



RANDWICK CITY COUNCIL

# Residential Discussion Paper

SUMMARY DOCUMENT



# Residential Discussion Paper Summary Sheet

## Background

Randwick City Council is reviewing our local planning and development controls to update and bring them into line with State-wide planning strategies and templates.

The review will result in a new comprehensive Local Environment Plan (LEP) and Development Control Plan (DCP) for Randwick City. This will make local controls consistent, simpler and easier to understand.

This is particularly important as about 80 per cent of all development applications in Randwick City are for alterations and additions to existing residences from local home owners.

The LEP is a statutory document that regulates planning for land uses and development and includes controls such as building height and floor space limits. It is the primary planning document that planners use to assess development proposals against. The DCP provides more detailed design guidelines which help interpret the LEP and covers issues such as design excellence and environmental sustainability.

Council has already publicly exhibited Discussion Papers on industrial uses, special uses, open spaces and the Randwick Health and Education Specialised Centre. The residential and business centres Discussion Papers are now on exhibition.

**Your feedback on the Residential Discussion Paper will help to inform the preparation of the Comprehensive LEP and DCP and help shape the future of Randwick City.**

## Scope of the Paper

The Residential Discussion Paper recognises the importance of residential zoned land in providing a diverse range of housing for residents of Randwick City.

The Paper reviews zoning, land uses and planning controls taking into account current NSW Government and Council strategies.

The Paper identifies that Randwick City is on track to meet 25 year housing targets without major change to planning controls.

The Paper suggests:

- no change to existing building height controls
- no change to existing lot size controls
- adjustments to floor space ratios to better reflect development patterns, character of localities and modern choices for local home owner extensions
- options for rezoning a small number of sites following a land use audit to reflect existing development and development consents
- additional assessment criteria for development proposals, in relation to issues such as design excellence
- listing several new heritage properties (primarily landscape items on Council land) and unlisting some properties based on a review of significance
- strengthening guidance in the DCP on key issues commonly arising with development applications (DA) such as quality design, overshadowing and privacy.

## Planning framework

The Paper outlines the state and local planning strategies that provide direction for preparing the comprehensive LEP/DCP, as summarised below.

### Metropolitan and Draft East Subregional Strategies

These state strategies require councils to plan for adequate supplies of land within urban areas for future housing close to jobs, transport and services. Councils also need to provide for quality and affordable housing.

For Randwick City, these strategies identify a target of 8,400 additional dwellings over 25 years from 2004 to 2031. Major development sites already underway including the former Prince Henry Hospital at Little Bay and former defence land at Bundock Street, Randwick will accommodate a significant portion of this target.

About 3,300 new dwellings were built between 2004 and 2010. The remaining dwelling target of 5,100 dwellings will be met through likely dwelling growth without significant changes to current planning controls.

### Standard Instrument (Local Environment Plans) Order 2006

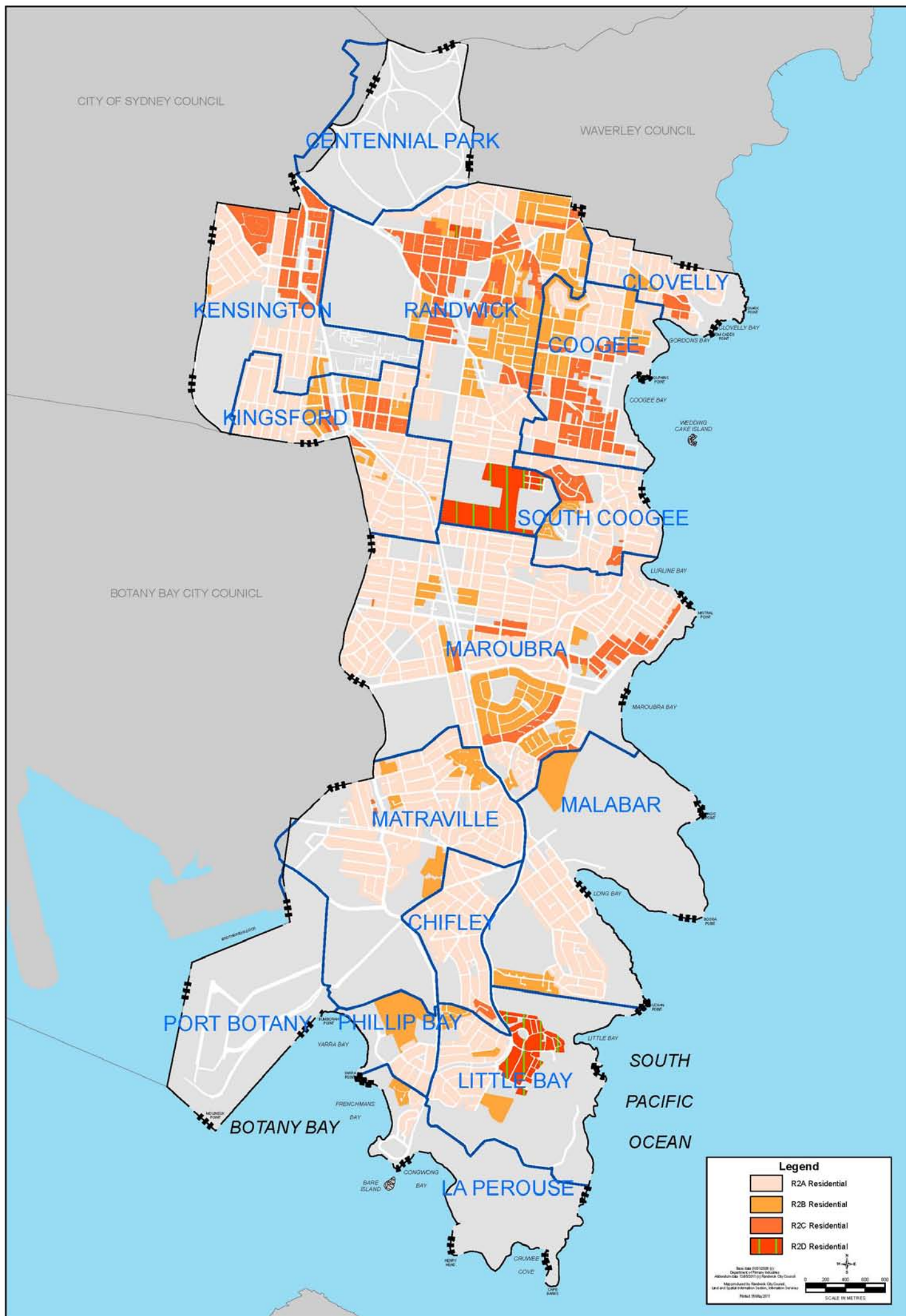
The Standard Instrument provides a template all councils must use when preparing comprehensive LEPs to simplify and streamline the NSW planning system. The template includes standardised language, zones and land use clauses which will provide a consistent approach by local governments across the state.

### Randwick City Plan

The Randwick City Plan sets out the strategic direction for Randwick to 2030. The plan acknowledges the need to accommodate our continued yet low population growth, balanced with the need to promote and preserve the unique character and neighbourhoods of Randwick City.

Key population characteristics that influence this planning for our City are the ageing population, decreasing household size, gentrification and declining housing affordability.





## Residential lands overview

Approximately 36 per cent of land within Randwick City is zoned for residential purposes, accommodating a total of 54,571 dwellings. The highest density housing is in Randwick, Coogee and Kingsford and densities then decline south towards La Perouse. Randwick City currently provides for a diverse range of housing types including free standing homes, attached dual occupancies, medium density townhouses, villas and residential flat buildings.

## Recommendations

The Discussion Paper notes that our current residential zones and planning controls are sufficient to meet current and future demands, and that the proposed comprehensive LEP will largely be a translation of current zones and controls into the new state-wide templates.

### Residential Zones

The Paper suggests that Council's current four residential zones be translated into three equivalent zones provided for under the standard template, as follows:

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

**R2 Low Density:** About 62 per cent of residential land in Randwick City will be translated into this new zone. It allows for low density housing as well as non-residential uses such as neighbourhood shops to support the day to day needs of residents.

**R3 Medium Density:** About 34 per cent of residential land will be zoned R3 from the current 2B Low Medium Density and 2C Medium Density zoning. This applies primarily to locations around town centres and in older parts of the City such as Randwick, Coogee, Kensington and Kingsford. It allows for town houses, villas and residential flat buildings.

**R1 General Residential:** About 4 per cent of land is proposed to be zoned R1 which applies to large master planned sites of more than 10,000m<sup>2</sup>.

## Development Standards

Council currently prescribes a number of development standards for all residential zones, including minimum lot size and frontage, landscaped area, floor space ratios and building and wall heights.

The Paper proposes including minimum lot size, height and floor space ratios into the comprehensive LEP and putting all other development standards in the comprehensive DCP.

### Minimum Lot Size Controls

The Paper suggests no changes to Council's existing lot sizes.

| Randwick LEP Minimum Lot Sizes                                        |                                                                                     | Standard Instrument Minimum Lot Sizes                               |  |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------|--|
| 2A Zone - Single dwellings: 400m <sup>2</sup>                         |   | R2 Zone - Single dwellings: 400m <sup>2</sup>                       |  |
| 2A Zone - Attached dual occupancy: 450m <sup>2</sup>                  |  | R2 Zone - Attached dual occupancy: 450m <sup>2</sup>                |  |
| 2B/2C Zone: 325m <sup>2</sup><br>(not including multi unit dwellings) |  | R3 Zone - 325m <sup>2</sup><br>(not including multi unit dwellings) |  |

### Height Controls

The Paper suggests Council's current height controls remain the same. It also suggests introducing a 9.5m height control for dwelling houses/semis into the LEP to create greater consistency with all residential height controls in the LEP.

| Randwick LEP Heights                           |                                                                                     | Standard Instrument Height                           |  |
|------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------|--|
| 2A Zone - 9.5m<br>(except for dwelling houses) |  | R2 Zone - 9.5m*<br>(for all dwellings)               |  |
| 2B Zone - 9.5m                                 |  | R3 Zone - 9.5m*                                      |  |
| 2C Zone - 12m                                  |  | R3 Zone - 12m*                                       |  |
| 2D Zone - various                              |  | R1 Zone - various<br>(retain current graded heights) |  |

\*9.5 metre height limit to apply to all dwelling houses and semi detached dwellings.

### Floor Space Ratio (FSR) Controls

The FSR controls the area of the building relative to the area of the site, and is a tool for assessing the bulk and scale of a development.

The Paper suggests the following adjustments to the FSRs to better reflect development patterns and modern lifestyle choices for local home owners:

- move FSR controls for dwelling houses and semis from the DCP to the comprehensive LEP
- review the sliding scale of FSRs for dwelling houses and semis by up to 0.1:1
- revise FSRs for the 2B zone from 0.65:1 to 0.75:1
- options to retain the current FSR for the 2C zone (0.65:1 for lots <700m<sup>2</sup> and 0.9:1 for >700m<sup>2</sup>) or:
  - apply an FSR of 0.9:1 across the entire 2C zone; or
  - revise the FSR to 0.75:1 for lots <700m<sup>2</sup> and retain 0.9:1 for >700m<sup>2</sup>
- retain the same FSR (0.5:1) for non-residential uses within the 2A zone (for example child care centres)
- options to retain the dual occupancy FSR at 0.5:1 or increase it to 0.6:1.

### Case study of FSR changes

For an average house on a 400m<sup>2</sup> block of land, the change of FSR from 0.65:1 to 0.75:1 would mean an increase in permissible floor space from 260m<sup>2</sup> to 300m<sup>2</sup>. This equates to an extra 40m<sup>2</sup> of permissible building floor space for the property. The average house size in NSW is 308.3m<sup>2</sup> (BIS Shrapnel 2010).

### Additional LEP Clauses

The Paper notes that the comprehensive LEP will continue to address key issues for new development such as housing diversity, sustainability and affordability.

The Paper identifies additional key issues relating to land zoned for residential that should also be addressed in the comprehensive LEP including foreshore building lines, acid sulphate soils, flooding and design excellence.

### Development Control Plan (DCP)

The Paper suggests strengthening the comprehensive DCP with guidance on the following:

- **key design principles** including overshadowing, privacy, setbacks, view sharing/impacts, landscaping, parking and accessibility performance
- **best practice design and sustainability principles**
- **heritage significance** when assessing development applications
- requirements for new **boarding house** developments
- **adaptable and universal housing**
- **housing affordability**

## Investigation sites

The Paper notes a number of zoning mismatches and rezoning requests from land owners.

### Zoning mismatches

Council's audit of residential zoned land has identified a number of areas where there is a discrepancy between current development and land zoning; predominantly related to density and scale. These areas relate to blocks or street frontages and this review provides an opportunity to correct these zoning mismatches.

For example, a block or street frontage may be zoned Residential 2A Low Density but the majority of development is residential flat buildings - beyond the scale provided for under the controls. In this circumstance the block or street frontage may then be more appropriately zoned R3 Medium Density.

The Paper recommends two options:

1. zones and/or development controls be amended to reflect the existing residential development; or
2. that the mismatches remain in recognition that Randwick City's housing patterns and density are often variable based on the age of development

Refer to the map opposite. The Paper includes detailed data sheets on each location at Appendix E.

## Heritage

Randwick City has more than 430 heritage items and 19 heritage conservation areas with a large percentage located on residential zoned land.

The Paper suggests a number of proposed additions to heritage listings in the Comprehensive LEP including 16 landscape elements (recently endorsed by Council following heritage studies) as well as a small number of boundary extensions to the following conservation areas:

- North Randwick
- St Mark's
- Gordon Square
- St Jude's
- Dudley Street

Additionally, the Paper suggests removing a number of items that have been demolished or where alterations/additions have significantly detracted from heritage values.

### Rezoning requests

Council has received a number of rezoning requests for land currently zoned residential. NSW Government and Council policy discourages spot rezoning; however, all requests require assessment. In order for these applications to be considered, Council has requested these land owners provide written justification against Council's assessment criteria noted in the Paper.

These requests and others that may be received during this exhibition will be assessed for potential inclusion and further exhibition in the draft comprehensive LEP.

# Randwick City Council

## Zoning Mismatches



| ID | Sites         | Current Zone | Proposed Zone |
|----|---------------|--------------|---------------|
| 1  | Todman Ave    | 2A           | R3            |
| 2  | Oberon St     | 2A           | R3            |
| 3  | Denning St    | 2A           | R3            |
| 4  | Mirrabooka Cr | 2A           | R3            |
| 5  | Beauchamp Rd  | 2A           | R3            |
| 6  | Broome St     | 2A           | R3            |
| 7  | Courland St   | 2B           | R3            |
| 8  | Carrington Rd | 2B           | R3            |
| 9  | Alison Rd     | 2B           | R3            |
| 10 | Raleigh Park  | 2C           | R1            |
| 11 | Coogee Bay Rd | 2B           | R3            |

### Legend

#### Zoning mismatches

- R1 - General Residential
- R3 - Medium Density

0 135270 540 810 1,080  
Metres



## Have your say

The Residential and Business Centres Discussion Papers have been prepared for community feedback and are on public exhibition from **23 August 2011 to 14 October 2011**.

You can view all the details of the discussion papers and join in the conversation by visiting:

[www.yoursayrandwick.com.au/businessandresidents](http://www.yoursayrandwick.com.au/businessandresidents)

Information will also be available at Council's Administration Centre, 30 Frances Street, Randwick, and online at [www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au).

Council will also be holding a number of drop in sessions to give you the chance to speak directly with staff:

- **Saturday 10 September** 11am-2pm  
Prince Henry Centre, Cnr Pine Avenue and Coast Hospital Road, Little Bay
- **Wednesday 14 September** 11am-6pm  
Council Administration Centre, 30 Frances Street, Randwick
- **Thursday 22 September** 4pm-7pm  
Council Administration Centre, 30 Frances Street, Randwick
- **Wednesday 5 October** 4pm-7pm  
Bowen Library, 669-673 Anzac Parade, Maroubra

We look forward to hearing from you.

Please send written submissions to:  
[LEPreview@randwick.nsw.gov.au](mailto:LEPreview@randwick.nsw.gov.au) or to the Council address on this Summary Sheet.

## Next steps

All feedback received will be carefully considered by Council staff to help prepare a new comprehensive LEP and DCP for Randwick City.

The draft LEP and DCP will then be reported back to Council and publicly exhibited for further community feedback.



## CONTACT US

Randwick City Council

30 Frances Street

Randwick NSW 2031

Monday to Friday | 8:30am - 5:00pm

Tel: 1300 722 542

[www.randwick.nsw.gov.au](http://www.randwick.nsw.gov.au)