

10.0 Recommendations

The following recommendations are made for consideration when drafting the new Comprehensive LEP/DCP, in accordance with the Standard Instrument and directions under section 117(2) of the EP&A Act.

These in effect, summarise the discussions earlier in this Paper. See Appendix B (zone and land use comparison) and Appendix F (clause comparison) for the proposed Comprehensive LEP wording.

10.1 Comprehensive LEP

10.1.1 LEP Aims

The following existing aims relevant to this Paper are proposed to be included in the Comprehensive LEP:

- To encourage the provision of housing mix and tenure choice, including affordable housing in the City
- To encourage the retention of affordable housing in the city in a variety of types and tenures; and
- To recognise the importance of ecological sustainability in the planning and development processes.

10.1.2 LEP Zones

The majority of residential zoned land will be converted to the equivalent Standard Instrument zones, as shown in the following Table.

Randwick LEP Zone		Standard Instrument LEP Zone
Residential 2A (Low Density)		R2 Low Density
Residential 2B (Low Medium Density)		R3 Medium Density
Residential 2C (Medium Density)		R3 Medium Density
Residential 2D (Comprehensive)		R1 General Residential

Zone Objectives

In addition to the Standard Instrument compulsory objectives (listed in Appendix B), the following objectives are proposed for the residential zones:

- R2 Low Density and R3 Medium Density
 - To encourage housing affordability
 - To maintain the desirable attributes of established residential areas; and
 - To protect the amenity of residents.
- R1 General Residential
 - To encourage housing affordability; and
 - To allow the comprehensive redevelopment of land for primarily residential and open space purposes.

10.1.3 Development Standards

The following development standards are proposed for the Comprehensive LEP:

Minimum Lot Size

- Include objectives and clause in LEP; and
- Map according to requirements.

Randwick LEP Zone		Standard Instrument LEP Zone
2A Zone – Single dwellings: 400m ²		R2 Zone – Single dwellings: 400m ²
2A Zone – Attached dual occupancy: 450m ²		R2 Zone – Attached dual occupancy: 450m ²
2B/2C Zone: 325m ² (not including multi unit housing)		R3 Zone – 325m ² (not including multi unit housing)

Heights

- Include objectives and clause in LEP
- Map according to requirements

Randwick LEP Zone		Standard Instrument LEP Zone
2A Zone – 9.5m (except for dwelling houses)		R2 Zone – 9.5m*
2B Zone – 9.5m		R3 Zone – 9.5m*
2C Zone – 12m		R3 Zone – 12m*
2D Zone - Various		R1 Zone – Various (retain current range of heights)

*9.5 metre height limit to apply to dwelling houses and semi detached dwellings across 2A, 2B and 2C zones (equivalent to R2 Low Density and R3 Medium Density respectively).

Floor Space Ratio

- Include objectives and clause in LEP; and
- Map according to requirements

Proposed Dwelling House and Semi-Detached Dwelling FSR Sliding Scale:

Lot size m ²	Comprehensive LEP FSR
< 300	Not specified (merit)
301-450	0.75:1
451-600	0.65:1
>600	0.6:1

Proposed FSR for Attached Dual Occupancy and Residential Zones

Category	Proposed FSR
Attached Dual Occupancy (R2 Low Density equivalent to Residential 2A zone)	Option 1 – 0.5:1
	Option 2 – 0.6:1
R2 Low Density (equivalent to Residential 2A) - non residential uses	0.5:1
R3 Medium Density (equivalent to Residential 2B)	0.75:1
R3 Medium Density (equivalent to Residential 2C)	Option 1 - 0.65:1 (lots < 700m ²) and 0.9:1 (lots > 700m ²)
	Option 2 - 0.9:1 across entire 2C zoned area
	Option 3 - 0.75:1 (lots < 700m ²) and 0.9:1 (lots > 700m ²)
R1 General Residential (equivalent to Residential 2D zone)	Retain current range of FSRs

10.1.4 Standard Instrument Clauses

The following clauses are proposed to be included in the Comprehensive LEP, given their relevance to the residential land use issues in the City:

Standard Instrument clauses

- Clause 2.1 – Subdivision Consent Requirements

This **compulsory** Standard Instrument clause will be included in the Comprehensive LEP to clarify when the subdivision of land may be carried out without requiring the Council's consent

- Clause 2.5 – Additional Permitted Uses for Particular Land

This **compulsory** Standard Instrument clause will be included in the Comprehensive LEP to allow for individual sites to have additional permitted land uses.

- Clause 5.5 Development within the coastal zone

This **compulsory** Standard Instrument clause will be included in the Comprehensive LEP, in order to provide provisions for the protection of coastal environment through promoting the principles of ecologically sustainable development

- Clause 4.6 Exceptions to Development Standards

This **compulsory** Standard Instrument clause will be included in the Comprehensive LEP to provide Council with the flexibility to vary development standards in justified circumstances.

- Clause 5.6 Conversion of Fire Alarms

This **compulsory** Standard Instrument clause will be included in the Comprehensive LEP to provide that development consent is required for the conversion of a fire alarm.

- Clause 5.10 Heritage Conservation

This **compulsory** clause will be included in the Comprehensive LEP to replace the RLEP Clause 43 – Heritage conservation, to provide specific heritage provisions. No significant changes, however, have been introduced by the SI clause to the existing RLEP clause.

- Clause 5.4 Controls Relating to Miscellaneous Permissible Uses

This **compulsory** clause will be included in the Comprehensive LEP in order to provide additional controls for the following miscellaneous uses:

- *Bed and breakfast accommodation*: to consist of no more than 4 bedrooms
- *Home business*: Maximum floor space of 30m²
- *Home industry*: Maximum floor space of 30m²; and
- *Neighbourhood shops*: Maximum retail space of 100m².

Model Clauses

- Acid sulphate soils

This Model local clause is proposed to be included in the Comprehensive LEP to provide specific ASS controls

- Flood planning

This model local clause is suggested to be incorporated in the Comprehensive LEP for land is coastal areas that is currently subject to coastal processes or is subject to significant risk from coastal processes

- Stormwater management

This model local clause is suggested to be incorporated in the Comprehensive LEP to promote improved stormwater management

- Aircraft Noise

This model clause is suggested to be incorporated in the Comprehensive LEP for land that is affected by the ANEF contour

- Foreshore Building Line

This model clause is suggested to be included in the Comprehensive LEP for land that is affected by the foreshore building line.

RLEP Clauses Proposed to be Retained

The following clauses are proposed to be retained as local clauses:

- Clause 29 – Foreshore scenic protection area
- Clause 35 – Business uses in the residential zones
- Clause 35A – Non- residential uses in the 2D zone; and
- Clause 40A – Site specific development controls plans.

Additional Local Clauses

The following clauses are proposed as an additional local clause:

- A clause to encourage design excellence

Investigation Sites

A number of sites are proposed to be rezoned to a compatible zone to reflect their actual land use, based on the following situations in summary:

Zoning Mismatch Sites

- Blocks or street frontages where the predominant type of residential development is inconsistent with the zone (e.g. residential flat buildings in the 2A low density zone) (see Appendix E); and
- Blocks or street frontages where the built form of development is of a higher scale than provided for under the applicable standards (e.g. 3-4 storey residential flat buildings in the 2B low- medium density zone) (see Appendix E).

Sites Flagged by Other Discussion Papers

- Sites flagged by other Discussion Papers where zoning issues are residential in nature (i.e. zoning anomalies) as summarised in following table:

Site	Use	Current Zoning	Proposed Zoning
66A Doncaster Ave, Randwick	Former tramway land with development consent for town houses and residential flat buildings	Open Space	R3 Medium Density Residential (equivalent to Residential 2C) to reflect existing development consent
88-102 Moverly Rd, South Coogee	Former Endeavour Migrant Centre	Special Uses	R2 Low Density Residential (equivalent to Residential 2A) to reflect existing

Site	Use	Current Zoning	Proposed Zoning
	with development consent for dwelling houses		development consent
651 Anzac Parade, Maroubra	Former public school with development consent for dwelling houses	Special Uses	R2 Low Density Residential (equivalent to Residential 2A) to reflect existing development consent
1406-1412 Anzac Parade, Little Bay	Former UNSW land master planned site with development consent for a mix of dwelling types	Special Uses	R1 General Residential (equivalent to 2D Comprehensive development zone) to reflect existing development consent.
28-30 Bruce Street, Kingsford	School	Part Residential 2C/ Part General Business) – split zone	R3 Medium Density (equivalent to 2C residential) to 30 Bruce Street to reflect existing land use and apply a consistent zone across entire site.
2 Hurley Crescent, Matraville	Dwelling house	Open Space	R2 (Low Density Residential) (equivalent to Residential 2A), to reflect existing land use.

10.2 Comprehensive DCP

The following DCPs which relate to residential lands and/or housing are proposed to be reviewed for relevant guidance in the Comprehensive DCP:

- Defence Site Bundock and Avoca Streets, Randwick
- Dwelling Houses and Attached Dual Occupancy
- Multi Unit Housing
- Parking
- Prince Henry Site; and
- University of NSW, Kensington Campus.

Resulting from Standard Instrument requirements with respect to development standards in the Comprehensive LEP, the following clauses are proposed to be transferred into the Comprehensive DCP:

- Frontage requirements

- Wall heights (if considered suitable)
- Storey controls
- Landscaped area; and
- Clause 20D – Traffic and Transport measures for the 2D zone.

In addition, based on the issues covered in this Paper, the following recommendations are made in relation to the Comprehensive DCP with regards to residential development:

Boarding Houses

- Inclusion of operational guidelines and specific design requirements

Adaptable/ Universal Housing

- Thresholds for adaptable housing and critical design criteria for universal housing.

Sustainability

- Guidelines and principles to promote ecologically sustainable development and sustainable transport measures.

Design Excellence

- Performance standards to aid urban design analysis in support of proposed Comprehensive LEP design excellence clause; and
- Guidelines reflecting SEPP 65 and Design Ideas for Rejuvenating Residential Flat Buildings.

Contamination

- Guidelines reflecting key strategies and provisions of the Former Incinerator Land Matraville Policy.

Flood Planning

- Specific flooding development controls for new development.

Laneway Widening

- Objectives and key performance standards to facilitate widening of a select number of laneways.

11.0 Conclusion

The Residential Discussion Paper is one of six discussion papers that have been prepared to inform the development of the new Randwick Comprehensive LEP and DCP.

The Discussion Paper explains the requirement for the Council to prepare a new Comprehensive LEP based on the Standard Instrument and recommends land use zones and clauses relevant to the current RLEP zones: Residential 2A, Residential 2B, Residential 2C and Residential 2D.

The Paper also discusses other planning and environmental considerations which may have an impact on the future planning of residential lands.

The Council welcomes feedback on the proposed land use zones, permissible uses, development standards, clauses and recommended zoning and development standards for the sites listed in Chapter 10.

Written submissions or comments on the Residential Discussion Paper should be:

Marked: Residential Discussion Paper

Mailed to: Strategic Planning Department
Randwick City Council
30 Frances Street
Randwick 2031

or

Emailed to: LEPreview@randwick.nsw.gov.au