DRAFT
Housing Strategy

Randwick City Council

VISION 2040

Randwick City Council
a sense of community

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1. Introduction

1.1. Executive summary

This Housing Strategy (Strategy) establishes the strategic framework for residential growth within Randwick City to 2040. The Strategy links council's vision for housing with the housing objectives and targets of the NSW Government and Greater Sydney Commission strategic plans, including the Greater Sydney Region Plan and the Eastern City District Plan (District Plan). Importantly, the Strategy responds to Council's Local Strategic Planning Statement 20 year vision for land use planning for the Local Government Area (LGA). The preparation of the Strategy is also an action of Council's Local Strategic Planning Statement (LSPS).

This Strategy has been prepared in accordance with the Local Housing Strategy Guideline and Template and includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. It has been prepared in response to key directions of the State Government's Greater Sydney Region Plan and the District Plan, which require councils across metropolitan Sydney to provide for additional housing to meet future changing population needs. The Strategy details where additional housing will be provided and how Council will ensure appropriate infrastructure provision and high quality design.

Process and structure of the Housing Strategy

The Strategy has been developed through our Vision 2040 community engagement program and informed by an analysis of various factors that influence residential development, including: the current planning policy context; current and projected housing need and supply; residential development capacity assessment and feasibility for development; housing gap analysis; and opportunities and challenges for new housing.

The Strategy is divided into four sections:

Section 1 Introduction (this section) - details the strategic planning policy context, LGA snapshot in terms of its social, economic and environmental characteristics and summary of the community engagement outcomes. It forms the basis for the City's 20 year vision for housing.

Section 2 Evidence – provides an analysis of housing demand and supply including demographic factors, and considers the land use opportunities and constraints to inform the amount and type of housing needed over the next 20 years.

Section 3 Priorities – draws on the evidence base in Section 2 to inform the Strategy's priorities, objectives and actions and land use planning approach needed to achieve the City's vision.

Section 4 Implementation – outlines the implementation and delivery plan, including how Council will continue to monitor the progress of the priorities, objectives and actions of the Strategy.

Guiding Principles

The following planning principles have been developed to guide the preparation of this Strategy and align with the outcomes of the Vision 2040 consultation. They provide direction for housing growth in the Randwick City area:

- Concentrate growth in accessible locations in and around centres and within walking distance of shops, employment, public transport, facilities and services
- Enhance housing choice and diversity in our lower density residential areas including small lot housing, semi-detached, town houses, adaptable and seniors housing
- Concentrate growth in and around planned renewal or infrastructure projects, to better reflect built environment changes (i.e. hospital and education precinct)
- Focus growth around areas of high amenity and recreational value
- Recognise and preserve our special character areas and values
- Increase affordable rental housing and social housing
- Balanced approach to growth across the City

Priorities

This Strategy outlines 8 priorities to guide change in planning policy and controls over the next 20 years. The priorities are as follows:

1. Ensure a balanced approach to growth across Randwick City
2. Diverse housing to meet the needs of our community
3. Focus growth in and around town and strategic centres close to transport, jobs and services
4. Increase affordable rental housing across Randwick City
5. Ensure new development is consistent with the desired future character of areas
6. Ensure design excellence and sustainability principles in new development
7. Ensure future redevelopment sites are aligned with future transport investment
8. Support housing growth with appropriate infrastructure

Implementation

The recommendations outlined in this Strategy will form the basis for revised residential zoning and development standards under the *Randwick Local Environmental Plan 2012* (RLEP 2012) and the *Randwick Development Control Plan 2013* (RDCP 2013) which will be prepared as a separate exercise over 2020-2021. The actions of this Strategy also include seeking exemptions from certain State Environmental Planning Policies (SEPPs) and the implementation of a local planning framework to provide for appropriate local development controls. Finally, this Strategy will also be implemented by collaborating with State Government agencies and other councils to achieve a cohesive approach to regional matters and ensure appropriate infrastructure is provided to support growth.

1.2. Planning policy and context

Together with the introduction of Local Strategic Planning Statements (LSPS), these initiatives put into practice the NSW Government's policy emphasis on upfront strategic planning.

Greater Sydney Region Plan (2018)

In March 2018, the Greater Sydney Commission released A Metropolis of Three Cities - The Greater Sydney Region Plan, together with five supporting District Plans which establish a clear future vision for Greater Sydney to 2056.

These Plans, alongside Infrastructure NSW's State Infrastructure Strategy and Transport for NSW's Future Transport 2056, provide a unique opportunity for all levels of Government to coordinate implementation and align infrastructure with growth.

The Plan is underpinned by projections which identify the need for 725,000 additional homes and 817,000 new jobs across the Sydney Metropolitan area by 2031 to meet the needs of a growing and changing population.

The Plan's focus is on providing more housing, with a greater choice of dwelling types in well-serviced locations. This will help meet changing household needs, lifestyle choices, population growth and different household budgets. Residents should be able to age at home, if they wish, live close to families and friends, and travel easily to work, education and social activities. New housing will be supported by local infrastructure and services that reflect the demographic needs of a community.

Relevant to this Housing Strategy is the following direction: Housing the City: Giving People Housing Choices and the following associated objectives:

Objective 10: Greater housing supply

Objective 11: Housing is more diverse and affordable

To do this, Councils are required to undertake the following actions:

- Prepare housing strategies.
- Develop 6–10 year housing targets.
- Implement Affordable Rental Housing Targets.

Eastern City District Plan (2018)

This District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning. In particular, the District Plan contains the following priority, which is to be implemented through the preparation of Local Housing Strategies and Affordable Rental Housing Target Schemes:

Planning Priority E5 Providing housing supply, choice and affordability with access to jobs, services and public transport.

Randwick City Plan (2018)

The Randwick City Plan is a 20- year strategic plan reflecting our community's vision and long term goals for the health and wellbeing of our people, our economy and the natural and built environment. The City Plan states that Council will continually plan for the preferred locations of new housing and will focus on areas that are accessible to good public transport, employment, shops and services, such as commercial centres and the strategic centre around the University of NSW and Randwick Hospitals Complex. The Plan recognises that some areas are under pressure and need a careful balance between development and conservation values, which is further enabled through the local character work outlined in Section 3.1 Priorities and Objectives of this Strategy. The City Plan also outlines that land use changes will be integrated with sustainable transport access to open space, services and social infrastructure to achieve an effective and liveable City, specifying the importance of mass public transport.

Local Strategic Planning Statement (draft – 2019)

The Randwick City LSPS provides the framework for land use planning and decision making over the next 20 years. It outlines our community's vision for the desired future of our LGA, underpinned by clear planning priorities about where housing, jobs, infrastructure and open space should be located.

The LSPS sets out short, medium and ongoing actions for the delivery of our planning priorities to meet our community's future economic, social and environmental needs and aspirations. As the LSPS outlines the relationship between housing, jobs, infrastructure and open space and guides land use changes accordingly, this Strategy will deal only with the housing actions of the LSPS.

Figure 1: Policy Context

Local Environmental Plan (2012)

The *Randwick Local Environmental Plan 2012* (LEP 2012) is the main instrument Council uses to control building and development, through land use zones, building standards, heritage conservation, environmental protection areas and other land use controls.

Recent amendments to the *Environmental Planning and Assessment Act 1979* require all councils to review and amend their LEPs as soon as practicable after a District Plan is made. Council's LSPS and a range of studies and strategies, including this Strategy, will guide the review and update of the LEP 2012.

The LEP 2012 is supported by the Randwick Development Control Plan 2013 (DCP 2013) which contains detailed design controls to supplement the high-level controls in the LEP 2012. The DCP 2013 will be updated to align with the revised LEP, to reflect the actions of this Strategy and the LSPS.

1.3. Local Government Area snapshot

Randwick City is located in the eastern suburbs of the Sydney Metropolitan Area and is part of the Eastern City District. The City has a land area of 37.4 square km and is bounded by Centennial Parklands to the north, the Pacific Ocean to the east, Botany Bay to the south and a line of open space, largely occupied by golf courses to the west.

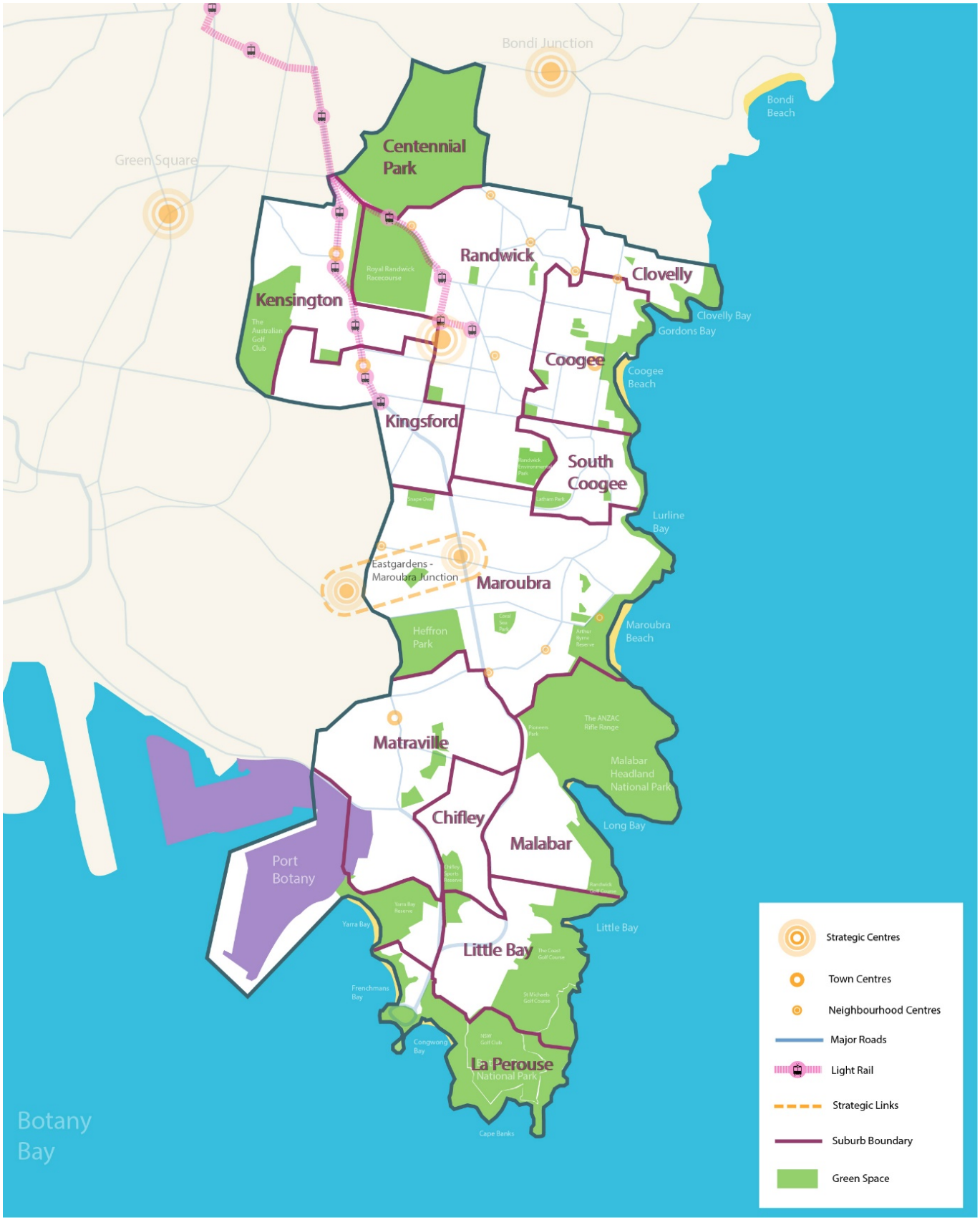
Randwick City's urban areas are predominantly residential with a number of local and neighbourhood centres dispersed across the City that service the community's retail, commercial and social needs, and the Randwick Strategic Centre, the cluster of education, research and health related institutions of regional importance.

There is significant variation in housing and demographic characteristics between the north and south of the LGA. For example, the suburb of Coogee has a population density of 88 persons per hectare, while the suburb of Little Bay has a population density of 17 persons per hectare.

Randwick City has a large quantity of open space, covering 30% of the LGA, however the ratio of open space provision to population is lowest in higher density areas such as Randwick, Coogee and Maroubra.

The area is relatively well connected to the Sydney City CBD, Sydney Airport and adjoining LGAs by an extensive bus network. The City's accessibility will be further enhanced by the CBD & South East Light Rail which will connect the Sydney CBD to the Randwick Strategic Centre and surrounding Kingsford and Kensington town centres.

Map 1: The Randwick LGA



1.4. Vision 2040 consultation

To inform our Local Strategic Planning Statement and this Strategy, Council undertook a comprehensive community consultation program branded Vision 2040: Shaping our Future, targeting our residential population and other key stakeholders, in March and April 2019. The engagement had a focus on:

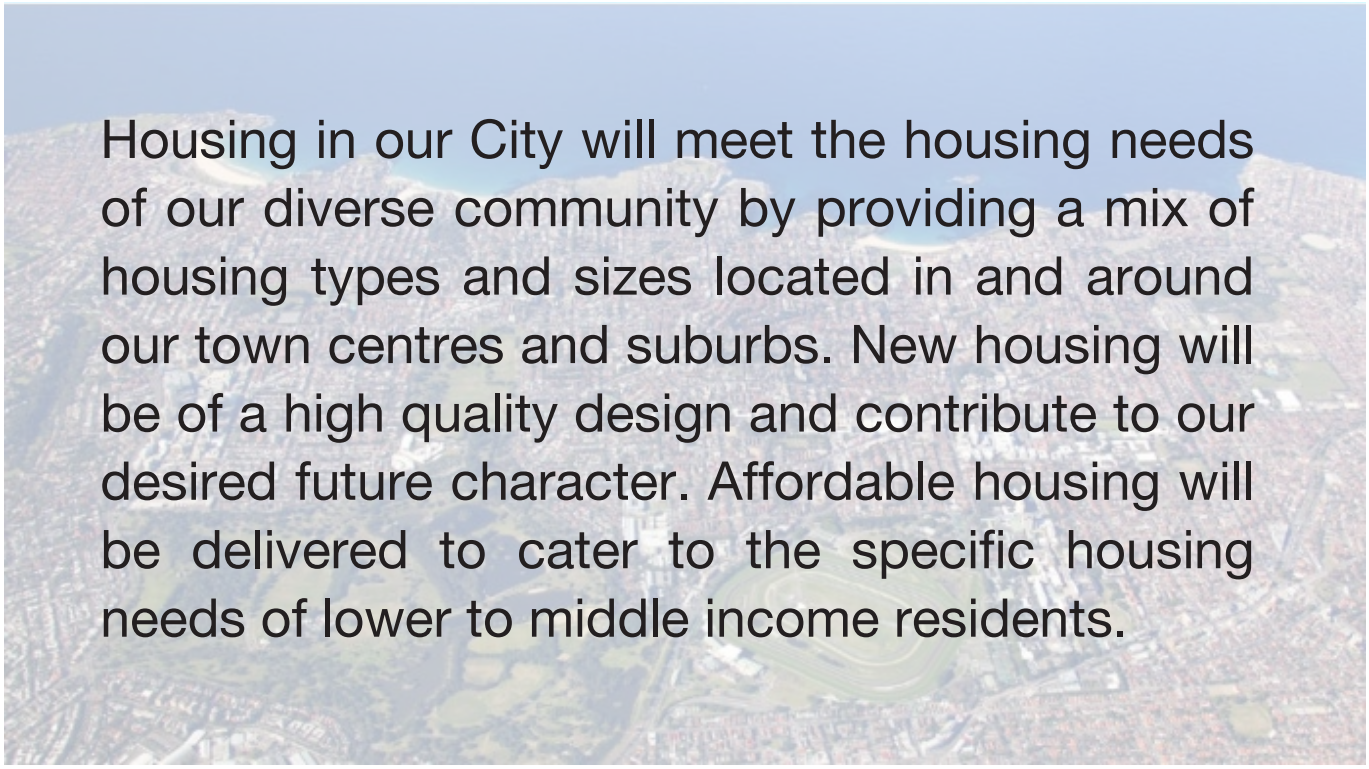
- Tapping into people's local knowledge and experiences in Randwick City
- Identifying local character and desired future local character
- Thinking about how different members of the community are going to be living in the future
- How we are going to accommodate anticipated housing growth towards 2036

The feedback Council received during this time helped Council understand the housing demand of our residents and informed our housing vision. Key findings from Vision 2040 consultation included:

- Living in proximity to reliable transport as well as a range of services and amenity is important to participants
- The participants recognised the need for diverse housing types across Randwick City, with a combination of low, medium and high density
- High density housing development should be supplemented by high levels of amenity
- Only a few participants wanted limited or no growth. Not all participants supported meeting the full amount of housing projected to be needed by 2036
- Housing affordability in Randwick City is a big concern for many respondents
- Additional infrastructure is essential to cater for future population growth
- Participants raised concerns about traffic in the local area arising from high density housing developments
- While aspirations for the future character of suburbs varied, common desires were for areas to be tree-lined, green, low density/suburban, liveable, peaceful, safe, heritage, unique, relaxed and accessible

The findings from this consultation have been a key consideration in Councils planning for the future housing needs of Randwick City. Council has responded to this feedback through the priorities, objectives and actions of this Strategy which will allow us to meet the shared vision for housing in Randwick City toward 2040.

1.5. Housing vision



2. The Evidence

2.1. Demographic Overview

Randwick City Now		
Our City		
37.4km² Area	**30%** Open Space	**29km** Coastline
87 Parks	**86%** Homes within 400m of open space	**14%** Urban canopy cover
Population and Housing		
154,265 Population	**34** Median age	**58,300** Dwellings
14,693 Separate houses	**16,314** Medium density (semis, terraces and apartments up to 2 storeys)	**26,742** High density (apartments 3 or more storeys)
44.3% Households renting	**21.6%** Households with a mortgage	**24.5%** Households owned outright
$1,916 Median weekly household income	**$960** **$625** Median weekly rent (house and unit)	**$2,600** Median monthly mortgage repayments
40.7% Of the population born overseas	**3.8%** Of the population reporting needing help in their day to day lives due to disability	**738** Homeless persons
1.7% Of rental stock considered affordable for very low income households	**4.9%** Of rental stock considered affordable for low income households	**35%** Of rental stock considered affordable for moderate income households
39.3% Renters in rental stress	**21.0%** Households in the lowest NSW weekly household income quartile	**35.6%** Households in the highest NSW weekly household income quartile

5,000 Residents working in retail trade	**7,552** Residents working in education and training	**8,633** Residents working in healthcare and social assistance

Economy

52,872 Jobs	**13,198** Businesses	**$8.52b** Gross Regional Product
5.6% Unemployment rate	**26.6%** Employment self-containment rate	
13,583 Local jobs in health care and social assistance	**11,872** Local jobs in education and training	**4,983** Local jobs in accommodation and food services

Randwick City

2036

180,150 Population	**33,900 (23%)** Population increase
71,800 Households	**13,500 (23%)** Total households increase
77,600 Implied dwellings	**10%** Eastern City District forecast population growth

10,750 (12% increase) Persons aged 0-4	**17,900 (30% increase)** Persons aged 5-14	**26,100 (29% increase)** Persons aged 15-24
14,050 (36% increase) Persons aged 65-74	**10,450 (67% increase)** Persons aged 75-84	**5,750 (74% increase)** Persons aged 85+
22,600 (31% increase) Lone person households	**14,350 (23% increase)** Couples only households	**25,650 (22% increase)** Couples with children/single parent households

See Appendix 1 for a complete demographic analysis and sources of information.

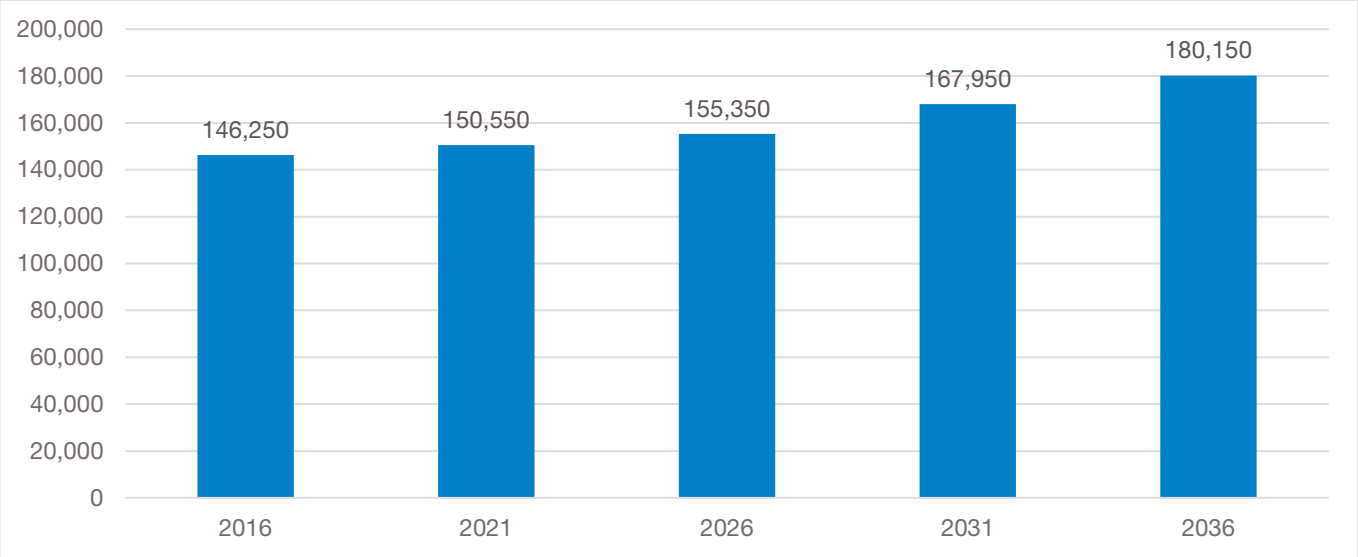
2.2. Housing Demand

This section considers housing demand, specifically the type and amount of housing needed to support the city's resident population to 2036. Housing demand is influenced by a number of key factors including employment, market preferences, local amenity, household formation patterns and affordability.

2.2.1. Projected dwelling demand

The State Government projects that Randwick City's population will grow to 180,150 or an additional 33,900 people by 2036. Housing this population growth will require an estimated 14,600 additional new dwellings for an additional 13,500 new households across the LGA by 2036.

Figure 2: Randwick City Projected Total Population 2016-2036



Source: NSW Department of Planning and Environment 2016

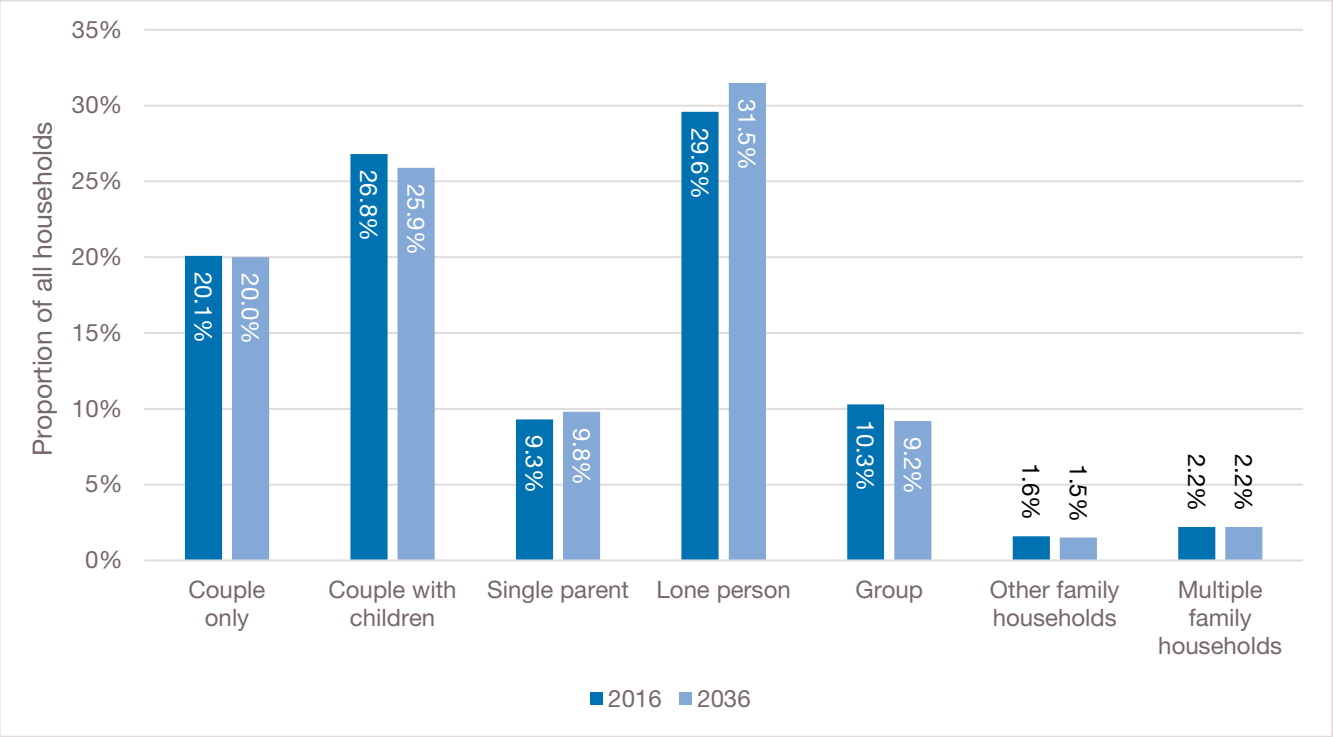
From the DPE dwelling demand projections, the City's projected housing need for the 6-10 year horizon (2021-2026) is estimated at 4,300 new dwellings. This is taking into consideration the projected dwelling demand from 2021-2036 which is estimated at 12,900 new dwellings and would therefore require 860 dwellings on average to be built every year between 2021 and 2036.

2.2.2. Current and forecast household composition

The forecast growth in different housing types in the Randwick LGA provides an indication of the demand for different housing types. As shown in Figure 3, single persons and single parent households are forecast to increase as a proportion of all households in the LGA, while the proportions of couples with children and couples only are forecast to decrease.

The breakdown of forecast household types would suggest that the greatest need for housing in the future will be for housing with low numbers of bedrooms. However, while the proportion of couples with children will decrease, the quantity of couples with children will still increase by 3,000 households, suggesting that some larger dwellings will also be required.

Figure 3: Randwick City Projected Household Composition 2016-2036



Source: NSW Department of Planning and Environment 2016

2.2.3. Affordable housing

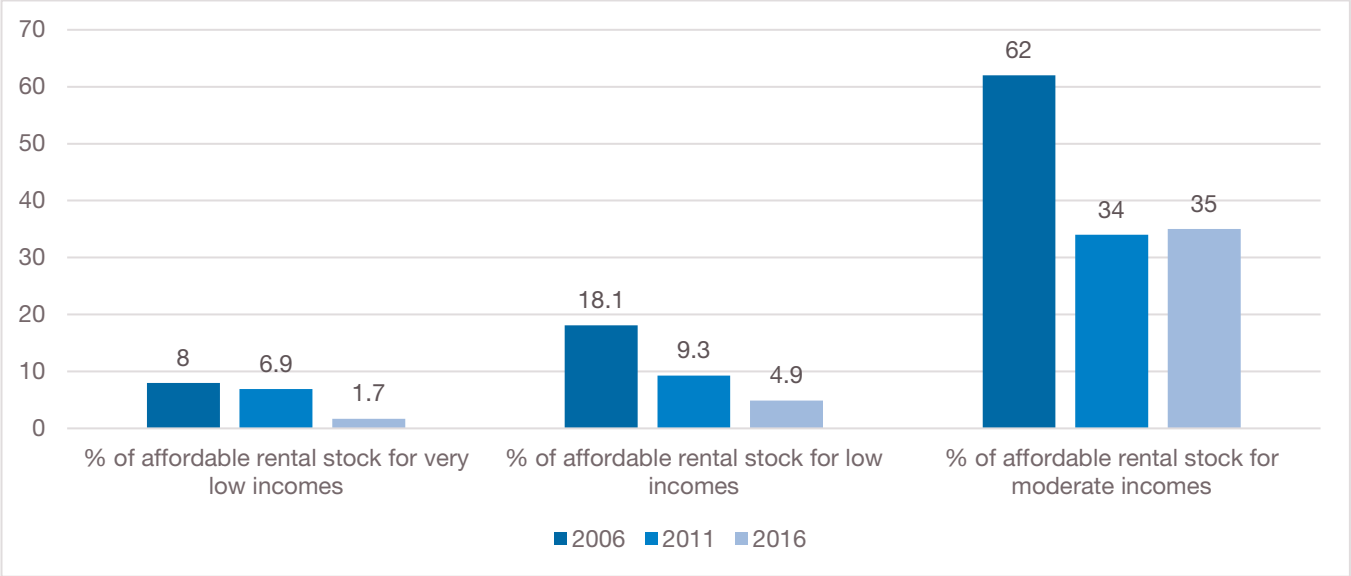
Affordable housing is housing that is appropriate for the needs of a range of very low, low and moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.

Table 1: Household incomes for very low to moderate income earners

	Very low-income Household	Low-income Household	Moderate-income Household
Income Benchmark	<50% of gross median household income for Sydney SD 2018-19	50-80% of gross median household income for Sydney SD 2018-19	80-120% of gross median household income for Sydney SD 2018-19
Annual Household Income	$46,700	$74,700	$112,100

Source: NSW Affordable Housing Ministerial Guidelines 2018-19

Figure 4: Proportion of rental housing stock that is affordable 2006-2016

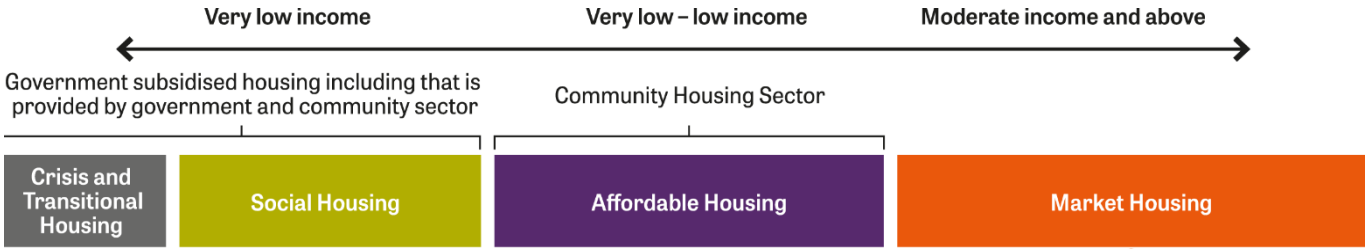


Source: NSW Local Government Housing Kit 2016

Figure 4 shows the proportion of rental housing stock that is affordable for households with low incomes, very low incomes and moderate incomes. Between 2006 and 2016 there has been a large reduction in the proportion of rental housing stock that could be considered affordable for each of the household types. The proportion of affordable rental stock has decreased over a ten year period (between 2006-2016) for very low income households by a staggering 78% (from 8% to 1.7%), 72% for low income households (from 18.1% to 4.9%) and 43% for moderate incomes (decreased from 62% to 35%).

A range of housing choices, including affordable rental housing reduces the need for people to go into social housing and also supports a pathway for people to move out of social housing. This is often described as the housing continuum, as shown in the figure below.

Figure 5: Housing continuum



Source: The Greater Sydney Region Plan – A Metropolis of Three Cities

As rental costs rise faster than incomes, households either move to other areas where rents are lower, or stay and place themselves in housing stress. Households in housing stress are defined as paying 30% or more of their income on housing costs (mainly rent). Under those circumstances the cost of housing is affecting a household's ability to pay for other primary needs including food, education, travel, medication etc. In Randwick City, 39.3%of all households renting are in rental stress.

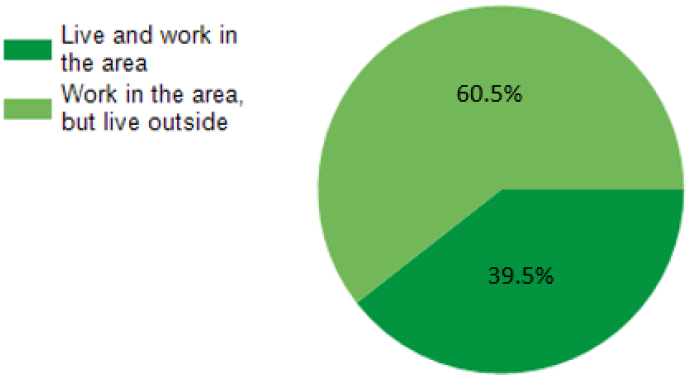
2.2.4. Key worker housing

The term key worker includes people who are employed in essential sectors such as health, police, education, emergency and public transport services. It can also include low-paid private sector workers in the tourism and hospitality industries such as wait staff, cleaners, shop assistants, nannies and cooks. The incomes of key workers typically fall within the low to moderate income range and are therefore vulnerable to Sydney's high housing costs.

The Randwick Education and Health Strategic Centre is Randwick's largest employment centre and employment is projected to increase by 40% - 55% to 2036. Workers will create demand for services that are generally staffed by lower income earners, such as childcare workers, kitchen staff, hospital cleaners and shop assistants. Without market/ planning intervention, the residential housing market will continue to produce housing at price points well above the income ranges of key workers. In order for the Strategic Centre to maintain its international standing as research and teaching excellence centres, it must have the ability to retain a stable workforce to help run it.

While Randwick City generally has a high proportion of residents who live and work in the LGA, 60.5% of workers travel from outside the LGA. Both the Children's Hospital and the Royal Hospital for Women have noted the difficulty in filling job vacancies for specialist nurses (such as paediatric and neonatology nurses) whose skills are highly desirable and who are being priced out of living in the area. The low availability of affordable housing with convenient access to the work place is impacting the economic performance of the Strategic Centre.

Figure 6: Residential location of people who work in Randwick City, 2016



Source: ABS Census, 2016

2.2.5. Social housing

Social housing is government-owned and managed by Family and Community Services (FACS), targeted to those with the greatest need. Social housing is generally provided to households in the very low income band. In 2016, there were 3,467 people living in social housing, representing 6.4% of the population of Randwick City. In the past 10 years, the number of people living in social housing dwellings has increased by 2.6% while the general population has increased by 18.8%.

The supply of social housing in Randwick City, however, has not increased commensurate with the rise in number of people on low and very low incomes. Homelessness estimates from the ABS show that the number of homeless persons in Randwick City increased from 617 in 2011 to 738 in 2016, an increase of 19.6%.

As of 30 June 2018, across metropolitan Sydney there were 48,337 applicants on the general waiting list and 4,595 applicants on the priority waiting list for social housing in the Eastern Suburbs Allocation Zone. The average wait time for a studio or 1 bedroom property In the Eastern Suburbs Allocation Zone is 5-10 years, and the average wait time for a property of two bedrooms or more is 10 years and greater. The extent of the wait time displays a chronic undersupply of social housing in Randwick City and the eastern suburbs.

Council needs to work to increase the quantity of social and affordable housing stock in the LGA to meet the demand of moderate, low and very low income people who may be slipping into homelessness.

2.2.6. Housing for particular needs

Population from culturally and linguistically diverse backgrounds

Approximately 40.7% of Randwick City residents were born overseas. Of these people, the highest proportion are from China. People born in China represent 7.1% of the Randwick City population, higher than in Greater Sydney (4.7%). Tertiary education establishments such as UNSW attract many international students and this could indicate

why Randwick City has a higher proportion of residents born in China. Large numbers of international students in the area demonstrate a need for more purpose built student accommodation in high amenity areas in proximity to tertiary establishments.

Aboriginal and Torres Strait Islander people

Randwick City has a rich and unique Aboriginal history, with La Perouse being the only area in Sydney where the local Aboriginal people have had an unbroken connection to the land. The local Aboriginal and Torres Strait Islander population is growing, with Census data showing that the population grew by 16.6% between 2011 and 2016.

Approximately 29.6% of Aboriginal and Torres Strait Islander households live in social housing and it is important to ensure that these households can continue to live in Randwick City and have opportunities to transition into affordable housing options.

The La Perouse Local Aboriginal Land Council (LALC) has land holdings in Randwick City, predominantly in Little Bay and Philip Bay. Council will assist the LALC in realising their future vision for these sites to ensure there is appropriate housing stock to meet the communities' needs.

People with a disability

The proportion of persons who reported needing help in their day-to-day lives due to disability increased by approximately 1,383 persons between 2006 and 2016, representing a growth of 34.8%. The data also demonstrates that the proportion of people who are disabled is higher in older age groups, with 28.4% of people aged 80-84 years and 48.6% of people aged 85+ reporting that that they need assistance due to disability in their day to day lives.

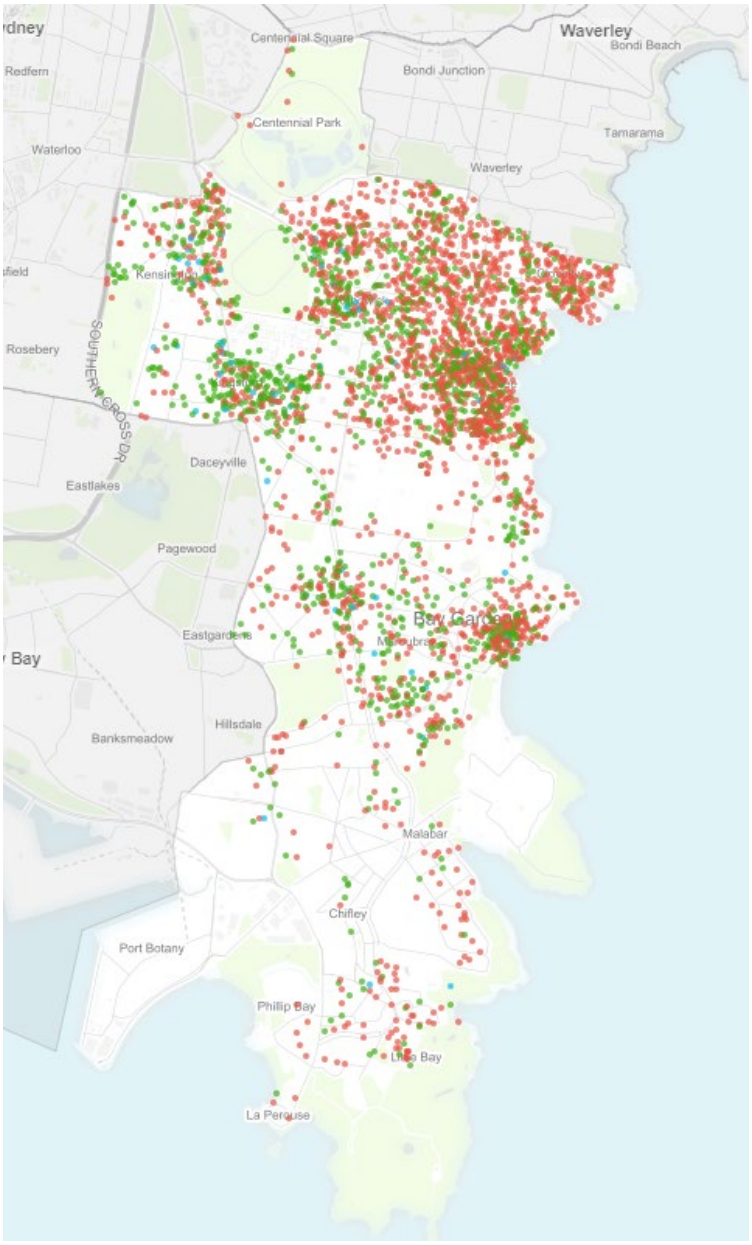
It is important that housing in Randwick City is accessible and universally designed to meet the needs of disabled people living in Randwick City. It is important to ensure that Randwick City is inclusive to all people and the housing stock reflects the needs of our diverse population. Adaptable housing can help meet this need by catering to the changing needs of a disabled or ageing population.

2.2.7. Tourist and visitor accommodation

The tourist and visitor market is an important economic driver in Randwick City, offering substantial benefits to local economies including diverse goods and services, local employment opportunities and in particular, support for key institutions. For example, visitor accommodation is required for patients' families near the hospitals, visiting lecturers near UNSW and sports teams near the range of sporting facilities. The range of tourist and visitor accommodation across the LGA includes motels, hotels, serviced apartments and short-term letting such as Airbnb.

The Randwick Collaboration Area Place Strategy identifies a need for additional short to medium-term visitor accommodation. Listings on Airbnb and other short-term accommodation websites are providing for much of this need with 3,346 listings currently on Airbnb. Of those listings, 59.6% are entire homes/apartments, 38.5% are private rooms only and 1.9% are shared rooms. As shown in Map 2, listings are predominantly concentrated to the north and coastal areas of Randwick.

Map 2: Location of Airbnb listings



Source: Inside Airbnb

2.2.8. Property and Rental Prices

House sales

As at June 2018, Randwick City had a median house valuation of $2,107,442, which is $1,053,498 higher than the median house valuation for Greater Sydney. The median valuation for a unit in Randwick was $958,464, which is $205,551 higher than the median unit valuation for Greater Sydney.

Access to a significant share of Sydney's employment and high amenity values (proximity to the beach, services and shops) underpins these high land and house values in Randwick.

Rental cost

At June 2018, Randwick City had a median house rental of $960, $430 higher than the median house rental for Greater Sydney. For a unit the median rental was $625 ($100 higher than Greater Sydney). High and increasing rents are an indication of a strong economy and a desirable area, with access to jobs and services.

Sydney's residential rental vacancy rate (including Randwick) is at 3.4 per cent (July 2019) which has steadily been rising since 2017. This comes after a tight rental market, where the vacancy rate bottomed out at 1.4 per cent in April 2017. A 3 per cent rental vacancy rate is considered to be equilibrium, more than 3 per cent is considered a tenants market and less than 3 per cent, indicates a tight rental market. The easing pressure on the Sydney residential rental market is reported (by Domain) to be attributed to high levels of residential development and slower population growth.

2.2.9. Housing preference

Council undertook a housing preference survey as part of the Vision 2040 - Shaping Randwick's Future community consultation. The online survey was designed to gather data from the community on their housing needs and aspirations.

Of the 214 housing surveys completed, the majority of respondents have lived in their current home for 10 years or more (45%) and more than half were not likely to move in the next 5 years (58%). For those people who were thinking of moving in the next 5 years, the majority are likely or very likely to move to a freestanding house (57%) or a semi-detached/townhouse (56%). 41% would likely or very likely move to a small apartment block and 32% would likely or very likely move to a dual occupancy (duplex). The survey asked if respondents were to move in the next five years where they would move to, the majority of respondents (68%) are likely to stay in the Eastern Suburbs.

These results mirror the research findings by the City Futures Research Centre (2013) on housing preferences in Greater Sydney which showed that people generally prefer to remain within their local area, with 82 per cent of residents moving into a new home within 15 kilometres of their former residence.

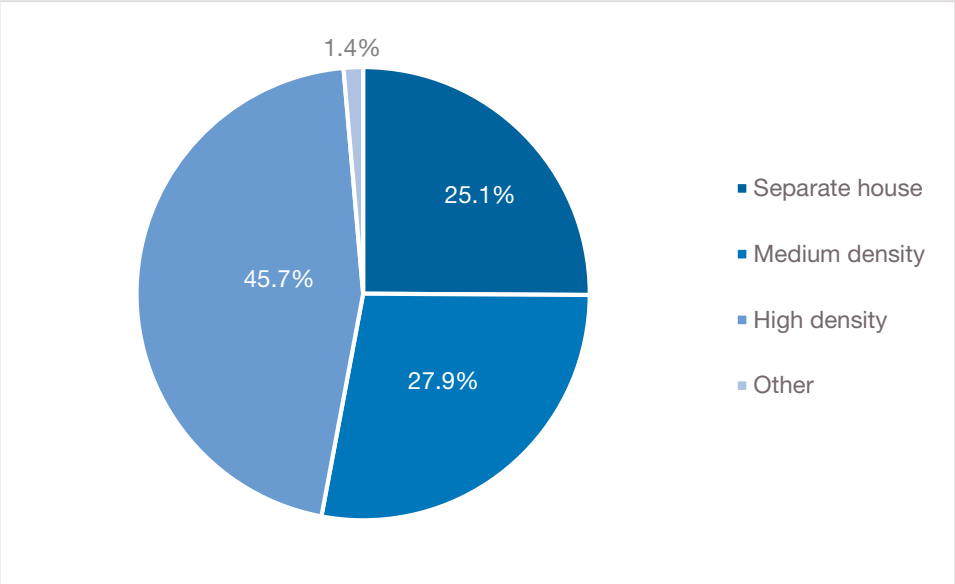
2.3. Housing Supply

This section considers housing supply. Specifically, trends in building approvals and completions by dwelling type, the development pipeline of projects recently approved, under assessment and in construction. This section also considers the impact that state planning policies have on housing supply within the City.

2.3.1. Current housing snapshot

There were 58,560 dwellings in Randwick LGA in 2016. The dwelling stock in the LGA is predominantly 'high density' comprising units (45.7%), followed by 'medium density' including semi-detached dwellings, terraces and townhouses (27.9%), and separate houses (25.1%). Most dwellings are two bedrooms or less, representing 49.4% of households, with a small proportion of four or more bedroom dwellings (17.2%).

Figure 7: Dwelling types in Randwick City



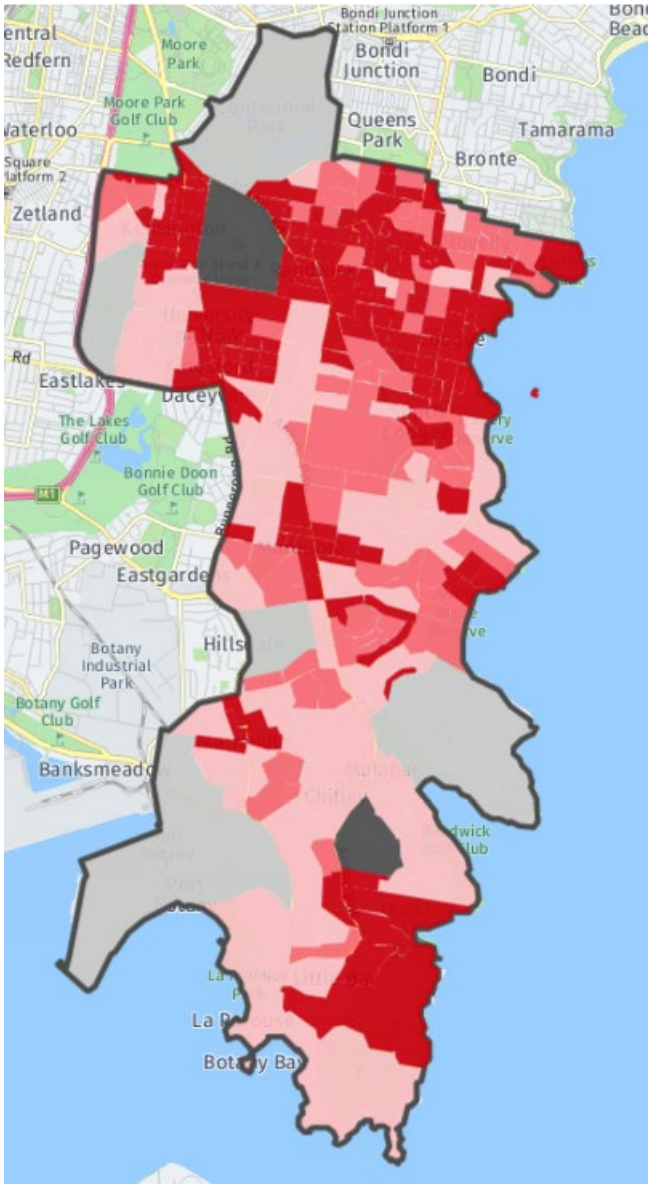
Source: ABS Census 2016

The density and types of housing vary across the LGA, as shown in Map 3 below:

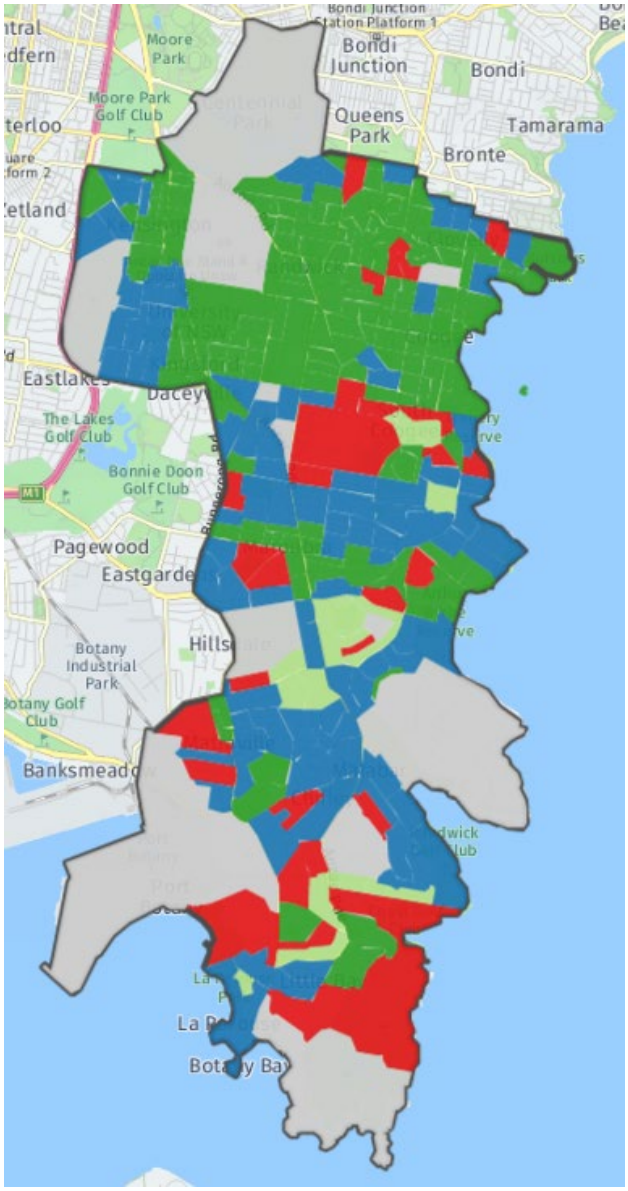
- Higher density housing, comprising apartment blocks 3 storeys or more, tend to be concentrated within the town centres of Randwick Junction, Maroubra Junction, Kensington and Kingsford and along the northern coastal areas e.g. Coogee, and Clovelly and to the south at Prince Henry, Little Bay, Little Bay Cove and Bilga Crescent, Little Bay.
- Medium density housing, comprising semi-detached dwellings, terraces, townhouses and apartment blocks 1-2 storeys, are mainly to the north and central parts of the LGA in Maroubra and the master planned sites at Bundock Street, Randwick.
- Low Density Housing, comprising of detached dwellings represents over 25% of housing stock in much of the central and southern part of the LGA, including the suburbs of Chifley, Matraville, Philip Bay and Little Bay.

The dwelling type is an important determinant of Randwick City's residential role and function. As Map 4 below illustrates, the greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families and as such are reflective of a tenure type which is purchasing and/or is fully owned. Note the data is presented at Statistical Areas Level 1 meaning that it illustrates the data at a defined geographical area and may include areas where the land use does not contain housing for example the Bundock Defence site.

Map 3: Dominant dwelling type



Map 4: Dominant tenure type



Source: ABS Census, 2016

2.3.2. Housing completions and approvals

Randwick City's historic approach to housing supply is a locational split of dwelling growth between town centres (40%), general infill across our residential zones (30%) and major sites (30%) typically government sites surplus to need e.g. Prince Henry Hospital site. However, as the development potential of these large redevelopment sites and town centres has been realised, the locational split has shifted to a larger proportion (41%) of new dwelling growth from our residential infill areas, followed by our town centres (32%) and major sites (27%).

The total number of dwellings in Randwick City increased by 3,148 dwellings between 2011 and 2016. During that time, the largest changes in dwelling type were:

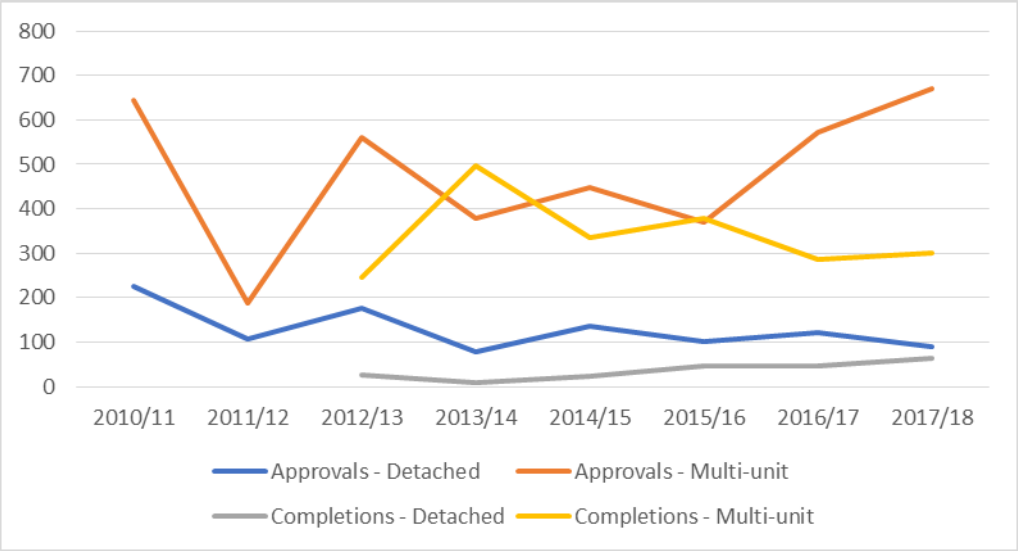
- Units and apartments 3 storeys or more (+2,107 dwellings)

- Semi-detached dwellings, terraces, townhouses and unit blocks 1-2 storeys (+2,036 dwellings)
- Detached houses (-1,487 dwellings)

Between 2011 and 2016, the largest change in dwelling numbers by dwellings size in Randwick City were 1 bedrooms and less (+1,092 dwellings) and four or more bedrooms (+ 1,100 dwellings) followed by 2 bedrooms (+216 dwellings). There was a reduction of dwellings with 3 bedrooms (-103).

Figure 8 below tracks building approvals between 2010/11 and 2017/18. As the graph illustrates, building approvals for multi-unit development, have continued to increase since 2015/16. The majority of building approvals and newly completed dwellings are in multi-unit form. In the financial year 2018-19 (June FYTD), there were 295 residential buildings approved to be built. The overwhelming majority (79%) of building approvals is for multi-unit housing types.

Figure 8: Building approvals and completions by building type, FY 2010/11-2017/18



Source: Department of Planning, Industry and Environment 2018

Rates of housing completions for multi-unit developments have tracked approvals with a one-year delay until 2017/18 when a large increase in approvals did not translate into increases in completions. This may be due to several large and complex projects being approved which take longer to complete, or it may be due to speculative development approvals. There may be an increase in completions in the short—medium term if the recent increase in approvals represented several large and complicated projects.

Detached dwelling completions have increased over the last five years, while approvals have remained relatively stable. The five-year average of detached dwelling completions is 38.4 dwellings. As there is limited available land for low-density housing in Randwick, and major sites are generally developed for medium-density housing, most of these completions are probably replacements of existing dwellings. For multi-unit housing the five-year average of completions is 360 dwellings, bringing the total average of dwelling completions per year (between 2012/13-2017/18) to 398 dwellings.

Note however the Department of Planning, Industry and Environment (DPIE) does not monitor the dwelling outcomes of boarding house developments and as such the numbers of approved and completed boarding houses, are not accounted for in the above Figure. The supply of boarding houses and other types of accommodation made permissible under state planning policies are discussed below.

While Randwick City has a range of housing forms i.e. low density residential to the south, master planned sites and higher density housing to the north, it is expected that medium to high density housing forms will be the primary form of new housing supply in the future.

2.3.3. State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) was introduced in July 2009, designed to increase the supply and diversity of affordable rental and social housing in the state. The ARHSEPP introduced secondary dwellings, new generation boarding houses, and density bonuses for infill affordable housing and new generation boarding houses where residential flat buildings are permitted (R3 Medium Density Residential zone and the B1 Neighbourhood Centre and B2 Local Centre zones). Other development provisions under the ARHSEPP include group homes, social housing and supportive accommodation.

The most common development types being built in Randwick City under this policy are new generation boarding houses, secondary dwellings and to a much lesser extent infill affordable rental housing. The planning policy has had a significant impact within the suburbs of Randwick and was subject of a detailed review by Council in 2017; and more recently, by the City Futures Research Centre, UNSW for the Southern Sydney Regional Organisation of Councils of which Randwick City is a member council. The impact of the planning policy within Randwick City including supply of affordable rental housing made permissible by the planning policy is discussed overleaf.

New Generation Boarding Houses

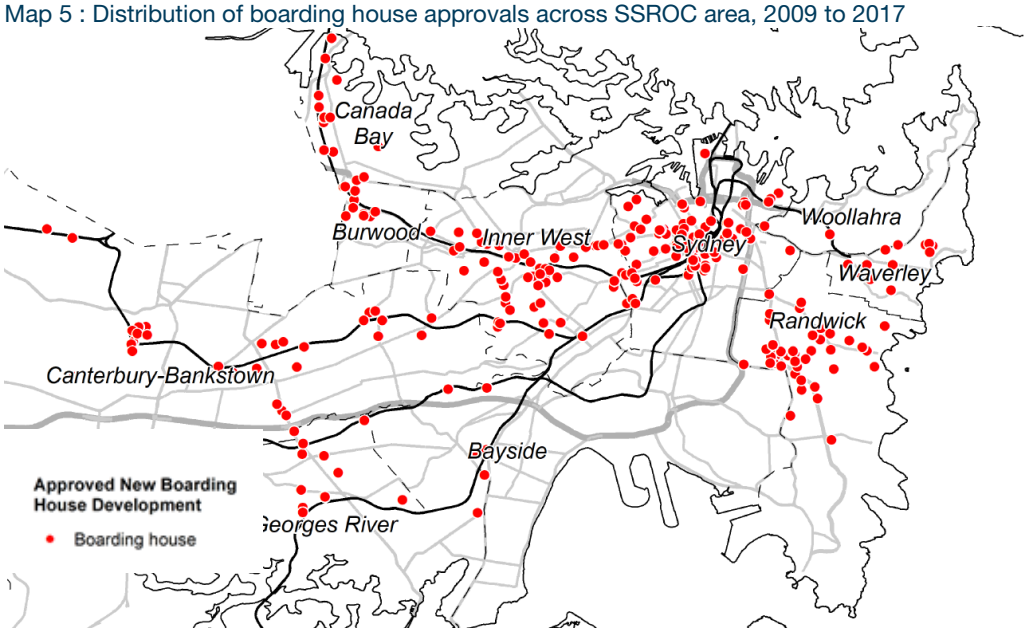
A key provision of the ARHSEPP is that incentivises the development of new generation boarding houses including a broader permissibility across residential and commercial zones and also a floorspace bonus of 20% typically, over what is otherwise permitted for residential flat buildings in the LEP. The provisions also set out a number of minimum standards that, if met, could not be used as grounds for refusing an application, including car parking.

There is also no constraint on the rent that can be charged for a boarding room to ensure they are delivering an affordable housing product to those households in need.

Since the SEPP was introduced in 2009, there has been more than 900 boarding rooms approved in Randwick, second only to the City of Sydney Council with more than 5,700 boarding rooms approved. The distribution of

boarding houses across the SSROC region can be seen in the Map below. It illustrates that, for Randwick, boarding houses are mainly concentrated to the north of the LGA surrounding the university and hospitals complex.

Map 5 : Distribution of boarding house approvals across SSROC area, 2009 to 2017



Source: City Futures Research Centre (2018), UNSW Built Environment

Council's (2017) review found that rents charged for newly constructed boarding houses with their own kitchenettes and bathrooms range from $390 - $550 per week. Even these rents are not considered affordable for households in the low and moderate income bands. While these development types are providing a form of diverse housing type, they are in reality not 'affordable housing' as the planning policy intends.

Council's (2017) review also noted that new generation boarding houses are meeting a demand for student accommodation being located close to the University. These large and medium boarding houses (i.e. 16- 60 rooms) were found to be, mostly targeted student housing, located close to UNSW, within the Kensington, Kingsford, Randwick and Maroubra Junction town centres and surrounding residential areas to the north of Randwick LGA. Student housing is not a defined statutory land use and so they are being approved under the ARHSEPP provisions.

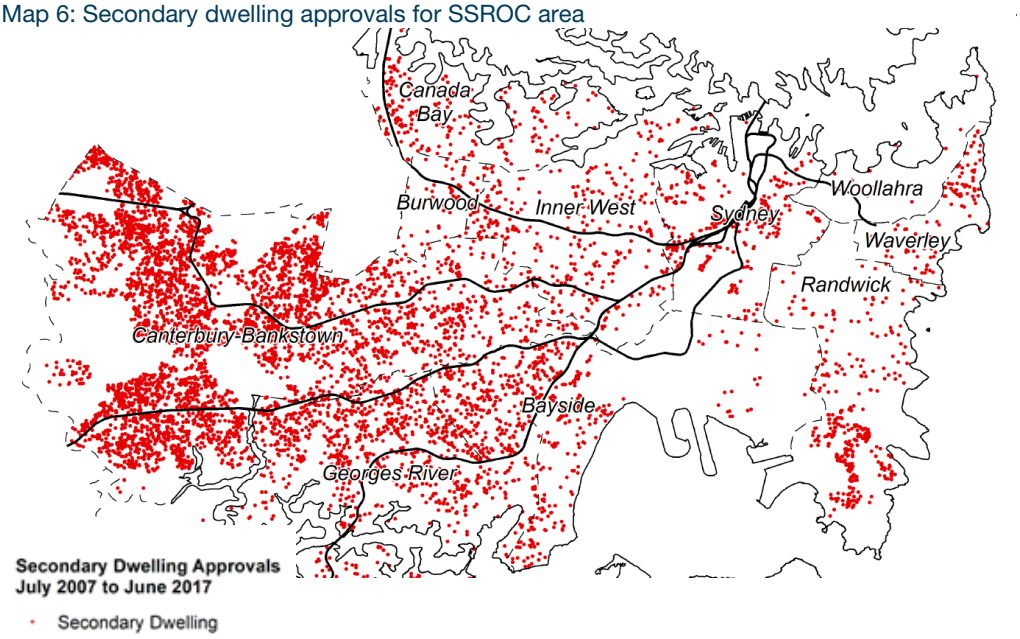
While Council does permit shop top housing in its town and neighbourhood centres, the scale of the residential population through these large student housing developments being approved under the ARHSEPP has the potential to undermine the core employment objectives of the land use zones.

Secondary dwellings

The ARHSEPP enables secondary dwellings to be approved as a form of complying development making it easier to develop secondary dwellings across the entire Sydney Region. The ARHSEPP restricts the size of the secondary dwelling which can be attached or detached to the principal dwelling, to 60m^2. There is also no requirement that secondary dwellings approved under the ARHSEPP are to be rented at lower than market rates.

Since the ARHSEPP was introduced, there has been approximately 344 secondary dwellings approved in Randwick City. Randwick City's share represents 4.2% of the total number of secondary dwellings (8,212 dwellings) approved across the SSROC region. The vast majority of secondary dwelling approvals are located in the west and south of the SSROC area; and within Randwick mainly to the south of the LGA, as shown in the Map below. These locations are typically where the land area provides the most opportunity for this type of development to occur.

Map 6: Secondary dwelling approvals for SSROC area



Source: City Futures Research Centre (2018), UNSW Built Environment

The City Futures (2018) report on the ARHSEPP also found that on average, only 6% of all approvals for secondary dwellings in Randwick were completed using the CDC process. This goes against one of the central intentions of the ARHSEPP to implement an easier approval process for secondary dwellings through complying development provisions. Other key findings and observations include that these dwellings are likely to be newer and potentially therefore more expensive in rent compared with other 1 and 2 bed options in the area; and that very few were formally entering private rental market indicating that many were leased without a formal tenancy agreement[1]. Some secondary dwellings have also been sold and/or bought under company title as a mechanism to circumvent the policy's prohibition on subdivision.

Infill affordable rental housing

The provisions in the ARHSEPP provide for floor space incentives if the multi dwelling developments include affordable rental housing. To be eligible for the floorspace bonus, a developer must dedicate a proportion of the units as affordable housing for ten years. This means it is rented to households earning up to 120% of Sydney's median income and they pay no more than 30% of their income.

The uptake in Randwick City has been minimal, with less than 10 applications approved.

2.3.4. Seniors Housing SEPP

The *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) was introduced as planning policy response to facilitate the delivery of seniors housing and retirement care facilities to meet projected need across Greater Sydney. Under the Seniors Housing SEPP, a site compatibility certificate application can be made to the Department of Planning and Environment to enable development for the purposes of seniors housing. A Site Compatibility Certificate enables a Seniors Housing development to be proposed on land that is used for the purposes of an existing registered club. The key issue with the site compatibility certificate process is that it can result in a loss of private open space used by the community.

A site compatibility certificate has been approved by the Department of Planning and Environment for the former Maroubra RSL Memorial Bowling Club for 56 self-contained units and 108 residential aged care facility beds.

2.3.5. Low Rise Medium Density Code

The Low Rise Medium Density Housing Code (the Code) was introduced as a measure to facilitate medium density housing forms as complying development, also known as the 'missing middle', including dual occupancies, terraces and manor houses, only where the LEP 2012 already permits medium density housing.

Following the release of the Code in July 2018, a temporary deferral was granted to 49 councils until 1 July 2019. The majority of councils within Greater Sydney, including Randwick City sought a deferral to the application of the code due to the concern of the application of the state policy in terms of the lack of infrastructure to support density. Moreover, concerns were raised that the application of the code would undermine much of the strategic work currently underway by Councils through the preparation of the LSPS and this Strategy.

In response, the Minister for Planning and Public Spaces requested an independent review to assess progress on the Code to date, identify impediments to the Code's delivery in deferred areas, and make recommendations on the appropriate pathway forward to finalise the Code's implementation. To allow the review to take place, the Minister granted a further extension of the deferral of the Code in 45 councils, including Randwick City, until 31 October 2019.

Key implications for Randwick are that should the Code commence it would override Council's planning controls and potentially increase density by allowing dual occupancies in the R2 Low Density Residential Zone and attached dwellings and manor homes in the R3 Medium Density Residential Zone as complying development, regardless if there is existing or planned infrastructure to support this density. An analysis of potential lots available under the Code has indicated that approximately:

- 8,440 lots may be suitable for dual occupancies,
- 499 lots may be suitable for manor houses; and
- 486 lots may be suitable for terraces.

2.3.6. Randwick City Council Affordable Rental Housing Program

Randwick City Council has a long-standing commitment to affordable housing in the local area; and has actively been involved in implementing a range of initiatives designed to retain and encourage affordable housing in the locality. Randwick City Council is one of only a few metropolitan councils in Sydney with an established Affordable Rental Housing Program.

To date, Council has acquired 30 dwellings in various locations across the City, as part of its affordable rental housing program, achieved via a voluntary negotiated planning agreement approach on large redevelopment sites. The Council has also successfully entered into and constructed an eight unit affordable rental housing project with Community Housing Limited, on land dedicated by the Council.

In April of 2018, Randwick City Council was included in *State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)* as an area in need for affordable housing. This legislation enables councils to levy contributions for affordable housing. Based on this enabling legislation, Council has proposed an affordable rental housing contributions scheme to apply within the Kensington and Kingsford town centres. The scheme aims to deliver more than 200 affordable dwellings for key workers in the community.

2.4. Land Use Opportunities and Constraints

This section discusses the land use opportunities and constraints to provide for additional dwellings. Considering land use opportunities and constraints helps to identify areas which could be investigated for future housing growth. This section also draws on an analysis undertaken of the capacity for additional dwellings under current planning controls and feasibility for development.

Land use opportunities for focussing growth include elements such as:

- Proximity to strategic, town and neighbourhood centres;
- Availability of services and facilities (e.g. Health services, retail, commercial, schools)
- Availability of existing or planned key infrastructure (e.g. Transport); and
- Proximity to recreational assets, open space and areas of high amenity (e.g. Major parks, beaches)

Land use constraints for excluding residential lots and/or areas for housing growth include heritage items, areas of high biodiversity, flood prone land, ANEF, recent development and strata subdivided lots.

The capacity for additional dwellings under existing planning controls was calculated using an approach which identifies the available land after all constraints have been considered. Available land represents any land that has the potential to accommodate additional housing in Randwick LGA.

The analysis found that:

- The largest amount of developable area is in the R2 Low Density zone, although the only permissible development type which can increase the number of dwellings in this zone is dual occupancies or secondary dwellings (granny flats). The available R2 Low Density zoned land is predominately located in Kensington, South Coogee and the southern part of the LGA due to the larger lot sizes in these locations.
- A large part of the area zoned R3 Medium Density Residential is strata subdivided, limiting likely development outcomes.
- There is capacity for additional housing across multiple business centres (B1 Neighbourhood Centre and B2 Local Centre zones) in the LGA.
- A relatively small proportion of the land area in the Randwick LGA zoned for residential development is covered by exclusions that neutralise redevelopment potential, such as site-specific heritage provisions and environmental constraints.
- Without significant site amalgamation, opportunities for redevelopment will be more limited in infill residential areas in the northern part of the LGA around Randwick and Coogee, while larger lots in the southern part of the LGA provide opportunities for infill redevelopment with less site amalgamation required.

The housing capacity analysis found a theoretical capacity of between 17,202-24,704 equivalent dwellings under existing planning controls. The range indicates a low to high capacity scenario, depending on differing amounts of site amalgamation that could occur to permit development in the medium density residential zone.

While this theoretical capacity is greater than the housing demand estimated by DPE of 14,600 dwellings (2016-2036), only part of the total capacity under planning controls can be expected to translate to development due to site-specific constraints, lack of development feasibility and some sites being withheld from development. For this reason, a greater capacity than expected demand is required to ensure that development is not constrained in the future.

Based on this, an increase in the rate of development in the Randwick LGA from recent rates of 398 dwellings/ year to 860 dwellings/ year would therefore be required for DPE's dwelling projection of 12,900 new dwellings (2021-2036) to be reached. This will depend in part on the Randwick LGA having enough feasible dwelling capacity.

Development Feasibility

Development feasibility modelling was undertaken in four development locations across different development types (and residential zones) of the LGA under existing planning controls. A summary of the key findings were:

- Residential flat building development was broadly unfeasible and a moderate uplift in the FSR control would be required to increase the rate of residential flat building development;
- Dual occupancy development was broadly unfeasible under current planning controls. Development uptake of dual occupancy development would be greater if subdivision were made permissible on smaller lots.
- The planning proposal for Kensington and Kingsford town centres along with targeted density uplift (an increase in density controls) in some R3 Medium Density residential zones is likely to 'unlock' the existing development capacity and increase the development uptake in these areas.

2.5. Housing Supply Gaps

Demographic trends, population and dwelling projections and other analysis of housing supply and demand has identified significant housing supply gaps that need to be addressed in planning for the future housing need of Randwick City. These identified housing gaps have informed the priorities, objectives and actions of this Strategy and in addressing these gaps, Council will be able to achieve its housing vision for Randwick City toward 2036.

Identified housing supply gaps include:

Diverse housing

Diverse housing is a broad term for housing that responds to local needs and varying household types, which may not be readily provided by the market. As outlined in Section 2 Housing Supply, Randwick City has seen a decline of separate houses and dwelling stock that is of three bedrooms. During this time, it has also seen a significant growth in high density dwellings. We need to plan for a housing mix to ensure that all households can access suitable housing in Randwick City.

In particular, Council needs to consider ways to meet the housing need for families toward 2026. It is projected that there will be significant growth in persons aged 5-14 (30% growth) and 15-24 (29% growth) between 2016 and 2036. This is consistent with the projected growth of couple with children and single parent households over this time which is 4,600 households.

Increasingly, families with children are choosing to live in apartments, choosing proximity to services, jobs and amenities over space. The design of buildings can greatly impact family lifestyle and children's activity levels. For example, placing units on lower levels with windows facing common gardens increases opportunities for children to play in common areas with adult supervision. Requiring apartment design to consider the needs of family households will help facilitate a more inclusive community in areas where flats and apartments are located.

Medium density housing (such as semi-detached dwellings, terraces and townhouses) is also a suitable housing type for families as it is more affordable and still meets their needs by offering more space to grow. The proportion of medium density housing in Randwick City has increased by just 0.5% as a proportion of all housing stock between 2006 and 2016. As such, Council needs to ensure that more medium density housing stock is delivered to meet this need.

Persons aged 85+ and 75-84 are forecast to grow significantly between 2016 and 2036, accounting for increases of 74% and 67% respectively. This growth is reflective of the ageing population trend occurring across Australia and worldwide. As such, there needs to be housing in Randwick City that meets the needs of this growing population – housing that is accessible, well designed and close to services.

Importantly, in order to allow residents to 'age in place', housing needs to be adaptable to cater for the changing needs of an older or disabled occupant and there needs to be smaller housing types to enable the option to 'down size' such as townhouses. Retirement villages and care facilities also provide critical care for Randwick City's older population. Council will ensure that new housing stock is adaptable and suitable for this growing population.

Affordable housing

Despite an increase in building approvals across the City, Randwick City has continued to lose housing stock that is considered affordable for moderate, low and very low income households, meaning that adequate housing arrangements are becoming harder to secure for a larger proportion of the population. This is mainly due to increasing land/property values, increasing rents and the resultant loss of rental stock at the lower end of the market.

As outlined in Section 2 Housing Supply, development in Randwick made permissible under the ARHSEPP such as boarding houses, secondary dwellings and infill affordable rental housing has not delivered genuine affordable rental housing. While it is acknowledged that these types of development have contributed to housing diversity and have met a demand in the local housing market, the planning policy has failed to deliver on its objectives to provide genuine affordable housing to those in need. It is on this basis that a separate land use definition for 'student housing' is needed to enable the scale of residential and infrastructure is planned for in appropriate locations; and that a local planning approach be undertaken to deliver affordable rental housing for Randwick.

A local planning approach would involve seeking an exemption to the ARHSEPP and incorporate local planning provisions within the Randwick planning framework to deliver affordable rental housing. This approach would build on Council's existing affordable rental housing program and Randwick's recent inclusion in SEPP 70.

As a start, an affordable housing target is needed to ensure the delivery of affordable rental and social housing is provided as part of any future supply of housing growth. While the provision of social housing is the responsibility of the state government, Council can assist in the provision of affordable rental housing (for low to moderate income households) through the local planning framework. As outlined above, providing housing options across the housing continuum is essential to assist those in need.

Therefore looking to 2036, to achieve a minimum target of 10% of the total proportion of dwellings in Randwick to be dedicated to very low to moderate income households, 1,918 social housing dwellings and 1,765 affordable rental dwellings are required. There are also 200 affordable rental dwellings planned for the Kensington and Kingsford town centres which once the scheme is implemented this will significantly contribute to Council's affordable rental housing stock.

While a 10% affordable housing target (made up of 2.5% affordable rental homes and 7.5% of social housing stock) seems modest (especially compared to international affordable housing targets that are in the range of up to 50%) it would at the very minimum be a useful baseline to measure against further loss of low income households in Randwick; and importantly help provide the evidence base to mandate and advocate a proportion of all new dwellings to be provided as affordable housing. This is particularly important in areas undergoing change and redevelopment that may be subject to a loss of existing affordable housing.

3. The Priorities

3.1. Priorities and Objectives

HS Priority 1 Ensure a balanced approach to growth across Randwick City

The District Plan requires Councils to prepare a housing strategy and review their local environmental plans to give effect to the Plan.

As outlined in Section 2 The Evidence, our population is projected to grow, and the needs of our community are changing. It is a priority of this Strategy to provide for the estimated dwelling need over the next 20 years.

A staged approach to growth provides for moderate changes to planning controls to provide for 0-10 year housing needs. This Strategy sets the 6-10 year (2021-2026) housing target for Randwick City as 4,300 dwellings. Council will review its planning controls in line with the LSPS and this Strategy to provide the additional capacity required to meet the 6-10 year housing target.

Our approach to meet the longer term (10+ year) housing need, as per Map 11, is dependent on future transport commitments identified in the District Plan.

While providing for housing growth, Council will continue to respect, manage and preserve our built heritage through planning controls for heritage items and heritage conservation area. As outlined in Priority 4 of the LSPS, Council will undertake a heritage review to ensure valued heritage properties and precincts are identified and protected.

Alignment with the Eastern City District Plan:

Planning Priority E5. Providing housing supply, choice and affordability with access to jobs, services and public transport

Objectives

Delivery of 0-5 year and 6-10 year housing targets

Identify capacity to contribute to the Eastern City's 20 year strategic housing target

Actions

1.1 Review LEP 2012 to provide for additional capacity to meet the 6-10 year housing target – **short term**

HS Priority 2 Diverse housing to meet the needs of our community

Increasing diversity in the R2 Low Density Residential Zone

The Vision 2040 consultation told us we need to provide more diverse housing options for families, to allow them to remain in the area. The bulk of the City's housing is apartments, with most of the rest being detached dwellings. In addition, 90% of the housing built over the last 10 years has been apartments, meaning we're not producing a diverse array of housing.

While all families are different, providing more semi-detached dwellings, terraces, townhouses and smaller lot housing, will provide more housing choice for families living in apartments who want to remain in the area but can't afford a detached house. Similarly, this type of housing provides housing choice for people wishing to down size from their larger family home, enabling ageing in place.

Semi-detached dwellings, terraces, townhouses and dual occupancies can impact the streetscape, subdivision pattern and character of existing areas. Therefore, the location of these development types, and the development standards they must comply with, must be carefully selected to ensure good outcomes.

This Strategy proposes the introduction of Low Rise Medium Density housing including terraces, townhouses and smaller lot housing types in specific R2 Low Density Residential locations close to the light rail, or in close proximity to town centres, health services and parks. These areas will provide for a diverse mix of housing within a low-density character, in accessible areas.

Reducing the minimum subdivision lot size in the R2 Low Density Residential zone to 325m^2 will create consistency between the planning controls for subdivision across the LGA, while ensuring low density growth is located in appropriate locations.

Housing for an ageing population

As outlined in Section 2, there is a projected increase in aged persons (75+ years). Providing housing choice and requiring dwellings to be adaptable are key measures Council can help to deliver housing including higher density new development to meet housing need for older persons and people wishing to age in place.

Council will review the local planning framework and other mechanisms to investigate incentives for seniors housing and retirement care facilities to cater for the future needs of an ageing population. Council also needs to ensure that the future planning of town centres and renewal areas should be designed for all ages and abilities. Key design considerations include safe, even graded and well maintained walking paths.

Designing apartments for families and children

While amendments to our planning controls in the R2 Low Density Residential zone will assist in providing for families, not all families will want, or be able to afford, to live in a house, terrace or townhouse.

Alignment with the Eastern City District Plan:

Planning Priority E5. Providing housing supply, choice and affordability with access to jobs, services and public transport
Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Objectives
A greater proportion of new housing is suitable for families

New housing has access to jobs, services and public transport

Given the growing number of families with children living in apartments, the design of buildings can greatly impact family lifestyle and children's activity levels. Requiring a mix of dwelling sizes such as units with two or more bedrooms in new developments to ensure availability of apartments suitable for families increases housing choice.

Tourist and visitor accommodation

While Council understands the appeal of short term holiday letting, it is also aware of the impact this style of accommodation has on long-term residents. The impact on the available rental stock and potential for increased rents in the long term is of particular concern in popular coastal and inner-eastern city areas such as Randwick. In line with recent reforms on the short term holiday letting policy, Council will introduce a cap on the number of days that a premise can be used for short term holiday letting, particularly when the host is not present.

Actions

2.1 Review LEP 2012 to amend subdivision provisions in the R2 Low Density Residential Zone – **short term**

2.2 Review LEP 2012 to introduce new permissible uses (terraces, small lot housing, multi dwelling housing and manor homes) in appropriate locations within the R2 Low Density Residential Zone – **short term**

2.3 Seek to exclude Randwick City Council from the Low Rise Medium Density Housing Code provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* – **short term**

2.4 Review DCP 2013 to ensure residential flat buildings are designed to suit families – **short term**

2.5 Review and strengthen controls to deliver a Silver Standard rating for all dwellings including secondary dwellings under the Liveable Housing Design Guidelines – **short term**

2.6 Seek to exclude Randwick City Council from the Seniors Housing SEPP and investigate mechanisms to incentivise the development of seniors housing within the local planning framework – **short term**

2.7 Review LEP 2012 to introduce a 90-day threshold on short term rental accommodation – **short term**

HS Priority 3 Focus growth in and around town and strategic centres close to transport, jobs and services

Town centres provide an agglomeration of local services, including grocery stores, banks and cafes and restaurants, and are usually well serviced by public transport. Many people desire to live in and around town centres for the increased convenience and walkability. As such, they provide an ideal location for housing, and historically town centres have provided 40% of Randwick City's housing growth.

Council has a program of town centre reviews, undertaking a comprehensive review of each town centre, including its public domain, economic vitality and opportunities for growth.

The draft Kensington and Kingsford Planning Strategy identifies a new vision for the town centres, and capacity for additional housing, to align with the State Government's investment in the South East Sydney Light Rail.

A review of Randwick Junction is underway which has identified opportunities to strengthen the commercial functions of the town centre, while also providing for a small uplift in residential capacity.

Council will continue to undertake town centre reviews to ensure we provide for the future success of each town centre and emerging town centres.

The residential areas surrounding town centres also provide an important economic role in supporting the economic function of town and strategic centres. There is opportunity to examine the residential areas around town centres to ensure an appropriate built form transition. There is also opportunity around the Randwick Strategic Centre for targeted upzoning to R3 Medium Density Residential to provide a better built form interface and an affordable housing scheme to support the centre.

Alignment with the Eastern City District Plan:

Planning Priority E5. Providing housing supply, choice and affordability with access to jobs, services and public transport

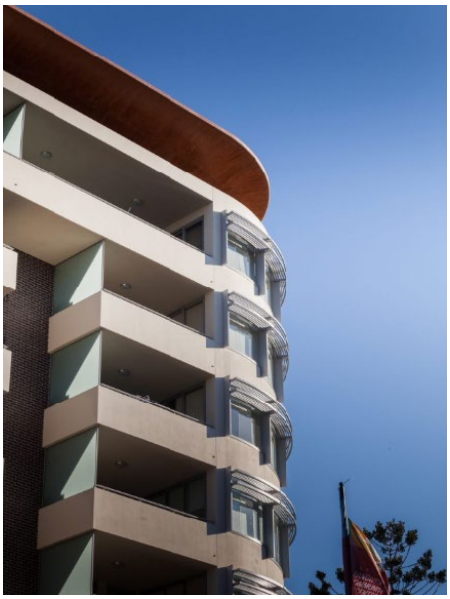
Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Planning Priority E10. Delivering integrated land use and transport planning and a 30-minute city

Objectives

New housing has access to jobs, services and public transport

Align new housing with transport and other significant investment



Actions

3.1 Prepare and implement town centre strategies to support increased densities in appropriate locations – **ongoing**

3.2 Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres – **short-medium term**

HS Priority 4 Increase affordable rental housing across Randwick City

As outlined in Section 2, Randwick City is becoming increasingly unaffordable for very low, low and moderate income households and has continued to lose affordable rental housing stock for our most vulnerable of household groups.

Population and employment growth will drive demand for additional housing, and particularly affordable housing close to employment areas. Pricing trends however mean that low and moderate income earners are increasingly excluded from the market, both rental and purchase.

For the Randwick Education and Health precinct to maintain its international standing as research and teaching excellence centres, it must have the ability to retain a stable workforce to help run it.

In response, Council has proposed to apply an affordable rental housing contributions scheme to apply within the Kensington and Kingsford town centres. The scheme aims to deliver more than 200 affordable rental homes for the community as part of the development process.

Council will look to apply other affordable rental housing contribution schemes to ensure affordable rental housing is also provided as part of the overall delivery of new housing by 2040.

Council will also investigate appropriate locations for boarding house and student housing development, and appropriate development standards for each land use. In response to the impacts of the ARHSEPP within the suburbs of Randwick City, Council will seek an exemption from the ARHSEPP and develop a local planning response to meet the affordable rental housing needs of its community.

Alignment with the Eastern City District Plan:

Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities

Planning Priority E5. Providing housing supply, choice and affordability with access to jobs, services and public transport

Objectives

10% of all housing will be affordable to very low, low or medium income households by 2040.

New development provides for the growing number of single person households

Actions

4.1 Review and update the Randwick Affordable Housing Strategy and Action Plan – **short term**

4.2 Identify appropriate areas to apply an affordable housing contributions scheme requiring a proportion of all development to be dedicated as affordable housing and amend LEP 2012 to give effect to this – **short/medium term**

4.3 Seek an exclusion to the *State Environmental Planning Policy (Affordable Rental Housing) 2009* and identify local housing solutions for the provision of affordable rental housing – **short term**

4.4 Advocate for a new standard instrument definition for student housing and investigate appropriate development standards for student housing in the LEP 2012 review – **short term**

4.5 Ensure housing opportunities for low income and key workers to support the Randwick Collaboration Area – **ongoing**

4.6 Work with Waverley and Woollahra Councils to prepare a regional approach to affordable housing – **ongoing**

HS Priority 5 Ensure new development is consistent with the desired future character of areas

Randwick City has great variety of housing style, streetscape, land use mix and landscape within its boundaries. From the coast in the east, to Centennial Park in the North, and La Perouse in the South, its suburbs and town centres are distinct from one another.

Local character is the identity of a place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history, culture and tradition and looks at how these factors interact to make the character of an area.

Recognising the unique characteristics of an area, and clearly outlining its desired future character, allows for more place-based planning controls and development assessment.

Some areas are anticipated to experience greater levels of change than others, and placed-based strategic planning can improve outcomes for the community, retaining and introducing new elements desired character elements.

Draft local character areas are being prepared for community input. While each local character area contains a variety of features, they are also unified by common elements which define the look and feel of an area.

Heritage is an important element of local character and Council will conduct a review of our existing and potential heritage items and conservation areas. The review will ensure areas of heritage significance are conserved through our planning framework.

The local character analysis will also identify opportunities for green corridors, to supplement the green grid. These green corridors can serve a variety of functions, from urban transport corridors to landscape and biodiversity corridors.

Alignment with the Eastern City District Plan:

Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities

Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Planning Priority E15. Protecting and enhancing bushland and biodiversity

Planning Priority E16. Protecting and enhancing scenic and cultural landscapes

Objectives

New development is consistent with the desired future character of an area

Actions

5.1 Prepare new local character statements to outline the existing and desired future local character of Randwick City – **short term**

5.2 Implement local character development provisions across Randwick City through the appropriate planning framework – **short term**

5.3 Seek to exclude a defined coastal character area from *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* to ensure the protection of its sensitive coastal character – **short/medium term**

5.4 Undertake a heritage review of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary – **short term**

HS Priority 6 Ensure design excellence and sustainability principles in new development

Council's current planning controls require certain development applications to be reviewed by a Design Excellence Panel. In addition, the draft Kensington and Kingsford Town Centre Planning Strategy incentivises high quality design and higher sustainability commitments through a competitive architectural competition for developments at key opportunity node sites.

Council will continue to operate its Design Excellence Panel, and will identify additional opportunities to incentivise competitive architectural competitions to improve design and sustainability outcomes.

Design is intricately linked to sustainability outcomes, through materials choice, passive design, ventilation and more. Council will continue to encourage and advocate for increased sustainable building outcomes in Randwick City.

Council also has a role in encouraging precinct-wide opportunities for innovation in waste management, water and energy provisions. This includes the installation of an underground automated waste collection system, outlined in the draft Kensington and Kingsford Town Centres Planning Strategy, which will be the first of its kind in NSW.

Where proponents are required to prepare site-specific Development Control Plans, Council will work collaboratively with the proponent to ensure best practice design and sustainability outcomes are achieved.

Alignment with the Eastern City District Plan:

Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Planning Priority E19. Reducing carbon emissions and managing energy, water and waste efficiently

Planning Priority E20. Adapting to the impacts of urban and natural hazards and climate change

Objectives

New development is consistent with the desired future character of an area

Environmental performance in buildings is improved

Actions

6.1 Review Council's planning controls to introduce a variety of requirements to lift the design quality and sustainability outcomes of the built environment – **short term**

6.2 Investigate opportunities for promoting exceptional architectural and urban design outcomes for high density developments in key locations – **short term**

6.3 Advocate for sustainable building and urban design excellence outcomes including higher BASIX requirements for residential flat buildings in Randwick City – **short/medium term**

HS Priority 7 Ensure future redevelopment sites are aligned with future transport investment

The Future Transport Strategy 2056 identifies 'City Shaping' and 'City Serving' transport projects for the City to 2056, as outlined in the District Plan. These include mass transit/train link investigation from the Harbour CBD to Malabar via Randwick and Eastgardens-Maroubra Junction; and Light rail investigation from Kingsford to Maroubra Junction.

While these key investigations are planned in 10 years' time they have the potential to significantly transform the way we move in and around the City and how we plan for growth. In particular, mass transit to Malabar would create opportunities for urban renewal and contribution to the City's 10+ year housing growth.

There is a significant amount of government-owned land in the Randwick LGA, particularly social housing estates concentrated predominantly in the central and southern suburbs.

Council is aware that many of the social housing estates are no longer meeting housing need and are in need of renewal. The existing transport system is not sufficient to provide for renewal of these sites through the Communities Plus program, and thus new transport projects require commitment before renewal can proceed.

Council recognises that social housing is a vital state asset that provides housing for people on fixed low and very low incomes. It is important that, at a minimum, any future redevelopment of social housing estates does not reduce the quantity but increase the number of social housing dwellings to maintain existing proportions of social housing and to meet demand.

Map 11 identifies long-term opportunities for housing growth, aligned with future transport investigations. Any future proposed rezoning to increase the capacity of redevelopment sites would be dependent on state government commitments to new transport infrastructure.

Alignment with the Eastern City District Plan:

Planning Priority E1. Planning for a city supported by infrastructure

Planning Priority E2. Working through collaboration

Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities

Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Planning Priority E5. Providing housing supply, choice and affordability with access to jobs, services and public transport

Planning Priority E10. Delivering integrated land use and transport planning and a 30-minute city

Objectives

10% of all housing is affordable to very low, low or medium income households by 2040

Increase the number of social housing in any future redevelopment of public housing estates in Randwick City

New housing has access to jobs, services and public transport

Align new housing with transport and other significant investment

New development generates public benefits

Reduce spot rezoning across the City through place-based strategic planning

Actions

7.1 Ensure an increase of social and affordable housing in any future redevelopment of social housing estates in the City – **short term**

7.2 Ensure any future redevelopment is aligned with future transport investment and local infrastructure investment – **short term**

HS Priority 8 Support housing growth with appropriate infrastructure

The Vision 2040 consultation told us that any housing growth needs to be linked with improvements to local and state infrastructure, including schools, transport, parks and recreation facilities.

This Strategy identifies a 10-year housing target, and potential locations for long-term housing growth. By identifying the locations and quantity of future housing growth, infrastructure can be planned for.

The draft Kensington and Kingsford Town Centre Planning Strategy involved an assessment of local infrastructure requirements and is supported by an innovative funding model. The local infrastructure scheme for the town centres comprises local development contributions, affordable housing contributions, and a community infrastructure contributions to provide for the needs of current and future residents.

Council will continue to assess future infrastructure needs to ensure future redevelopment generates public benefit and that Council can continue to provide for the needs of current and future residents. In 2019/2020, Council will prepare a new Recreation Needs and Open Space Study to ensure sufficient access to open space and recreation facilities.

In 2019/2020, Council will also undertake an Arts and Culture Strategy to guide future cultural infrastructure projects and programming. In the medium term, Council will prepare a Community Facilities Study to identify social infrastructure planning and delivery priorities.

In addition, Council will investigate innovative developer contribution schemes, such as a community infrastructure contribution, to ensure housing growth is supported by appropriate infrastructure.

Alignment with the Eastern City District Plan:

Planning Priority E1. Planning for a city supported by infrastructure

Planning Priority E2. Working through collaboration

Planning Priority E3. Providing services and social infrastructure to meet people's changing needs

Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities

Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage

Objectives

Align new housing with transport and other significant investment

New development generates public benefits

Actions

8.1 Prepare a new Recreational Needs and Open Space Study to ensure the sufficient provision of open space/recreation facilities is provided to support future housing growth – **short term**

8.2 Review Council's S7.12 Contributions Plan to support Council's provision of local infrastructure – **short term**

8.3 Prepare a Community Facilities Study to identify social infrastructure planning and delivery priorities – **medium term**

8.4 Advocate for improved State Government infrastructure to support future housing growth – **ongoing**

8.5 Investigate innovative developer contributions schemes to deliver community infrastructure – **short term**

3.2. Land Use Planning Approach

The land use planning approach outlined in this Strategy is consistent with Council's historic development trends, being new dwelling growth balanced between town centres, infill and major redevelopment sites. This strategy establishes a staged approach to growth, with locations identified for growth either in the 0-10 year time frame, or in the 10+ year time frame.

The following planning principles have been developed to guide the preparation of this Strategy and align with the outcomes of the Vison 2040 community consultation.

1. Concentrate growth in accessible locations in and around centres and within walking distance of shops, employment, public transport, facilities and services
2. Enhance housing choice and diversity in our lower density residential areas including small lot housing, semi-detached, town houses, adaptable and seniors housing
3. Concentrate growth in and around planned renewal or infrastructure projects, to better reflect built environment changes (i.e. hospital and education precinct)
4. Focus growth around areas of high amenity and recreational value
5. Recognise and preserve our special character areas and values
6. Increase affordable rental housing and social housing
7. Balanced approach to growth across the City

3.2.1. Short and medium term housing growth

The ECDP sets a housing target for 2016-2021 of 2,250 dwellings, and Randwick City is on track to deliver enough housing to meet the short term 0-5 year target based on recent housing completions, housing approvals and construction activity in the residential development pipeline.

This Strategy has set a 6-10 year housing growth target of 4,300 dwellings, to be achieved in the medium term between 2021 and 2026. The planning approach for the short and medium term is identified on Map 10 below.

As demonstrated in Section 2 The Evidence, changes to our local planning controls are required to ensure we can meet our projected housing need. The 6-10 year housing growth will be achieved through the following approaches:

- Incremental growth in existing Business Centre zones and the Medium Density Residential zone
- Existing major redevelopment sites, zoned R1 General Residential
- Boarding houses under the ARHSEPP
- New R2 subdivision provisions
- Introduction of new low rise medium density areas
- Upzoning of select areas in close proximity to strategic and town centres

Incremental growth

As outlined in Section 2, there is additional dwelling capacity under existing planning controls, particularly in the R3 Medium Density Residential zone and across the Business Centre zones. There will be incremental dwelling growth across the City in areas not receiving any changes to planning controls. And as such, a proportion of incremental dwelling growth, based on historical development trends, will contribute to approximately 800 dwellings to the 6-10 year medium term housing target. However, a detailed investigation of the FSR standards applying to the current R3 Medium Density zoned areas will inform Council on where there should be any adjustments made to the development standards in the LEP.

Existing major redevelopment sites

There is remaining development capacity under existing approved development proposals on major redevelopment sites Newmarket Randwick (Randwick) and Little Bay Cove (Little Bay). Newmarket Randwick has development approval for 750 dwellings of which approximately 293 dwellings have been constructed. It is expected to complete construction in 2021/22. Little Bay Cove has development approval for 450 dwellings of which approximately 224 dwellings has been constructed. It is likely that the remaining approved development capacity of these sites will be realised in the short and medium-term (0-10 year period).

Boarding houses under the ARHSEPP

As outlined in Section 2.3 Housing Supply, Randwick City has had a significant number of new generation boarding houses development proposals approved and constructed under the ARHSEPP. The DPEI has not monitored the outcomes of these proposals including as new dwellings in the City's housing completions and forecasts. As such, given the significant number of boarding house rooms approved and/or under construction, this strategy will include a count of 300 boarding house rooms to the 6-10 year housing target.

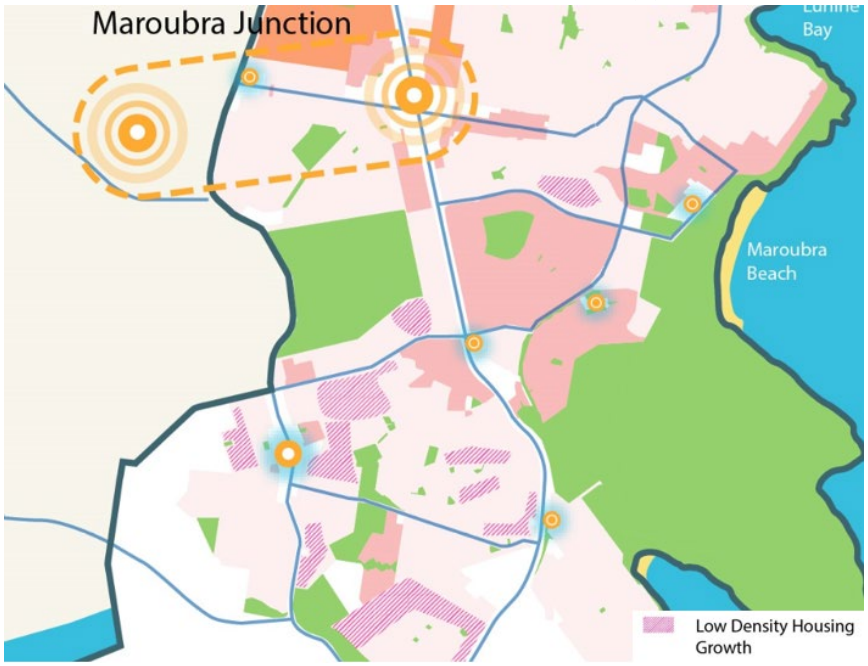
New R2 subdivision provisions

The minimum lot size in the R2 low density residential zone will be decreased from 400m^2 to 325m^2. This will allow a parcel of land of at least 650m^2 to subdivide into two separate dwellings, which may appear as a pair of semi-detached dwellings.

Amending the minimum lot size standard will also create consistency between the minimum subdivision size for dwelling houses in the R3 Medium Density Residential zone, and the minimum subdivision size in the R2 Low Density Residential zone.

It is considered that providing for semi-detached dwellings better meets the community need than providing for dual occupancies which must remain on one title. Therefore, provisions for the development and subdivision of dual occupancies will be removed.

Map 7: Extract from Short and medium term (0-10) housing growth map



Reducing the minimum lot size will allow for an increase in the number of low density dwellings and allow for a moderate increase in density in the R2 low density residential zone. The areas identified in dark pink stripes on Map 7 identifies areas with a concentration of lots eligible to subdivide under this approach. This approach was supported by the Vision 2040 consultation and meets a housing need identified in Section 2.5 Housing Supply Gaps and it is estimated that this approach will contribute approximately 290 new dwellings to the 6-10 year housing target.

Introduction of new low rise medium density areas

Select parts of the R2 Low Density Residential Zone, in close proximity to transport, services, health care, shops and parks have been identified as appropriate locations for additional low rise residential uses. These areas, identified on Map 8 in orange, will allow the development of low-rise terraces, manor homes, townhouses and small lot housing, to provide for additional housing choice for the community.

These additional uses will provide important housing choice for families who cannot afford a detached house, or who wish to live close to transport, services and parks. It is anticipated the additional uses will allow for a subtle and gradual change to these areas, retaining the existing low rise character.

Map 8: Extract from Short and medium term (0-10) housing growth map

Providing for additional medium density housing was supported by the Vision 2040 consultation and meets a housing need identified in Section 2.5 Housing Supply Gaps. This approach will contribute approximately 140 new dwellings to the 6-10 year housing target.

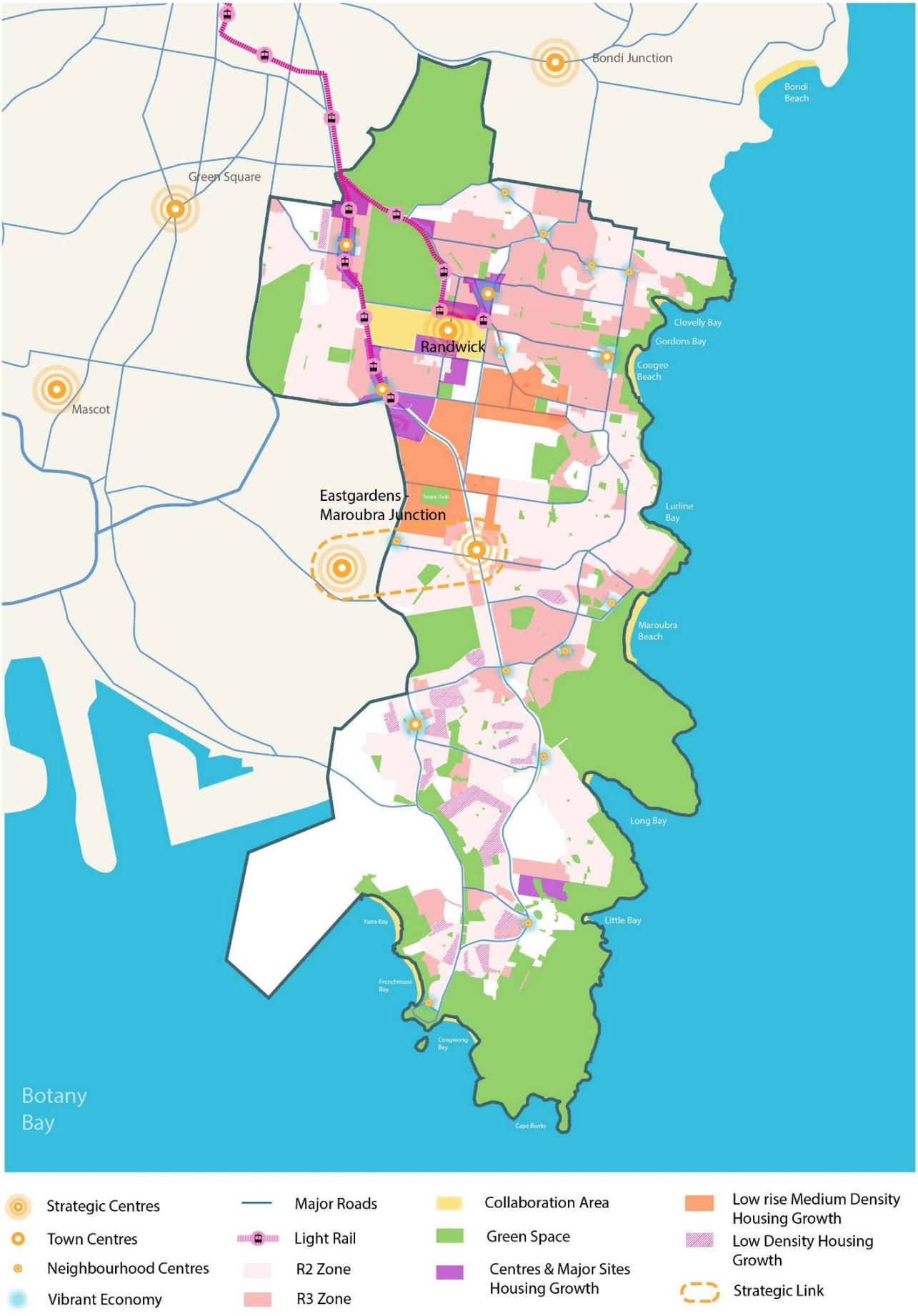
Upzoning of select areas in close proximity to strategic and town centres

Map 9: Extract from Short and medium term (0-10) housing growth map

Select areas in close proximity to the light rail and/or town centres and strategic centres have been chosen for a moderate uplift in development capacity. Providing additional housing growth in these locations is consistent with transport-oriented development principles and aligns housing growth with Guiding Principles 1, 3 and 4 of this Strategy. The new housing in these locations will have excellent access to the employment in the Health and Education Precinct, as well as to the CBD through the light rail, such as the Kensington and Kingsford town centres.

These areas have also been selected to improve the built form transition and interface between taller buildings and surrounding residential areas such as to the north and south of the UNSW and Hospitals Campus. Importantly, these areas of upzoning will also be investigated as locations for affordable rental housing contribution schemes to ensure area of increased development potential contribute to providing for the affordable housing need of Randwick City. This land use planning approach is estimated to contribute approximately 2,770 new dwellings to the 6-10 year, medium term housing target. Note the dwelling estimate includes the draft Kensington and Kingsford Town Centres Planning Strategy.

Map 10: Short and medium term (0-10 year) housing growth

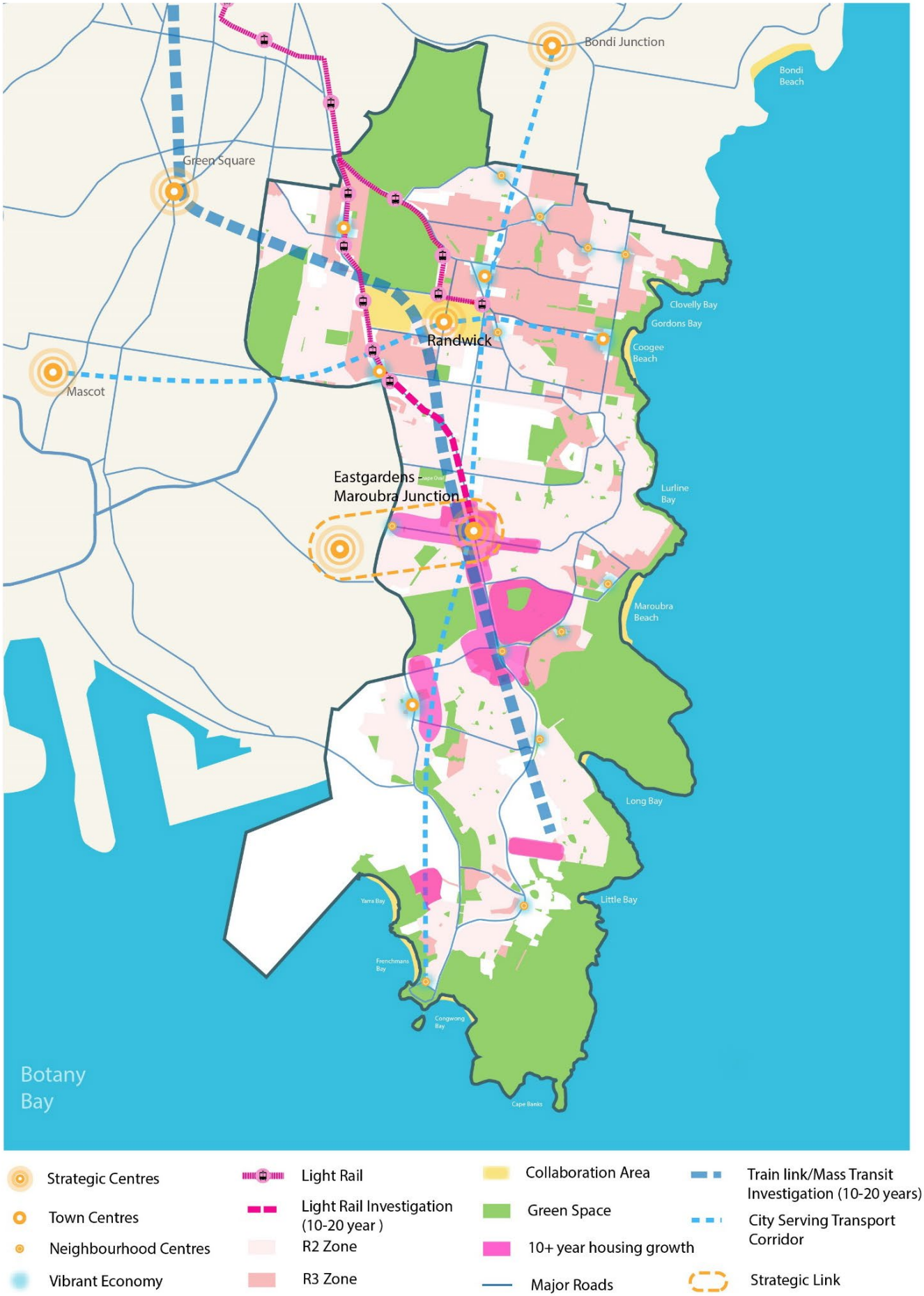


3.2.2. **Long term housing growth**

This Strategy outlines how housing growth from 2027-2036 will be accommodated and managed. As per Priority 7 of this Strategy, long term housing growth opportunities have been identified to align with transport investigations underway. Council will work with Transport for NSW and the Land and Housing Corporation to ensure the renewal of social housing estates are supported by necessary transport improvements. In addition, Council will work with state agencies and explore innovative infrastructure funding mechanisms to ensure new development is supported by appropriate infrastructure.

The long term housing growth opportunities identified on Map 11 identifies housing opportunities from 2026 onwards, demonstrating a staged approach to growth. These long term opportunities are dependent on commitments to transport infrastructure, and require further investigation; and has the development potential to meet the City's long term housing target of 8,600 dwellings (10+ years). The sites identified on Map 11 are not to be pursued in an ad-hoc manner through site-specific rezonings, but rather through a comprehensive LEP review after government commitment to appropriate infrastructure.

Map 11: Long term (10+ year) housing growth



3.2.3. Affordable housing contribution schemes

In order to ensure Randwick City meets its affordable housing target, Council will implement affordable housing contribution schemes to apply to areas of upzoning or increased developmental capacity. The affordable housing contribution schemes will be given effect through the RLEP and SEPP 70. The exact areas to which the scheme would apply and the percentage of contribution required will be determined as part of the comprehensive LEP review in 2020.

3.2.4. Local Planning Provisions

As outlined in Section 2.3 Housing Supply, currently there are a range of state policies (SEPPs) which contribute to the supply of housing in Randwick City and overrule Council's local planning provisions. These SEPPs include the ARHSEPP, the Seniors Housing SEPP and the Low Rise Medium Density Housing Code.

As outlined in Section 2.3, the ARHSEPP is contributing to housing supply and diversity in Randwick City, but is not significantly contributing to the stock of affordable rental housing. The Low Rise Medium Density Housing Code could significantly increase density and change streetscape character in the R2 low density residential zone by enabling the development and subdivision of dual occupancies on smaller lots. The site compatibility certificate provisions of the Seniors Housing SEPP impacts the amount of private open space in the community. This is particularly important at a time when open space is increasingly needed to cater to our growing population.

This Strategy outlines a housing vision, objectives and 8 priorities for achieving the housing vision. In order to achieve the priorities of this Strategy, Council will need to be exempted from these SEPPs and introduce appropriate local provisions. As demonstrated through this Strategy, Council can meet the needs of its diverse community through a range of amendments to local planning controls, including affordable housing contribution schemes and provision for low rise medium density housing.

3.3. Mechanisms to Deliver the Options

LEP Review

This Strategy will be exhibited concurrently with the Local Strategic Planning Statement. Following exhibition, the final Housing Strategy and LSPS will be reported to Council in February 2020.

Following finalisation of the Housing Strategy and LSPS, Council will commence a comprehensive review of the LEP and DCP to give effect to the LSPS and Housing Strategy. The comprehensive review will also be informed by a range of studies, including a heritage review and updates to the Recreation Needs Study and Community Facilities Study.

Following the review, a Planning Proposal to amend the Randwick LEP 2012 will be prepared to implement the short and medium term approach outlined in Section 3.2.1. Exact development standards will be explored in preparation of planning proposal. The LEP Review will also consider any necessary changes to detailed design controls in the DCP, to be made following finalisation of the planning proposal.

Policy development

Council will prepare policies, strategies and studies to provide the evidence-base to support changes to planning controls and ensure Council can plan appropriately for change.

Application of State Government Policies

Council will write to the Minister for Planning and Public Spaces to request exclusion from the ARHSEPP, Seniors Housing SEPP and the provisions of the Low Rise Medium Density Housing Code on the basis that Randwick City can provide for those housing forms within our local provisions.

Collaboration

Council will work with neighbouring Councils, State agencies, business and community organisations to deliver on the actions in this Strategy and achieve the housing vision.

Advocacy

Council will advocate for changes to Government policies and for the provision of appropriate infrastructure to ensure planning strategies and policies have their intended effect and that Randwick City can accommodate appropriate levels of housing growth.

3.4. Monitoring and Reviews

Council will continue to monitor the progress of the priorities, objectives and actions of this Strategy and align future housing work with the Strategy. Monitoring and reviews will include:

- Annual review of housing delivery and supply, and progress against the actions of this Strategy
- 7 year review of evidence base and housing stock to ensure this Strategy is achieving its objectives

4. Implementation

4.1. Implementation and Delivery Plan

Planning Priorities	Actions		Timing
1. Ensure a balanced approach to growth across Randwick City	1.1	Review LEP 2012 to provide for additional capacity to meet the 6-10 year housing target	short term
2. Diverse housing to meet the needs of our community	2.1	Review LEP 2012 to amend subdivision provisions in the R2 Low Density Residential Zone	short term
	2.2	Review LEP 2012 to introduce new permissible uses (terraces, small lot housing, multi dwelling housing and manor homes) in appropriate locations within the R2 Low Density Residential Zone	short term
	2.3	Seek to exclude Randwick City Council from the Low Rise Medium Density Housing Code provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*	short term
	2.4	Review DCP 2013 to ensure residential flat buildings are designed to suit families	short term
	2.5	Review and strengthen controls to deliver a Silver Standard rating for all dwellings including secondary dwellings under the Liveable Housing Design Guidelines	short term
	2.6	Seek to exclude Randwick City Council from the Seniors Housing SEPP and investigate mechanisms to incentivise the development of seniors housing within the local planning framework	short term
	2.7	Review LEP 2012 to introduce a 90-day threshold on short term rental accommodation	short term
3. Focus growth in and around town and strategic centres close to transport, jobs and services	3.1	Prepare and implement town centre strategies to support increased densities in appropriate locations	ongoing
	3.2	Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres	short/medium term
4. Increase affordable rental housing across Randwick City	4.1	Review and update the Randwick Affordable Housing Strategy and Action Plan	short term
	4.2	Identify appropriate areas to apply an affordable housing contributions scheme requiring a proportion of all development to be dedicated as affordable housing and amend LEP 2012 to give effect to this	short term
	4.3	Seek an exclusion to the *State Environmental Planning Policy (Affordable Rental Housing) 2009* and identify local housing solutions	short term
	4.4	Advocate for a new standard instrument definition for student housing and investigate appropriate	short term

		development standards for student housing in the LEP 2012 review	
	4.5	Ensure housing opportunities for low income and key workers to support the Randwick Collaboration Area	ongoing
	4.6	Work with Waverley and Woollahra Councils to prepare a regional approach to affordable housing	ongoing
5. Ensure new development is consistent with the desired future character of areas	5.1	Prepare new local character statements to outline the existing and desired future local character of Randwick City	short term
	5.2	Implement local character development provisions across Randwick City through the appropriate planning framework	short term
	5.3	Seek to exclude a defined coastal character area from *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* to ensure the protection of its sensitive coastal character	short/medium term
	5.4	Undertake a heritage review of Randwick City to identify additional heritage items and HCAs including boundary adjustments where necessary – short term	short term
6. Ensure design excellence and sustainability principles in new development	6.1	Review Council's planning controls to introduce a variety of requirements to lift the design quality and sustainability outcomes of the built environment	short term
	6.2	Investigate opportunities for promoting exceptional architectural and urban design outcomes for high density developments in key locations	short term
	6.3	Advocate for sustainable building and urban design excellence outcomes including higher BASIX requirements for residential flat buildings in Randwick City	short/medium term
7. Ensure future redevelopment sites are aligned with future transport investment	7.1	Ensure an increase of social and affordable housing in any future redevelopment of social housing estates in the City	ongoing
	7.2	Ensure any future redevelopment is aligned with future transport investment and local infrastructure investment	ongoing
8. Support housing growth with appropriate infrastructure	8.1	Prepare a new Recreational Needs and Open Space Study to ensure the sufficient provision of open space/recreation facilities is provided to support future housing growth	short term
	8.2	Review Council's S7.12 Contributions Plan to support Council's provision of local infrastructure	short term
	8.3	Prepare a Community Facilities Study to identify social infrastructure planning and delivery priorities	medium term
	8.4	Advocate for improved State Government infrastructure to support future housing growth	ongoing
	8.5	Investigate innovative developer contributions schemes to deliver community infrastructure	short term

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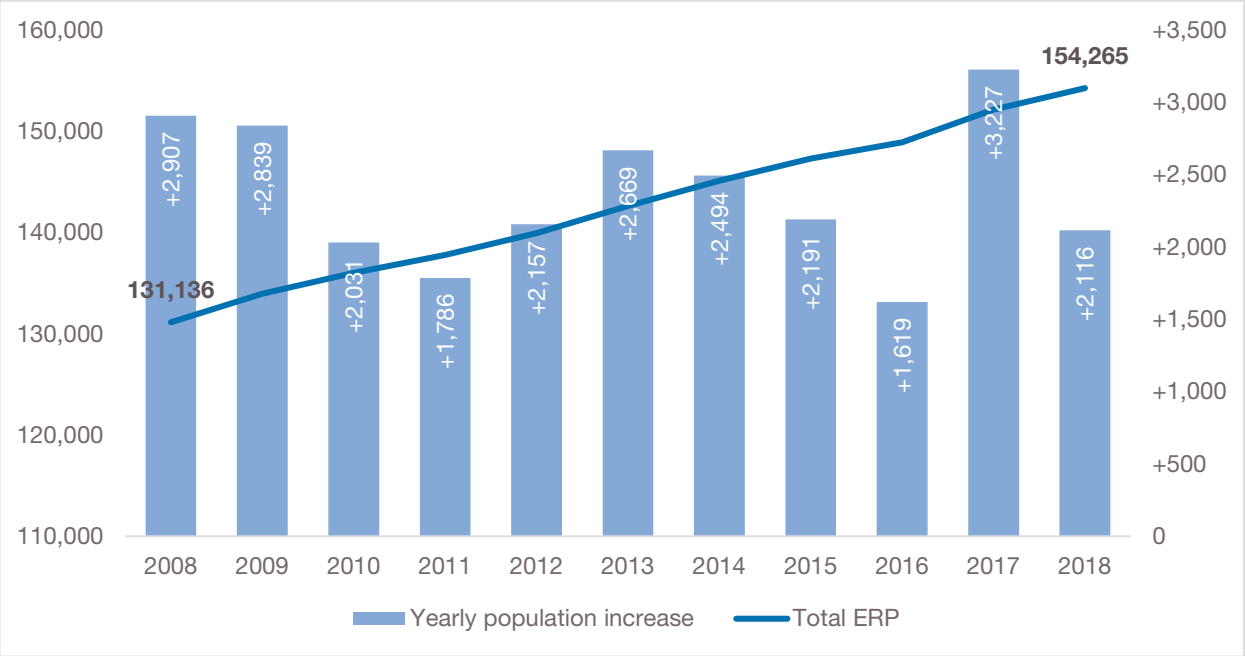
Appendix A - Demographic Analysis

This section analyses demographic data for Randwick City by looking at past trends and future projections to understand the housing need of our future population.

Population change

Figure A shows Randwick City's estimated residential population (ERP) from 2008 to 2018. The ERP is the official estimate of Randwick City's population by the Australian Bureau of Statistics (ABS), based on the Census and compiled as at 30 June each year. The data shows that Randwick City's population in 2018 was 154,265. The growth in population from 131,136 in 2008 to 154,265 in 2018 represents a growth of 17.6%. The yearly estimated growth in population is varied, growing at an average of 2,604.

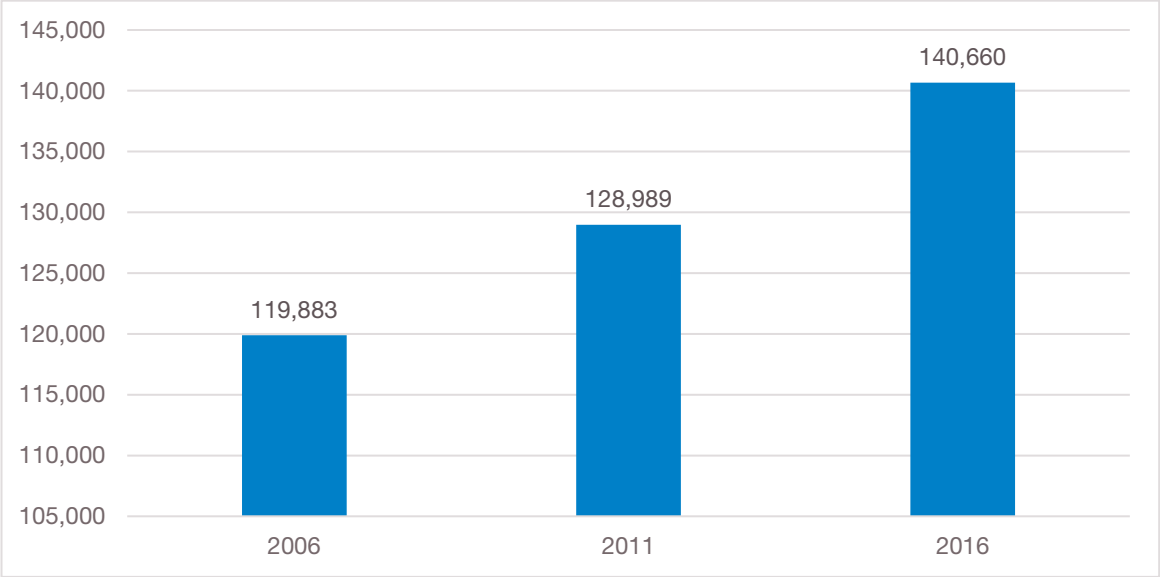
Figure A: Randwick City estimated residential population (ERP) 2008-2018



Source: Profile.id

Figure B shows Randwick City's usual resident population from 2006 to 2016. Between these years the population increased by 20,777 persons, accounting to a growth of 17.3%. There was a higher population growth between 2011 and 2016 (9%) than between 2006 and 2011 (7.6%).

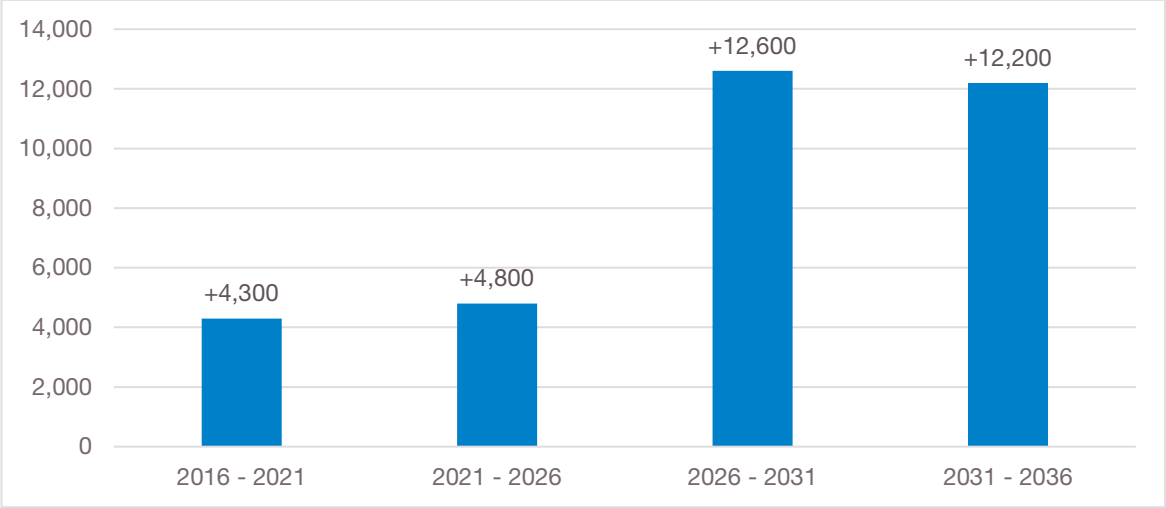
Figure B: Randwick City usual resident population 2006-2016



Source: Australian Bureau of Statistics 2006; 2011; 2016

Figure C shows that the forecast growth in population is expected to be considerably higher between 2026 and 2031 (12,600 increase) and 2031 and 2036 (12,200) in comparison with the years 2016 and 2021 (4,300 increase) and 2021 and 2026 (4,800 increase).

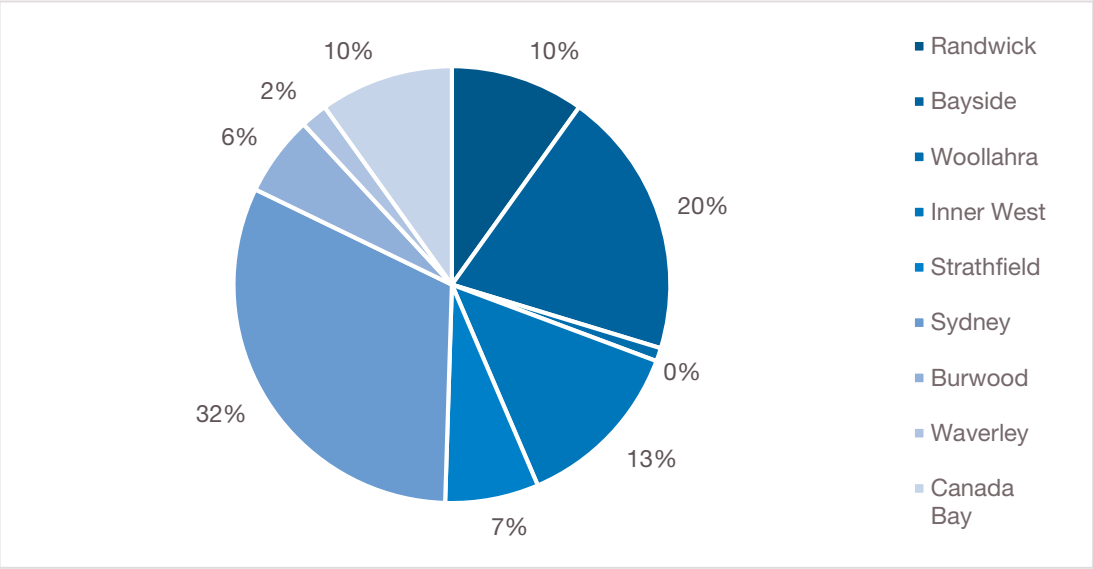
Figure C: Randwick City Projected Population Growth 2016-2036



Source: NSW Department of Planning and Environment 2016

Data from the ECDP demonstrates that the population of the District is expected to increase in population from 1,013,200 in 2016 to 1,338,250 in 2036 (32% increase). The increase in population of 325,050 people during this time accounts for approximately 19% of the Greater Sydney total (1,740,400). Randwick City's population increase will represent 10% of the total forecast population growth of the Eastern City District. The Eastern City District's forecast population growth is shown in Figure D.

Figure D: Eastern City District forecast population growth by LGA

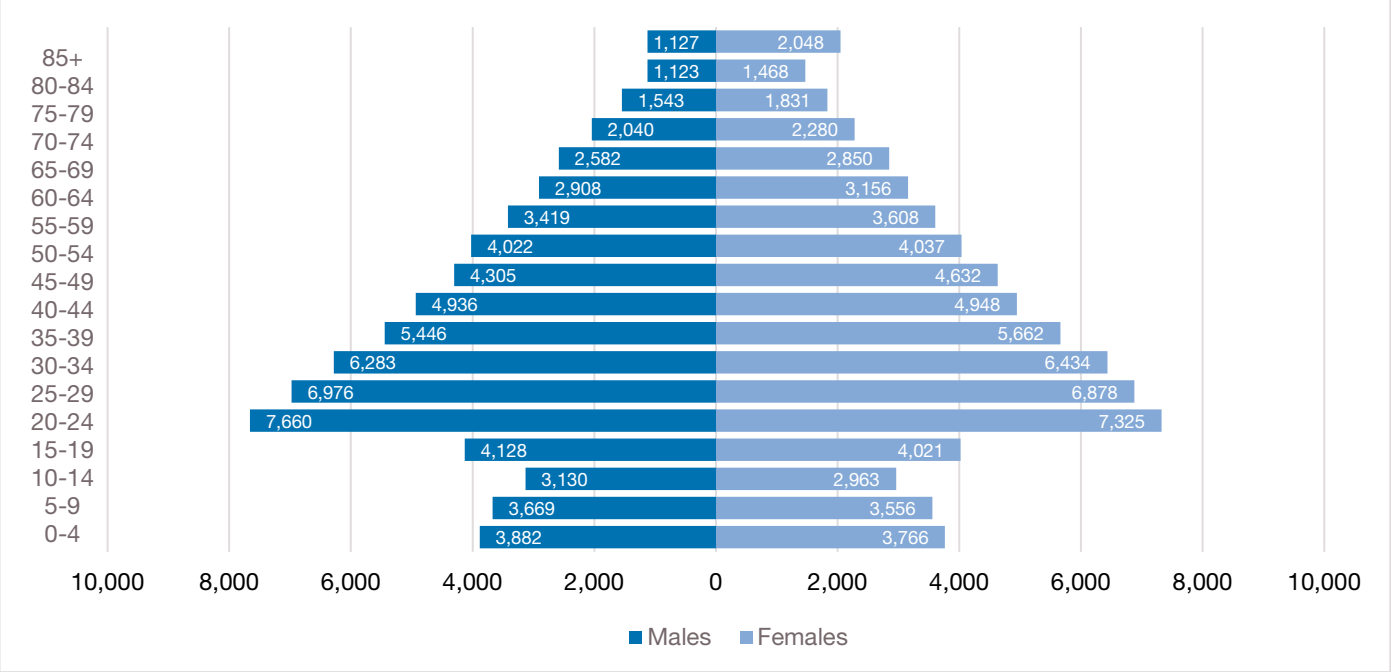


Source: NSW Department of Planning and Environment 2016

Population age

Figure E shows Randwick City's population distribution by age as per the 2016 ABS Census. It demonstrates that the largest proportion of the population are in the 20-24 to 45-49 age brackets. This demonstrates that Randwick City has a large working age population. The large increase between the 15-19 and 20-24 age bracket is reflective of the number of tertiary educations in the City.

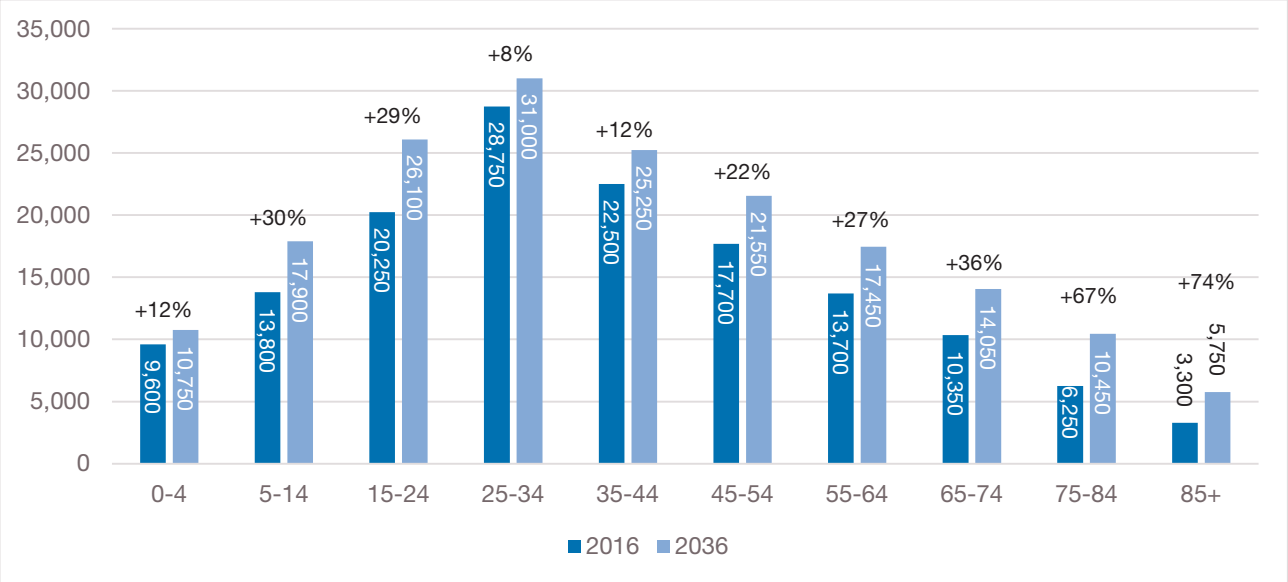
Figure E: Population distribution by age 2016



Source: Australian Bureau of Statistics 2016

Figure F shows that the proportion of population aged 65 and older is expected to increase, which is consistent with the ageing population trend that is occurring across Australia. There is a projected increase of 74% of persons aged 85+, a 67% increase in persons aged 75-84 and a 36% increase in persons aged 65-74 years, representing the highest growth rates of all age percentiles. The projections also show a large increase in persons aged 5-14 and 15-24 (30% and 29% increases respectively).

Figure F: Projected population distribution by age 2016-2036



Source: NSW Department of Planning and Environment 2016

Indigenous profile

Table A shows key statistics in relation to the Aboriginal and Torres Strait Islander population in Randwick City. Between 2011 and 2016, the Aboriginal and Torres Strait Islander population increased by 306 persons, representing a growth of 16.6%. In 2016, Aboriginal and Torres Strait Islander persons represent 1.5% of the total Randwick City population. Dwelling statistics show that the majority of the Indigenous population live in private or occupied private dwellings.

Table A: Aboriginal and Torres Strait Islander key statistics 2011-2016

	2011			2016			
	Number	**%**	**RCC total population %**	**Number**	**%**	**RCC total population %**	**Change 2011-2016**
Number of persons usually resident							
Males	942	51.1	49.1	1,144	53.3	49.2	+202
Females	900	48.9	50.9	1,004	46.7	50.8	+104
Total	**1,842**	**100.0**	**1.4**	**2,148**	**100.0**	**1.5**	**+306**
Indigenous status							
Aboriginal	1,725	93.9	-	2,043	95.2	-	+318
Torres Strait Islander	71	3.9	-	61	2.8	-	-10
Both Aboriginal and Torres Strait Islander	42	2.3	-	42	2.0	-	0
Dwellings							
Persons counted in non-private dwellings	286	-	-	355	-	-	+69
Persons counted in private dwellings	1,593	-	-	1,820	-	-	+227
Occupied private dwellings	791	-	-	920	-	-	+129

Source: Profile.id

Table B shows the housing tenure for Aboriginal and Torres Strait Islander households in Randwick City. Between 2011 and 2016, the total number of Indigenous households increased by 142, with the greatest growth in private rental (66 household increase) and public rental (40 household increase).

Table B: Aboriginal and Torres Strait Islander housing tenure 2011-2016

	2011			2016			
Tenure type	**Number**	**%**	**RCC total population %**	**Number**	**%**	**RCC total population %**	**Change 2011-2016**
Fully owned	103	13.0	25.8	123	13.2	24.5	+20
Mortgage	127	16.1	22.8	129	13.8	21.6	+2
Renting - private	243	30.8	35.2	309	33.2	37.5	+66
Renting - public	236	29.9	6.1	276	29.6	5.7	+40
Renting - co-op, community or church group	48	6.1	0.6	44	4.7	0.7	-4
Other	4	0.5	0.6	13	1.4	0.7	+9
Not stated	24	3.0	8.4	32	3.4	8.8	+8
Total households	**790**	**100.0**	**100.0**	**932**	**100.0**	**100.0**	**+142**

Source: Profile.id

People born overseas

In 2016, 40.7% of people in Randwick City were born overseas. Table C shows the countries where the most number of Randwick City residents were born. People born in China make up the highest proportion of people born overseas in Randwick City, accounting for 7.1% of the total population. Between 2006 and 2016, the number of persons born in China increased by 6,505 persons. This represented the highest growth, followed by Ireland and England. Between 2006 and 2016 there were decreases in people from Greece, Hong Kong, Indonesia and New Zealand.

Table C: Persons born overseas 2006-2016

Overseas born (usual residence)	**2006**			**2011**			**2016**			
Birthplace	Number	%	Greater Sydney %	Number	%	Greater Sydney %	Number	%	Greater Sydney %	Change 2006-2016
China	3,424	2.9	2.6	5,830	4.5	3.4	9,929	7.1	4.7	+6,505
United Kingdom	6,035	5.0	4.3	6,732	5.2	4.1	7,617	5.4	3.7	+1,582
Ireland	1,079	0.9	0.3	1,896	1.5	0.4	2,806	2.0	0.4	+1,727
New Zealand	2,765	2.3	2.0	2,789	2.2	1.9	2,692	1.9	1.8	-73
Indonesia	2,656	2.2	0.5	2,620	2.0	0.6	2,419	1.7	0.6	-237
Malaysia	1,640	1.4	0.5	1,902	1.5	0.6	1,885	1.3	0.6	+245
South Africa	1,315	1.1	0.7	1,676	1.3	0.8	1,762	1.3	0.7	+447
Hong Kong	2,043	1.7	0.9	1,821	1.4	0.8	1,728	1.2	0.8	-315
Greece	1,947	1.6	0.8	1,704	1.3	0.7	1,459	1.0	0.6	-488
India	855	0.7	1.3	1,052	0.8	2.0	1,392	1.0	2.7	+537

Source: Profile.id

Homelessness

Australian Bureau of Statistics homelessness data is estimated using analytical techniques based on the characteristics observed in the Census and assumptions about the way that people may respond to Census questions. The homelessness data for Randwick City in Table D shows that the estimated number of homeless persons rose from 617 in 2011 to 738 in 2016, an increase of 121 people.

Table D: Estimated homeless persons 2011-2016

	2011	**2016**	**Change 2011-2016**
Homeless persons (estimated)	617	738	+121

Source: Australian Bureau of Statistics 2016

Disabled persons

The proportion of persons who reported needing help in their day-to-day lives due to disability increased by approximately 1,383 persons between 2006 and 2016, representing a growth of 34.8%. In 2016, the number of persons with a disability accounted for 3.8% of the total population, which is lower than the proportion in Greater Sydney, which is 4.9%. As a proportion of the total Randwick City population, this represented an increase of 0.5%.

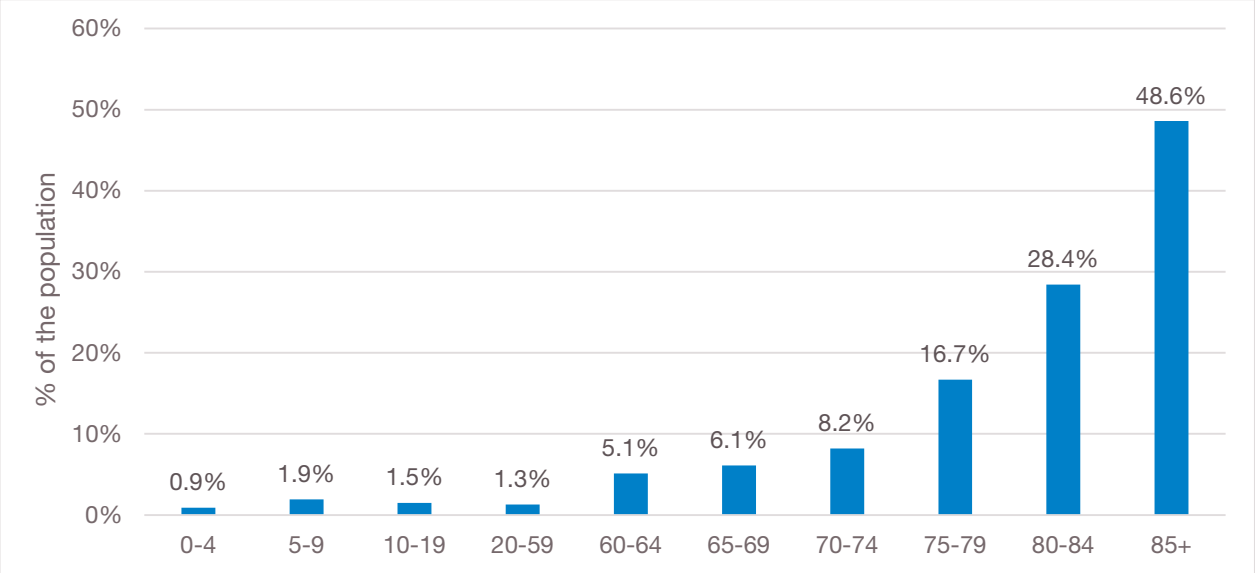
Table E: Need for assistance due to disability 2006-2016

Persons (usual residence)	**2006**			**2011**			**2016**			
Birthplace	Number	%	Greater Sydney %	Number	%	Greater Sydney %	Number	%	Greater Sydney %	Change 2006-2016
Assistance needed	3,978	3.3%	3.8%	4,802	3.7	4.4	5,361	3.8%	4.9%	+1,383

Source: Profile.id

Figure G shows the Randwick City need for assistance due to disability data by age group in 2016. The data demonstrates that there is a notable increase in the number of persons who are disabled by age group as the population gets older, with increases from the 60-64 age group and older and a notable change from the 75-79 age group and older.

Figure G: Need for assistance by age group 2016

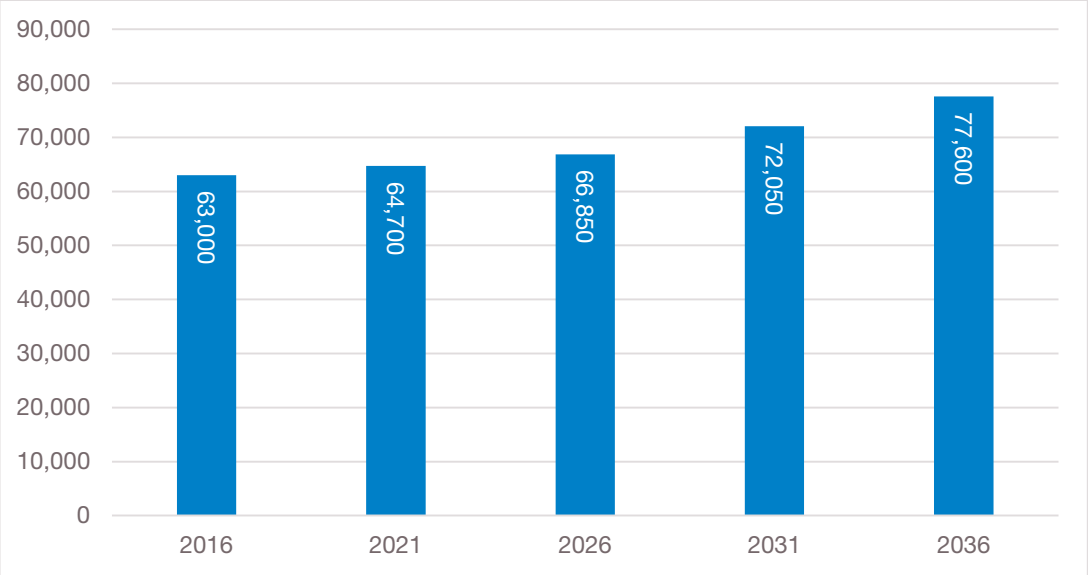


Source: Profile.id

Dwelling requirements

Figure H shows the implied dwelling requirements for Randwick City in 2016-2036. The data shows that the total implied dwellings will increase from 63,000 in 2016 to 77,600 in 2036. This represents an increase of 14,600 dwellings and a growth of 23.2%.

Figure H: Implied dwellings 2016-2036

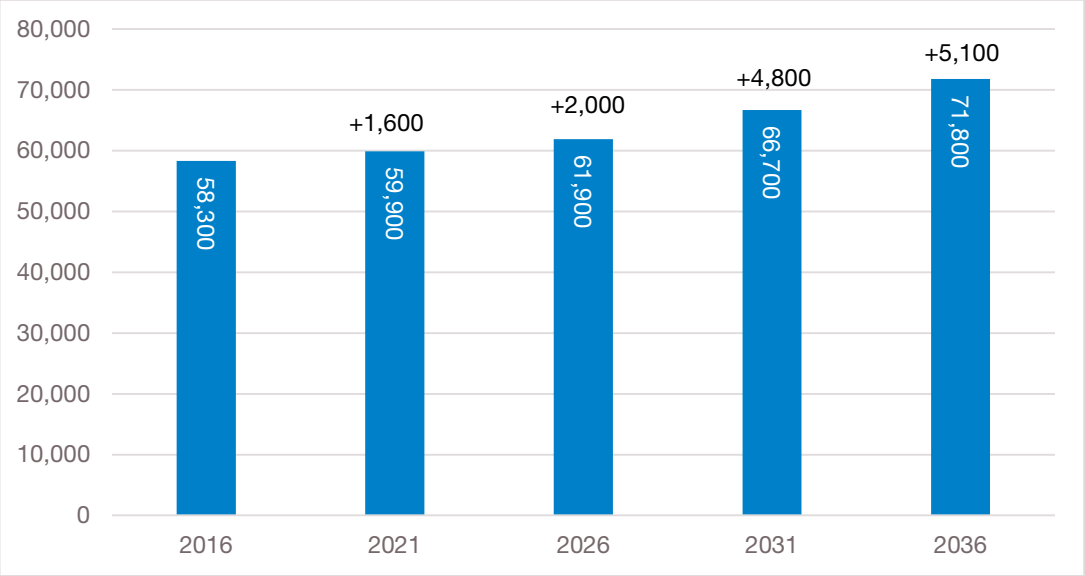


Source: NSW Department of Planning and Environment 2016

Households

Projected total households is also forecast to follow a similar growth pattern, as shown in Figure I. Between 2026 and 2031 there will be a growth of 4,800 households and between 2031 and 2036 there will be a growth of 5,100. Prior to this there will be a growth of 1,600 households and 2,000 households between 2016 and 2021 and 2021 and 2026 respectively. This growth combined will account for an increase of 13,500 households, increasing by 23.1%.

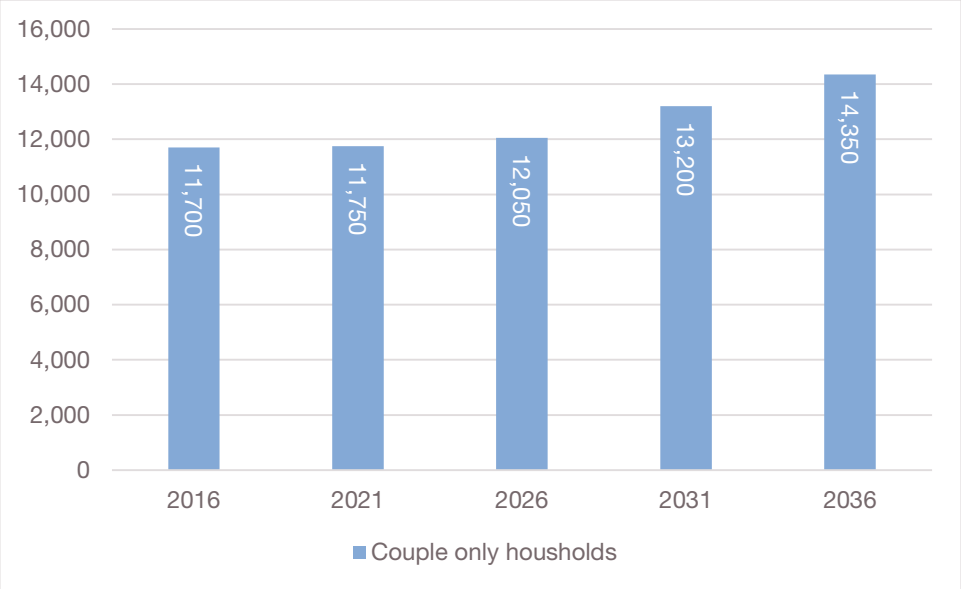
Figure I: Total households 2016-2036



Source: NSW Department of Planning and Environment 2016

The number of couple only households are projected to increase by 2,650 between 2016 and 2036, representing a growth of 22.7%. As a percentage of total households, couple only households will remain steady, decreasing by 0.1%.

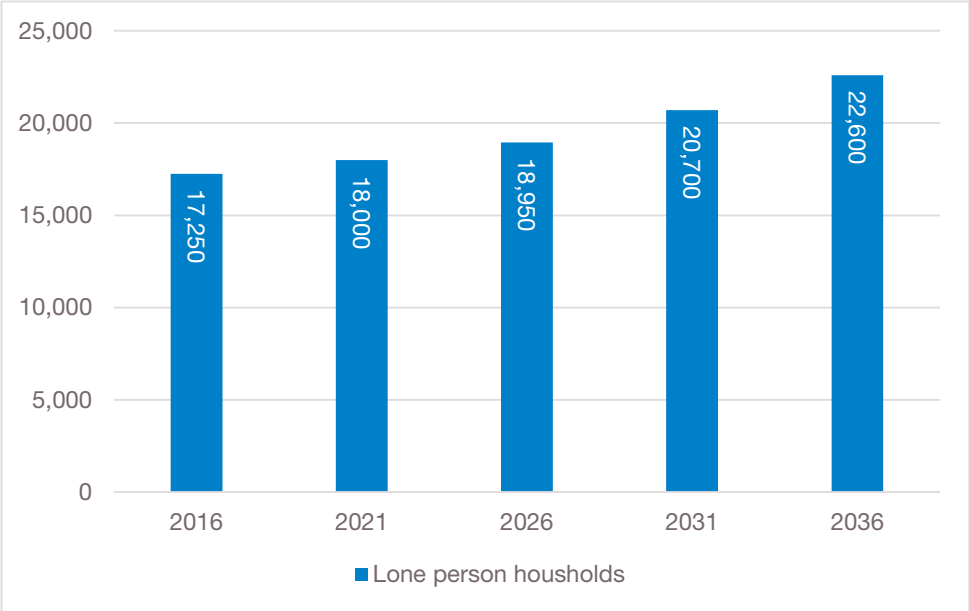
Figure J: Couple only households 2016-2036



Source: NSW Department of Planning and Environment 2016

Lone person households will increase by 5,350 households between 2016 and 2036, representing a growth of 31%. As a proportion of total households in Randwick City, the number of lone person households in 2036 is expected to increase by 1.9%. Lone person households are expected to increase the greatest amount as a proportion of all household types.

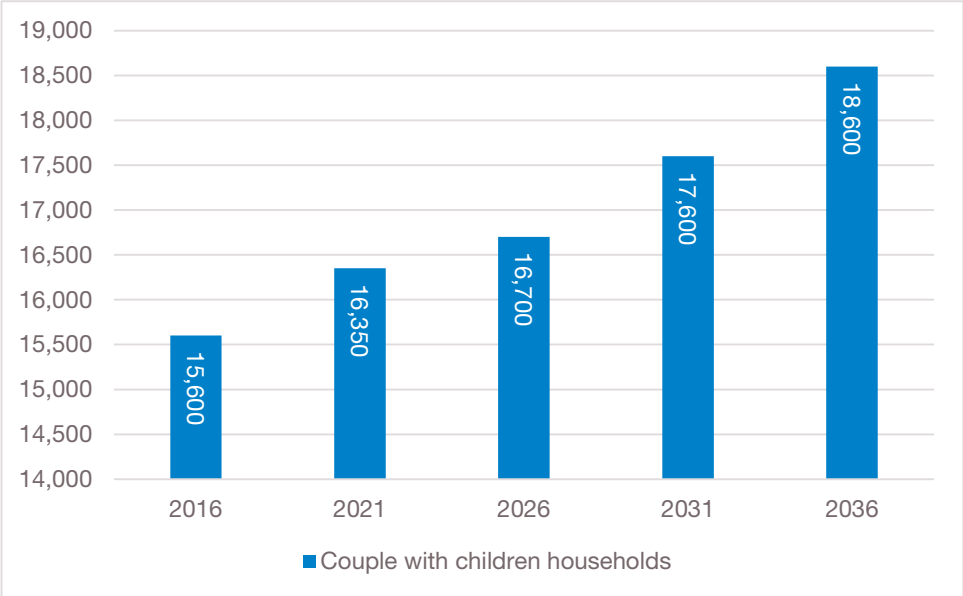
Figure K: Lone person households 2016-2036



Source: NSW Department of Planning and Environment 2016

Couple with children households will increase by 3,000 households between 2016 and 2036, representing a growth of 19.2%. As a proportion of total households in Randwick City, the number of couple with children households is expected to increase by 0.9%.

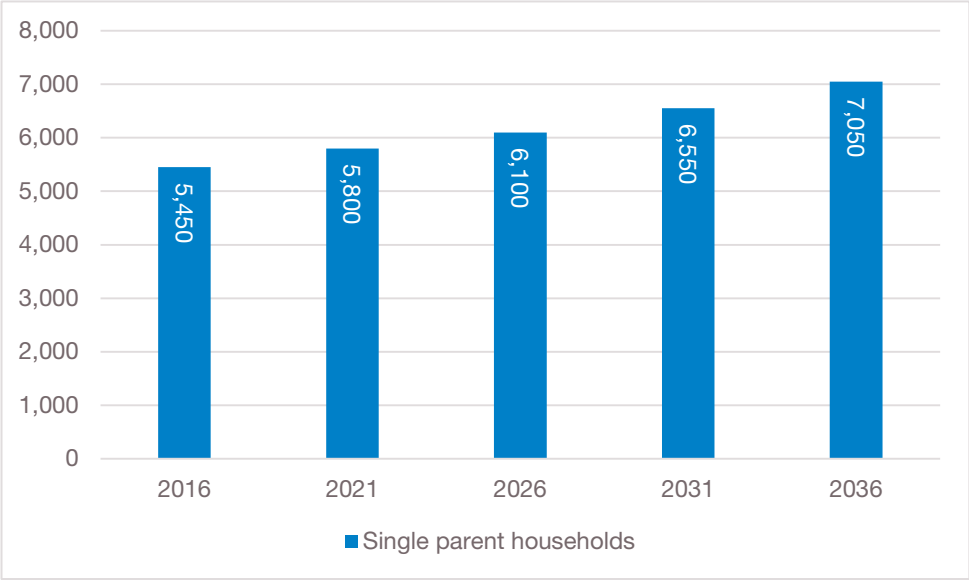
Figure L: Couple with children households 2016-2036



Source: NSW Department of Planning and Environment 2016

Single parent households will increase by 1,600 households between 2016 and 2036, representing a growth of 29.36%. As a proportion of total households in Randwick City, the number of single parent households is expected to increase by 0.5%.

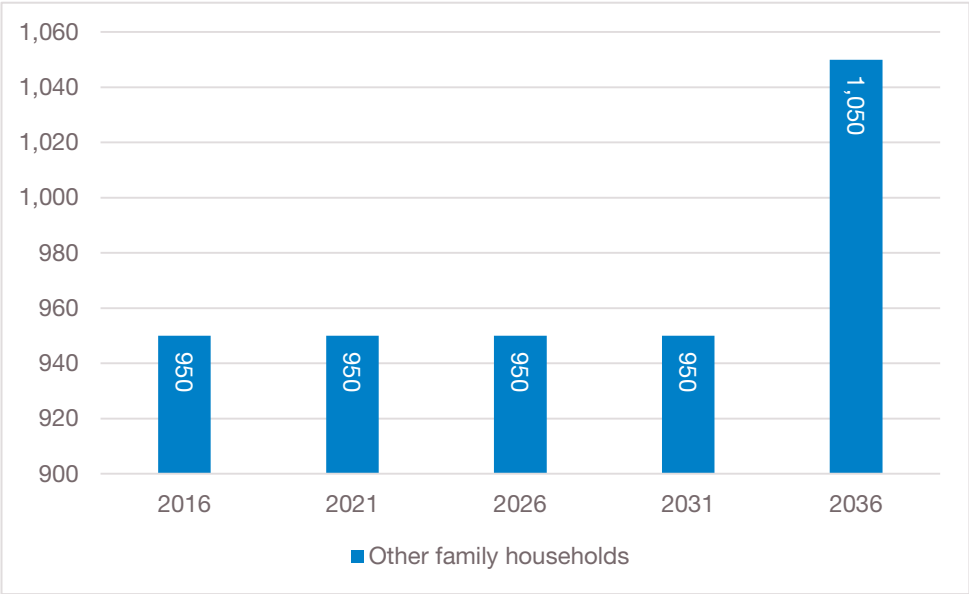
Figure M: Single parent households 2016-2036



Source: NSW Department of Planning and Environment 2016

Other family households are households where a parent-child or couple relationship does not exist, such as grandparent and grandchildren households or sibling households. Such households will increase by 100 households between 2016 and 2036, representing a growth of 10.5%. As a proportion of total households in Randwick City, the number of other family households is expected to remain steady, decreasing by 0.1%.

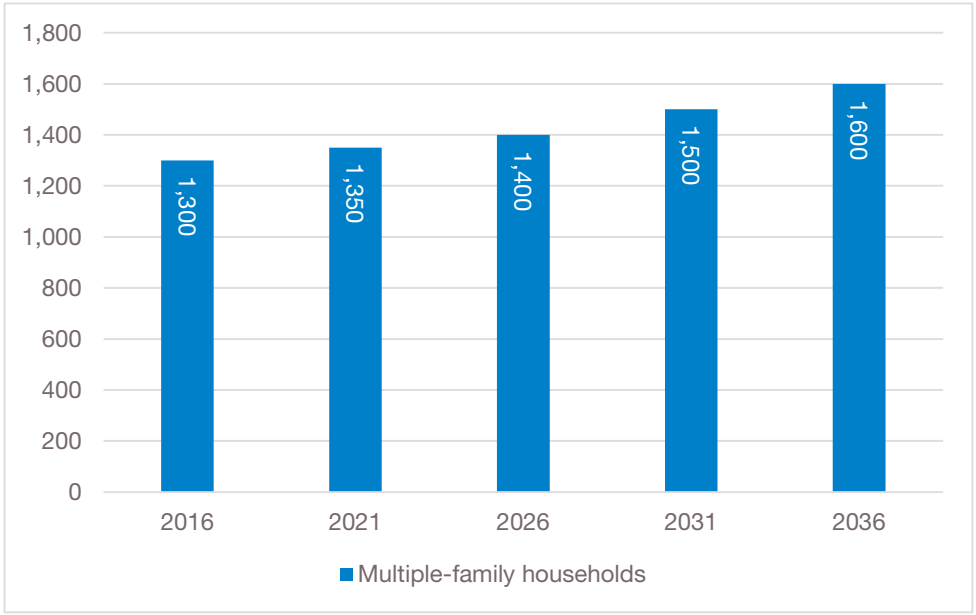
Figure N: Other family households 2016-2036



Source: NSW Department of Planning and Environment 2016

Multiple-family households are households where more than one family live together in the same household, and can comprise extended families (such as multiple generations under the one roof) or more than one unrelated families living together. This household type is expected to increase by 300 households between 2016 and 2036, representing a growth of 23.1%. As a proportion of total households in Randwick City, the number of multiple-family households is expected to remain the same.

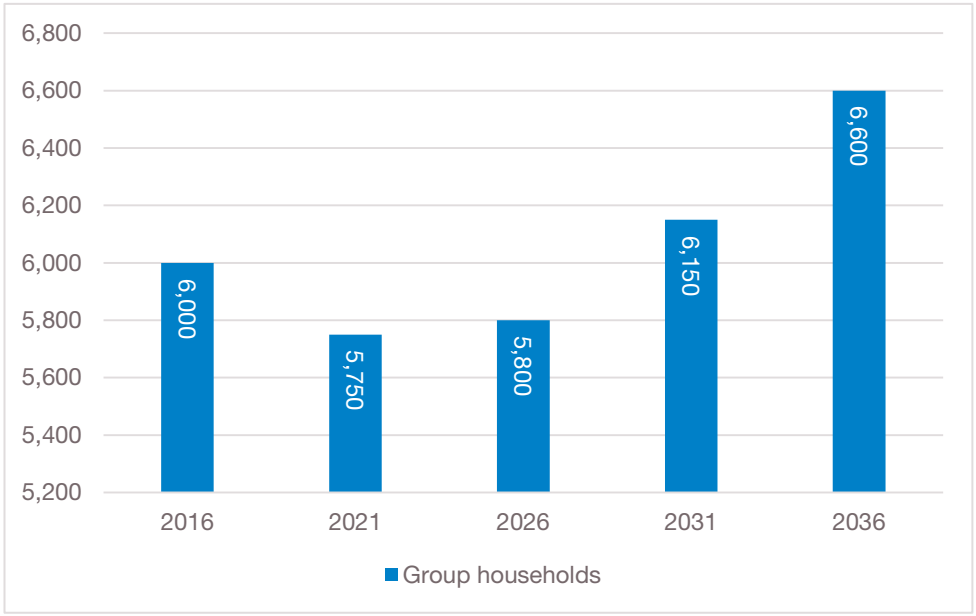
Figure O: Multiple-family households 2016-2036



Source: NSW Department of Planning and Environment 2016

Group households include any household consisting of two or more unrelated persons. Group households will increase by 600 between 2016 and 2036, representing a growth of 10%. As a proportion of total households in Randwick City, the number of group households is expected to decrease by 0.9%.

Figure P: Group households 2016-2036



Source: NSW Department of Planning and Environment 2016

Household types and family composition

Table E shows the trends in households with children from 2006-2016 in Randwick City. Overall, the total number of households with children has grown by 1.6% between 2006 and 2016. Couples with children households grew by 2,473 or 2.2% while couples with young children households grew by 2,012 or 2.5%. Single parents with children households grew by 141 but declined by 0.6% as a total proportion.

Table E: Households with children 2006-2016

	2006			2011			2016			2006-2016	
	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	Total change	% of total households change
Couples with children:	**11,996**	**24.5**	**34.1**	**13,321**	**26.0**	**34.8**	**14,469**	**26.7**	**35.3**	**+2,473**	**+2.2**
Couples with young children	6,523	13.3	17.7	7,799	15.2	18.3	8,535	15.8	18.8	+2,012	+2.5
Couples with mixed-age children	1,397	2.9	5.1	1,373	2.7	4.9	1,513	2.8	4.7	+116	-0.1
Couples with older children	4,076	8.3	11.3	4,149	8.1	11.6	4,421	8.2	11.8	+345	-0.1
Single parents with children:	**4,296**	**8.8**	**10.6**	**4,421**	**8.6**	**10.8**	**4,437**	**8.2**	**10.4**	**+141**	**-0.6**
Single parents with young children	1,457	3.0	4.0	1,447	2.8	3.7	1,411	2.6	3.3	-46	+0.3
Single parents with mixed-age children	372	0.8	1.3	335	0.7	1.3	344	0.6	1.2	-28	-0.2
Single parents with older children	2,467	5.0	5.3	2,639	5.1	5.8	2,682	5.0	6.0	+215	0
Total households with children	**16,292**	**33.3**	**44.7**	**17,742**	**34.6**	**45.6**	**18,906**	**34.9**	**45.8**	**+2,614**	**+1.6**

Source: Profile.id

Table F shows the total households without children in Randwick City. Between 2006 and 2016, Randwick City saw an increase in couples without children (0.8% increase) with the highest growth in young households (0.9% increase) compared to middle aged households and older households (-0.3% decline and 0.3% increase respectively). Also during this time there were declines in lone person households (-1.7%) and group households (-1.4%). Overall, households without children declined by approximately 0.5% over this time.

Table F: Households without children

	2006			2011			2016			2006-2016	
	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	Total change	% change
Couples without children:	**10,327**	**21.1**	**22.0**	**11,087**	**21.6**	**22.6**	**11,863**	**21.9**	**22.4**	**+1,536**	**+0.8**
Young households (15-44)	5,033	10.3	7.9	5,511	10.7	8.1	6,018	11.1	8.3	+985	+0.9
Middle-aged households (45-64)	2,371	4.8	7.1	2,430	4.7	6.9	2,425	4.5	6.0	+54	-0.3
Older households (65+)	2,923	6.0	7.0	3,146	6.1	7.6	3,420	6.3	8.1	+497	+0.3
Lone persons:	**12,686**	**25.9**	**21.6**	**12,997**	**25.3**	**21.5**	**13,100**	**24.2**	**20.4**	**+414**	**-1.7**
Young households (15-44)	4,679	9.6	7.0	4,633	9.0	6.5	4,420	8.2	5.8	-259	-1.4
Middle-aged households (45-64)	3,759	7.7	6.7	4,050	7.9	6.9	4,014	7.4	6.5	+255	-0.3
Older households (65+)	4,248	8.7	7.9	4,314	8.4	8.0	4,666	8.6	8.1	+418	-0.1
Group households	**4,328**	**8.8**	**3.9**	**4,684**	**9.1**	**4.1**	**5,502**	**10.2**	**4.5**	**+1,174**	**-1.4**
Total households without children	**27,341**	**55.8**	**47.5**	**28,768**	**56.1**	**48.1**	**30,465**	**56.3**	**47.3**	**+3,124**	**-0.5**

Source: Profile.id

Average household size

Data from 2006 to 2036 demonstrates that the average household size in Randwick City is expected to generally remain consistent, with a projected increase in the average household size of 0.04. Between 2006 and 2016 the average household size increased by 0.08 to 2.43, which is expected to decrease to 2.39 by 2036.

Table G: Randwick City average household size 2006-2036

2006	2011	2016	2021	2026	2031	2036	Change 2016 - 2036
2.35	2.41	2.43	2.41	2.40	2.40	2.39	+0.04

Source: Profile.id; NSW Department of Planning and Environment 2016

Dwelling structure

Table H shows the private dwelling structure of Randwick City from 2006 to 2016*. Data shows that the number of separate houses has decreased during this period by 2,076, representing a decrease of 6.5% of all dwellings. The number of medium density dwellings have increased by 1,758 dwellings over this time but remained generally stable, representing an increase of 0.5%. The number of high density dwellings has increased by 5.6%, with 5,481 high density dwellings built between 2016 and 2036. In comparison with Greater Sydney, Randwick City has a lower proportion of separate houses (25.1% compared to 55%) and a higher proportion of medium density (27.9% compared to 20.3%) and high density dwellings (45.7% compared to 23.5%). Medium and high density dwellings represented approximately 73.6% of all dwellings in 2016.

Table H: Private dwelling structure 2006-2016

	2006			2011			2016			2006-2016	
	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	Total change	% change
Separate House	16,769	31.6	60.9	16,180	29.2	58.9	14,693	25.1	55	-2,076	-6.5
Medium Density	14,556	27.4	19.1	14,278	25.8	19.7	16,314	27.9	20.3	1,758	+0.5
High Density	21,261	40.1	19.2	24,635	44.5	20.7	26,742	45.7	23.5	5,481	+5.6
Other	362	0.7	0.4	247	0.4	0.4	579	1	0.5	217	-0.2
Not stated	70	0.1	0.1	74	0.1	0.1	226	0.4	0.4	156	+0.3

Source: Profile.id

* Note that separate houses include all free standing houses separated from neighbouring dwellings by half a metre or more, medium density includes semi-detached, row, terrace, townhouses and villa units and apartment blocks of 1-2 storeys, and high density includes flats and apartments in 3 storey and larger blocks.

Number of bedrooms

Table I shows the breakdown of Randwick City's private dwellings by number of bedrooms between 2006 and 2016. 2 bedroom and 3 bedroom dwellings have been the dominant dwelling type in Randwick City between 2006 and 2016. Although this is the case, the number of 2 bedroom dwellings as a proportion of Randwick City's total dwellings decreased during this time by 1.7% and 3 bedroom dwellings decreased by 2.1%. The number of 0-1 bedroom dwellings increased by 1,700 between 2006 and 2016, representing a growth of 2.1% of total dwellings. 4 bedroom and 5+ bedroom dwellings also experienced increases of 1.5% and 1% of total dwellings respectively. In comparison with Greater Sydney, in 2016 there was a higher proportion of 0-1 and 2 bedroom dwellings in Randwick City (13% compared to 7.8% and 36.4% compared to 23.7% respectively), and a lower proportion of 3 bedroom and 4 bedroom dwellings (24.9% compared to 32.1% and 12.1% compared to 22%).

Table I: Number of bedrooms per dwelling 2006-2016

	2006			2011			2016			2006-2016	
	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	RCC total	RCC %	Greater Sydney %	Total change	% change
0-1 bedrooms	5,327	10.9	6.6	5,935	11.6	7.3	7,027	13	7.8	1,700	+2.1
2 bedrooms	18,675	38.1	23.4	19,486	38	23.9	19,702	36.4	23.7	1,027	-1.7
3 bedrooms	13,233	27	36.3	13,567	26.5	35.2	13,464	24.9	32.1	231	-2.1
4 bedrooms	5,208	10.6	20.5	5,915	11.5	21.5	6,543	12.1	22	1,335	+1.5
5+ bedrooms	2,014	4.1	5.6	2,308	4.5	6.2	2,780	5.1	7.3	766	+1
Not stated	4,505	9.2	7.7	4,080	8	5.9	4,637	8.6	7.1	132	-0.6

Source: Profile.id

Tenure and landlord type

Table J shows Randwick City's housing tenure between 2006 and 2016. Between 2006 and 2016, the number of people in private rental increased by 3,389 or 3%, followed by those with a mortgage which increased by 1,825 or 1.4%. The total number of households that are fully owned decreased by 19, or 2.7% as a proportion of all households.

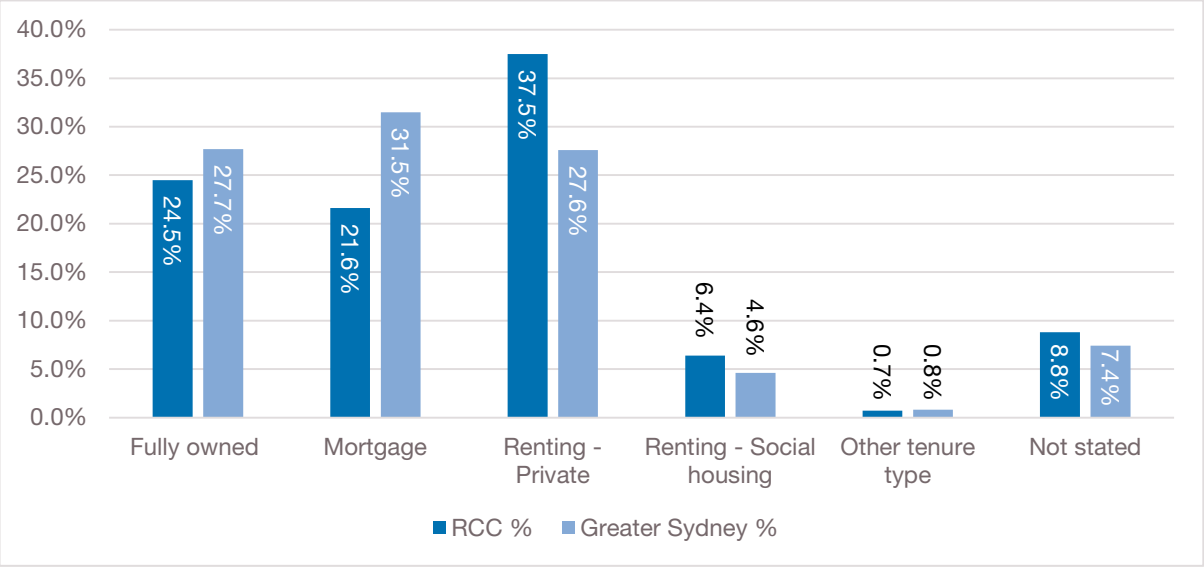
Table J: Housing tenure 2006-2016

	2006			2011			2016			2006-2016	
	RCC total	%	Greater Sydney %	RCC total	%	Greater Sydney %	RCC total	%	Greater Sydney %	Total change	% of all households change
Fully owned	13,308	27.2	30.1	13,233	25.8	29.1	13,289	24.5	27.7	-19	-2.7
Mortgage	9,891	20.2	31.1	11,674	22.8	33.2	11,716	21.6	31.5	+1,825	+1.4
Renting - Private	16,895	34.5	24.0	18,056	35.2	30.4	20,293	37.5	27.6	+3,398	+3.0
Renting - Social housing	3,378	6.9	5	3,433	6.7	25	3,467	6.4	4.6	+89	-0.5
Other tenure type	281	0.6	0.7	302	0.6	5	281	0.6	0.7	+98	+0.1
Not stated	4,796	9.8	8.4	4,304	8.4	6.5	4,766	8.8	7.4	-30	+1.0

Source: Profile.id

In 2016, the greatest proportion of households are in private rental, representing 37.5% of all households. This is followed by households that are fully owned (24.5%) and those with a mortgage (21.6%). When comparing Randwick City with Greater Sydney, there is a smaller proportion of households that are fully owned (24.5% compared with 27.7%) and those with a mortgage (21.6% compared with 31.5%) but a greater proportion of households in private rental (37.5% compared with 27.6%). The number of social housing dwellings increased by 89 between 2006 and 2016, but represented a decrease of 0.5% of all households in Randwick City.

Figure Q: Housing tenure 2016



Source: Profile.id

Household income

Table K shows Randwick City's household income distribution, using the NSW weekly household income quartiles. The income quartiles are developed for NSW by ranking all households from lowest to highest household income and separating these into four quartiles. Between 2006 and 2016, the number of households in the highest group increased by 2,547, representing an increase of 1.5% of all households. The number of households in the lowest quartile and medium highest quartile both grew by 0.5% as a proportion of all households, while the number of households in the medium lowest quartile decreased by 2.4%. It is important to consider the wide range of household incomes when planning for the future housing needs of Randwick City residents. The NSW weekly household income quartiles are shown in Table L.

Table K: Household income distribution by NSW weekly household income quartiles 2006-2016

	2006			2011			2016			2006-2016	
Quartile group	RCC total	%	Greater Sydney %	RCC total	%	Greater Sydney %	RCC total	%	Greater Sydney %	Total change	% of total households change
Lowest group	8,664	21.6	20.9	9,359	21.8	21.0	10,041	22.1	21.0	+1,377	+0.5
Medium lowest	8,323	20.8	22.7	8,241	19.2	22.5	8,364	18.4	22.3	+41	-2.4
Medium highest	9,385	23.4	25.3	10,017	23.3	25.8	10,865	23.9	26.1	+1,480	+0.5
Highest group	13,658	34.1	31.1	15,295	35.6	30.6	16,205	35.6	30.6	+2,547	+1.5

Table L: NSW weekly household income quartiles

	2006	**2011**	**2016**
Lowest group	$0 to $530	$0 to $614	$0 to $750
Medium lowest	$531 to $1,034	$615 to $1,233	$751 to $1,481
Medium highest	$1,035 to $1,788	$1,234 to $2,272	$1,482 to $2,554
Highest group	$1,789 and higher	$2,273 and higher	$2,555 and higher

Rental stress

Rental stress is defined by the Australian Housing and Urban Research Institute as very low, low and moderate income households (those households with a household income less than $65,000), who spend more than 30% of that household income on rent.

In Randwick City, the proportion of renters in rental stress is approximately 39.3%. The percentage of all households in Randwick City is higher than the Eastern City District (38.7% of all households in rental stress) but lower than Greater Sydney (49.6% of all households in rental stress).

Table M: Households in rental stress 2016 – Randwick City, Eastern City District and Greater Sydney

	% of all renters in rental stress
Randwick City	39.3%
Eastern City District	38.7%
Greater Sydney	49.6%

Source: NSW Department of Planning and Environment

Social and affordable housing target

Table N shows Council's social and affordable housing target. It demonstrates that approximately 3,683 new social and affordable dwellings will be needed by 2036 in order to achieve Council's target of 10% affordable homes (2.5% affordable rental, 7.5% social housing).

Table N: Setting an affordable and social housing target

	Current rate	No. of households	Total no. of households (Census 2016)	Projected households to 2036	Additional no. of new social housing dwellings to achieve a minimum target of 7.5% by 2036	Additional no. of new affordable rental housing dwellings to achieve a minimum target of 2.5% affordable homes by 2036
Social housing	6.40%	3,467	54,168	71,800	1,918	
RCC Affordable Rental Housing Program	0.05%	30*				1,765
Total	6.45%	3,497	**Total no. of new social and affordable housing**			**3,683**
Assumptions						
1. One household equates to one occupied dwelling						
2. Current social and affordable housing rate at approx. 6.45%						
3. Social housing rate should be at a minimum 7.5%						
4. Affordable housing rate should be at a minimum 2.5%						
5. Therefore new affordable and social housing target to 2036 should be 10%						

Employment

Table O shows the industry sectors that residents of Randwick City are employed in between 2006 and 2016. Between 2006 and 2016, the industry sectors that had the greatest increase were Education and Training (+2,077), Professional, Scientific and Technical Services (+1,886), Construction (+1,721) and Health Care and Social Assistance (+1,701). There was also an increase in the 'inadequately described or not stated' category. There was a decrease in the number of persons employed in Manufacturing (-1,012), Wholesale Trade (-687) and Public Administration and Safety (-219). In 2016, the dominant industry sectors were Health Care and Social Assistance (8,633), Professional, Scientific and Technical Services (8,206), Education and Training (7,552), Retail Trade (5,000) and Construction (4,948).

Table O: Industry sector of employment 2006-2016

	2006			2011			2016			
Industry sector	**Number**	**%**	**Greater Sydney %**	**Number**	**%**	**Greater Sydney %**	**Number**	**%**	**Greater Sydney %**	**Change 2006 to 2016**
Agriculture, Forestry and Fishing	89	0.2	0.4	93	0.1	0.4	117	0.2	0.4	+28
Mining	64	0.1	0.2	106	0.2	0.2	104	0.2	0.2	+40
Manufacturing	2,938	5.0	9.7	2,709	4.3	8.5	1,926	2.8	5.8	-1,012
Electricity, Gas, Water and Waste Services	361	0.6	0.8	427	0.7	0.9	377	0.6	0.8	+16
Construction	3,227	5.4	7.1	3,762	6.0	7.1	4,948	7.2	8.2	+1,721
Wholesale trade	2,413	4.1	5.6	2,368	3.8	5.3	1,726	2.5	3.6	-687
Retail Trade	4,986	8.4	10.5	4,845	7.7	9.8	5,000	7.3	9.3	+14
Accommodation and Food Services	4,377	7.4	6.0	4,166	6.6	6.2	4,617	6.8	6.7	+240
Transport, Postal and Warehousing	3,087	5.2	5.4	3,121	5.0	5.3	3,081	4.5	5.0	-6
Information Media and Telecommunications	2,216	3.7	3.0	2,447	3.9	3.0	2,411	3.5	2.8	+195
Financial and Insurance Services	4,234	7.1	6.4	4,753	7.5	6.6	4,855	7.1	6.4	+621
Rental, Hiring and Real Estate Services	1,297	2.2	1.9	1,324	2.1	1.8	1,563	2.3	1.9	+266
Professional, Scientific and Technical Services	6,320	10.7	8.9	7,510	11.9	9.6	8,206	12.0	9.8	+1,886
Administrative and Support Services	2,109	3.6	3.4	2,193	3.5	3.5	2,511	3.7	3.6	+402
Public Administration and Safety	4,239	7.2	5.6	3,979	6.3	5.6	4,020	5.9	5.5	-219
Education and Training	5,475	9.2	7.2	6,409	10.2	7.6	7,552	11.1	8.0	+2,077
Health Care and Social Assistance	6,932	11.7	10.0	7,758	12.3	10.9	8,633	12.6	11.6	+1,701
Arts and Recreation Services	1,412	2.4	1.4	1,618	2.6	1.6	1,808	2.6	1.7	+396
Other Services	2,004	3.4	3.7	1,961	3.1	3.7	2,098	3.1	3.6	+94
Inadequately described or not stated	1,452	2.5	2.8	1,471	2.3	2.6	2,726	4.0	5.1	+1,274
Total employed persons aged 15+	**59,232**	**100.0**	**100.0**	**63,020**	**100.0**	**100.0**	**68,279**	**100.0**	**100.0**	**+9,047**

Table P shows the industry sectors with the highest proportion of local jobs in Randwick City. Health Care and Social Assistance (13,583) and Education and Training (11,872) have the highest number of local jobs in 2017/18. These two industries had the highest growth of jobs between 2007/08 and 2017/18, accounting for increases of 3,562 and 2,987 jobs respectively.

Jobs in Construction (+1,854), Accommodation and Food Services (+1,122) and Transport, Postal and Warehousing (+932) also experienced strong growth over this period. Randwick City's two largest employers – Health Care and Social Assistance and Education and Training – are reflective of the growing Randwick Education and Health Precinct.

Table P: Local jobs by industry sector

	2007/08			2017/18			
Industry Sector	**Number**	**%**	**Greater Sydney %**	**Number**	**%**	**Greater Sydney %**	**Change 2007/08-2017/18**
Health Care and Social Assistance	10,020	21.5	10.6	13,583	23.5	13.3	+3,562
Education and Training	8,885	19.1	7.5	11,872	20.5	9.1	+2,987
Accommodation and Food Services	3,816	8.2	6.7	4,938	8.5	7.5	+1,122
Construction	2,971	6.4	8.6	4,825	8.3	9.3	+1,854
Public Administration and Safety	3,374	7.3	5.8	4,244	7.3	5.8	+870
Transport, Postal and Warehousing	3,101	6.7	5.6	4,033	7.0	4.8	+932
Professional, Scientific and Technical Services	2,434	5.2	7.5	3,195	5.5	8.7	+762
Retail Trade	2,846	6.1	10.9	2,943	5.1	10.0	+98

Source: Profile.id

Table Q shows the employment status and the total workforce size for Randwick City. In 2016, the total number of employed persons in Randwick City was 68,281 or 94.4% of the total population. Of these people, 45,105 or 62.4% were employed full-time and 22,045 or 30.5% were employed part-time. Between 2006 and 2016, the number of employed persons increased by 9,049, while the number of unemployed persons increased by 1,281. In comparison with Greater Sydney, in 2016 Randwick City had a slightly higher percentage of population who are employed (94.4% compared to 94.0%) and a slightly lower percentage of population who are unemployed (5.6% compared to 6.0%).

Table Q: Employment status 2006-2016

	2006			2011			2016			
Employment status	**Number**	**%**	**Greater Sydney %**	**Number**	**%**	**Greater Sydney %**	**Number**	**%**	**Greater Sydney %**	**Change 2006-2016**
Employed	59,232	95.5	94.7	63,021	94.5	94.3	68,281	94.4	94.0	+9,049
Employed full-time	39,804	64.2	63.0	41,863	62.8	62.0	45,105	62.4	61.2	+5,301
Employed part-time	18,047	29.1	28.9	20,006	30.0	30.1	22,045	30.5	30.9	+3,998
Hours worked not stated	1,381	2.2	2.8	1,152	1.7	2.1	1,131	1.6	1.9	-250
Unemployed (Unemployment rate)	2,765	4.5	5.3	3,639	5.5	5.7	4,046	5.6	6.0	+1,281
Looking for full-time work	1,394	2.2	3.3	1,671	2.5	3.3	1,701	2.4	3.2	+307
Looking for part-time work	1,371	2.2	2.1	1,968	3.0	2.4	2,345	3.2	2.9	+974
Total labour force	61,997	100.0	100.0	66,660	100.0	100.0	72,327	100.0	100.0	+10,330

Source: Profile.id

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