

24 February 2026

Mr Dylan Parker  
Mayor  
Randwick City Council  
Administration Building & Customer Service Centre  
30 Frances Street  
RANDWICK NSW 2031

Sent to: [council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)

Dear Mayor Parker

## **Randwick Junction Town Centre Planning Proposal**

I write to raise some concerns about the potential impacts of what is being planned in the Randwick Junction Town Centre Planning Proposal.

Urban Taskforce Australia welcomes the proposal to open up the Randwick Junction Town Centre to further development, but believes that the zoning, density, and affordable housing requirements are not going to make developments more feasible.

### **Heights and FSR**

The proposal gives a modest height increase to all but four locations, allowing for 3-6 storeys.

This increase will not make projects feasible, given that parking will need to be provided and, hence, excavation will have to occur.

We note that four locations have been granted an increase to 11-13 storeys, and note further that three of these have already been declared State Significant Developments by the Minister for Planning.

The modest uplift for all other locations is unlikely to provide sufficient returns to justify the expense of construction, pushing them further towards unfeasibility.

Restrictions on those sites, such as the requirement for heritage assessments to be carried out and the any increased height being limited to the rear of sites, will further add to the costs of delivery and reduce potential returns.

**Recommendation 1: That Council increase allowable heights for properties throughout Randwick Junction to 11-13 storeys.**

### **Affordable housing**

Council's "feasibility tested" proposed affordable housing rates will be another nail in the coffin of project feasibility.

A minimum rate of 3% for the total TFA of all developments with an uplift in height would significantly test the ability to deliver a profitable development. A rate of 9% could kill project off altogether.

The result could add between \$30k and \$90k (or between 3% and 7%) to an individual apartment sale price, on top of infrastructure levies, Housing and Productivity Contributions, and stamp duties.

Such an increase is unlikely to be supported by the market, and so the project would not proceed.

**Recommendation 2: That Council reduce the rate of affordable housing being applied across the Randwick Junction precinct.**

### **Other elements**

In addition to the costs of affordable housing, and the limitations on height and floor space, the proposed rezoning introduces development controls, car share facilities, public art and landscaping requirements, design excellence requirements for any building over 15m in height (which is almost all of the buildings in the precinct), and other features that all add to the cost of construction.

This makes it more difficult to deliver market housing in the precinct, increasing the appeal of other options such as co-living housing to be adopted instead.

Rather than throwing hurdles in the way of proposed development, Council should seek to facilitate new projects and minimise the additional cost burden of delivering them.

**Recommendation 3: That Council review and reduce the restrictions being placed on different sites within the Randwick Junction precinct, in consultation with the development sector to make potential projects more viable.**

### **Feasibility**

According to the Council papers, the proposed rezoning has been feasibility tested.

As far as we can tell, this test, with its assumptions and findings, has not been made public, so it is difficult to see what led the consultants to make the recommendations they have.

Urban Taskforce members have suggested that the restrictions for different sites in the locality and the high rate of affordable housing are likely to kill off any development projects

**Recommendation 4: That Council release its feasibility study for public review to allow claims of feasibility to be examined and assessed.**

## Conclusion

Urban Taskforce Australia welcomes the proposal to increase density in the Randwick Junction precinct, spurred on by some strategic State Significant Development approvals.

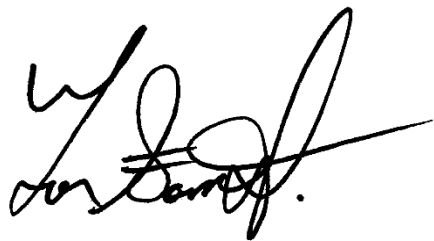
However, we are concerned that the Council is claiming feasibility without really examining the issues that currently delay development and the additional costs being placed on applications.

Council will today be considering a proposal by staff to put restrictions on co-living housing, with suggestions that more incentives might be needed for market housing in the Randwick Junction area to make this type of development more attractive. Yet, the current planning proposal does not deliver that feasibility.

We recommend that Council considers the current proposal and entertains the prospect of increasing heights and density, reducing affordable housing levies, and minimising development controls that add to the cost of delivering housing, so that projects in the area can be more feasible and market housing can be delivered.

Should you wish to discuss any aspect of this submission further, please contact our Policy, Planning and Research Analyst, Paul Waterhouse, on 0411-875-366 or via email at [paul@urbantaskforce.com.au](mailto:paul@urbantaskforce.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a large, sweeping flourish extending to the right.

**Tom Forrest**  
Chief Executive Officer