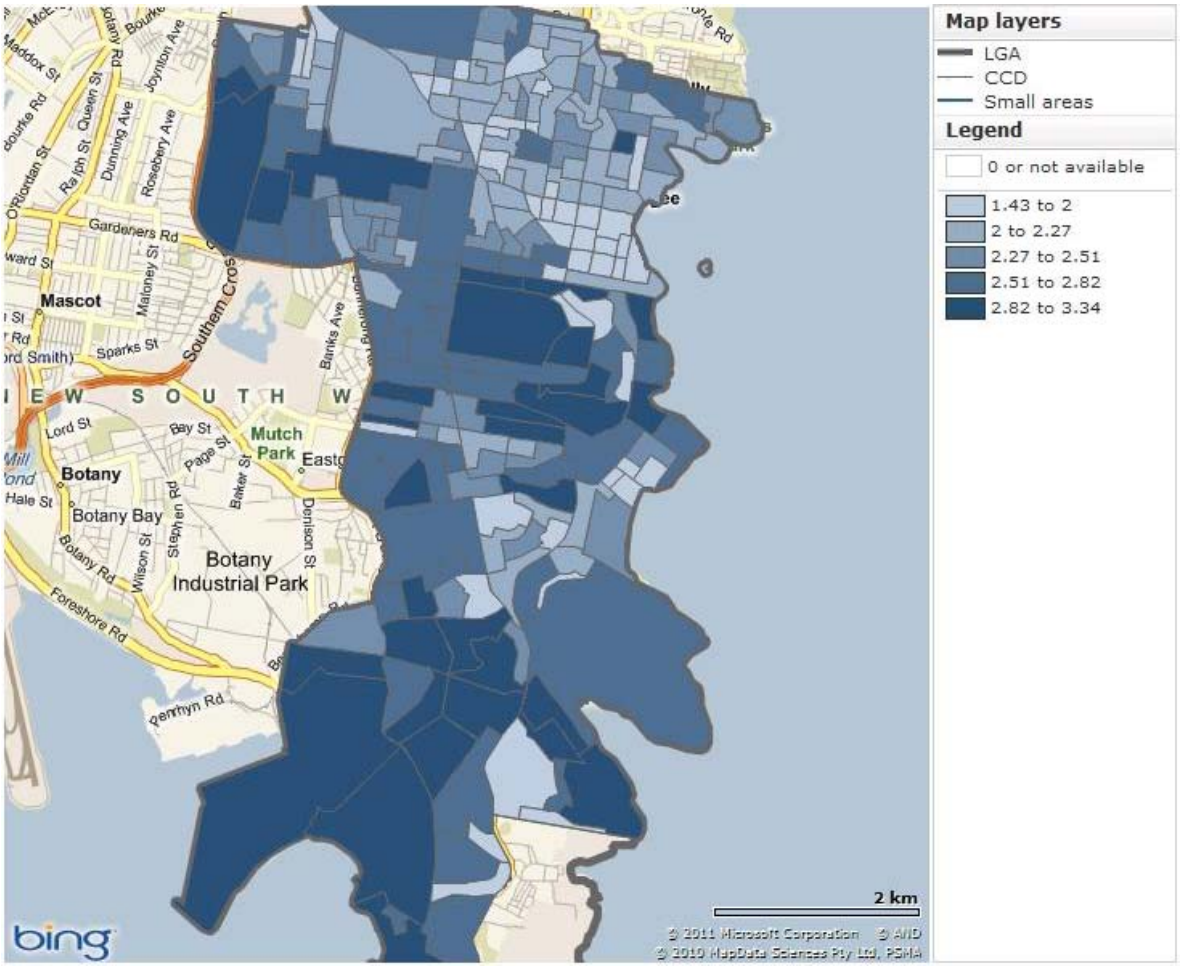


Figure 4: Household size, Randwick City 2006 – based on the average number of persons per occupied private dwelling

Source: 2006 Census

The figure below clearly illustrates the increase in the number of lone person and two person households between 1996 and 2006 (+3.4% and +4.8% respectively).

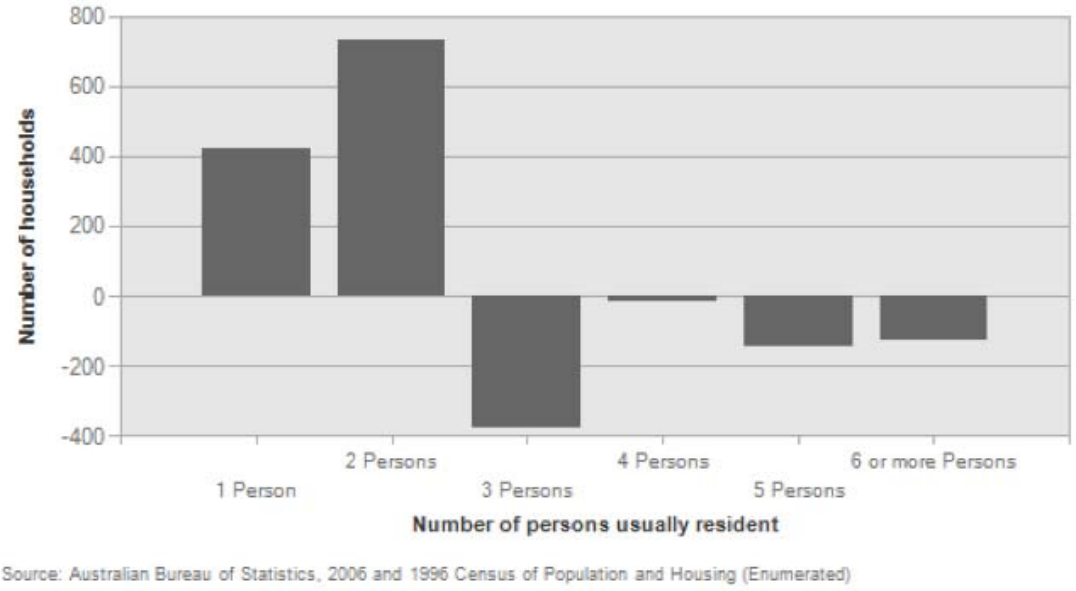


Figure 5: Change in household size, Randwick City 1996 - 2006

Source: ABS 1996 & 2006

Household size in Randwick City is predicted to decrease to 2.28 persons per dwelling by 2031. Average household size in 2031 is calculated based on projected population in 2031, which is 136,617 (Department of Planning & Infrastructure projection) and approximate dwelling numbers in 2031, which is 60,000 (estimated based on the 8,400 dwelling target and existing dwelling numbers). Average household size (number of persons per dwelling) is 136,617/60,000=2.28 people/dwelling.

The decline in household size is consistent with Sydney where the average household size is expected to fall from 2.65 to 2.36 people per dwelling.

Despite the relatively low population growth projected for the LGA, the projected decrease in household size indicates the need to provide more dwellings to accommodate smaller household formats.

5. Workforce and Employment

5.1 Workforce

The total employed residents of Randwick City is 59,236. Of this labour force, 25.4% work within the City. Not surprisingly, the largest centre of employment for Randwick's workforce is the CBD where 33.2% of the employed residents work.

There are a total of 35,643 people working in Randwick City. 42.2% of these (about 15,000 people) are local residents while about 58% live outside the City. Of those workers living outside Randwick City, close to 17% resided in LGAs adjoining Randwick City (Botany Bay, Sydney and Waverley). Over 27% of workers living in Randwick City commute further distances to their workplaces (North Sydney, Ryde, Marrickville, Rockdale, Willoughby and beyond).

This suggests a need for strong transport connections to/from the key employment centres of Randwick City (i.e Randwick Education and Health Specialised Centre and Port Botany) within Randwick City and to the CBD and adjacent suburbs, as well as a range of housing options to support the local workforce residing in Randwick City so as to minimise travel times.

5.2 Employment Characteristics

The three most popular industry sectors in Randwick City are:

- Health Care and Social Assistance (6,948 persons or 11.8%)
- Professional, Scientific and Technical Services (6,296 persons or 10.7%)
- Education and Training (5,511 persons or 9.3%)

UNSW, the Randwick Hospitals Campus and surrounding areas account for the high proportion of people employed in these sectors including a significant number of key workers such as nurses, administration personnel, cleaners and other allied health workers.

The three most popular occupations are professionals, clerical and administration and managers. When compared to Sydney, Randwick City has a higher percentage of persons employed as professionals and a smaller percentage of persons employed as machinery operators, drivers, technicians and trades workers.

Over the period 1996-2006 the largest increases were in traditional white collar occupations: Property & Business Services; Health & Community Services; and Finance & Insurance sectors (+3248). Conversely, the largest decreases were in traditionally blue collar occupations namely Manufacturing; Transport & Storage; and Wholesale Trade (-1675 people).

Further evidence of the changes can be seen from the occupation data which shows the largest changes between 1991 and 2006 were Professionals; Managers & Administrators (+5657). These occupations were also proportionally higher in Randwick City than Sydney. Declining occupations over the same 10 year period were: Administration, Clerical and Services workers; Intermediate Production & Transport Workers; and Labourers & Related workers (-2345).

These changes over time reflect the gentrification process and long term trend in rising socio-economic status of the population, economic and employment

opportunities available in the City and high level of educational qualifications of residents. It also points to the need to address the supply of affordable housing as a way of maintaining a diverse population profile.

5.3 Income

There are two distinct income groups within Randwick City and these variations show geographic concentrations. A significant proportion of households in Randwick City (32%) are classified as high income households (those earning $1,700 per week or more) compared with 29.5% in Sydney.

Conversely about 17.5% of households are classified as low income (those earning less than $500 per week) which is higher than Sydney (16.8%), which is likely a result of the higher proportion of 18-24 year olds, particularly students earning little or no incomes, together with public housing residents.

6. Transport

6.1 Journey to Work

Approximately 25.7% of the City's residents use public transport and 44.6% drive private vehicles (cars) to work, compared to 18% and 53.7% respectively for Sydney.

Of the residents who use public transport to work, bus commuters make up the largest proportion (22.2% compared to 5.4% in Sydney). The reliance on buses as the main public transport option is reflective of the lack of mass (rail) transit in the LGA.

A large number of residents (6.3%) walk to work, compared to 4.2% in Sydney.

6.2 Car Ownership Patterns

Overall, car ownership in Randwick City is slightly lower than that of Sydney, with 70.1% owning at least one car compared to 78.1% of households in Sydney. Conversely within Randwick City almost 1 in 5 households do not own a car, while the ratio for Sydney is 1 in 8 households. Most of the households without a car are located at the major institutions and in areas of good transport provision (Randwick, Kingsford, Coogee and along the Anzac Pde spine) as shown in Figure 6.

Trends indicate that car ownership rates in Randwick City are facing exponential growth with the largest changes in the 1996 to 2006 period occurring to those who own:

- 3 vehicles or more (27.9% increase), and
- No vehicles (13% decrease).

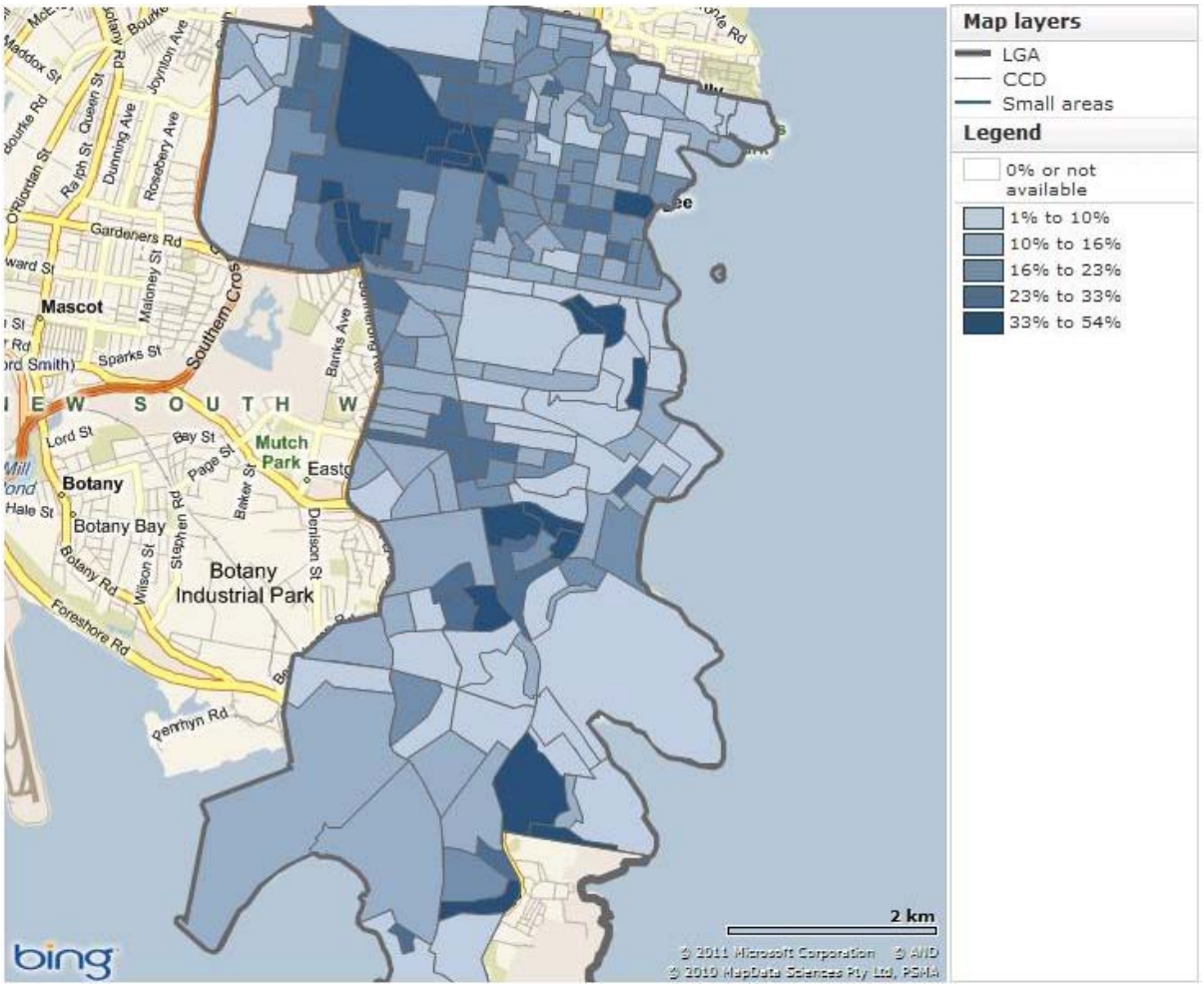


Figure 6: Households with a car in Randwick City Council (2006) – as a percentage of total households

Source: 2006 Census

7. Housing Statistics and Trends

7.1 Number of Dwellings

Randwick City has a total of 54,571 dwellings (as at July 2010), reflecting an increase of 4.6% (6,501 additional dwellings) since 1999 (2010 MDP4). Most of the increase in residential development over the last 10 years has resulted mainly from developments in town centres, small scale infill developments and large scale redevelopments on surplus government sites, now redundant to their initial purpose.

The average dwelling density in 2010 was 14.58 dwellings per hectare over the entire LGA and 40.57 dwellings per hectare for land zoned residential. Housing density is highest in the north of the City at Randwick, Coogee and Kingsford and declines towards the south of the City (see Fig 7).

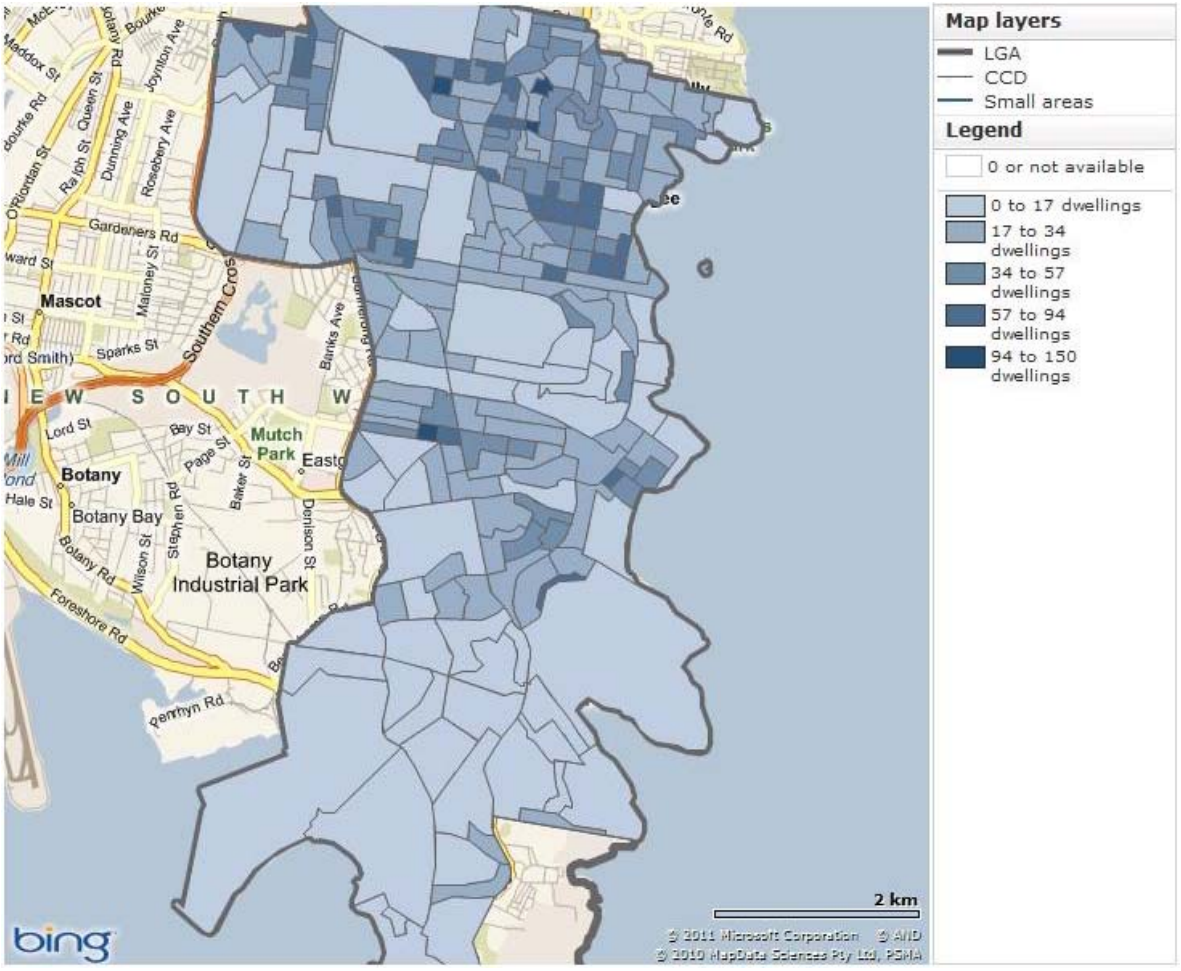


Figure 7: Dwelling density, Randwick City 2006 based on average number of dwelling per hectare

Source: 2006 Census

[4] 2010 Metropolitan Development Program data. This is slightly higher than the Census estimate of 53,034 dwellings (which is a count of occupied private dwellings)

7.2 Housing Type/Mix

Randwick City's urban landscape contains a greater diversity in housing types compared to Sydney.

Randwick City has a much higher proportion of multi-unit residential development including residential flat buildings (36.6% for Randwick City compared to 17.3% in Sydney) and much lower proportion of single dwelling houses (29.8% in Randwick City compared to 57.1% in Sydney SD). There is also a greater proportion of medium density residential development such as townhouses and villas (25.1%) compared to 17.4% in Sydney.

Single dwelling housing is located throughout the LGA with greater concentrations in the central and southern suburbs including Malabar, Chifley and Matraville. Medium density and multi-unit development such as townhouses and residential flat buildings is generally located around the town centres and transport routes in areas such as Kingsford, Kensington and Maroubra, and the coastal suburbs.

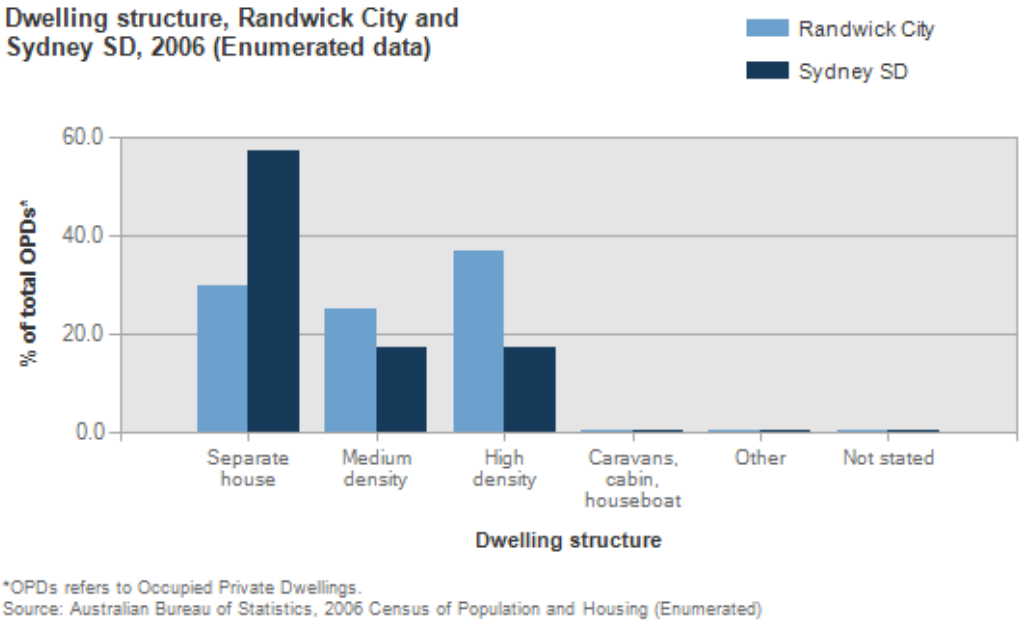


Figure 8: Dwelling structure in Randwick City and Sydney 2006

Source: 2006 Census

The existing trends in household formation including decreasing household size, an increase in one person and couples only households, and an ageing population have implications in terms of dwelling numbers and composition of dwellings in residential developments.

There will be a need to provide more dwellings to house the same number of people. It is anticipated that smaller households will have a preference for multi-unit housing over single dwelling houses.

7.3 Dwelling Production

Dwelling production is highly cyclical and dependent on a variety of economic and demographic changes both locally and regionally. Randwick City has experienced a substantial fluctuation in dwelling completion and building approvals during the past 10 years.

Dwelling completions reached a peak of 722 in 2008 and declined significantly to 192 in 2010, which appears largely affected by the declining numbers of building approvals since 2007 generally as a result of the changing economic circumstances and global financial crisis.

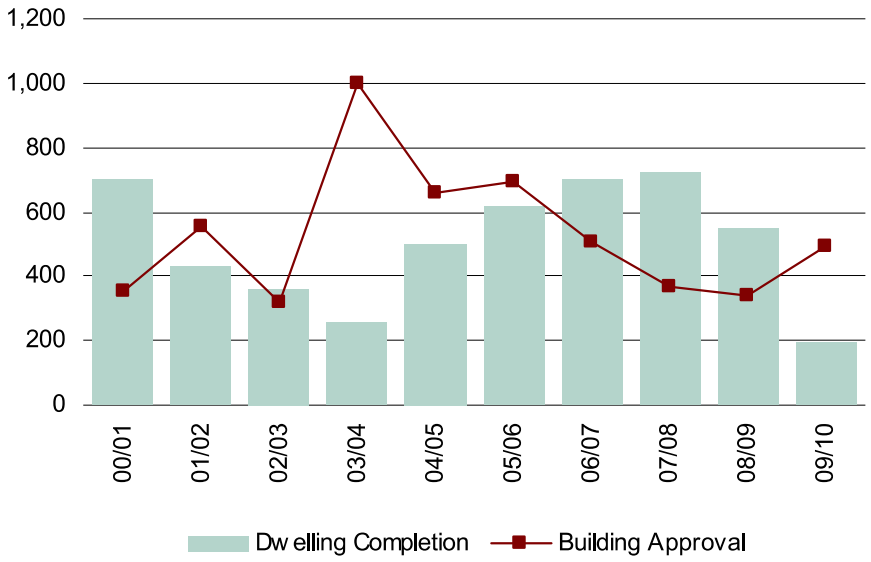
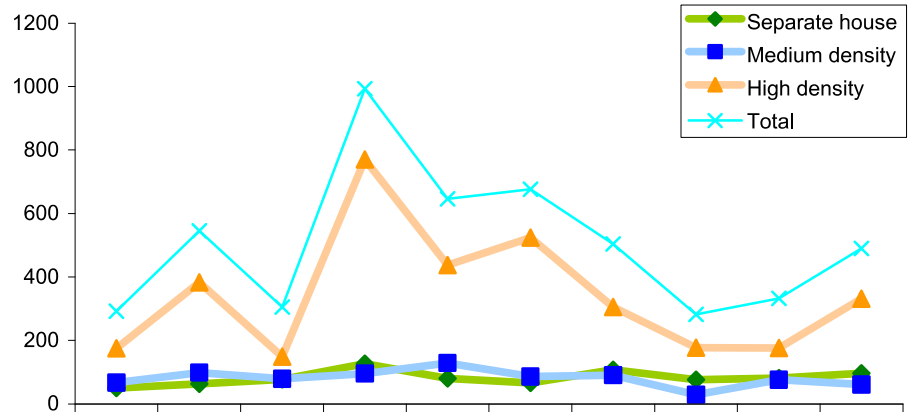


Figure 9: Dwelling Approvals and Completions 2010

Source: MDP 2010

A summary of development approvals for residential development between 2001 and 2010 is shown in the chart below.



	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
Separate house	50	63	77	127	80	66	108	76	81	97
Medium density	67	99	79	96	129	86	91	29	76	61
High density	175	383	149	770	437	524	305	177	176	332
Total	292	545	305	993	646	676	504	282	333	490

Figure 10: Building approvals by dwelling types over reporting years (number of dwellings)

Source: MDP 2010

Nb 'High density' includes flats and apartments in 3 storey and larger blocks.
Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

7.4 Dwelling Tenure

There are a large proportion of residents renting properties in Randwick (42.2%), which is considerably higher than Sydney (29.7%).

Overall 27.2% of the population own their own dwelling and 20.2% are purchasing a dwelling compared with 30.1% and 31.1% respectively for Sydney (2006 Census).

7.5 Dwelling Costs

The cost of housing in Randwick City has continued to increase over the last 10 years and currently the LGA is one of the least affordable housing markets within Sydney.

The median cost of a single dwelling house in Randwick City is $1,395,000 while a unit is $560,000 (Domain Property Report 2010). Median housing loan repayments in Randwick City in 2006 was $2147/month compared to $1800/month across the Sydney region.

Randwick City's proximity to the Sydney CBD and its assets such as beaches, recreational and entertainment facilities, open space areas and major educational establishments indicates that housing in the City will continue to remain in high demand and become less affordable.

The most common method to measure affordability is to compare the ratio between rents/housing repayments and household incomes. Housing is considered to be affordable when housing costs are less than 30% of household's income for those on very low, low and low-medium incomes[5]. When compared to Sydney, a higher proportion of lower income households (very low, low and moderate) in Randwick City are suffering housing stress. As indicated in Tables 4 and 5 a significant amount of low income households in Randwick City are struggling with rent/mortgage repayments (85% of low-income renters and 67% of the low-income mortgage holders).

Table 4: Percentages of lower income households in housing stress (renting)

	very low income households in housing stress	low income households in housing stress	moderate income households in housing stress
Randwick	99%	85%	50%
Sydney SD	93%	61%	32%

Source: NSW Department of Housing LGHK database, ABS Census 2006

[5] Households earning less than or equal to the Sydney median income and spending more than 30% of their gross weekly household income on rent or home purchase are defined to be in 'housing stress'.

Table 5: Percentages of lower income households in housing stress (purchasing)

	very low income households in housing stress	low income households in housing stress	moderate income households in housing stress
Randwick	88%	67%	50%
Sydney SD	83%	60%	42%

Source: NSW Department of Housing LGHK database, ABS Census 2006

Over 51.0% of households in Randwick City pay high mortgage repayments ($2,000 per month or more) compared with 40.2% in Sydney. Only 11.6% of households have low repayments, compared with 15.1% in Sydney (2006 Census).

Analysis of the weekly housing rental payments of households in Randwick City compared to Sydney shows that there is a larger proportion of households paying high rental payments ($450 per week or more) but a similar proportion of households with low rental payments (less than $140 per week). Overall, 15.5% of households were paying high rents, and 15.7% were paying low rents, compared with 10.0% and 16.9% respectively in Sydney.

Housing NSW[6] has advised that their analysis of Centrelink data and ABS data shows that Randwick City has a significant number of low and moderate income earners in housing stress (for households renting and purchasing their home).

The LGA also has one of NSW's highest proportions of recipients of Commonwealth Rent Assistance (CRA) of which 28% of recipients are below 25 years of age. Housing NSW identifies that this trend is consistent with other LGAs, which contain universities, indicating that a significant proportion of CRA recipients are students. Table 6 shows a comparison of LGAs by housing need.

[6] Housing NSW data 2010.

Table 6: Local Government Areas by Housing Need

High	Moderate High	Moderate	Low Moderate	Low
Auburn	Ashfield	Albury	Blayney	Balranald
Bankstown	Ballina	Armidale Dumaresq	Bogan	Bland
Blacktown	Baulkham Hills	Bathurst Regional	Cabonne	Bombala
Canterbury	Blue Mountains	Bega Valley	Camden	Boorowa
Fairfield	Botany Bay	Bellingen	Cobar	Bourke
Gosford	Burwood	Berrigan	Cooma-Monaro	Brewarrina
Hornsby	Byron	Broken Hill	Corowa Shire	Carrathool
Lake Macquarie	Campbelltown	Cessnock	Cowra	Central Darling
Liverpool	Canada Bay	Cootamundra	Deniliquin	Conargo
Marrickville	Clarence Valley	Dubbo	Dungog	Coolamon
Newcastle	Coffs Harbour	Glen Innes Severn	Forbes	Coonamble
North Sydney	Eurobodalla	Gloucester	Greater Hume Shire	Gilgandra
Parramatta	Hastings	Goulburn Mulwaree	Griffith	Guyra
Penrith	Hawkesbury	Great Lakes	Gundagai	Gwydir
Randwick	Holroyd	Greater Taree	Harden	Jerilderie
Rockdale	Hunters Hill	Gunnedah	Hay	Junee
Ryde	Hurstville	Inverell	Kyogle	Lachlan
Sutherland	Kogarah	Kempsey	Leeton	Lockhart
Sydney	Ku-Ring-Gai	Kiama	Lithgow	Murrumbidgee
Tweed	Lane Cove	Liverpool Plains	Moree Plains	Snowy River
Warringah	Leichhardt	Mid-Western Regional	Murray	Tumbarumba
Waverley	Lismore	Nambucca	Muswellbrook	Tumut Shire
Willoughby	Maitland	Orange	Narrabri	Unincorporated NSW
Wollongong	Manly	Parkes	Narrandera	Urana
Wyong	Mosman	Tamworth Regional	Narromine	Wakool
	Pittwater	Tenterfield	Oberon	Walcha
	Port Stephens	Upper Hunter Shire	Palerang	Warren
	Queanbeyan	Uralla	Singleton	Weddin
	Richmond Valley	Walgett	Temora	Wentworth
	Shellharbour	Yass Valley	Upper Lachlan	
	Shoalhaven		Warrumbungle Shire	
	Strathfield		Wellington	
	Wagga Wagga		Young	
	Wingecarribee			
	Wollondilly			
	Woollahra			

Source Department of Housing Centre For Affordable Housing

(http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/Affordable+Housing+in+NSW/Where+Do+We+Need+Affordable+Housing/)

Appendix B - Comparison of Existing and Proposed Residential Zones and Land Use Tables

Refer to Chapters 6 and 7 for further discussion on this matter.

Nb: Black text in the column for Comprehensive RLEP indicates compulsory provisions while red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments (e.g. Infrastructure State Environmental Planning Policy).

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
10	**Zone No 2A (Residential A Zone)** (1) The objectives of Zone No 2A are: (a) to provide a low density residential environment, and (b) to maintain the desirable attributes of established residential areas, and (c) to protect the amenity of existing residents, and (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and (e) to encourage housing affordability, and (f) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality. (2) Development for the purpose of the following does not require development consent: Bushfire hazard reduction; Public utility undertakings; Recreation (3) Development for the purpose of the following requires development consent: Attached dual occupancy; Bed and breakfast accommodation; Boarding houses; Child care centres; Communication facilities; Community facilities; Dwelling houses; Earthworks; Educational establishments; Health consulting rooms; Home activities; Outdoor advertising; Places of worship; Public transport; Recreation facilities; Roads		**Zone R2 Low Density Residential** Direction. *The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone: Roads* 1 Objectives of zone: • To provide for the housing needs of the community within a low density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To maintain the desirable attributes of established residential areas; • To protect the amenity of residents; and • To encourage housing affordability 2 Permitted without consent Home occupations; Home based child care; Recreation areas. 3 Permitted with consent Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Dual occupancies(attached); Dwelling houses; Group homes; Health consulting rooms; Home businesses; Home industries; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities(indoor); Recreation facilities(outdoor); Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Shops

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
	(4) Any development not included in subclause (2) or (3) is prohibited.		4 Prohibited Any development not specified in item 2 or 3 Nb: Business premises, office premises, shops, restaurants and cafes are not permitted as stand alone uses in the R2 Low Density zone, except in existing buildings designed and constructed for non-residential purposes.

* Black text in the column for Comprehensive RLEP 2011 indicates compulsory provisions while red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments (i.e. ISEPP).

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
11	**Zone No 2B (Residential B Zone)** (1) The objectives of Zone No 2B are: (a) to provide for a low to medium density residential environment, and (b) to maintain the desirable attributes of established residential areas, and (c) to protect the amenity of existing residents, and (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and (e) to encourage housing affordability, and (f) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality. (2) Development for the purpose of the following does not require development consent: Bushfire hazard reduction; Public utility undertakings; Recreation (3) Development for the purpose of the following requires development consent: Bed and breakfast accommodation; Boarding houses; Child care centres; Communication facilities; Community facilities; Dwelling houses; Earthworks; Educational establishments; Health consulting rooms; Home activities; Multi-unit housing; Outdoor advertising; Places of worship; Public transport; Recreation facilities; Roads; Serviced apartments		**Zone R3 Medium Density Residential** Direction. *The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone: Roads* 1 Objectives of zone • To provide for the housing needs of the community within a medium density residential environment. • To provide a variety of housing types within a medium density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To maintain the desirable attributes of established residential areas; • To protect the amenity of residents; and • To encourage housing affordability 2 Permitted without consent Home occupation; Recreation areas 3 Permitted with consent Attached dwellings; Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
	(4) Any development not included in subclause (2) or (3) is prohibited.		dwellings; Seniors housing; Serviced apartments; Shops 4 Prohibited Any development not specified in 2 & 3 Nb: Business premises, office premises, shops, restaurants and cafes are not permitted as stand alone uses in the R2 Low Density zone, except in existing buildings designed and constructed for non-residential purposes.

* Black text in the column for Comprehensive RLEP 2011 indicates compulsory provisions while red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments (i.e. ISEPP).

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
12	**Zone No 2C (Residential C Zone)** (1) The objectives of Zone No 2C are: (a) to provide for a medium density residential environment, and (b) to maintain the desirable attributes of established residential areas, and (c) to protect the amenity of existing residents, and (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and (e) to encourage housing affordability, and (f) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality. (2) Development for the purpose of the following does not require development consent: Bushfire hazard reduction; Public utility undertakings; Recreation (3) Development for the purpose of the following requires development consent: Bed and breakfast accommodation; Boarding houses; Car parks; Child care centres; Communication facilities; Community facilities; Dwelling houses; Earthworks; Educational establishments; Health consulting rooms; Home activities; Hospitals; Motels; Multi-unit housing; Outdoor advertising; Places of worship; Public transport; Recreation facilities; Roads; Serviced apartments		As per the Land Use Table for R3 above.

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
	(4) Any development not included in subclause (2) or (3) is prohibited.		

* Black text in the column for Comprehensive RLEP 2011 indicates compulsory provisions while red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments (i.e. ISEPP).

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
12 A	**Zone No 2D (Residential D—Comprehensive Development Zone)** (1) The objectives of Zone No 2D are: (a) to allow the comprehensive redevelopment of land for primarily residential and open space purposes, and (b) to enable development that is consistent with a development control plan prepared in accordance with clause 40A and approved by the Council, and (c) to enable residential development in a variety of density and housing forms, where such development does not adversely affect the amenity and function of surrounding areas, and (d) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality, and (e) to allow a limited range and scale of non-residential uses, that are compatible with residential amenity on land identified for those uses within a development control plan prepared in accordance with clause 40A and approved by the Council, and (f) to encourage housing affordability, and (g) to allow a range of community uses to be provided to serve the needs of residents, workers and visitors. (2) Development for the purpose of the following does not require development consent:		**Zone R1 General Residential** Direction. *The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone: Roads* 1 Objectives of zone • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To allow the comprehensive redevelopment of land for primarily residential and open space purposes; and • To encourage housing affordability 2 Permitted without consent Home occupations; Home based child care; Recreation areas 3 Permitted with consent Attached dwellings; Bed & breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Multi dwelling housing; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Recreation facilities(indoor); Recreation

Cl	Randwick LEP 1998 (CONSOLIDATION)	Cl	Comprehensive RLEP (based on Standard Instrument LEP)
	Bushfire hazard reduction; Public utility undertakings; Recreation (3) Development for the purpose of the following requires development consent: Bed and breakfast accommodation; Boarding houses; Car parks (ancillary to primary land use); Child care facilities; Communication facilities; Community facilities; Dwelling houses; Earthworks; Educational establishments; Health consulting rooms; Home activities; Multi-unit housing; Outdoor advertising; Places of worship; Public transport; Recreation facilities; Residential care facilities; Restaurants; Roads; Serviced apartments (4) Any development not included in subclause (2) or (3) is prohibited.		facilities(outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing 4 Prohibited Any development not specified in 2 & 3 Nb: Business premises, office premises, shops, restaurants or cafes are not permitted as stand alone uses in the R1 General Residential zone except on land identified on a map as an 'activity strip'.

* Black text in the column for Comprehensive RLEP 2011 indicates compulsory provisions while red text indicates the Council's recommended inclusions. The land use table does not provide an exhaustive list of all uses that may be permissible in a particular zone. Other uses may be provided for in other planning instruments (i.e. ISEPP).

Appendix C: Comparison of Land Use Definitions

The following table shows a comparison between current RLEP and Standard Instrument definitions which relate to residential land uses and related terminology.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
outdoor advertising means the use of a building or place for the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display involves the erection of a structure.	***advertisement*** has the same meaning as in the Act. Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.
	advertising structure has the same meaning as in the Act. **Note.** The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of ***signage*—**see the definition of that term in this Dictionary.
	affordable housing has the same meaning as in the Act. **Note.** The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.
aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.	***aboriginal object*** means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.
	aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	shown on the Heritage Map, that is: (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance. **Note.** The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.
attached dual occupancy means a building containing two (but not more than two) dwellings.	***dual occupancy (attached)*** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling. **Note.** Dual occupancies (attached) are a type of ***dual occupancy***— see the definition of that term in this Dictionary.
	attached dwelling means a building containing 3 or more dwellings, where: (a) each dwelling is attached to another dwelling by a common wall, and (b) each of the dwellings is on its own lot of land, and (c) none of the dwellings is located above any part of another dwelling.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	Note. Attached dwellings are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
	building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol, but that does not include general advertising of products, goods or services. **Note.** Building identification signs are a type of ***signage***—see the definition of that term in this Dictionary.
	business identification sign means a sign: *(a) that indicates:* *(i) the name of the person or business, and* *(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and* *(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,* *but that does not include any advertising relating to a person who does not carry on business at the premises or place.* **Note.** Business identification signs are a type of ***signage***—see the definition of that term in this Dictionary
bed and breakfast accommodation means a building which provides temporary accommodation for not more than 5 persons and where the owner of the building is a permanent resident.	***bed and breakfast accommodation*** means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where: (a) meals are provided for guests only, and

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	(b) cooking facilities for the preparation of meals are not provided within guests' rooms, and (c) dormitory-style accommodation is not provided. **Note.** See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation. Bed and breakfast accommodation is a type of ***tourist and visitor accommodation***—see the definition of that term in this Dictionary.
boarding house means a building or place: (a) where permanent accommodation facilities are provided to the residents of the building or place, and (b) where meal and laundry facilities may be provided, and (c) which is not licensed to sell liquor within the meaning of the *Liquor Act 1982*, but (in Part 2) does not include a building or place elsewhere defined in this clause.	***boarding house*** means a building that: (a) is wholly or partly let in lodgings, and (b) provides lodgers with a principal place of residence for 3 months or more, and (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment. Note. Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.
bushfire hazard reduction means a reduction or modification (by controlled burning or mechanical or manual means) of material that constitutes a bushfire hazard.	***bush fire hazard reduction work*** has the same meaning as in the *Rural Fires Act 1997*. **Note.** The term is defined as follows: ***bush fire hazard reduction work*** means: (a) the establishment or maintenance of fire breaks on land, and

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	(b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire, but does not include construction of a track, trail or road.
car park means a building or place (other than a building or place used in conjunction with a dwelling) used for parking vehicles, whether operated for gain or not, and includes any manoeuvring space and access to that building or place.	***car park*** means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.
child care centre means a building or place used for the purpose of supervising or caring for children which: (a) caters for more than 5 children who have not reached the compulsory school-age (as defined in the *Education Act 1990*), whether or not those children are related to the owner or operator of the building or place, and (b) may be used for education, and (c) may operate for the purpose of gain, but does not include a building or place providing residential care for those children.	***child care centre*** means a building or place used for the supervision and care of children that: (a) provides long day care, pre-school care, occasional child care or out-of-school-hours care, and (b) does not provide overnight accommodation for children other than those related to the owner or operator of the centre, but does not include: (c) a building or place used for home-based child care, or (d) an out-of-home care service provided by an agency or organisation accredited by the NSW Office of the Children's Guardian, or (e) a baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or (f) a service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or (g) a regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	the children's parents are using the facility, or (h) a service that is concerned primarily with the provision of: (i) lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or (ii) private tutoring, or (i) a school, or (j) a service provided at exempt premises (within the meaning of Chapter 12 of the *Children and Young Persons (Care and Protection) Act 1998*), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.
communications facility means a building, structure, work or place used primarily for transmitting or receiving signals for the purpose of communication, and includes radio masts, towers, satellite dishes, cables and the like, but does not include any reception device attached to a dwelling for domestic purposes.	*See 'telecommunications facility'*
community facility means a building or place owned or controlled by a public authority or a charitable or voluntary organisation which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but (in Part 2) does not include a building or place elsewhere defined in this clause.	***community facility*** means a building or place: (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.
	curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	significance
See 'attached dual occupancy'	***dual occupancy*** means a dual occupancy (attached) or a dual occupancy (detached). **Note.** Dual occupancies are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
dwelling *means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate residence.*	***dwelling*** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.
dwelling house means a building containing one (but not more than one) dwelling.	***dwelling house*** means a building containing only one dwelling. **Note.** Dwelling houses are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
educational establishment means a building or place used for education (including teaching) and includes: (a) a school, and (b) a tertiary institution, being a university, TAFE establishment, teachers' college or other tertiary college providing formal education which is constituted by or under an Act, and (c) an art gallery, library or museum, not being an art gallery, library or museum in which any items on display are for sale, whether or not accommodation for staff and students is provided and whether or not used for the purpose of gain.	***educational establishment*** means a building or place used for education (including teaching), being: (a) a school, or (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	group home (permanent) or ***permanent group home*** means a dwelling: (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged, but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies. **Note.** Permanent group homes are a type of ***group home***—see the definition of that term in this Dictionary.
	group home (transitional) or ***transitional group home*** means a dwelling: (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies. Note. Transitional group homes are a type of group home—see the definition of that term in this Dictionary.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	home-based child care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions: (a) the service is appropriately licensed within the meaning of the *Children and Young Persons (Care and Protection) Act 1998*, (b) the number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.
heritage conservation area means land shown by distinctive edging on the map and includes buildings, works, relics, trees and places situated on or within that land.	***heritage conservation area*** means an area of land of heritage significance: (a) shown on the Heritage Map as a heritage conservation area, and (b) the location and nature of which is described in Schedule 5, and includes any heritage items situated on or within that area.
heritage item means a building, work, relic, tree or place listed in Schedule 3.	***heritage item*** means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.
heritage significance means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.	***heritage significance*** means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.
home activity means any business, profession or industry carried on in a building or room or a number of rooms forming part of,	*See home occupation, home business and home industry.*

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
attached to, or within the curtilage of, a dwelling, where: (a) only goods made or produced, or services offered, as a result of the activity or pursuit are displayed, sold or provided, and (b) the primary use of the dwelling is for residential purposes, and (c) the activity or pursuit does not: (i) interfere with the amenity of the locality by reason of the emission of excessive noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise, or (ii) involve exposure to view from any public place of any matter, or (iii) require the provision of any essential service main of a greater capacity than that available in the locality, or (iv) generate traffic out of keeping with the surrounding area, and (d) the activity is carried out by the permanent residents of the dwelling, but (in Part 2) does not include any land use elsewhere defined in this clause.	
	home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve: (a) the employment of more than 2 persons other than those residents, or (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or (d) the exhibition of any signage (other than a business identification sign), or

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises. Note. See clause 5.4 for controls relating to the floor area used for a home business.
	home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following: (a) the employment of more than 2 persons other than those residents, (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, (d) the exhibition of any signage (other than a business identification sign), (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation or sex services premises. **Note.** See clause 5.4 for controls relating to the floor area used for a home industry. Home industries are a type of ***light industry***—see the definition of that term in this Dictionary.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
See 'home activity'	***home occupation*** means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve: (a) the employment of persons other than those residents, or (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or (c) the display of goods, whether in a window or otherwise, or (d) the exhibition of any signage (other than a business identification sign), or (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.
	home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve: (a) the employment of persons other than those residents, or (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or (c) the exhibition of any signage, or (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.
hospital means a building or place used for providing professional health services (including preventative care, diagnosis, medical or	***hospital*** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment,

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
surgical treatment or counselling) to people and includes: (a) ancillary facilities for the accommodation of nurses or other health care workers, ancillary shops or refreshment rooms and ancillary accommodation for persons receiving health care or for their visitors, and (b) facilities situated in the building or at the place and used for educational or research purposes, whether or not they are used only by hospital staff or health care workers, and whether or not any such use is a commercial use, but (in Part 2) does not include a building or place elsewhere defined in this clause.	psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following: (a) day surgery, day procedures or health consulting rooms, (b) accommodation for nurses or other health care workers, (c) accommodation for persons receiving health care or for their visitors, (d) shops, kiosks, restaurants or cafes or take-away food and drink premises, (e) patient transport facilities, including helipads, ambulance facilities and car parking, (f) educational purposes or any other health-related use, (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes), (h) chapels, (i) hospices, (j) mortuaries. **Note.** Hospitals are a type of ***health services facility***—see the definition of that term in this Dictionary.
See 'Motel'	***hotel or motel accommodation*** means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that: (a) comprises rooms or self-contained suites, and (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	Note. Hotel or motel accommodation is a type of ***tourist and visitor accommodation***—see the definition of that term in this Dictionary.
	medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services. **Note.** Medical centres are a type of ***health services facility***—see the definition of that term in this Dictionary.
motel means a building providing short-term accommodation for travellers or tourists, but (in Part 2) does not include a building elsewhere defined in this clause.	*See 'Hotel or Motel' accommodation*
multi-unit housing means two or more dwellings, whether or not attached.	***multi dwelling housing*** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. **Note.** Multi dwelling housing is a type of ***residential accommodation***—see the definition of that term in this Dictionary.
outdoor advertising means the use of a building or place for the display of symbols, messages or other devices for promotional purposes or for conveying information, instructions, directions or the like, whether or not the display involves the erection of a structure.	*See 'signage'*

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
Check 'Public Transport'	***passenger transport facility*** means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.
place of worship means a building or place used for religious worship, whether or not the building or place is also used for counselling, social events, instruction or religious training by a congregation or religious group.	***place of public worship*** means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.
public utility undertaking means any undertaking carried on by, or by authority of, any public authority, or in pursuance of any Commonwealth or State Act, for the purpose of: (a) railway, road or air transport, or (b) the provision of sewerage or drainage services, or (c) the supply of water, hydraulic power, electricity or gas, or (d) low-impact telecommunication facilities.	***public utility undertaking*** means any of the following undertakings carried on or permitted to be carried on by or by authority of any Government Department or under the authority of or in pursuance of any Commonwealth or State Act: (a) railway, road transport, water transport, air transport, wharf or river undertakings, (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services, and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Government Department, corporation, firm or authority carrying on the undertaking.
public transport means the use of a building or place for providing passenger transport facilities to the general public, whether or not those facilities are provided by a public authority.	*Check 'Passenger Transport Facility'*

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
recreation means the use of an area or place for: (a) a children's playground, or (b) recreational or leisure activities which promote the physical, cultural or intellectual welfare of persons within the community, but (in Part 2) does not include any land use elsewhere defined in this clause.	***recreation area*** means a place used for outdoor recreation that is normally open to the public, and includes: (a) a children's playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).
recreation facility means a building or a work used for a sporting, exercise or leisure activity, and includes golf courses, racecourses, showgrounds, bowling greens, tennis courts and the like, including any ancillary club building, but (in Part 2) does not include a building or work elsewhere defined in this clause.	*See recreation facility (indoor), recreation facility (major), recreation facility (outdoor).*
	recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.
	recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).
residential care facilities means accommodation for older people, including hostels and nursing homes, that includes: (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hospital or psychiatric facility.	***residential care facility*** means accommodation for seniors or people with a disability that includes: (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, but does not include a dwelling, hostel, hospital or psychiatric facility. **Note.** Residential care facilities are a type of ***seniors housing***—see the definition of that term in this Dictionary.
restaurant means a building or place used for the provision of food or drink (or both), whether or not for consumption on the premises or for takeaway.	***restaurant or cafe*** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, takeaway meals and drinks or entertainment are also provided. Note. Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.
Roads (not defined)	***road*** means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
	residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing. Note. Residential flat buildings are a type of residential accommodation— see the definition of that term in this Dictionary.
	secondary dwelling means a self-contained dwelling that: (a) is established in conjunction with another dwelling (the ***principal dwelling***), and (b) is on the same lot of land as the principal dwelling, and (c) is located within, or is attached to, or is separate from, the principal dwelling. **Note.** See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
	semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling. **Note.** Semi-detached dwellings are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
serviced apartment means a dwelling which is cleaned and otherwise serviced or maintained by the owner or manager of the building or the owner's or manager's agent, and which provides temporary accommodation for people whose principal place of residence is elsewhere.	***serviced apartment*** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents. **Note.** Serviced apartments are a type of ***tourist and visitor accommodation***—see the definition of that term in this Dictionary.

Randwick LEP Definitions (uses permissible in residential zones)	Standard Instrument LEP Residential Related Definitions
Check 'outdoor advertising'	***signage*** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following: (a) an advertising structure, (b) a building identification sign, (c) a business identification sign, but does not include a traffic sign or traffic control facilities.

Randwick LEP Definitions (other residential related definitions)	Standard Instrument LEP Residential Related Definitions
	attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.
	basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).
building height means the vertical distance from the highest point on the building to the ground level and includes ancillary services, installations and works (including works to conceal and integrate services) unless the Council is satisfied that they will not adversely affect the amenity of adjoining or nearby land.	***building height*** (or ***height of building***) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
	building line or ***setback*** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and: (a) a building wall, or (b) the outside face of any balcony, deck or the like, or (c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.
floor space ratio means the ratio of the total gross floor area of all buildings (existing and any proposed) to the site area.	***floor space ratio—***see clause 4.5.

Randwick LEP Definitions (other residential related definitions)	Standard Instrument LEP Residential Related Definitions
	Floor Space Ratio Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Floor Space Ratio Map.
gross floor area means the sum of the areas of each level of a building where the area of each level is taken to be the area within the inner face of the external enclosing walls and the area of any attic measured at 2.1 metres above the floor level of the attic excluding: (a) columns, fin walls, shading devices, awnings, balconies and any other elements, projections or works outside the general lines of the outer face of the external wall, and (b) lift towers, cooling towers, machinery and plant rooms, and air-conditioning ducts, and (c) associated car parking and any internal vehicular or pedestrian access to that parking (to ground level), and (d) space for the loading and unloading of goods.	***gross floor area*** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes: (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.
ground level means the level of a site that existed at the appointed day.	***ground level (existing)*** means the existing level of a site at any point.

Randwick LEP Definitions (other residential related definitions)	Standard Instrument LEP Residential Related Definitions
ground level, in relation to land shown edged heavy black on the map marked "Randwick Local Environmental Plan 1998 (Amendment No 23)", means the ground level that exists after completion of earthworks and re-contouring of the site as determined by the applicable Commonwealth works approval or by any development consent issued for the land. Any variation will require the approval of Council. ***ground level***, in relation to land shown edged in heavy black on Sheet 1 of the map marked "Randwick Local Environmental Plan 1998 (Amendment No 28)", means the ground level that exists after completion of the initial redevelopment earthworks and re-contouring of the site as determined by any development consent issued for the land.	
	ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.
	ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.
	height of Buildings Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Height of Buildings Map.
landscaped area means the part of a site area that is used, or capable of being used, for outdoor recreation or garden areas (such as lawns, gardens, unroofed swimming pools, clothes drying areas,	***landscaped area*** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or

Randwick LEP Definitions (other residential related definitions)	Standard Instrument LEP Residential Related Definitions
barbecue areas, footpaths and the like) and includes landscaped podium areas and water tanks located at ground level. It does not include areas used for parking, driveways, balconies, rooftop gardens or areas used for garbage or recycling material storage or sorting.	hard paved area.
	lot Size Map means the [*Name of local government area or other relevant name*] Local Environmental Plan [*Year*] Lot Size Map.
	private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.
site area, in relation to development, means the area of land to which an application for consent to carry out development relates, but does not include any part of that land on which the development is not permitted by or under this plan or any other environmental planning instrument.	***site area*** means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan. **Note.** The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.
	site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage: (a) any basement, (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, (c) any eaves, (d) unenclosed balconies, decks, pergolas and the like.

Randwick LEP Definitions (other residential related definitions)	Standard Instrument LEP Residential Related Definitions
	storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include: (a) a space that contains only a lift shaft, stairway or meter room, or (b) a mezzanine, or (c) an attic.
wall height means the vertical distance from the highest point on an external wall to the ground level of the site. Each external wall height measurement must include gable ends and attic walls with an area over 6 metres^2 and dormer windows that protrude horizontally from the roof more than 2.5 metres.	