



INFORMATION SHEET HOUSING INVESTIGATION AREAS



Randwick City Council is undertaking a two-stage review of the existing Randwick Development Control Plan 2013 (DCP) that applies to the Randwick City Local Government Area. Stage 1 of the review has been prepared for public exhibition and community comment.

We are seeking your views on the development controls relating to the four Housing Investigation Areas (HIA). Feedback is sought on the suitability of new controls such as

apartment building setbacks and articulation, new through site links/ mid-block connections and minimum requirements for landscape area and controls to enhance the environmental sustainability of new development in the HIAs.

This information sheet provides:

- An overview of the proposed new development controls in Part E7 Housing Investigation Areas
- Details on how you can make a submission to Council regarding the new provisions
- The timeline for completion of the new DCP.

NOTE

The proposed new DCP development controls for the HIAs do not include any compulsory land acquisition. The Comprehensive LEP changes endorsed by Council in August 2022 will allow for additional building height and density, however whether properties redevelop or not, is entirely up to the property owner. Council has included further information regarding changing ownership on the YourSay website.



BACKGROUND

A draft of Part E7 Housing Investigation Areas of the Randwick DCP has been prepared to support the recently endorsed Comprehensive LEP provisions for the Housing Investigation Areas (HIA) which amend the zoning, maximum height of buildings and density of sites. The objectives and controls contained within the new Part E7 apply to the design of medium density residential, Co-Living and mixed-use developments.

The proposed planning controls seek a best practice sustainable planning outcome, to achieve high quality and sustainable residential dwellings that achieve design excellence. Specifically they integrate well with the surrounding streetscapes, support walkable and cyclable neighbourhoods and offer a high level of resident amenity.



The sustainable approach will include PV rooftop solar and battery storage, E-waste management, 100% electric build (no natural gas), renewable energy contracts, light colour roofs, tree canopy targets, EV and E-bike charging infrastructure and the use of ceiling fans to limit the need for air conditioning. These requirements will yield considerable cost savings for property owners and tenants

Feedback provided following the recent public exhibition of the Comprehensive LEP and the review of public submissions, has been considered in the preparation of the draft Part E7, in relation to building bulk, scale and character, and the importance of the landscape and sustainability development control provisions.

The current Randwick DCP dates from 2013. DCPs are required to be reviewed periodically to ensure development controls align with the strategic direction of Council and reflect best practice in planning, building design, residential amenity, and sustainability outcomes.

WHAT IS A LOCAL ENVIRONMENT PLAN (LEP)?

A LEP is the principal planning document and accompanying maps that sets the 'big picture' legislative planning rules for how land can be developed and used across NSW. It includes controls for the zoning of land, maximum building heights, the maximum density permitted, measured in Floor Space Ratio (FSR), and minimum lot size requirements.

WHAT IS A DEVELOPMENT CONTROL PLAN (DCP)?

A DCP sets out the detailed planning and design rules to achieve the purpose of the LEP. A DCP supplements the planning controls of the LEP and represents Council's endorsed planning policy for new development, considered in the assessment of Development Applications (DA). It provides rules for built form outcomes, building setbacks and design, and the landscaping and environmental requirements that development must meet.

WHAT IS THE DIFFERENCE BETWEEN STAGE 1 AND 2?

Stage 1 of the draft DCP includes changes to support the approved amendments to the Randwick LEP 2012 put forward under the Comprehensive Planning Proposal (CPP). Stage 2 will involve a review of all the remaining parts of Randwick DCP to ensure the controls align with Council's strategic directions and to address the evolution in design expectations since it was last comprehensively reviewed in 2013.

WHAT ARE THE KEY PROVISIONS IN PART E7 HOUSING INVESTIGATION AREAS?

The Part E7 comprises development controls that addresses:

- Urban design and place-making, design excellence, land use, built form, through site links/mid-block connections, laneway/shared way zones, and heritage interface considerations
- Building setbacks, future character and access requirements
- Detail design controls covering housing mix, floor to ceiling heights, solar and daylight access, acoustic amenity, natural ventilation, articulation and modulation, materials and finishes, building awnings, entry and circulation, landscape area, transport, parking, access and environmental sustainability.

MAP OF HIA AREAS IN RANDWICK CITY





Alison Road looking east, proposed built form

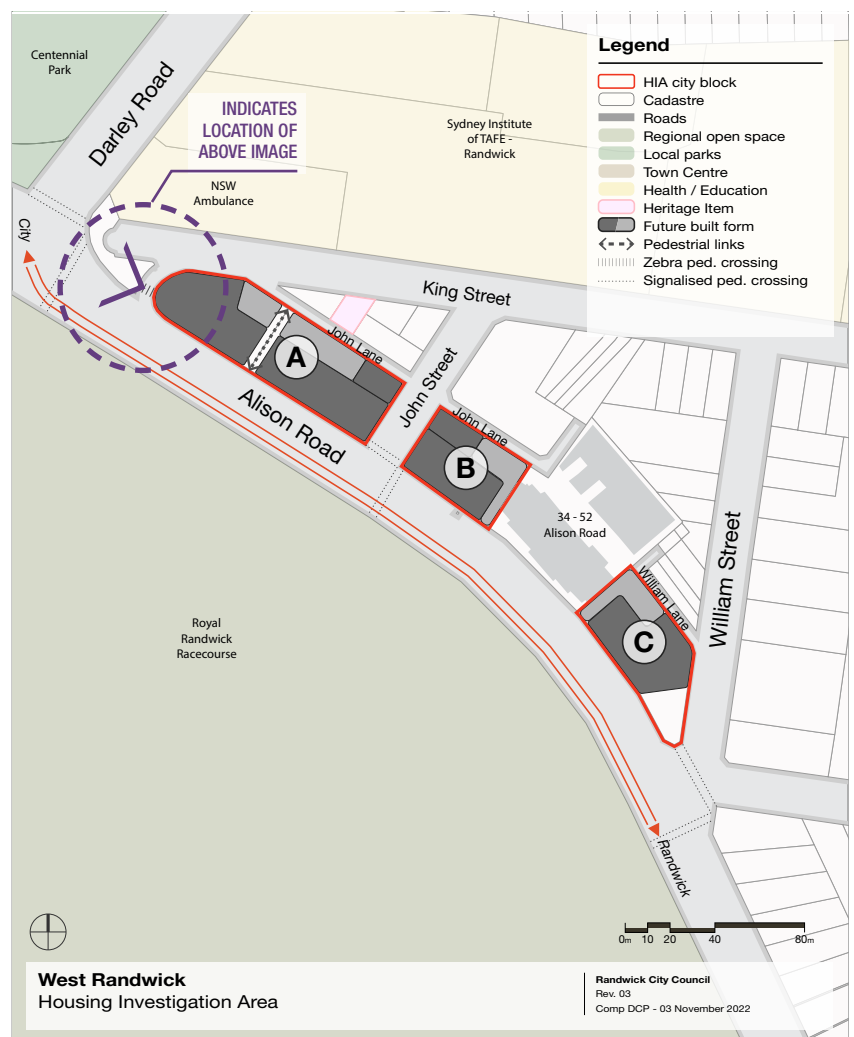
WEST RANDWICK HIA

The HIA is in the north of the LGA, in the suburb of Randwick, and the subject city blocks are shown on the map to the right. The HIA consists of a mixed use business strip defined by Alison Road, William Street, John Lane and William Lane.

The West Randwick HIA will be a revitalised mixed-use business 'strip' along Alison Road with an urban character that complements the surrounding residential, racecourse and parkland setting. The ground floor level business uses will benefit from the visibility along Alison Road, and the apartments above from the attractive outlook across the green landscape of Royal Randwick Racecourse.

Key objectives for the HIA include, to:

- Transition from higher building height along the Alison Road frontage down to lower building height adjacent to the lower scale residential areas to the northeast of John Lane and William Lane
- Improve pedestrian permeability through the city blocks with a new 24/7 public pedestrian link
- Improve the landscaping of Alison Road and John Street footpaths to enhance the pedestrian experience.





High Street looking east, proposed built form.
Proposed new Randwick Hospital buildings on right hand side.

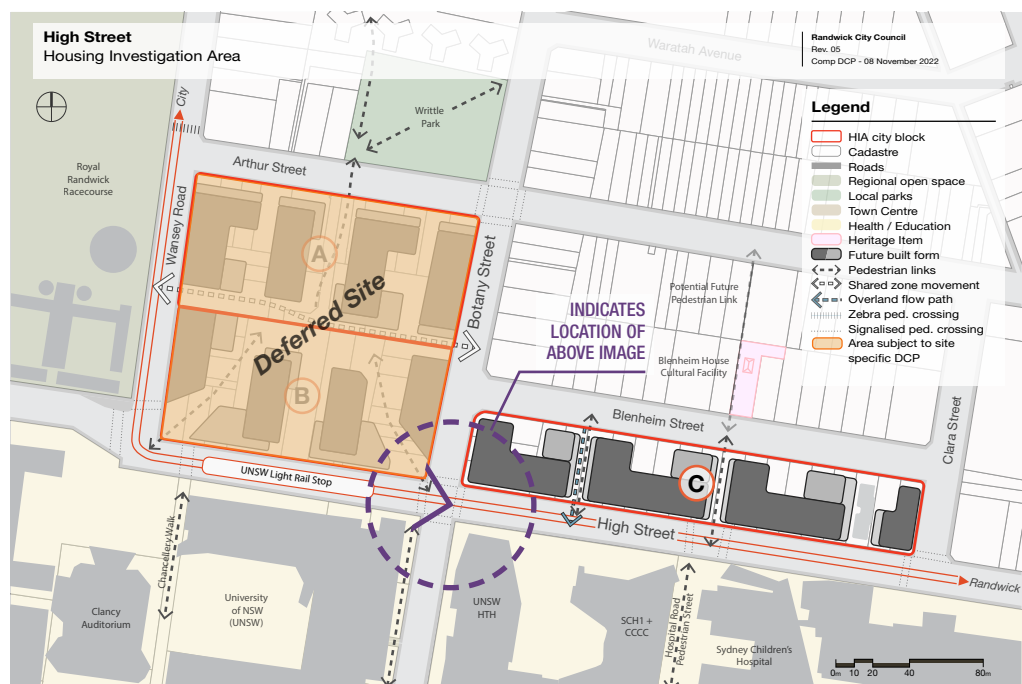
HIGH STREET HIA

(formerly Arthur Street HIA)

The HIA is in the north of the LGA, in the suburb of Randwick, immediately north of the UNSW and Randwick Hospital. The subject city blocks are shown on the map to the right.

Blocks A and B, defined by High Street, Botany Street, Arthur Street and Wansey Road is a Deferred Site (not subject to uplift) and is subject to further detailed assessment by Council, in consultation with stakeholders as per Randwick City Council resolution of 30 August 2022.

The High Street HIA shown as Block C on the map to the right, will be a new sustainable urban precinct drawing on the opportunities presented by its proximity to the growing employment hubs of Randwick Junction Town Centre, Randwick Hospital and the University of NSW. The HIA will embody best practice urban planning, architectural and landscape design, and champion sustainable practices, that leverages the precinct's proximity to public transport, parks, plazas and services to establish a new integrated way of living.



Key objectives for the HIA include, to:

- Create courtyard style development through locating built form on the perimeter of city blocks with generous green spaces with deep soil and tree canopy providing urban amenity
- Create new sightlines between existing public spaces and public transport infrastructure to improve wayfinding
- Accommodate existing flood overland flow pathways
- Provide through block pedestrian links to improve pedestrian access
- Encourage complementary health and educational land uses to provide employment and to activate the ground floor levels of buildings along High Street
- Improve the quality of footpaths and landscaping along the main streets to enhance the pedestrian experience.



Corner Botany and Barker Streets looking east, proposed built form

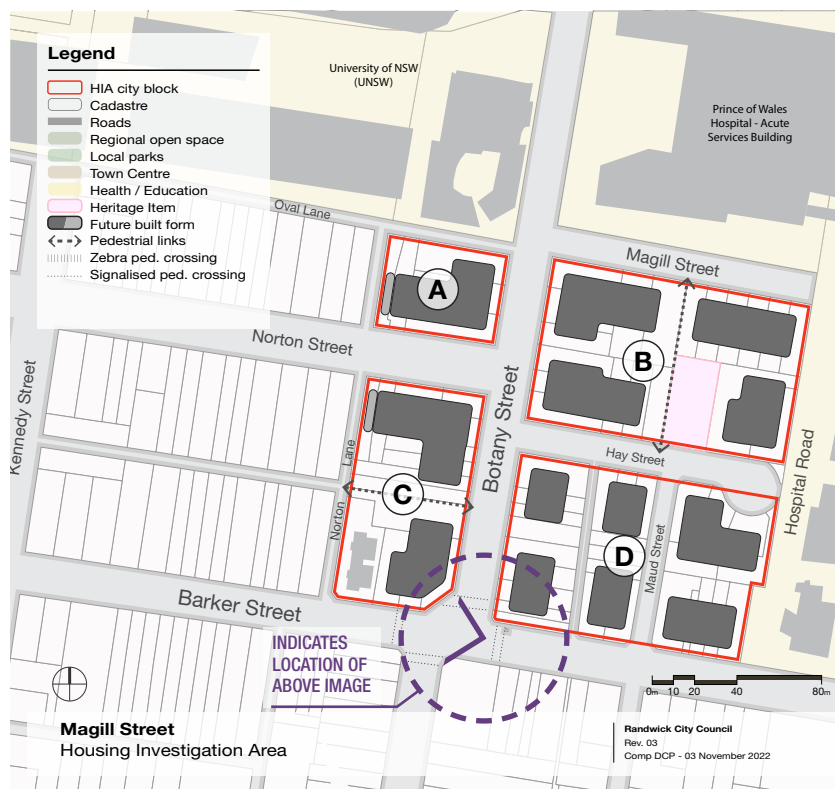
MAGILL STREET HIA

The HIA is in the north of the LGA, in the suburb of Randwick, immediately to the south of the UNSW and Randwick Hospital. The subject city blocks are shown in the map to the right. The HIA is defined by Magill Street / Oval Lane, Hospital Road, Barker Street and Norton Lane.

The Magill Street HIA will be a new midrise residential neighbourhood drawing on the opportunities presented by the adjoining educational and health employment hubs of the University of NSW and Randwick Hospital and by convenient public transport. Residential apartment buildings will be set back from the street with parking provided in basements and communal garden spaces at ground and roof level.

Key objectives for the HIA include, to:

- Position built form with generous setbacks to the surrounding streets, to enable well-scaled streetscapes, private and communal gardens, and deep soil permeable areas
- Ensure built form is orientated and buildings are designed to achieve a high level of building performance and sustainability
- Improve permeability of the city blocks and wayfinding via new through-block links opening sightlines between residential areas and destinations
- Integrate heritage properties and existing strata residential flat buildings within the overall planning of the HIA precinct.





Anzac Parade looking north, proposed built form

KINGSFORD SOUTH HIA

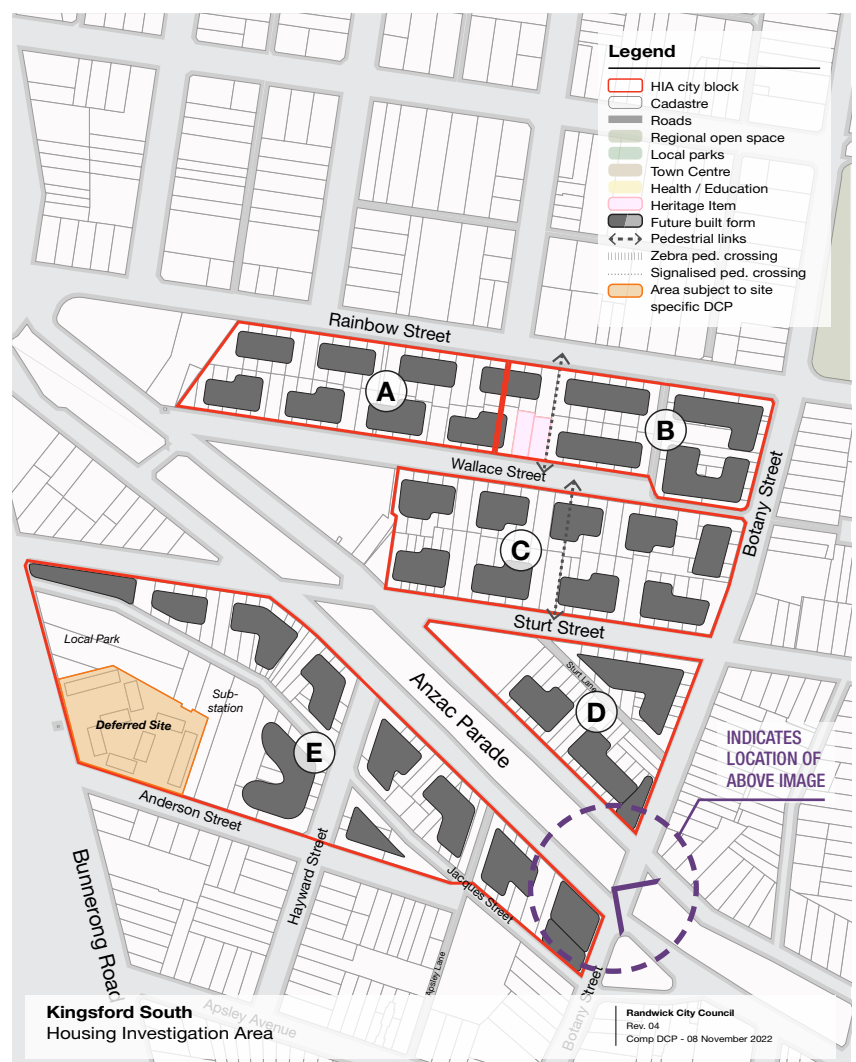
The HIA is in the centre of the LGA, in the suburb of Kingsford, to the southeast of Kingsford Town Centre and the Juniors Kingsford Light Rail stop. The subject city blocks are shown in the map to the right. The HIA is generally defined by Rainbow Street, Botany Street, Anderson Street and Bunnerong Road.

The Kingsford South HIA will be a new midrise residential neighbourhood drawing on the opportunities presented by ready access to the Juniors Kingsford Light Rail transport hub, proximity to Kingsford Town Centre, The Juniors club and to Dacey Gardens and Jacques Street Park.

Heritage properties, church buildings, an electricity substation and social housing will be integrated within the new neighbourhood. New pedestrian links will improve access through the HIA, breaking down the existing large block structure, and new local parks will improve access to open space.

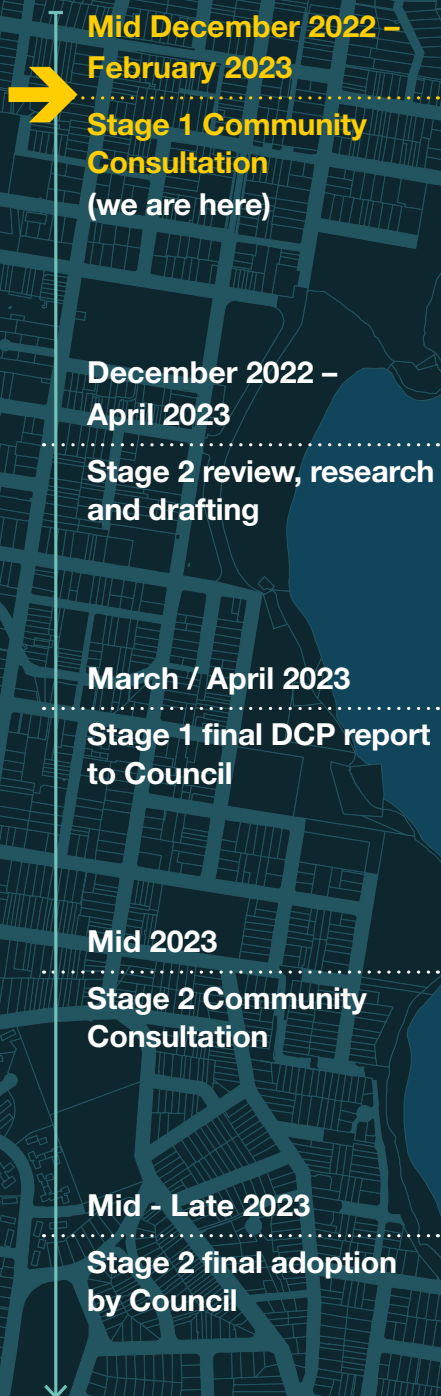
Key objectives for the HIA include:

- Deliver residential buildings that demonstrate design excellence and respond positively to the surrounding residential, park and streetscape context
- Ensure that new buildings, in height and scale, provide a transition between the higher buildings proposed in Kingsford Town Centre and the lower scale residential areas to the south and west
- Enhance pedestrian permeability through the city blocks with new and improved pedestrian links as indicated on the map to the right.



Timeline

The program for the Stage 1 and Stage 2 DCP review is:



HAVE YOUR SAY

Stage 1 of the draft DCP is on public exhibition from 13 December 2022 to 14 February 2023 and can be viewed online at:



yoursay.randwick.nsw.gov.au/DCP2023

DROP-IN SESSIONS

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

Kensington Park Community Centre - Hall 1

Saturday 21 January 2023
10am – 12pm

Bowen Library

Wednesday 1 February 2023
1pm – 3pm

Margaret Martin Library Randwick

Thursday 9 February 2023
4.30pm – 6.30pm

SUBMISSIONS

Comments can be made online via our website or submitted in writing either via email to council@randwick.nsw.gov.au or by post to the General Manager, Randwick City Council, **30 Frances Street, Randwick NSW 2031**. Comments should be clearly headed '**Randwick City Stage 1 Draft Development Control Plan**'. Submissions must be received by Council by **5pm, 14 February 2023**.

Submissions received will inform the final drafting of Stage 1 of the DCP. Stage 2 of the DCP is anticipated to be released for community consultation in mid-2023.



Randwick City Council
a sense of community