

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **A1 Welcome**

D04579617

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Contents

Acknowledgement of country	4
1. About this DCP	5
1.1. Purpose of this plan	5
1.2. Objectives	5
1.3. Plan name and commencement	5
1.4. Transitional provisions	6
1.5. Land to which this DCP applies	7
1.6. Interpretation	7
1.7. Relationship to other plans	7
1.8. How to use this plan and structure	7
2. Development applications	11
2.1. What is a DA?	11
2.2. DA requirements	11
2.3. DCP framework	12
2.4. Achieving numerical controls	12
3. Community engagement	14

Acknowledgement of country

Randwick Council pays respect to the traditional owners of the land, the Bidjigal and Gadigal people, and we acknowledge the living and continuing culture of the traditional custodians of this country.

We recognise that the traditional owners have occupied and cared for this Country over countless generations, and we celebrate their ongoing contributions to the life of the area.

1. About this DCP

1.1. Purpose of this plan

The Randwick Development Control Plan (DCP) has been prepared in accordance with Division 3.6 of the Environmental Planning and Assessment Act 1979 (the Act) and Part 3 of the Environmental Planning and Assessment Regulation, 2021 (EP&A Regulation). It serves as a key planning instrument that provides detailed guidance to support the implementation of the Randwick Local Environmental Plan (RLEP).

This DCP outlines objectives and controls to promote high quality, well-designed development across the Randwick Local Government Area (LGA). It aims to enhance the character, liveability and sustainability of Randwick City, reinforcing its identity as a vibrant, inclusive and desirable place to live, work and visit.

The plan is intended to assist:

- Applicants in preparing Development Applications (DA)
- Council officers in assessing proposals
- Community members in making informed submissions on applications.

Compliance with the provisions of this DCP does not necessarily guarantee that consent to a DA will be granted. This DCP supersedes all previous versions, including the Randwick DCP 2013 and the Stage 1 DCP update of 2023 and applies to all land within the Randwick LGA.

1.2. Objectives

The objectives of this DCP are to:

1. Provide clear and consistent guidance that supports and complements the objectives and controls of the RLEP
2. Promote integrated land use and transport planning to facilitate sustainable housing, employment and community infrastructure
3. Encourage high quality design that reflects a site's character and context
4. Support development that is economically, socially and environmentally responsible, contributing to long term sustainability
5. Ensure architectural excellence utilising high quality materials, finishes and innovative design approaches
6. Protect and enhance the natural environment including remnant native vegetation, habitat corridors, biodiversity and wetland ecosystems
7. Improve public domain outcomes, including streetscapes, open spaces and pedestrian amenity to foster a vibrant and liveable City
8. Encourage climate-responsive design, including energy and water efficiency, passive design principles and resilience to natural hazards.

1.3. Plan name and commencement

This DCP is called the Randwick DCP 2025. This plan was adopted by Council on XX Month 2026 and commenced on XX Month 2026.

1.4. Transitional provisions

DAs lodged before the commencement of Randwick DCP 2025, but not finally determined, must be assessed as if the Randwick DCP 2025 had not commenced. All applications lodged on or after the commencement date of Randwick DCP 2025 are subject to the provisions of this Plan.

For the purposes of this clause, an “application” includes:

- A development application under Part 4 of the Environmental Planning and Assessment Act, 1979
- An application to modify a development consent under section 4.55 of the EP&A Act
- An application to review a determination of a development application under section 8.2 of the EP&A Act
- An application to review a determination of a modification application under section 8.2 of the EP&A Act.

An application is “made” when it has been lodged via the NSW Planning Portal and substantially complies with the requirements of the EP&A Act and EP&A Regulation, including payment of the relevant application fee.

1.5. Land to which this DCP applies

This DCP applies to all land within the Randwick LGA.

1.6. Interpretation

Unless otherwise stated, terms used in this DCP have the same meaning as defined in the Randwick LEP 2012, the EP&A Act and the EP&A Regulation. Where additional or differing definitions apply, these are provided in the glossary or within the relevant parts of this DCP.

A reference in this DCP to any legislation, planning instruments or Australian Standard include any amendments, replacements or updates to those documents.

Each DA will be assessed having regard to:

- The Randwick LEP
- This DCP
- The matters for consideration under Section 4.15 of the Act
- Any other Council policies or guidelines adopted by the consent authority.

1.7. Relationship to other plans

This DCP is to be read in conjunction with the Randwick LEP, the Act and applicable planning instruments and policies. Where there is any inconsistency between this DCP and the Randwick LEP, the provisions of the LEP prevail to the extent of the inconsistency.

1.8. How to use this plan and structure

This DCP is structured to assist users in locating relevant provisions for the preparation, submission, and assessment of DAs. The Plan is organised into four parts (A to D), progressing from general principles to specific controls:

Part A – Introduction

Part B – General Controls

Part C – Land Use Controls

Part D – Location Specific Controls.

This structure is designed to support a logical and user-friendly approach to navigating the DCP, ensuring clarity for applicants, Council officers, and community members.

Council's [website](#) contains easy to follow information on the six stages in the life of a DA involving preparation, lodgement, assessment, determination and consent.

Part A – Introduction

This Part establishes the statutory and strategic planning framework for the DCP. It outlines the legal basis for the DCP under the EP & A Act and EP&A Regulation and sets the context for its application across the Randwick LGA.

This part also includes:

- An explanation of DA processes and lodgement requirements via the NSW Planning Portal, documentation requirements and assessment pathways
- Guidance on how the DCP numerical controls are applied and the process for seeking any variations in accordance with the objectives of the relevant controls
- Reference to Council's Community Engagement Strategy 2025 which guides how and when the community is notified and engaged in relation to DAs, DCPs and LEPs
- Provisions for Connecting with Country that apply to certain sites and scales of development encouraging respectful engagement with Aboriginal communities and knowledge systems. This DCP part promotes design responses that reflect cultural values, landscape features and the enduring connection of First Nations peoples to Country.

Part B – General controls

Part B applies to all DAs and should be read first to understand how the general provisions may apply to a proposed development. This Part sets out overarching controls that support quality, sustainable and context-sensitive development across Randwick City.

Topics covered in Part B include:

- Local character and heritage conservation
- Ecologically sustainable development
- Landscaping, biodiversity and tree protection
- Waste minimisation and recycling
- Transport, parking and access
- Water management
- Management plans
- Foreshore scenic protection areas
- Laneways and rear access
- Advertising and signage
- Noise management and amenity
- Communications infrastructure and powerlines
- Public art and creative hoardings.

Applicants must ensure their development proposal references and responds to the relevant provisions in this Part, in addition to any site-specific or development-type controls outlined in Part C. Where variations to numerical controls are proposed, they must be clearly justified against the objectives of the relevant control.

Part C – Land use controls

Part C sets out specific planning objectives and development controls for various land uses within the LGA - residential, commercial, industrial and recreational. These provisions support context-sensitive development that responds to the character, function and strategic role of different zones.

This Part includes controls for:

Residential Development

Residential controls are structured around two primary zones:

- Low Density Residential, such as dwelling houses
- Medium Density Residential, such as multi-unit housing and apartments.

Additional provisions apply to:

- Universal, adaptable and accessible housing,
- Co-living and boarding houses.

Commercial, general industrial and recreational land uses

Land use controls are provided for a range of non-residential development types, including:

- Amusement centres
- Child care centres
- Footpath dining and trading
- Night time economy
- Sex services premises
- Industrial areas
- Sydney Airport
- Visitor and tourist accommodation
- Recreational zones.

The land use controls provide guidance on key planning elements such as:

- Building envelopes and design
- Setbacks and site layout
- Open space and landscaped area
- Car parking and access
- Environmental amenity.

All development proposals must address the relevant provisions in this Part, in conjunction the general controls under Part B. Where variations to controls are proposed, they must be clearly justified against the objectives of the applicable provisions.

Part D – Location specific controls

Part D provides additional planning for specific commercial centres (zoned E2), Local Centres (zoned E1) and for planned precincts in the Randwick LGA. These controls respond to the unique character, strategic role and development opportunities of each location.

Where applicable, the provisions in this part override similar controls in other parts of the DCP, unless otherwise stated.

The specific precincts and locations are:

- Kensington and Kingsford (K2K)
- Randwick Junction
- Maroubra Junction
- Local Centres - general controls
- Matraville
- Maroubra Beach
- The Spot
- Defence Site (Randwick Barracks)
- Randwick Education and Health Specialised Centre
- Royal Randwick Racecourse
- Prince Henry Site, Little Bay
- Newmarket Green - Randwick
- Little Bay Cove
- Well Located Housing Areas (formally HIAs)
- Specific sites

Where a development provision is not specified in this part, proposals must comply with all other relevant provisions of the DCP, including the general controls in Part B and land use controls in Part C. These location-specific controls provide tailored guidance on matters such as:

- Building envelopes and heights
- Setbacks and site layout
- Public domain interface
- Heritage and character integration
- Access, parking, and movement
- Environmental and amenity considerations.

2. Development applications

2.1. What is a DA?

A Development Application (DA) is an application that seeks consent to carry out development under the EP&A Act. Development may include:

- Constructing a new building or structure for residential, commercial or industrial purposes
- Altering or adding to an existing building or structure
- Subdividing land or buildings
- Changing the use of land or a building.

To lodge a DA, applicants must submit a completed DA form along with relevant supporting documentation, including (at minimum):

- Site survey
- Architectural and engineering drawings or plans
- A written Statement of Environmental Effects (SEE) addressing relevant environmental and planning matters. To assist you in preparing and lodging a DA, Council has prepared explanatory guidelines, available on Council's website – linked [here](#)

Council provides detailed guidelines and resources to assist applicants in preparing and lodging a DA, available on the Council website under the Planning and Building section. A step-by-step guide to common development types and an overview of the DA assessment process is also available online – link [here](#).

DAs are assessed on their merits under the requirements of Section 4.15 of the Act which requires, among other things consideration of:

- Relevant Environmental Planning Instruments
- This DCP
- The likely impacts of the development
- The suitability of the site
- Submissions received during the notification process
- The public interest

Council is committed to delivering a fair, transparent, and efficient development assessment service to our community. Council will do this by undertaking a fair and proper assessment of applications against our existing planning controls. DAs lodged and received by Council can be tracked through Council's Online Services – linked [here](#).

2.2. DA requirements

Seeking accurate and relevant information is an important first step in preparing a DA. Council offers a Pre-lodgement Meeting service, particularly recommended for large or complex proposals. This service provides early advice from senior Council officers on key issues and assists in improving application quality and a more streamlined assessment process. In addition, for general planning enquiries, a Duty Town Planner is available during business hours.

Applicants should refer to the following Council resources:

- The Pre-Development Application Guide
- Development Application Guide
- Development Application (DA) Form and Checklist.

These resources are available on-line – linked [here](#), or at Council's Customer Service Centre.

A complete DA submission typically includes:

- A Statement of Environmental Effects (SEE)
- Context and site analysis
- Architectural drawings and survey plans to show what is being proposed and its impact (if any) on adjoining sites
- Assessment of the transport network and parking demand studies
- Assessment of acoustic/noise impacts report
- Assessment of contamination and remediation reports
- Heritage assessments and reports
- Other specialist reports as specified in this DCP or by Council officers relating to environmental and amenity impacts.

Depending on the development type the following may also be required:

- Landscape plans & planting schedule
- Drainage/stormwater management plans
- Other specialist reports as relevant within the DCP or as required by Council planning officers.

All DAs are expected to comply with the National Construction Code (NCC) and relevant Australian Standards (AS).

Depending on the nature of the proposed development, one or more parts of this DCP would need to be considered. For example, Part B General controls is relevant for all DAs. Referral to other parts will also be necessary depending on the type of development. For example, redevelopment, such as alterations and additions, to a dwelling house or commercial development would need to also refer to Part C – Land use controls, for design guidance. The applicant should refer to DCP sections relevant to the zoning of the land and the location of the development within the Randwick LGA.

Once the plans and SEE have been prepared, a DA form will need to be completed, and all material lodged via the NSW Planning Portal – linked [here](#). A formal process of notification and assessment will then follow.

Note

Details of the assessment and decision process can be found on Council's website page 'Planning and Development' – linked [here](#)

2.3. DCP framework

The provisions of this DCP are structured into two components:

- Objectives – outlining the desired planning outcomes and guiding principles
- Controls – comprising both numerical standards and qualitative criteria.

Some sections may commence with an Explanation section to provide background information and assist in the interpretation of the controls. All DAs must address both the Objectives and Controls relevant to the development type and location.

2.4. Achieving numerical controls

Proposals are expected to comply with the numerical controls set out in this DCP. Any proposed variation from the controls may be considered where the applicant successfully demonstrates that an alternative solution achieves equal or better planning and urban design outcomes.

This flexibility acknowledges the unique characteristics of individual sites including:

- Site topography
- Orientation
- Allotment configuration
- Existing structures on site to be retained.

Proposals seeking to vary numerical controls must be supported by a robust context and site analysis, and will be assessed against the following criteria:

- i) Consistency with the Objectives of Randwick LEP 2012, and the Objectives and specific Controls in this DCP
- ii) The degree or numerical extent of variation from the control (typically expressed as a percentage)
- iii) The presence of any existing site constraints, rendering strict compliance difficult to achieve, such as:
 - Site topography
 - Site orientation
 - Allotment configuration
 - Allotment dimensions
 - Existing building structures to be retained.
- iv) Potential impacts on adjoining properties such as structural stability, visual amenity, solar access, privacy and views
- v) Potential impacts on the public domain in terms of streetscape character, views and vistas and pedestrian amenity
- vi) Whether strict compliance with the controls would unreasonably limit the ability to achieve adequate internal amenity, reasonable building width, open space provision and architectural character.

3. Community engagement

Community engagement is a key part of the DA process and broader strategic planning activities, including the preparation and amendment of Local Environmental Plans (LEP) and Development Control Plans (DCP). Under the EP&A Act and Regulation there are statutory requirements for public notification and consultation for planning matters. These include minimum exhibition periods, notification methods, and opportunities for public submissions.

Randwick City Council is committed to meaningful, inclusive, and transparent engagement with the community. This DCP aligns with Council's Community Engagement Strategy 2025 (CES), which outlines how and when the community will be consulted on planning matters, including DAs, amendments to DCPs, and LEPs. Council's CES details the specific notification requirements for each type of development and can be found [here](#).

All DAs are to comply with Council's Community Engagement Strategy 2025 ensuring that the community is informed and has the opportunity to participate in shaping the future of Randwick City.

