

## Appendix D: FSR Analysis

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Refer to Chapter 6 for discussion on this matter.

### 1.0 FSR Comparison: NSW Housing Code, Dwelling House and Attached Dual Occupancy DCP, Previous Planning Controls and Best Practice

#### 1.1 Floor Space Ratio Comparisons

Floor space ratio is the ratio of the total amount of floor space (or gross floor area) of a development divided by the site area. It is a common tool used to guide the density of development, and usually works together with other planning controls such as building height, setbacks and landscaped area to guide overall bulk and scale.

#### 1.2 Dwelling Houses

##### 1.2.1 Randwick City controls

In Randwick City, floor space ratios are provided for single dwellings in the Dwelling Houses and Dual Occupancy DCP (the DCP), which has been in place since 2000. A previous DCP - Randwick DCP 4 (DCP 4) operated between 1985 and 2000, and contained higher floor space ratios than the current controls.

##### 1.2.2 NSW Housing Code

In 2008 the NSW government introduced the NSW Housing Code (the Code) which applies across the state, and is commonly also known as the Codes SEPP. It is intended to apply to low impact situations, and development proposals are assessed by a building certifier under numerical criteria contained in the Code. The Code allows for new houses and alterations and additions to houses to be approved through a complying development process rather than a development application.

There is currently a reasonable degree of variation in the floor space controls for houses between the Randwick Dwelling House and Dual Occupancy DCP and the Housing Code.

##### 1.2.3 Existing Development

Sample testing of existing dwellings on a range of lot sizes in Randwick City shows that in many cases the existing building already exceeds the nominated FSR.

##### 1.2.4 Industry Best Practice Examples

As a government statutory authority responsible for developing residential areas on surplus sites, Landcom has prepared a series of design guidelines for new dwellings. These are not statutory documents, but have been tested and applied in a range of developments, and are regarded as industry best practice. Landcom's Reference Chart: Residential Density and Planning Controls (Typical FSR and lot areas for house types) provides FSR guidelines for dwellings across a range of lot sizes. Section 4.0 illustrates these FSRs and some examples.

### **1.2.5 Analysis**

This appendix compares the current floor space ratio controls for dwelling houses in Randwick City with other controls, industry best practice and existing conditions.

#### ***Current Controls: Randwick Dwelling House and Attached Dual Occupancy Development Control Plan***

The DCP applies a preferred FSR to lots in residential zones by way of a sliding scale which allows a larger FSR on smaller sites. This is a common approach in New South Wales and the more recent NSW Housing Code has adopted the same general principle.

#### ***Previous Controls: Randwick DCP 4***

Over the fifteen years of its operation, DCP 4 dictated the size of many dwellings which now exist in Randwick City. Given that the FSRs are generally 0.1:1 higher than those in the current DCP, many of the dwellings approved under it are also generally larger than would be permitted now. Nevertheless, these buildings establish the urban character of some parts of the city and therefore the streetscape context in which new development is assessed.

#### ***The NSW Housing Code***

In most cases the Code permits slightly greater FSR than the *DCP*, especially for smaller sites. The result is that although the Code is intended to cover low impact development, it generally permits larger buildings than the current DCP.

One of the consequences of this is that it may encourage applicants to follow the Code path rather than the DA path (and the greater professional scrutiny with which it is associated), and reduce community input into development proposals. The current DCP is thus compared with the Housing Code, which itself reflects a size/scale of housing development (including alterations and additions) that does not require detailed merit assessment.

#### ***Proposed Randwick Comprehensive LEP***

To address these issues, it is suggested that the following general principles apply to a new FSR scale for dwelling houses. It should:

- Be consistent with the upper range of FSRs for each range in the NSW Housing Code to encourage applicants to pursue the DA path which would also apply more detailed DCP controls and the greater scrutiny of the community notification system; Even out the FSR "spikes" in the NSW Housing Code
- Continue the established principle of an allotment size to FSR hierarchy for dwelling houses and semi detached dwellings (where the FSR increases with a decrease in allotment size)
- Be simple to use with minimal lot size gradations in easily recognisable steps
- Acknowledge that the dwelling house FSRs of the *Dwelling House and Attached Dual Occupancy DCP* are currently performance based controls which are often varied upwards provided the design resolution satisfies the objectives of the DCP in all other respects

- Apply FSRs which have been demonstrated to result in high quality outcomes (as evidenced by winners of Randwick's Urban Design Awards)
- Apply FSRs which reflect best practice (see Landcom's Reference Chart: Residential Density and Planning Controls (Typical FSR and lot areas for house types))
- Recognise the realistic development expectations for lots of various sizes
- Recognise that larger lots ( $>800\text{m}^2$ ) could potentially be subdivided to the minimum lot size to accommodate the greater floor space permitted on a smaller lot; and
- Recognise that the FSR will be an absolute maximum which may not always be achievable given the constraints of the full suite of planning controls applying to a site.

Some of the key characteristics of the proposed new FSR range are as follows:

- Maintains generally the same simple lot size/FSR gradations as the current *Dwelling House and Attached Dual Occupancy DCP* but without the complexity of the formula:
  - $0 - <300\text{m}^2$
  - $300\text{m}^2 - 450\text{m}^2$
  - $451\text{m}^2 - <600\text{m}^2$
  - $600\text{m}^2 +$
- Allotments under  $300\text{m}^2$  (typical of terrace houses and the like): merit assessment (with no FSR) in recognition of the higher density and widely variable site circumstances which are historically characteristic of this type of development
- Allotments  $300\text{m}^2 - <450\text{m}^2$ : an FSR of 0.75:1
- Allotments  $450\text{m}^2 - <600\text{m}^2$ : an FSR of 0.65:1
- Allotments  $600\text{m}^2 +$ : an FSR of 0.6:1

The following table illustrates the FSRs for a variety of lot sizes under a variety of planning instruments. In particular, it compares the current Dwelling House and Attached Dual Occupancy DCP to the NSW Housing Code and also the now superseded Randwick DCP 4. It also summarises the range of FSRs which Landcom employs in its reference chart (see 4.0). In the final column, it proposes an FSR which attempts to resolve the implications of all three controls. The grey and white banding distinguishes each FSR gradation from another.

**Table 1: Comparison of FSRs for Dwelling Houses**

| Lot Size Range m <sup>2</sup> | Lot Size m <sup>2</sup> | Randwick Dwelling House DCP (2000-) | NSW Housing Code (2011-) | Randwick DCP (1985-2000) | Landcom         | Comprehensive LEP Option |
|-------------------------------|-------------------------|-------------------------------------|--------------------------|--------------------------|-----------------|--------------------------|
| <300                          | 200                     | 0.65:1                              | 0.72:1                   | 0.75:1                   | 0.35:1 - 1.1:1  | Merit                    |
|                               | 250                     | 0.65:1                              | 0.70:1                   | 0.75:1                   |                 |                          |
|                               | 299                     | 0.65:1                              | 0.73:1                   | 0.75:1                   |                 |                          |
| 301-450                       | 301                     | 0.60:1                              | 0.78:1                   | 0.75:1                   | 0.35:1 - 0.75:1 | <b>0.75:1</b>            |
|                               | 310                     | 0.60:1                              | 0.75:1                   | 0.75:1                   |                 | <b>0.75:1</b>            |
|                               | 349                     | 0.60:1                              | 0.67:1                   | 0.75:1                   |                 | <b>0.75:1</b>            |
|                               | 350                     | 0.60:1                              | 0.66:1                   | 0.75:1                   |                 | <b>0.75:1</b>            |
|                               | 351                     | 0.60:1                              | 0.67:1                   | 0.725:1                  |                 | <b>0.75:1</b>            |
|                               | 400                     | 0.60:1                              | 0.59:1                   | 0.725:1                  |                 | <b>0.75:1</b>            |
|                               | 401                     | 0.60:1                              | 0.58:1                   | 0.70:1                   |                 | <b>0.75:1</b>            |
|                               | 449                     | 0.60:1                              | 0.52:1                   | 0.70:1                   |                 | <b>0.75:1</b>            |
|                               | 450                     | 0.60:1                              | 0.65:1                   | 0.70:1                   |                 | <b>0.75:1</b>            |
| 451-600                       | 451                     | 0.60:1                              | 0.65:1                   | 0.675:1                  | 0.45:1 - 0.65:1 | <b>0.65:1</b>            |
|                               | 500                     | 0.57:1                              | 0.59:1                   | 0.675:1                  |                 | <b>0.65:1</b>            |
|                               | 501                     | 0.57:1                              | 0.59:1                   | 0.65:1                   |                 | <b>0.65:1</b>            |
|                               | 550                     | 0.53:1                              | 0.53:1                   | 0.65:1                   |                 | <b>0.65:1</b>            |
|                               | 551                     | 0.53:1                              | 0.53:1                   | 0.625:1                  |                 | <b>0.65:1</b>            |
|                               | 599                     | 0.50:1                              | 0.49:1                   | 0.625:1                  |                 | <b>0.65:1</b>            |
|                               | 600                     | 0.50:1                              | 0.57:1                   | 0.625:1                  |                 | <b>0.65:1</b>            |
| >600                          | 601                     | 0.50:1                              | 0.57:1                   | 0.60:1                   | 0.4:1 - 0.525:1 | <b>0.60:1</b>            |
|                               | 650                     | 0.50:1                              | 0.53:1                   | 0.60:1                   |                 | <b>0.60:1</b>            |
|                               | 700                     | 0.50:1                              | 0.49:1                   | 0.60:1                   |                 | <b>0.60:1</b>            |
|                               | 750                     | 0.50:1                              | 0.46:1                   | 0.60:1                   |                 | <b>0.60:1</b>            |
|                               | 800                     | 0.50:1                              | 0.43:1                   | 0.60:1                   |                 | <b>0.60:1</b>            |

NB: the NSW Housing Code does not use FSR but a maximum floor area for certain lot sizes. As the floor area definition of the Code includes the area of a garage and the gross floor area definition used in the Standard Instrument does not, the above FSRs in column 3 have been calculated by deducting the size of a double garage (36m<sup>2</sup>) from the floor space allowances of the NSW Housing Code to achieve a general equivalent FSR.

### 1.3 Built Examples of Various FSRs

The following photographs of recently built dwellings in Randwick City (many winners or finalists in the Randwick City Urban Design Awards) demonstrate the streetscape impacts of a variety of these FSRs (to nearest 0.05:1).

|                                                                                                                                                                                             |                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>0.8:1</b>                                                                                                                                                                                | <b>0.75:1</b>                                                                                                                                           |
|                                                                                                            |                                                                       |
| <p>14 St Pauls Lane, Randwick<br/>(Joint Winner, Single Dwelling House Alterations &amp; Additions Category, Randwick City Urban Design Awards 1010) (Nb re-use of historical dwelling)</p> | <p>29 Queen Street, Randwick<br/>(Joint Winner, Single Dwelling House Alterations &amp; Additions Category, Randwick City Urban Design Awards 1010)</p> |
| <b>0.7:1</b>                                                                                                                                                                                | <b>0.6:1</b>                                                                                                                                            |
|                                                                                                          |                                                                     |
| <p>15 Clifton Road, Clovelly<br/>(Entrant, New Single Dwelling Housing Category, Randwick City Urban Design Awards 1010)</p>                                                                | <p>66 Melody Street, Coogee<br/>(Highly Commended, New Single Dwelling Housing Category, Randwick City Urban Design Awards 1010)</p>                    |
| <b>0.5:1</b>                                                                                                                                                                                |                                                                                                                                                         |
|                                                                                                          | <p>6 Murra Murra Place, Little Bay<br/>(Winner, New Single Dwelling Housing Category, Randwick City Urban Design Awards 1010)</p>                       |

## 2.0 Historical FSR Controls for Dwelling Houses

The following table shows the historical FSRs for dwelling houses contained in the Randwick Development Control Plan No. 4 Dwelling House Controls 1985.

| SITE AREA (m <sup>2</sup> ) | RATIO OF FLOOR SPACE TO SITE |
|-----------------------------|------------------------------|
| Up to 350                   | 0.75:1                       |
| 351-400                     | 0.725:1                      |
| 401-450                     | 0.7:1                        |
| 451-500                     | 0.675:1                      |
| 501-550                     | 0.65:1                       |
| 551-600                     | 0.625:1                      |
| 601 and over                | 0.6:1                        |

## 3.0 Residential Zone – Allotment Sizes

The following tables summarise the different lot sizes for each residential zone in Randwick City which were used to aid the FSR analysis for the 2B and 2C zones (as discussed in Chapter 6).

### 2.1 2A Zone

| Allotment size m <sup>2</sup> | Number | Proportion |
|-------------------------------|--------|------------|
| <100                          | 15     | 0.08%      |
| 100-200                       | 222    | 0.26%      |
| 201-300                       | 2777   | 15.80%     |
| 301-400                       | 3737   | 21.26%     |
| 401-500                       | 3756   | 21.37%     |
| 501-600                       | 3659   | 20.82%     |
| 601-700                       | 2240   | 12.74%     |
| 701-800                       | 661    | 3.74%      |
| 801-900                       | 224    | 1.27%      |
| 901-1000                      | 79     | 0.44%      |
| >1000                         | 204    | 1.16%      |

Total allotments: 17,574

### 2.2 2B Zone

| Allotment size m <sup>2</sup> | Number | Proportion |
|-------------------------------|--------|------------|
| <100                          | 57     | 1.5%       |
| 100-200                       | 131    | 3.47%      |
| 201-300                       | 849    | 22.49%     |
| 301-400                       | 915    | 24.23%     |
| 401-500                       | 704    | 18.65%     |
| 501-600                       | 455    | 12.06%     |
| >600                          | 664    | 17.59%     |

Total Allotments: 3,775

### 2.3 2C Zone

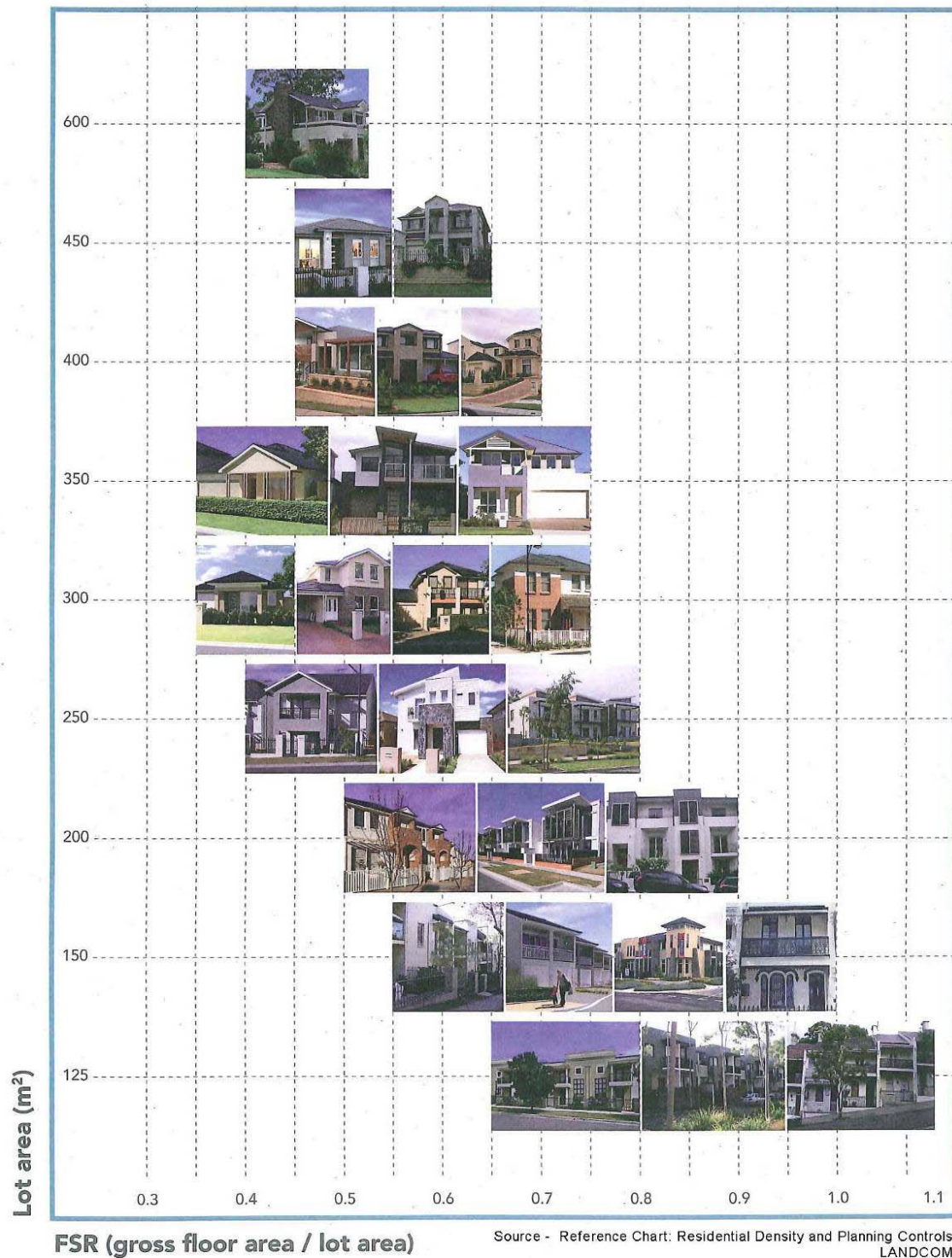
| Allotment Size m <sup>2</sup> | Number | Proportion |
|-------------------------------|--------|------------|
| <100                          | 15     | 0.5%       |
| 100 - 200                     | 149    | 4.5%       |
| 201 - 300                     | 684    | 20.6%      |
| 301 - 400                     | 637    | 19.2%      |
| 401 - 500                     | 451    | 13.6%      |
| 501 - 600                     | 337    | 10.1%      |
| 601 - 700                     | 323    | 9.7%       |
| 701 - 800                     | 149    | 4.5%       |
| 801 - 900                     | 101    | 3%         |
| 901 -1000                     | 76     | 2.3%       |
| >1000                         | 392    | 11.8%      |

Total Allotments: 3314

## 4.0 Landcom Residential Density and Planning Controls

### Reference chart | Residential density and planning controls

TYPICAL FSR & LOT AREAS FOR HOUSE TYPES



## 5.0 NSW Department of Planning and Infrastructure Draft Good Design for Medium Density Living

The following extracts are from the Department of Planning and Infrastructure publication: Draft Good Design for Medium Density Living. The publication showcases examples of well designed, low rise infill residential projects that are suitable for a variety of locations and contexts.



### **Canada Bay Council**

Cabarita

Courtyard house development

**Site Area:**  
5,330m<sup>2</sup>

**Building Height:**  
2 - 3 storey

**FSR:** 1:1

**Site Coverage:**  
60%



### **City of Sydney**

Beaconsfield

Town house development

**Site Area:** 386m<sup>2</sup>

**Building Height:** 9m

**FSR:** 1.14:1

**Site Coverage:** 71%



### **North Sydney Council**

Waverton

Apartments

**Site Area:** 614.3m<sup>2</sup>

**Building Height:** 10m

**FSR:** 1:1

**Site Coverage:** 46%



### **City of Sydney**

Redfern

Mix of apartments and town houses

**Site Area:**  
9,709m<sup>2</sup>

**Building Height:**  
15metres (3-4 storey apartment building and 1-3 storey town houses)

**FSR:** 0.96:1

**Site coverage:**  
44%

**Source:** [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

## **Appendix E: Zoning Mismatches and Rezoning Submissions**

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Refer to Chapter 9 for discussion on this matter.

**1. Todman Ave Precinct:**

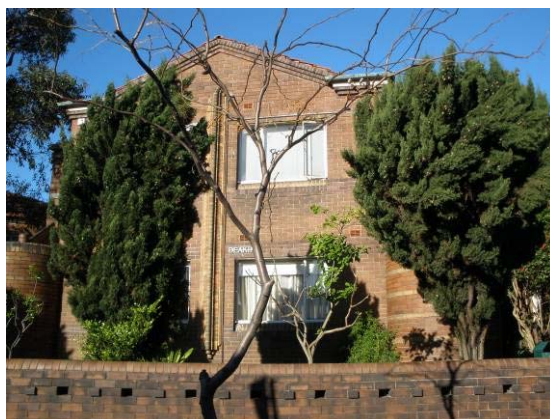
1-21 Todman Avenue, 2A Milroy Avenue (Milroy Place and Milroy Court), 1-11 Samuel Terry Avenue, Kensington



Existing zoning map



Zoning mismatch map

**Current Planning Controls**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Current Zone:     | 2A Residential (Low Density)                         |
| Permitted FSR:    | 0.5:1 (applicable to attached dual occupancies only) |
| Permitted Height: | 9.5m                                                 |

**Description**

|                            |                                                                            |
|----------------------------|----------------------------------------------------------------------------|
| No. lots + total site area | Lots: 16, Total site area: 13,668 <sup>2</sup> (approx)                    |
| No. Buildings              | 16                                                                         |
| Type of Buildings          | 15 residential flat buildings (multi-unit housing) and 1 townhouse complex |
| Building Height            | Generally 2 storeys                                                        |

**Key justification for planning change**

The residential flat buildings (multi-unit housing) are a non-conforming use in the 2A low density residential zone. The proposed change is to reflect the existing land use, built form, scale and low-medium density character of these sites.

**Recommendation:**

Proposed Zone: R3 (Medium Density)  
Proposed FSR: 0.75:1  
Proposed Height: 9.5m

## 2. Oberon St Precinct:

166-202 Oberon Street, 346 Arden Street, 270A Rainbow Street, 174-186 Brook Street, Coogee



### Current Planning Controls

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Current Zone:     | 2A Residential (Low Density)                    |
| Permitted FSR:    | 0.5:1 (applicable to attached dual occupancies) |
| Permitted Height: | 9.5m (except for dwelling houses)               |

### Description

|                                              |                                                                                                                                                                                                               |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. lots + total site area                   | Lots: 15, Total site area: 11,849 m <sup>2</sup> (approx)                                                                                                                                                     |
| No. Buildings                                | 15                                                                                                                                                                                                            |
| Building Types:                              | 9 residential flat buildings ( multi-unit housing)<br>2 Semi detached dwellings<br>2 detached dwellings<br>2 dual occupancy                                                                                   |
| Building Height                              | 2 - 4 storeys                                                                                                                                                                                                 |
| <b>Key justification for planning change</b> | The residential flat buildings are non conforming uses in the 2A low density zone. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites. |
| <b>Recommendation:</b>                       | Proposed Zone: R3<br>Proposed FSR: 0.9:1<br>Proposed Height: 12m                                                                                                                                              |

### 3. Denning St Precinct:

58 Denning Street, 2-10 Garlie Place, 147-167 Malabar Road, South Coogee



Existing zoning map



Zoning mismatch map



#### Current Planning Controls

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Current Zone:     | 2A Residential (Low Density)                    |
| Permitted FSR:    | 0.5:1 (applicable to attached dual occupancies) |
| Permitted Height: | 9.5m (except for dwelling houses)               |

#### Description

|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| No. lots + total site area | Lots: 12, Total site area: 7,580m <sup>2</sup> (approx)                             |
| No. Buildings              | 12                                                                                  |
| Building Types:            | 9 residential flat buildings.<br>1 semi<br>1 dual occupancy<br>1 town house complex |
| Building Height            | 2 - 4 storeys                                                                       |

#### Key justification for planning change

The residential flat buildings are non conforming uses in the 2A low density residential zone. The proposed change is to reflect the predominant land use, built form, scale and medium density character of these sites.

#### Recommendation:

Proposed Zone: R3  
Proposed FSR: 0.9:1  
Proposed Height: 12m

**4. Mirrabooka Cr Precinct:**  
1409A Anzac Parade, Little Bay



Existing zoning map



Zoning mismatch map



**Current Planning Controls**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Current Zone:     | 2A Residential (Low Density)                    |
| Permitted FSR:    | 0.5:1 (applicable to attached dual occupancies) |
| Permitted Height: | 9.5m (except for dwelling houses)               |

**Description**

|                            |                                                           |
|----------------------------|-----------------------------------------------------------|
| No. lots + total site area | Lots: 1, Total site area: 6,643 m <sup>2</sup> (approx)   |
| No. Buildings              | 11                                                        |
| Building Types:            | Low scale residential flat buildings (multi-unit housing) |
| Building Height            | Generally 2 storeys                                       |

|                                              |                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Key justification for planning change</b> | The low scale residential flat buildings are a non conforming use in the existing 2A low density zone. The proposed change is to reflect the existing land use, built form, scale and low-medium density character of these sites. Adjacent sites are zoned 2B Residential with similar scale of development. |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                    |
|------------------------|--------------------------------------------------------------------|
| <b>Recommendation:</b> | Proposed Zone: R3<br>Proposed FSR: 0.75:1<br>Proposed Height: 9.5m |
|------------------------|--------------------------------------------------------------------|

### 5. Beauchamp Rd Precinct:

1-23 and 2-14 Bowen Place, 1-37 and 2-34 Manwaring Avenue, 1-17 and 2-40 Hughes Avenue, 2-12 Farthing Place, 1-19 and 2-26 Bennett Place, 116-132 Broome Street, 2-52 and 1-39 White Ave, 449-483 Beauchamp Road, Maroubra



Existing zoning map



Zoning mismatch map



### Current Planning Controls

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Current Zone:     | 2A Residential (Low Density)                    |
| Permitted FSR:    | 0.5:1 (applicable to attached dual occupancies) |
| Permitted Height: | 9.5m (except for dwelling houses)               |

### Description

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| No. lots + total site area | Lots: 193, Total site area: 59,500 m <sup>2</sup> (approx)                  |
| No. Buildings              | 191                                                                         |
| Building Types:            | Generally Semi detached dwellings, villas, town houses (multi-unit housing) |
| Building Height            | 2 storeys                                                                   |

### Key justification for planning change

The low scale villas and town houses are non-conforming uses in the 2A low density zone. They mirror development zoned 2B I-w medium density adjacent to the north and appears to be a zoning error in RLEP 1998. The proposed change is to reflect the existing predominant land use, built form, scale and low-medium density character of these sites.

### Recommendation:

Proposed Zone: R3  
Proposed FSR: 0.75:1  
Proposed Height: 9.5m

## 6. Broome St Precinct:

81-91 Broome Street, Maroubra



Existing zoning map



Zoning mismatch map



### Current Planning Controls

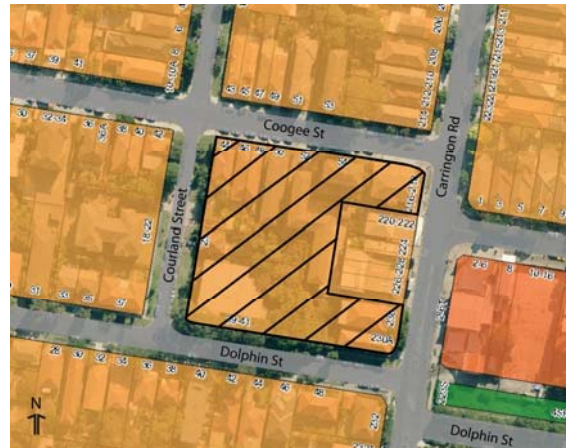
|                                              |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Zone:                                | 2A Residential (Low Density)                                                                                                                                                                                                                                                                                         |
| Permitted FSR:                               | 0.5:1 (applicable to attached dual occupancies)                                                                                                                                                                                                                                                                      |
| Permitted Height:                            | 9.5m (except for dwelling houses)                                                                                                                                                                                                                                                                                    |
| <b>Description</b>                           |                                                                                                                                                                                                                                                                                                                      |
| No. lots + total site area                   | Lots: 6, Total site area: 7,860m <sup>2</sup> (approx)                                                                                                                                                                                                                                                               |
| No. Buildings                                | 6                                                                                                                                                                                                                                                                                                                    |
| Building Types:                              | Residential flat buildings                                                                                                                                                                                                                                                                                           |
| Building Height                              | Height: 4 storeys                                                                                                                                                                                                                                                                                                    |
| <b>Key justification for planning change</b> | The residential flat buildings are non conforming uses in the 2A low density zone. They mirror development to the north (zoned Residential 2C) and appear to be a zoning error in RLEP 1998. The proposed change is to reflect the existing land use, built form, scale and medium density character of these sites. |
| <b>Recommendation:</b>                       | Proposed Zone: R3<br>Proposed FSR: 0.9:1<br>Proposed Height: 12m                                                                                                                                                                                                                                                     |

## 7. Courland St Precinct:

23 Courland Street, 216-218 and 230-230A Carrington Road, 39-41 Dolphin Street, 44-54 Coogee Street, Randwick



Existing zoning map



Zoning mismatch map



### Current Planning Controls

|                   |                                       |
|-------------------|---------------------------------------|
| Current Zone:     | 2B Residential (Low - medium density) |
| Permitted FSR:    | 0.65:1                                |
| Permitted Height: | 9.5m                                  |

### Description

|                            |                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------|
| No. lots + total site area | Lots: 11, Total site area: 6,430 m <sup>2</sup> (approx)                                   |
| No. Buildings              | 11                                                                                         |
| Building Types:            | 7 Residential flat buildings 1 dual occupancy<br>2 Semi detached dwelling 1 dwelling house |
| Building Height            | Up to 4 storeys                                                                            |

### Key justification for planning change

The majority of the residential flat buildings have a built form that is of a higher scale than provided for under the 2B (low-medium density) zone. The proposed change is to reflect the existing built form and medium density character of these lots. The commercial uses contained within this block are discussed in the Business Centres Discussion Paper.

### Recommendation:

Proposed Zone: R3  
Proposed FSR: 0.9:1  
Proposed Height: 12m

## 8. Carrington Rd Precinct:

89-141 Carrington Road, Coogee



Existing zoning map



Zoning mismatch map



### Current Planning Controls

|                   |                                      |
|-------------------|--------------------------------------|
| Current Zone:     | 2B Residential (Low- medium density) |
| Permitted FSR:    | 0.65:1                               |
| Permitted Height: | 9.5m                                 |

### Description

|                                              |                                                                                                                                                                                                                                  |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| No. lots + total site area                   | Lots: 22, Total site area: 15,500 m <sup>2</sup> (approx)                                                                                                                                                                        |
| No. Buildings                                | 22                                                                                                                                                                                                                               |
| Building Types:                              | 18 residential flat buildings 2 dual occupancy<br>2 dwelling houses                                                                                                                                                              |
| Building height                              | Height: 1 - 3 storeys                                                                                                                                                                                                            |
| Heritage                                     | LEP Heritage Items 142 (117 Carrington Rd), 144 (127 Carrington Rd)                                                                                                                                                              |
| <b>Key justification for planning change</b> | The built form of the residential flat buildings is of a higher scale than provided for under 2B low-medium density zone. The proposed change is to reflect the existing built form and medium density character of these sites. |
| <b>Recommendation:</b>                       | Proposed zone: R3<br>Proposed FSR: 0.9:1<br>Proposed Height: 12m                                                                                                                                                                 |

## 9. Alison Rd Precinct:

233-243 Alison Road, 70-78 St Marks Road and 1-5 Pitt Street, Randwick



Existing zoning map



Zoning mismatch map



### Current Planning Controls

|                   |                                      |
|-------------------|--------------------------------------|
| Current Zone:     | 2B Residential (Low- Medium Density) |
| Permitted FSR:    | 0.65:1                               |
| Permitted Height: | 9.5m                                 |

### Description

|                            |                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------|
| No. lots + total site area | Lots: 14, Total site area: 10,100 m <sup>2</sup> (approx)                                  |
| No. Buildings              | 14                                                                                         |
| Building Types:            | 10 residential flat buildings    1 boarding house<br>1 dual occupancy<br>2 dwelling houses |

|            |                       |
|------------|-----------------------|
| Built Form | Height: 2 - 4 storeys |
|------------|-----------------------|

|                                              |                                                                                                                                                                                                                                                                                 |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Key justification for planning change</b> | The built form of the majority of residential flat buildings is of a higher scale than provided for under the 2B low-medium density zone.<br>The proposed change is to reflect the medium density built form and character of the sites, as per sites adjacent along Alison Rd. |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                  |
|------------------------|------------------------------------------------------------------|
| <b>Recommendation:</b> | Proposed Zone: R3<br>Proposed FSR: 0.9:1<br>Proposed Height: 12m |
|------------------------|------------------------------------------------------------------|

## 10. Raleigh Park

3-7 Black Lion Place, 1-97 and 12-76 Brompton Road, 2-22 and 1-45 The Serpentine, 1-36 York Place, 1-7 Gloucester Place, 8-28 Todman Avenue, Kensington



Existing zoning map



Zoning mismatch map



### Current Planning Controls

|                   |                                 |
|-------------------|---------------------------------|
| Current Zone:     | 2C Residential (Medium Density) |
| Permitted FSR:    | 0.9:1                           |
| Permitted Height: | 12 m                            |

### Description

|                            |                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------|
| No. lots + total site area | Lots: 164, Total site area: 136,500 m <sup>2</sup> (approx)                                                |
| No. Buildings              | 164                                                                                                        |
| Building Types:            | 6 residential flat buildings (multi unit housing)<br>127 Semi detached / town houses<br>31 Detached houses |
| Building height            | 1-2 storey detached dwellings, town houses and residential towers up to 14 storeys                         |

|                                              |                                                                                                                                        |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Key justification for planning change</b> | This is a master planned site from the early 1990s which contains a mix of residential development types of varying heights and scale. |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                                                                                                                                                                                                                                                                         |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <p>Option 1:<br/> Proposed Zone: R3<br/> Proposed FSR: (either 0.75:1 or 0.9:1 depending on lot size)<br/> Proposed Height: 9.5m or 12m</p> <p>Option 2:<br/> Proposed Zone: R1: (General)<br/> Proposed FSR: Can be graded to reflect existing FSR<br/> Proposed Height: Can be graded to reflect existing height.</p> |
| <b>Recommendation:</b> | <p>The preferred option is no 2. The R1 General residential zone provides for a variety of housing types and densities and therefore best reflects the character and built form of the sites. The different heights and FSR can be graded on the Comprehensive LEP height and FSR maps.</p>                             |

**11. Coogee Bay Rd Precinct:**

36-112 Coogee Bay Road, 26-28 St Luke St, 1 Nathan Street, 262A and 251 Carrington Road, Randwick



Existing zoning map



Zoning mismatch map

**Current Planning Controls**

|                   |                                        |
|-------------------|----------------------------------------|
| Current Zone:     | 2B Residential (Low to medium density) |
| Permitted FSR:    | 0.65:1                                 |
| Permitted Height: | 9.5m                                   |

**Description**

|                            |                                                                                    |
|----------------------------|------------------------------------------------------------------------------------|
| No. lots + total site area | Lots: 36, Total site area: 16,500m <sup>2</sup> (approx)                           |
| No. Buildings              | 30                                                                                 |
| Building Types:            | 22 residential flat buildings 1 boarding house<br>6 Semi detached 1 dual occupancy |
| Built Form                 | Height: 1 - 4 storeys                                                              |

**Key justification for planning change**

The built form of the majority of residential flat buildings is of a higher scale than provided for under the 2B low-medium density zone. The proposed change is to reflect the medium density built form and character of the sites.

**Recommendation:**

Proposed Zone: R3  
Proposed FSR: 0.9:1  
Proposed Height: 12m

## Schedule of submissions

Table 1 lists submissions and requests relevant to both residential or business zoned lands in Randwick City that have been received from the community and property owners as part of the overall Comprehensive LEP/DCP project to date.

These submissions are a combination of detailed site-specific spot rezoning proposals, and more general correspondence. The majority are not discussed in detail at this stage, although preliminary considerations are included, where relevant, based on a review in the context of the discussion paper recommendations.

These and other submissions that will be received during the public exhibition of the discussion papers will be reviewed in detail following completion of the exhibition of all discussion papers, and final recommendations will be included in the draft LEP.

The draft LEP will involve a further public exhibition process before finalisation of any zones and controls.

### Business Centres

Submissions have been received on ten sites in or around business centres that are within existing business zones, or are seeking a business zoning. Preliminary recommendations are made for these locations, in the context of the review in the Business Centres Discussion Paper. These will be further reviewed following public exhibition of the Paper, and recommendations incorporated into the draft LEP.

### Residential Areas

Submissions in residential areas received to date have been cross-checked against locations of zoning mismatches identified in the Residential Discussion Paper. A preliminary recommendation is made if these locations overlap, while other submissions are listed for information only and will be considered in detail in the draft LEP.

**Table 1: Submissions relating to residential or business zones**

| Location                                                | Submission/request                                                                                                           | Preliminary consideration                              |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Requests for sites in or around business centres</b> |                                                                                                                              |                                                        |
| 86 Clovelly road<br>Randwick                            | Request to change from medium density residential to business zone (borders Frenchman's Road centre)                         | Refer data sheets in Business Centres Discussion Paper |
| 950 Anzac Parade<br>Maroubra                            | Spot rezoning proposal - low to medium density residential zone (borders Maroubra junction town centre, and adjacent to RSL) | Refer data sheets in Business Centres Discussion Paper |
| 391-417 Anzac Parade<br>Kingsford                       | Spot rezoning proposal - medium density residential to business zone (borders Kingsford town centre)                         | Refer data sheets in Business Centres Discussion Paper |
| 772-784 Anzac Parade                                    | Spot rezoning proposal - low density                                                                                         | Refer data sheets in                                   |

| Location                             | Submission/request                                                                                                | Preliminary consideration                              |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Maroubra                             | residential to business zone (borders Maroubra Junction town centre)                                              | Business Centres Discussion Paper                      |
| 131 Alison Road Randwick             | Randwick Labor Club spot rezoning – seeking additional permissible use of “clubs” to the site in existing 2C zone | Refer data sheets in Business Centres Discussion Paper |
| 131 Malabar road South Coogee        | Request for increased height/density controls for existing neighbourhood business centre                          | Refer data sheets in Business Centres Discussion Paper |
| 1401-1409 Anzac Pde Little Bay       | Extend existing business zone, and review development standards (opposite Prince Henry site)                      | Refer data sheets in Business Centres Discussion Paper |
| 58-60 Carr Street Coogee             | Change from medium density residential to business zoning (borders Coogee village centre)                         | Refer data sheets in Business Centres Discussion Paper |
| 31-33 McKeon St Maroubra Beach       | Change from medium density residential to business zoning (borders Maroubra Beach centre)                         | Refer data sheets in Business Centres Discussion Paper |
| 1-11 Rainbow St Kingsford            | STA/Council land: change from open space to business zoning (borders Kingsford town centre)                       | Refer data sheets in Business Centres Discussion Paper |
| <b>Requests in residential areas</b> |                                                                                                                   |                                                        |
| 80-90 Barker Street Kingsford        | Spot rezoning proposal – low to medium/high density residential                                                   | To be considered in draft LEP                          |
| 48-60 Pauling Ave Coogee             | Spot rezoning proposal - low to medium density residential                                                        | To be considered in draft LEP                          |
| 88 and 90 Botany St Kingsford        | Request to upzone from residential 2B to 2C                                                                       | To be considered in draft LEP                          |
| 94 St Pauls St Randwick              | Request to upzone land from residential 2A                                                                        | To be considered in draft LEP                          |
| 34 Glebe St, Randwick                | Request to upzone from residential 2A to 2C                                                                       | To be considered in draft LEP                          |
| 149-155 Belmore Rd, Randwick         | Request to increase density controls from current 2B to facilitate redevelopment                                  | To be considered in draft LEP                          |
| Struggletown precinct, Randwick      | Request to upzone from 2A to 2B, and reduce minimum lot size for subdivision                                      | To be considered in draft LEP                          |
| 26 Oberon St, Randwick               | Request to upzone land from 2A to 2B/C                                                                            | To be considered in draft LEP                          |
| 19 Howard St, Randwick               | Request to upzone from low to medium density residential zone                                                     | To be considered in draft LEP                          |
| 11-29 Middle street                  | Request to upzone from residential 2B to 2C                                                                       | To be considered in draft LEP                          |
| 978 Anzac Parade Maroubra            | Change from low to medium density residential zone                                                                | To be considered in draft LEP                          |
| 555-563 Bunnerong Rd Matraville      | Change from low density to medium density residential zone                                                        | To be considered in draft LEP                          |
| 2-4 Howard Place Randwick            | Change from low density to medium density residential zone                                                        | To be considered in draft LEP                          |
| 44 Wride St, Maroubra                | Request to rezone from low density to medium density to reflect existing use.                                     | To be considered in draft LEP                          |