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# Planning Proposal Kensington and Kingsford Town Centres

| January 2017



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## Introduction

The purpose of the Planning Proposal for the Kingsford and Kensington town centres is to outline the intended effects of the proposed LEP amendments to Randwick LEP 2012 and justification for the proposed changes. This draft Planning Proposal has been prepared in line with the Department of Planning and Environment's Planning Proposal Guideline, August 2016.

The draft Planning Strategy Kensington and Kingsford town centres (draft Strategy; Appendix 1) underpins the recommended planning amendments and contains the vision and evidence base for the actions and directions to address the sustainable growth of the two town centres. The draft DCP for the two Centres is currently being prepared and is also based on the draft Strategy.

The draft LEP provisions have been prepared in line with a number of studies, including the Kingsford and Kensington Urban Design Report (Urban Design Report; Appendix 2) prepared by Conybeare Morrison Pty Ltd following a detailed review of existing planning controls, built form, opportunities and constraints. The Urban Design Report includes a vision for each town centre and guiding principles for the built form Strategy.

In addition, the draft LEP provisions on affordable housing and community infrastructure have been informed by specialised strategic advice on infrastructure provision from SG Haddad Advisory (Appendix 3) supported by a financial feasibility assessment conducted by Hill PDA (Appendix 4). These draft provisions aim to deliver on providing affordable housing within the town centres and the required infrastructure items and public domain works, as identified in the draft strategy, to support growth and change.

## Planning Review Process

In early 2016 Council initiated a comprehensive planning review of the Kensington and Kingsford town centres to ensure the planning framework is up to date, robust and well-aligned to meet future needs.

As a first step in the Planning Review the Kensington and Kingsford Town Centre Draft Issues Paper (Appendix 5) was prepared in March 2016, which identifies a number of pertinent planning, urban design and public domain challenges affecting the Kensington and Kingsford town centres, together with strategic directions to be addressed.

The next stage of the Review process was an International Urban Design Competition held between July and October 2016, which provided the opportunity for a creative visioning of the town centres and extensive community consultation on the future of the town centres. Further information on the Competition is contained within the draft Planning Strategy at Appendix 1.

The draft Strategy has been informed by the ideas generated by the winning entry to the K2K International Design Competition, the six key themes which formed the basis of the competition responses (included in the Competition Brief) as well as the public engagement process which has been an integral part of this Planning review. The six themes which have guided the Strategy are:

- Business and economy
- Public domain, streets and open space
- Housing growth and diversity
- Sense of place and identity
- Urban design excellence
- Sustainability

The draft Planning Strategy built on the findings of the draft Issues Paper and utilised key ideas from the K2K International Urban Design Competition and the outcomes of the associated consultation. The draft Strategy contains a range of objectives, strategies and actions to guide the future sustainable growth and development of the town centres. At its meeting of 17 December 2016, Council endorsed the draft Strategy and associated planning controls to enable a gateway determination to be sought from the Department. The Council Resolution is provided at Appendix 6. The final stage of the comprehensive planning review is the preparation and public exhibition of this planning proposal seeking amendments to the RLEP 2012 for each town centre.

### **Planning Proposal Boundary**

The Planning Proposal applies to land currently zoned B2 Local Centre within the Kensington and Kingsford town centres, the Randwick LGA and three additional sites which form minor boundary extensions to the Kingsford town centre (see Figure 1 below).

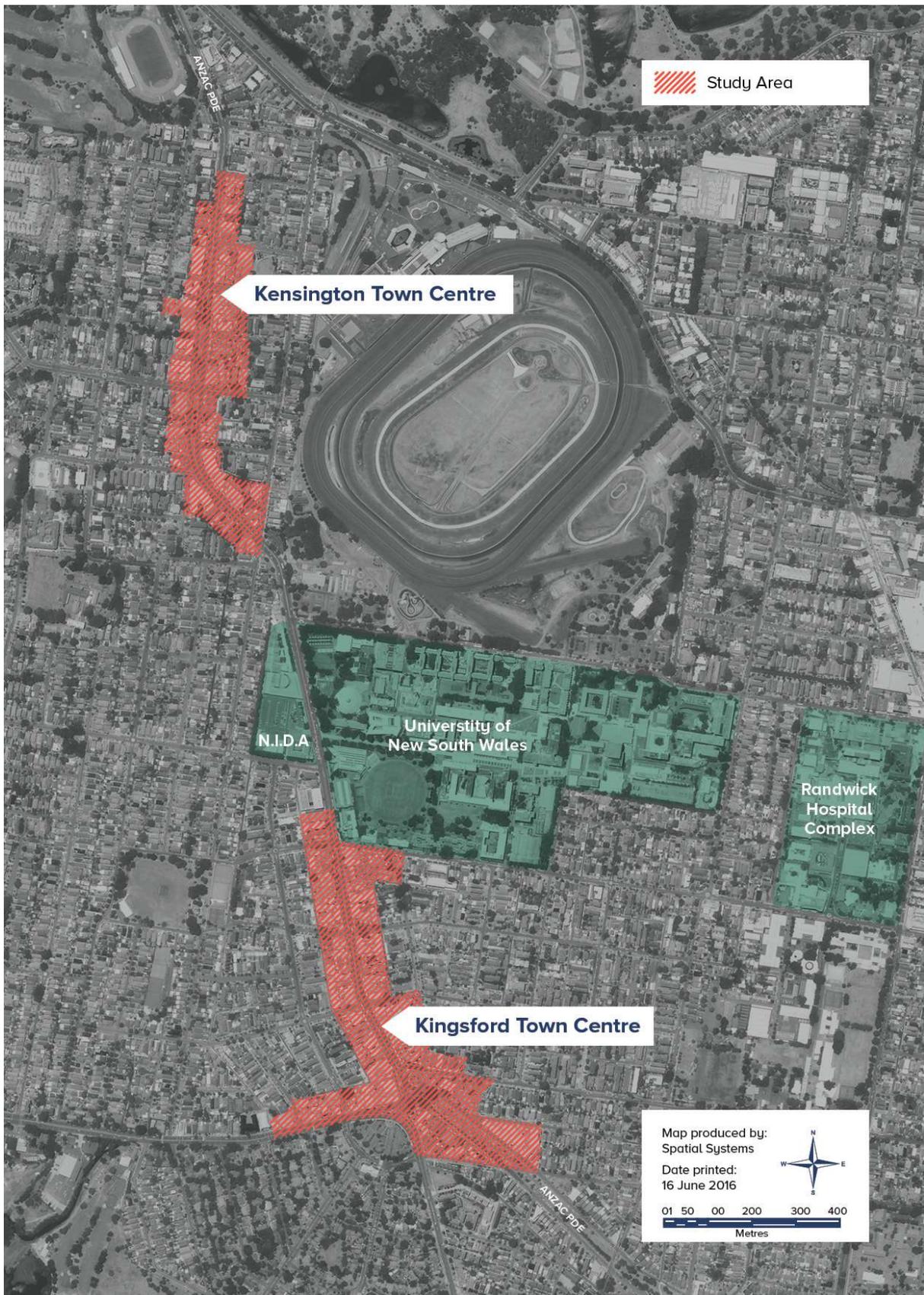


Figure 1: The extent of the land to which the planning proposal applies

## Part 1 - Objective

To amend the Randwick Local Environmental Plan 2012 (RLEP 2012) to enable sustainable growth in housing and employment and public benefits for Kensington and Kingsford town centres.

Council's overarching vision for each town centre has been developed, informed by the extensive community consultations undertaken throughout the Planning Review process. The draft vision for each town centre forms the basis for this planning proposal and the strategies and actions contained in the draft Strategy.

### **Vision for Kensington Town Centre**

*"Kensington will evolve into a vibrant and dynamic town centre situated along Anzac Parade, Sydney's finest grand green boulevard.*

*The town centre will be well connected and highly accessible, capitalising on its proximity to key employment hubs including the Randwick Health and Education Super Precinct and the Sydney CBD.*

*Kensington town centre will offer an exciting city apartment lifestyle, with buildings designed to the highest quality and offering excellent amenity to residents. A range of housing types including affordable housing will be woven into the town centre's urban fabric to offer housing diversity and choice to a wide range of people including the elderly, students and families. The integrity of existing heritage and contributory buildings will be respected and integrated with the best contemporary architecture that enhances the character and layering of the town centre experience.*

*Kensington town centre will be a focus for creativity and innovation. A gallery/creative space at Todman Square will create a cultural anchor for the town centre, supported by a diverse range of cafes, restaurants and shopping options that attract visitors from across Sydney. Innovative startups will translate cutting edge research into real world business success.*

*The town centre will have a green identity, setting the bench mark for sustainability within the Local Government Area (LGA) through Ecologically Sustainable Development (ESD) targets, Water Sensitive Urban Design (WSUD) practices, high quality green public places with linkages to nearby parks, and sustainable transport modes such as the light rail, cycling and walking".*

### **Vision for Kingsford Town Centre**

*"Kingsford will develop into an exciting and dynamic town centre continuing to draw on its rich multi-cultural identity. The town centre will provide a diverse offer of restaurants, cafes and retail shopping, set within a rejuvenated public domain that supports activation and social interaction.*

*The town centre will be a safe and inclusive place to live, work and visit. Buildings will be designed to the highest quality incorporating a mix of apartments, laneway mews and affordable housing.*

*Highly connected and accessible, the town centre will foster hubs of activity focused around the terminus at Kingsford Junction and Kingsford Mid-Town, the old heart of the Kingsford.*

*The town centre will have a green focus and set a new performance benchmark for sustainability within the LGA through ESD targets, WSUD practices, public places with canopy trees and landscaping and support of sustainable transport modes such as the light rail, cycling and walking.*

*The integrity of existing heritage and contributory buildings will continue to be respected and integrated, through high quality architectural design. Innovative business start-ups will be encouraged to provide a 'bridge' between research and business".*

## **Part 2 - Explanation of Provisions**

The proposed outcome will be achieved by various amendments to the RLEP 2012, as detailed below. As a basis for preparing new built form controls for the Kensington and Kingsford town centres, the following urban design principles have been established to help define the future character of the town centres and provide guidance for growth and development:

- Reinforce a boulevard character along Anzac Parade by strengthening the built form edge
- Focus on achieving a dominant typology of mid-rise mixed use buildings throughout the town centres
- Permit taller landmark buildings in prominent highly accessible locations in conjunction with the delivery of substantial public benefits established through a design excellence process
- Achieve a sensitive transition in relation to recently constructed development and surrounding established lower scaled residential neighbourhoods
- Create a positive street level environment through built form that allows solar access, permeability and maintains human scale
- Ensure that new infill development respects the fine grained character of contributory buildings
- Establish building setback controls which provide for the creation of wider footpaths and street tree planting
- Achieve urban design and architectural excellence, including best practice environmental design; and
- Encourage active frontages along Anzac Parade, continuing down side streets.

The following amendments to the RLEP 2012 which will be implemented through this planning proposal are based on the above urban design principles. These principles will be further implemented through future amendments to the DCP 2013.

### **Affordable Housing Contribution**

The planning proposal includes a provision that allows the consent authority to impose a condition on a development application requiring a contribution towards affordable housing. The clause is introduced pursuant to section 94F (1) of the EP&A Act, which allows a consent authority to impose an affordable housing contribution where a SEPP identifies there is a need for affordable housing. This is on the basis that the Minister for Planning has committed to Randwick's inclusion in SEPP 70 as an area in need for affordable housing (see supporting letter from the Minister for Planning dated 10.01.17 at Appendix 7).

The planning proposal seeks to include a new map to identify the area by which the affordable housing contribution as outlined in the affordable housing clause would apply. The effect of the draft provision is that development within the town centres (a copy of the draft clause is included in Attachment A) must contribute towards affordable housing based on the following rate:

Table 1: Rate of affordable housing required

Date of DA lodgement	Percentage of accountable total floor space to which the development application relates (as at 2017)
To June 2019	3%
1 July 2019 onwards	5%

Note: accountable total floor space means the gross floor area of the residential component of the development to which the development application relates.

The affordable housing levy proposed is to be introduced via a two stepped staged approach, commencing at 3% (up to June 2019) and increasing to a maximum of 5% (from July 2019 onwards), to allow the market sufficient lead in time to absorb the contribution rate. The contribution rate is to apply to all development applications for residential development within the Kensington and Kingsford town centres (unless expressly excluded by the LEP), including adaptive reuse of existing floorspace and new floorspace.

Supporting the draft affordable housing clause, a draft Affordable Housing Plan for the Kensington and Kingsford town centres affordable housing contributions scheme (Appendix 14) provides the background requirements and operational detail for the Kensington and Kingsford town centres affordable housing contributions scheme.

### **Community Infrastructure – Kensington and Kingsford Town Centres**

The planning proposal includes a draft provision by which to achieve the maximum building height proposed in this planning proposal (from the existing base height mapped in RLEP 2012), that a contribution is to be made towards the Kensington and Kingsford town centres community infrastructure. The Kensington and Kingsford community infrastructure items and works (which has been directly identified by the draft planning strategy) is listed in Attachment B and includes, but is not limited to, new innovation centres, exhibition space, bicycle sharing facilities and water sensitive urban design.

The proposed new draft clause of Randwick LEP outlines the new maximum building height that sites are potentially capable of achieving but only if, a contribution (either monetary or in-kind) towards the Kensington and Kingsford Community Infrastructure is provided with the development. The suggested draft instructions for this new clause is outlined in Attachment C.

The maximum building height achievable has been derived from the specialised urban design input provided by Conybeare Morrison as outlined in the draft planning strategy for the town centres. The effect of the provision is that development must contribute towards community infrastructure within the Kensington and Kingsford town centres, to achieve the maximum building height proposed, as outlined in this planning proposal. Otherwise if no contribution is made then the existing maximum building heights, as mapped in RLEP 2012, applies to these sites.

It is intended that new site specific controls (applying to Kensington and Kingsford town centres) in Randwick DCP 2013 including associated guidelines *‘Providing community infrastructure in Kensington and Kingsford town centres’* will be prepared to support the draft planning provision on community infrastructure. The town centre DCP controls and associated guidelines will detail the type and location of Community Infrastructure needed to support the Kensington and Kingsford town centres, the rationale and how community infrastructure can be delivered through the development process and planning agreements.

## **Design Excellence**

In accordance with the urban design principles guiding this planning proposal, all new development will be expected to deliver a high standard of architectural design to contribute to an enriched experience of the Kensington and Kingsford town centres.

The consideration of 'design excellence' is currently a requirement under RLEP 2012 (clause 6.11) for proposals involving buildings over 15m in height, or for sites that are over 10,000m<sup>2</sup> in size or for land where a site specific development control plan is required (e.g. Kingsford Triangle site).

While the RLEP 2012 design excellence provisions will apply to most sites within the town centres, it is considered that the key sites located within the identified Precincts (identified in Figures 3 and 4) should achieve a performance benchmark in design innovation and sustainability beyond what is presently required. These sites will accommodate taller building forms that have a greater degree of visibility being located at key transit nodes as well as additional floor space.

As such, a new clause in the RLEP 2012 will require development applications on these sites be informed by an 'architectural design alternatives competition' undertaken by the proponent prior to the lodgement of a formal development application. A similar approach has been adopted by the City of Sydney which has resulted in a number of successful design outcomes.

For development applications that successfully demonstrate design excellence, the following design based trade-offs may result:

- additional building height of up to two additional storeys, and
- exclusion of identified social infrastructure/innovation centre floor space requirements from the total gross floor area calculation.

Full details on the proposed design excellence process are in Part C, Section 5.8 Design Excellence of the draft Strategy.

## **Height of Building**

As outlined above, the planning proposal's maximum building heights will only be applicable with the contribution of a community infrastructure charge.

In accordance with the urban design principles outlined in Part 1, an overall mid-rise building height limit of 31 metres for new development throughout both town centres is proposed. In addition to FSR changes, this will enable the density to be spread mainly through mid-rise buildings, providing a more human-scaled built form that supports a comfortable pedestrian environment while also enhancing opportunities for solar access.

The proposed 31m height limit is considered to respond well to the proportions of Anzac Parade and other streets within the study area. It also provides an appropriate scale transition to recently constructed buildings (approved under existing planning controls), while respecting the character of surrounding lower scaled residential neighbourhoods.

Within both town centres there are a number of prominent sites located at strategic nodes that could accommodate taller, slender buildings (See Figures 3 and 4). A higher rise building typology in these locations would help create a distinctive urban form within the town centres, while facilitating activation around the light rail infrastructure. The Precincts are identified in the town centre maps below:

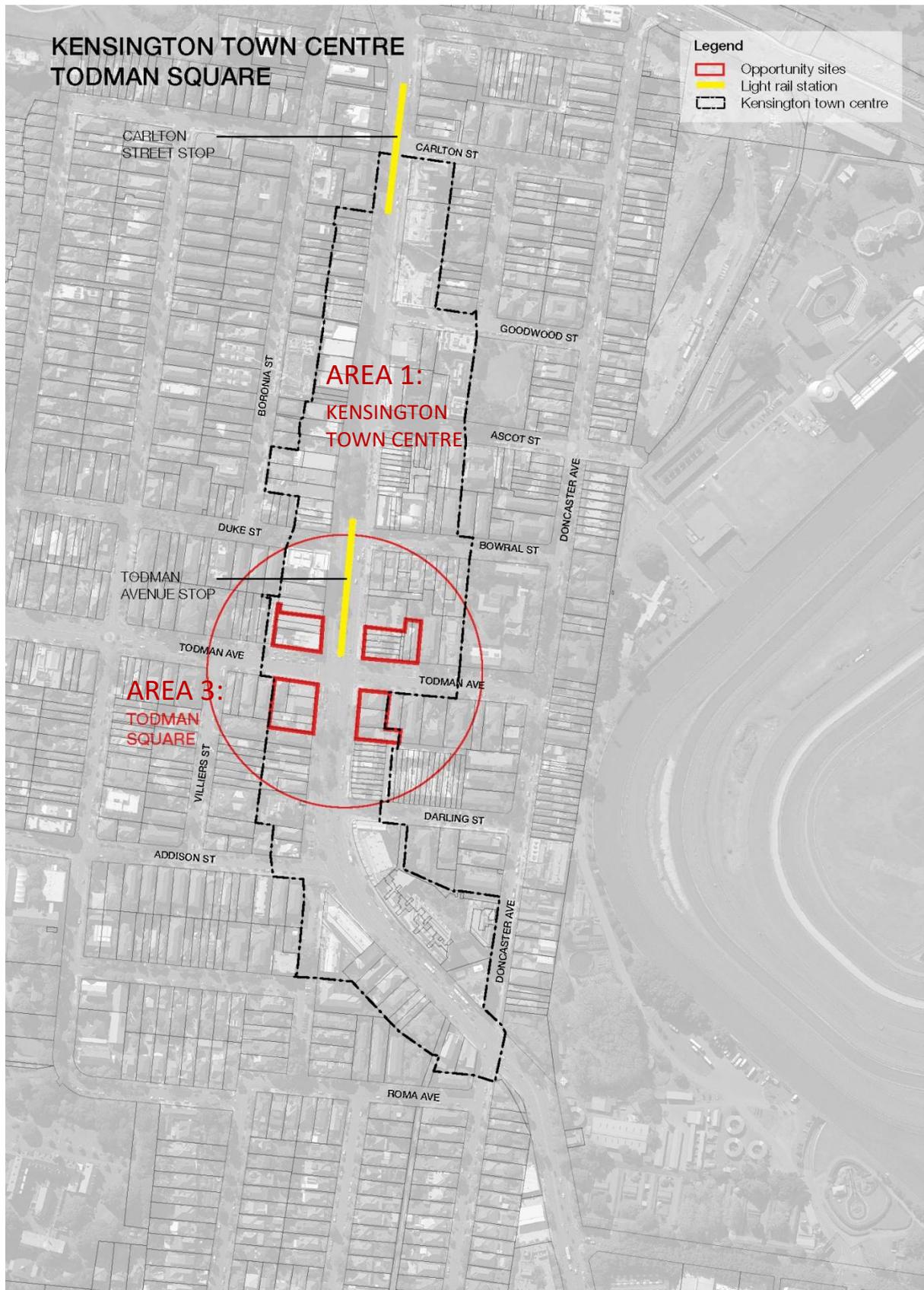


Figure 2: Kensington town centre and Todman Square Precinct

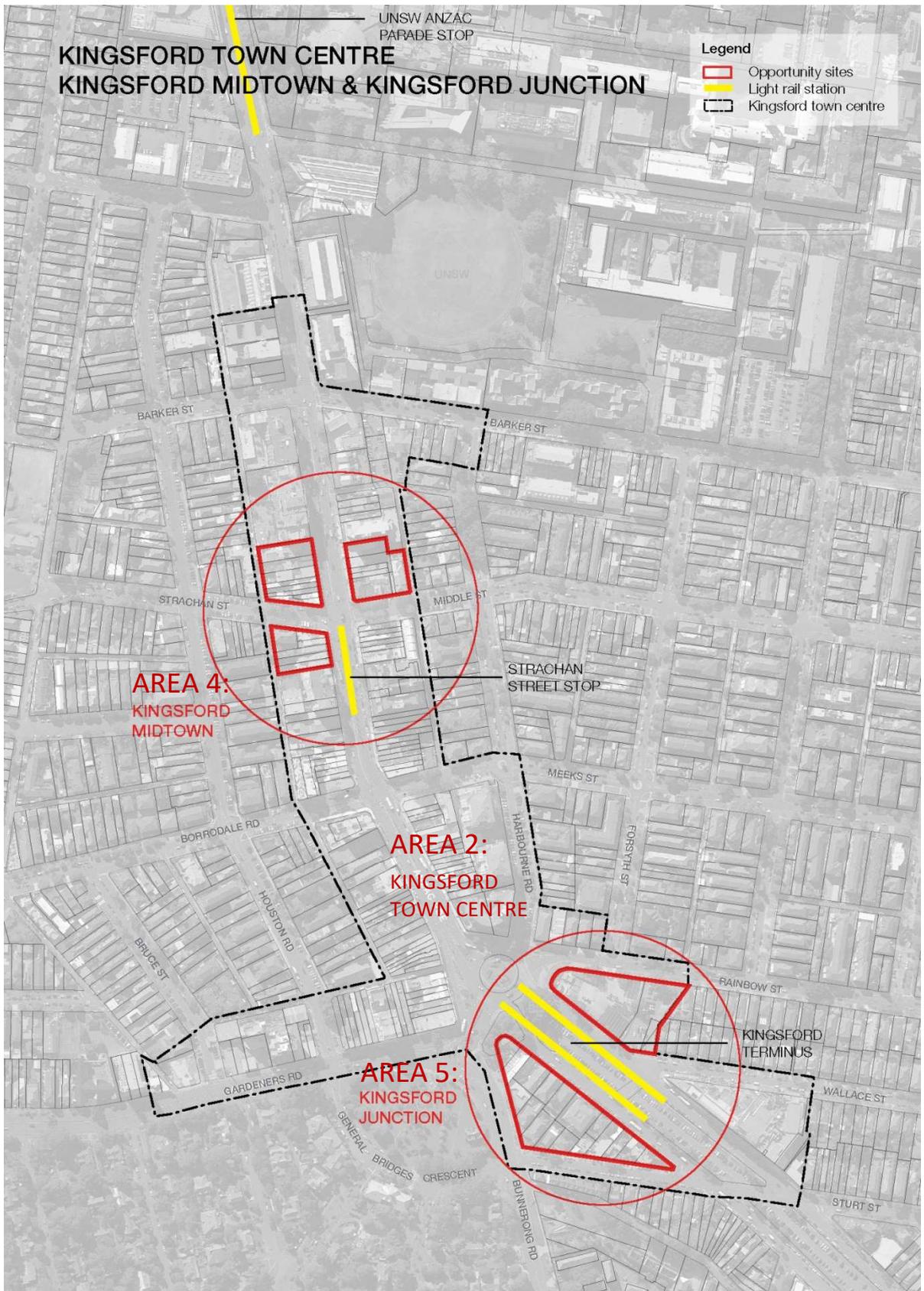


Figure 3: Kingsford town centre and Precincts

The proposed heights are as follows:

Table 2: Proposed height of building

Site	Height of Building	
	RLEP 2012	With design excellence
Area 1 (Kensington town centre)	31m	N/A
Area 2 (Kingsford town centre)	31m	N/A
Area 3 (Todman Square Precinct)	54m	60m
Area 4 (Kingsford Mid-Town Precinct)	54m	60m
Area 5 (Kingsford Junction Precinct)	51m	57m

The proposed height of building is detailed in the maps at Attachment D. Full details on the proposed building heights, including street wall controls and transition heights to adjoining residential areas are located in Part C, Section 5.2 Built Form Controls of the draft Strategy.

### Floor Space Ratio

Kingsford town centre currently has an applicable floor space ratio (FSR) of 3:1 included in the RLEP 2012. Kensington town centre does not have an applicable FSR, rather site specific building envelopes identified in DCP 2013. Based on these envelopes, FSR in the Kensington town centre vary from 2.5:1 – 3:1.

The Urban Design Report investigated an appropriate FSR that would work in conjunction with the proposed revised building heights and still achieve a good urban design outcome for the town centres. Based on the outcomes of built form modelling, the following FSRs are proposed:

Table 3: Proposed floor space ratios

Site	RLEP 2012 FSR
Area 1 (Kensington town centre)	4:1
Area 2 (Kingsford town centre)	4:1
Area 3 (Todman Square Precinct)	5:1
Area 4 (Kingsford Mid-Town Precinct)	5:1
Area 5 (Kingsford Junction Precinct)	5:1

The proposed FSRs are as per the areas identified in Figures 2 and 3, and detailed in the maps at Attachment E. Full details on the proposed FSR are located in Part C, Section 5.4 Floor Space Ratio of the draft Strategy.

### Minimum Non-Residential Floor Space Ratio

Analysis by Macroplan Dimasi predicts employment floor space demand for Kensington town centre to grow by around 6,000-6,500m<sup>2</sup> by 2036 and employment floor space demand for Kingsford town centre to grow by around 10,000-10,500m<sup>2</sup> by 2036.

A desktop analysis of approved Development Applications (DAs) was conducted to identify the quantity of commercial floor space in mixed-use buildings on Anzac Parade built since 2000. The analysis of floorplans revealed that on average, only 27% of the site, on the ground floor, is used for commercial floor space. In general, this is a significantly lower quantity of commercial floor space than was on the site prior to redevelopment. This means that over time, as new developments occur, each centre is undergoing a net loss of commercial floor space.

If current trends continue, where only around 27% of the ground floor of developments is used as commercial floor space, when each centre is fully developed, there will be a supply deficit of approximately 18,500m<sup>2</sup> in Kingsford and 24,000m<sup>2</sup> in Kensington, or 42,500m<sup>2</sup> across the two centres. This would be a significant reduction of existing commercial floor space and is inconsistent with the role of the centres, as identified in 'A Plan for Growing Sydney'.

Support for commercial floor space is required to ensure adequate floor space is delivered within the town centres to provide local retail and commercial services for residents of the centres. A minimum non-residential FSR of 1:1 in the RLEP 2012 applying at the key nodes of Todman Square, Kingsford Midtown and Kingsford Junction Precincts will ensure floor space is available for supermarkets, retail, childcare centres, local services, shared working spaces and innovation hubs. This minimum quantity of retail or commercial floor space will ensure the light rail stops become nodes of commercial and retail activity within the centres.

The proposed non-residential FSR maps are located at Attachment F. Full details on the proposed FSR are located in Part C, Section 4.4 Commercial Floor Space and Jobs Growth of the draft Strategy.

### Active Frontages

While the minimum non-residential FSR applying at the three Precincts will ensure nodes of activity are created within the town centres, to ensure future employment needs can be accommodated within the town centres, and for vibrancy and safety in the town centres, it is necessary to ensure the entire extent of the town centre has active frontages.

An LEP active frontage provision will require sites provide commercial or retail floor space. This requirement, to be applied as per the active frontages map at Attachment G will ensure retail and commercial floor space is provided throughout the centre, and that streets and plazas have activity to provide vibrancy and passive surveillance. A DCP control will also be provided, to encourage developments to provide active frontages to mid-block links, secondary streets and laneways where active frontages are preferred.

### B2 Local Centre Land Zone Boundary Extensions

Three key opportunity sites were identified in the draft Issues Paper as providing a logical extension to the Kingsford town centre given their strategic location. It is proposed that the B2 Local Centre zone be applied to these sites to reflect existing business uses, and ensure a cohesive zoning application across the entire block. The subject sites are listed in the table below and detailed further in Part C, Section 10.0 Zoning and Landuse and Appendix 3 of the draft Strategy. Maps demonstrating the proposed B2 Local Centre zone boundary are located at Attachment H.

Table 4: Proposed B2 zone boundary extensions

Site	Current Zone	Proposed Zone	Current RLEP 2012 Controls	Proposed RLEP 2012 Controls
16- 20 Barker Street, Kingsford	R3 Medium Density Residential	B2 Local Centre	Height: 9.5m FSR: 0.75:1	Height: 31m (9 storeys) FSR: 4:1
582-584 and 586-592 Anzac Parade, Kingsford	R2 Low Density Residential	B2 Local Centre z	Height: 9.5m FSR: 0.5:1	Height: 31m (9 storeys) FSR: 4:1

63 Harbourne Road and 12-18 Rainbow Street, Kingsford	R3 Medium Density Residential	B2 Local Centre	Height: 12m FSR: 0.9:1	Height: 31m (9 storeys) FSR: 4:1
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### Proposed Site Specific DCP Provisions

The draft DCP for the town centres will replace the existing site specific DCPs contained in the Randwick Comprehensive DCP 2013. It is currently being prepared and will be placed on public exhibition in mid-2017. The main components of the draft DCP are as follows:

- Introduction
  - Existing character
  - Proposed character
- Affordable Housing Contribution
- Community Infrastructure – Kensington and Kingsford town centres
- Built Form
  - Design Excellence
  - Street wall heights
  - Building setbacks
  - Building depth and bulk
  - Building exteriors
  - Contributory buildings
  - Awnings
- Public Domain
  - Access network
  - Active street frontage
  - Addressing the street
  - Sun access to public spaces
- Site-specific controls (as required)

## Part 3 - Justification

### Section A - Need for Planning Proposal

*Q1. Is the planning proposal a result of any strategic study or report?*

In early 2016 Council initiated a comprehensive planning review of the Kensington and Kingsford town centres to ensure the planning framework is up to date, robust and well aligned to meet future needs.

Both town centres are presently facing considerable redevelopment pressure, reflected by an increase in the number of planning proposals for various sites along Anzac Parade seeking substantial changes to the current planning controls. The town centres are also in the process of transition, stemming from the construction of the City to South East Light Rail network on Anzac Parade which forms the main spine of these centres.

The light rail will not only transform people's travel behaviour but will have a direct impact on the centres' identity, functionality and amenity. It is also likely to be a catalyst for urban renewal and growth as envisaged by the State Government's metropolitan planning objectives for key transport corridors in Sydney, and evidenced in other precincts and cities that have introduced such infrastructure.

The draft Issues Paper (March 2016, Appendix 5) identifies a number of pertinent planning, urban design and public domain challenges affecting the two centres and strategic directions to be addressed in a comprehensive planning strategy.

The following studies and reports have been prepared to inform the draft Strategy:

- Kensington and Kingsford Town Centres Urban Design Report 2016 (Conybeare Morrison; Appendix 2)
- Kensington and Kingsford Town Centres - Affordable Housing and Community Infrastructure to Support Growth 2016 (SG Haddad Advisory; Appendix 3)
- Kensington to Kingsford Infrastructure Contribution Financial Feasibility Assessment 2016 (HillPDA; Appendix 4)
- Liveability/walkability indicators (UNSW City Futures Centre; Appendix 7)
- Kensington, Kingsford and Randwick Junction Economic Impact of Light Rail (stage 1 and 2 reports) 2016 (Macroplan Dimasi; Appendix 8)
- Kensington and Kingsford Parking Controls Advice 2016 (ARUP; Appendix 9)
- Kensington and Kingsford Planning Strategy Traffic Assessment 2016 (Stage 1, ARUP; Appendix 10)
- Kingsford Heritage Review (Colin Brady; Appendix 11)
- Anzac Parade Corridor Light Rail Analysis 2016 (EMM Consulting; Appendix 13)

The draft Strategy outlines a range of objectives, strategies and actions to guide the future sustainable growth and development of the town centres, which includes amendments to the RLEP 2012.

*Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

This planning proposal is underpinned by a comprehensive evidence-based strategy informed by technical and specialised studies, extensive community consultation and an international design competition, as detailed in Question 1 above. The planning proposal enables the establishment of new height and FSR controls, provision of affordable housing, delivery of community infrastructure and design excellence, to achieve the vision for the town centres outlined in Part 1. Therefore, along with the supporting DCP, affordable housing strategy and draft affordable housing plan and community infrastructure, the planning proposal is the best means to achieve the stated objective.

## **Section B - Relationship to Strategic Planning Framework**

*Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The planning proposal is consistent with the goals and priorities outlined in both the Sydney Metropolitan Plan - A Plan for Growing Sydney 2014 and the draft Central District Plan 2016, as demonstrated in Attachment I.

*a) Does the proposal have strategic merit? Is it:*

- *Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;*  
*or*

- *Consistent with a relevant local council strategy that has been endorsed by the Department; or*
- *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.*

Yes, the proposal is consistent with the Sydney Metropolitan Plan - A Plan for Growing Sydney 2014, and the Central District Plan 2016, as demonstrated in Attachment I.

A local council strategy for Randwick City is yet to be endorsed by the Department of Planning and Environment.

The town centres are in the process of transition, stemming from the construction of the City to South East Light Rail, population growth and considerable redevelopment pressures. This planning proposal draws on specialised urban design input from Conybeare Morrison and proposes appropriate increases in height and floor space ratio to respond to growth and change (see Urban Design Report at Appendix 2).

As demonstrated above, the proposal is responding to a change in circumstances and is consistent with the relevant strategic plans and therefore has strategic merit.

*b) Does the proposal have site-specific merit, having regard to the following:*

- *the natural environment (including known significant environmental values, resources or hazards) and*
- *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and*
- *the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

An outline of the existing character of the town centres is contained within Part B, Section 1.1 Kensington Town Centre: A Snapshot and Section 1.2 Kingsford Town Centre: A Snapshot. Part 1 of this planning proposal details the vision for each town centre, which guides the draft Strategy and proposed RLEP 2012 amendments.

The B2 Local Centre land use zone supports the mixed use nature of the town centres, in line with the vision detailed in Part 1 of this planning proposal. The active frontages LEP map and non-residential floor space ratio map provides opportunities to leverage the close proximity to the UNSW and health campus to encourage startups and innovation spaces to locate in the Kensington and Kingsford town centres. Further detail is contained in Part C, Section 3.3 Innovation Districts of the draft Strategy.

In relation to infrastructure provision, increasing density in the town centres will have implications for new and improved infrastructure. A schedule of infrastructure items and public domain works identified as being needed to support growth and change within the town centres and to help realise the town centres vision is attached in Attachment B.

To help fund the required infrastructure, the draft strategy has outlined a new funding framework to help deliver the community infrastructure needed to support the growth and change. This is detailed in Part E Funding Infrastructure of the draft strategy, supported by specialised strategic advice on infrastructure provision from SG Haddad Advisory (Appendix 3) supported by a financial feasibility assessment from Hill PDA (Appendix 4).

Both reports provide the strategic justification and evidence base which has informed the new funding framework to deliver the infrastructure and affordable housing needed to support growth and change in the town centres. See Question 10 for further discussion on the state infrastructure required to support the projected population growth in the town centres.

As demonstrated above, the proposal supports appropriate land uses and considers the existing and future infrastructure requirements and thus has site-specific merit and should proceed.

*Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Yes, the planning proposal is consistent with the draft Planning Strategy for Kensington and Kingsford town centres, as outlined in the introduction to this planning proposal. The draft Strategy will be placed on exhibition with the planning proposal and a copy of the draft Strategy is contained at Appendix 1.

*Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Yes, the planning proposal is consistent with applicable State Environmental Planning Policies, as detailed in Attachment J.

*Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Yes, the planning proposal is consistent with applicable Ministerial Directions, as detailed in Attachment K.

### **Section C – Environmental, Social and Economic Impact**

*Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The amendments to the planning framework outlined in this Planning Proposal will not adversely impact any critical habitats or threatened species, populations or ecological communities as the centres are located within a highly modified urban environment.

The draft Strategy contains a range of actions to improve water quality and increase landscaping and vegetation within the town centres. Full details are contained within Part C, Section 7.0 Sustainability and Transport and Section 8.0 Public Domain and Landscape.

*Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The draft Strategy underpinning this planning proposal contains a range of strategies and actions relating to environmental sustainability, at both an individual building and precinct level. These include:

- a design excellence competition for Precinct sites which assesses green star compliance
- water sensitive urban design
- increased tree cover to mitigate the heat island effect
- measures to encourage public and active transport and reduce private car usage

Part C, Section 8.0 Public Domain and Landscape of the attached draft Strategy details the range of sustainability actions proposed to be implemented within the two Centres.

*Q9. Has the planning proposal adequately addressed any social and economic effects?*

The draft Strategy which underpins the planning proposal has adequately addressed a range of potential social and economic matters. The following sections of the draft Strategy outline how these matters are addressed:

- Projected population and dwelling growth, the need for housing diversity, the need for affordable housing - Part C, Section 2.0 Housing Growth and Diversity
- The provision of adequate social infrastructure, including schools and child care - Part C, Section 8.0 Social Infrastructure
- Protection of heritage items and contributory buildings - Part C, Section 6.0 Heritage Conservation
- Public transport provision; traffic and parking impacts – Part C, Section 7.0 Sustainability and Transport
- Projected employment and commercial floor space growth – Part C, Section 4.4 Commercial Floor Space and Jobs Growth
- Future retail and commercial uses, including opportunities for creative and innovation uses – Part C, Section 4.5 Innovation Districts
- Funding infrastructure – Part E Funding Infrastructure
- Airport restrictions on building height - Appendix 1 Sydney Airport’s Prescribed Airspace on Building Height

**Section D – State and Commonwealth Interests**

*Q10. Is there adequate public infrastructure for the planning proposal?*

Increased density in the town centre will have implications for community infrastructure, as addressed in Part C, Section 9.0 Social Infrastructure of the draft Strategy.

Kensington and Kingsford town centres are serviced by three primary public schools, being Kensington Public School, Daceyville Public School and Rainbow Street Public School, and Randwick Boys High School and Randwick Girls High School. In relation to school capacity, preliminary discussions have taken place with the Department of Education and Communities and further consultation will take places during the public consultation phase.

The two centres are located in proximity to the Hospitals campus which offer emergency and tertiary medical services and facilities. It is noted that as part of the District Planning process, a new Infrastructure Plan will be prepared for the Central District which will address further state infrastructure demand.

Regarding public transport capacity, a study by EMM consulting analysed predicted population growth, the CSELR system capacity and light rail stop capacity to identify appropriate levels of future public transport commuter services for the Anzac Parade corridor.

For the year 2020, the CSELR alone will not be sufficient to provide for the public transport needs of the Anzac Parade corridor. The report states that approximately 26 of the existing 81 morning peak hour peak direction bus services will need to be maintained to provide an acceptable level of service. In 2031 just under half of the existing morning peak hour peak direction bus services 35 hourly bus services (compared to 81 currently) will need to be maintained to service the growth in the corridor.

If adequate bus services are not provided in conjunction with the future Light Rail services, the projected population growth cannot be provided for within the Kensington and Kingsford town centres. The future level of bus service is yet to be released and discussions will need to occur with

TfNSW during the consultation period of the planning proposal. In addition, to accommodate population growth throughout Randwick City, in the future heavy rail will be required to Kingsford or Maroubra, to increase the public transport access of the whole LGA.

This planning proposal is in line with the Government's Metropolitan Strategy and draft Central District Plan, which would consider water and sewerage capacity. Council welcomes further discussions with infrastructure providers.

It is requested the Department of Planning and Environment arrange a workshop with relevant state agencies to discuss existing state infrastructure capacity and any required upgrades/augmentation resulting from this planning proposal.

*Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

In preparing the draft Strategy, Council has undertaken engagement with the following state and Commonwealth agencies:

- Department of Planning and Environment – Sydney Region East
- Department of Education and Communities
- Australian Department of Infrastructure and Regional Development
- NSW Office of Water

The result of this preliminary consultation is contained within the draft Strategy. Further consultation is planned, as detailed in Part 5 – Community Consultation of this strategy.

## **Part 4 - Mapping**

Maps have been prepared which demonstrate the proposed LEP provisions. These maps are attached to this planning proposal, as follows:

- Attachment D – Height of Buildings Map
- Attachment E - Floor Space Ratio Map
- Attachment F – Non-Residential Floor Space Ratio Map
- Attachment G – Active Street Frontages Map
- Attachment H – Town Centre Boundary Map

## **Part 5 - Community Consultation**

In preparing the draft Strategy, Council has undertaken engagement with the following agencies and organisations:

- Department of Planning and Environment – Sydney Region East
- Department of Education and Communities
- Sydney Airport Corporation
- Australian Jockey Club
- Southern Sydney Regional Organisation of Councils
- NSW Office of Water

In addition to continuing consultation with the above agencies and organisations, the following agencies are to be formally notified of the planning proposal:

- Sydney Airport Corporation
- Transport for NSW and Sydney Buses

- Office of Environment and Heritage
- Department of Education and Communities
- Roads and Maritime Services
- Sydney Water
- South Eastern Sydney Local Health District
- University of NSW
- Centennial and Moore Park Trust
- Ausgrid

The next stage of the consultation will similarly involve a range of activities and actions developed through a Community Engagement Framework for the Planning Proposal and Draft Strategy. It is intended that the planning proposal be on exhibition for a minimum period of 6 weeks, and that the following range of communication and engagement activities, including innovative methods, will be undertaken:

- Online content on the Council website
- Dedicated “yoursay” website allowing for online consultation
- Direct mail out to local residents and businesses
- Local newspaper (Including media releases)
- Fact Sheets
- Telephone survey
- Social media posts on Council’s Facebook, Twitter and Instagram
- Feature story in Randwick eNews to 16,000 subscribers
- Flyers to owners and businesses
- Information provided to local precinct committees

## **Part 6 - Project Timeline**

Council will undertake a minimum 6 week comprehensive consultation process and stakeholder engagement in February 2017 following the Department’s Gateway Determination. Reporting back to the Department is anticipated to be in May/June 2017, following consideration of community and stakeholder feedback received by Council in response to the exhibited draft Planning Proposal.



## Attachment A – Draft Affordable Housing Clause

The suggested draft wording for this clause is as follows:

### 6.17 Affordable housing

(1) For the purposes of this clause, the Randwick City Affordable Housing Principles are as follows:

(a) affordable housing must be provided and managed in Randwick City so that a socially diverse residential population representative of all income groups is available in Randwick City, and

(b) affordable housing must be rented to tenants whose gross household incomes fall within the following ranges of percentages of the median household income for the time being for the Sydney Statistical Division according to the Australian Bureau of Statistics:

Very low income household - less than 50%

Low income household - 50% or more, but less than 80%

Moderate income household - 80–120%

and at rents that do not exceed a benchmark of 30% of their actual household income, and

(c) dwellings provided for affordable housing must be managed so as to maintain their continued use for affordable housing, and

(d) rental from affordable housing received by or on behalf of the Council, after deduction of normal landlord's expenses (including management and maintenance costs and all rates and taxes payable in connection with the dwellings), must be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing in Randwick City or for research and policy development for housing and affordable housing purposes, and

(e) affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings within the development, especially in terms of internal fittings and finishes, solar access and privacy.

(2) Development consent must not be granted to the erection of residential accommodation on land identified as "Area 1" on the Special Provisions Area Map unless the consent authority has taken the following into consideration:

(a) the Randwick City Affordable Housing Principles,

(b) the impact the development would have on the existing mix and likely future mix of residential housing stock in Randwick City,

(c) whether an affordable housing condition should be imposed on the consent.

Note. The affordable housing principles set out in Schedule 2 to State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes) may also apply to the development.

(3) The following are draft affordable housing conditions:

(a) a condition requiring the payment of a monetary contribution to the consent authority by the applicant to be used for the purpose of providing affordable housing in accordance with the Randwick City Affordable Housing Principles as outlined that is the value, calculated in accordance with subclause (4), of:

Date of DA lodgement	Percentage of accountable total floor space to which the development application relates
To June 2019	3%
1 July 2019 onwards	5%

(b) if the proportion of that *accountable total floor space* provides a sufficient amount of gross floor area, a condition requiring:

(i) the dedication in favour of the consent authority, free of cost, of land of the applicant comprised of one or more complete dwellings with a gross floor area of not more than the amount equivalent to that percentage, each dwelling having a gross floor area of not less than 50 square metres, and

(ii) if the total amount of gross floor area of the complete dwelling or dwellings is less than the amount equivalent to that percentage, the payment of a monetary contribution to the consent authority by the applicant that is the value, calculated in accordance with subclause (4), of the gross floor area equivalent to the difference between those amounts, to be used for the purpose of providing affordable housing in accordance with the Randwick City Affordable Housing Principles.

(4) The amount of the contribution to be paid under a condition imposed under subclause (2) (c) is the value of the gross floor area concerned calculated by reference to the *market value* of dwellings of a similar size to those proposed by the development application.

Note. Section 94F of the Act permits the imposition of such a condition and specifies the circumstances under which such a condition may be imposed. Any condition imposed is subject to section 94G of the Act.

(5) This clause does not apply to development for the purpose of any of the following:

(a) community housing (as defined in section 3 of the Housing Act 2001),

(b) group homes,

(c) public housing (as defined in section 3 of the Housing Act 2001),

(d) Development for the purposes of residential accommodation that will result in the creation of a residential total floor area of less than 100 square metres.

(6) An affordable housing condition must not be imposed in relation to an amount of *accountable total floor space* if the consent authority is satisfied that such a condition has previously been imposed under this clause in relation to the same or an equivalent amount of accountable total floor space on the site.

(7) In this clause:

*accountable total floor space* means the gross floor area of the residential component of the development to which the development application relates.

*market value* means the comparable sales price of a similar size dwelling to those proposed by the development application.

## Attachment B – Draft Schedule of Local Infrastructure and Community Facilities

<b>COMMUNITY INFRASTRUCTURE</b>	
<b>KENSINGTON</b>	
Public art/sculpture	\$1,100,000
Bicycle networks	\$1,000,000
Cycle sharing facility	\$300,000
Todman Avenue Cycle Way	\$3,000,000
Green links	\$1,500,000
Multi-purpose community centre and exhibition centre	\$1,600,000
Innovation centre	\$3,000,000
Cycle sharing facility	\$300,000
Upgrades including water sensitive Urban Design	\$3,000,000
Pneumatic waste collection	\$6,400,000
<b>TOTAL</b>	<b>\$20,900,000</b>
<b>KINGSFORD</b>	
Public art/sculpture	\$ 1,000,000
Community facility	\$1,200,000
Kensington Park	\$1,600,000
Innovation centres	\$1,500,000
Underground bicycle storage facility	\$2,500,000
Cycle sharing facility	\$300,000
Upgrades incorporating water sensitive Urban Design	\$3,000,000
Pneumatic waste collection	\$7,600,000
<b>TOTAL</b>	<b>\$18,700,000</b>

## LOCAL INFRASTRUCTURE

### KINGSFORD

Improvements to Council owned carpark in Middle Lane/Meeks St	\$1,000,000
Improvements to Council owned carpark in Houston Lane	\$1,000,000
Anzac pde / Gardeners Rd / Rainbow St intersection (Kingsford Junction)	\$1,200,000
Wallace St public realm (adjoining Souths Juniors)	\$2,385,000
Anzac Pde footpaths and intersections	\$1,540,000
Undergrounding of overhead power lines	\$2,000,000
Multifunctional poles/smart poles	\$1,120,000
Southern Cross Close	\$300,000
Other public realm works and upgrades	\$2,000,000
Bicycle Network Improvements	\$400,000
Local road improvements and upgrades	\$3,500,000
Other Laneways	\$700,000
<b>TOTAL</b>	<b>\$17,145,000</b>

### KENSINGTON

Bowral St footpath widening	\$528,000
Duke St public domain	\$600,000
Council car park upgrade Addison St/Anzac Pde	\$1,200,000
Anzac Pde footpaths and intersections	\$4,165,000
Undergrounding of overhead power lines	\$2,625,000
future open space acquisition (general)	\$12,000,000
Multifunctional poles/smart poles	\$1,200,000
Other public realm works and upgrades	\$2,500,000
Footpath widening along Todman Ave and Kensington Public School	\$1,000,000
Improvements and Upgrades	\$3,000,000
<b>TOTAL</b>	<b>\$28,818,000</b>

## Attachment C – Draft Community Infrastructure Contributions Clause

The suggested drafting instructions for this new clause are as follows:

### 6.14 Community infrastructure height of buildings Kensington and Kingsford town centres

(1) The objectives of this clause are as follows:

(a) to allow greater building heights where Kensington and Kingsford town centres community infrastructure is also provided,

(b) to ensure that such greater heights reflect the desired character of the localities in which they are allowed and minimise adverse impacts on the amenity of those localities,

(c) to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure.

(2) The consent authority may consent to development that results in additional building height accordance with subclause (4) if the development includes Kensington and Kingsford town centres community infrastructure.

(3) In deciding whether to grant development consent, the consent authority:

(a) must be satisfied that the development is consistent with the objectives of this clause, and

(b) must be satisfied that the Kensington and Kingsford town centres community infrastructure is reasonably necessary within the town centres, and

(c) must take into account the nature of the Kensington and Kingsford town centres community infrastructure and its value to the Kensington and Kingsford town centres community.

(4) Under subclause (2), a building on land in an Area specified in paragraph (a), (b), (c), (d), (e) or (f) is eligible for the maximum building height specified in the relevant paragraph to the building:

(a) Area 1—31m, (*Kensington spine*)

(b) Area 2—31m, (*Kingsford spine*)

(c) Area 3 – 54m (*Todman Square*)

(d) Area 4 - 54m (*Kingsford Mid-Town*)

(e) Area 5 – 51m (*Kingsford Junction*)

(5) In this clause:

Kensington and Kingsford town centres community infrastructure means development within Kensington and Kingsford town centres for the purposes of community infrastructure, to include but not limited to recreation areas, open space, public roads, drainage works, community facilities and other items and/or works as outlined in 'Providing Community Infrastructure in Kensington and Kingsford town centres' guidelines.

recreation areas, recreation facilities (indoor), recreation facilities (outdoor), public roads, drainage or flood mitigation works.

## Attachment D – Height of Buildings Map



Figure 1: Kensington height of building map

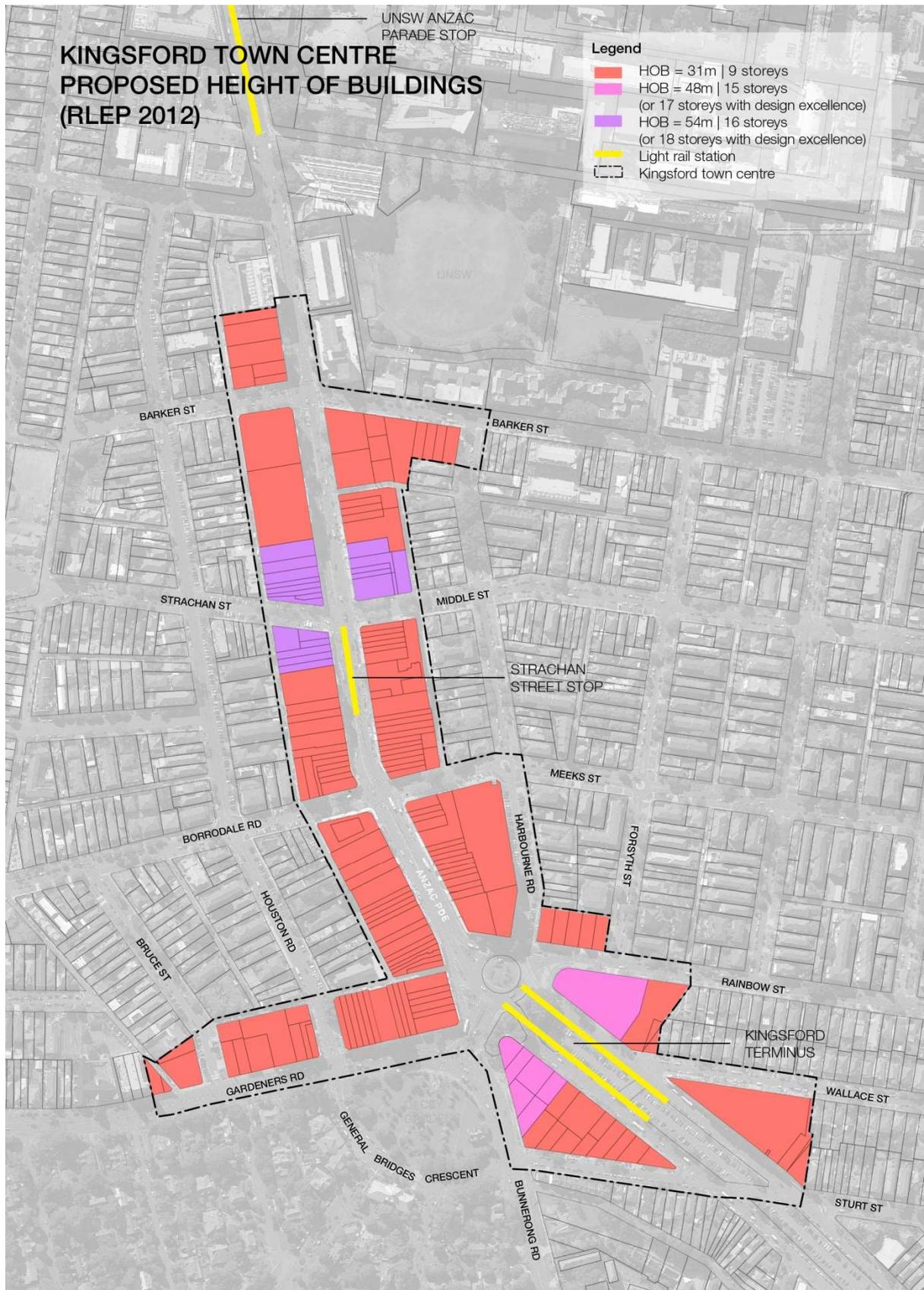


Figure 2: Kingsford height of building map

## Attachment E - Floor Space Ratio Map



Figure 1: Kensington floor space ratio map



Figure 2: Kingsford floor space ratio map

## Attachment F – Non-residential Floor Space Ratio Map



Figure 1: Kensington non-residential floor space ratio map



Figure 2: Kingsford non-residential floor space ratio map

## Attachment G – Active Frontages Map

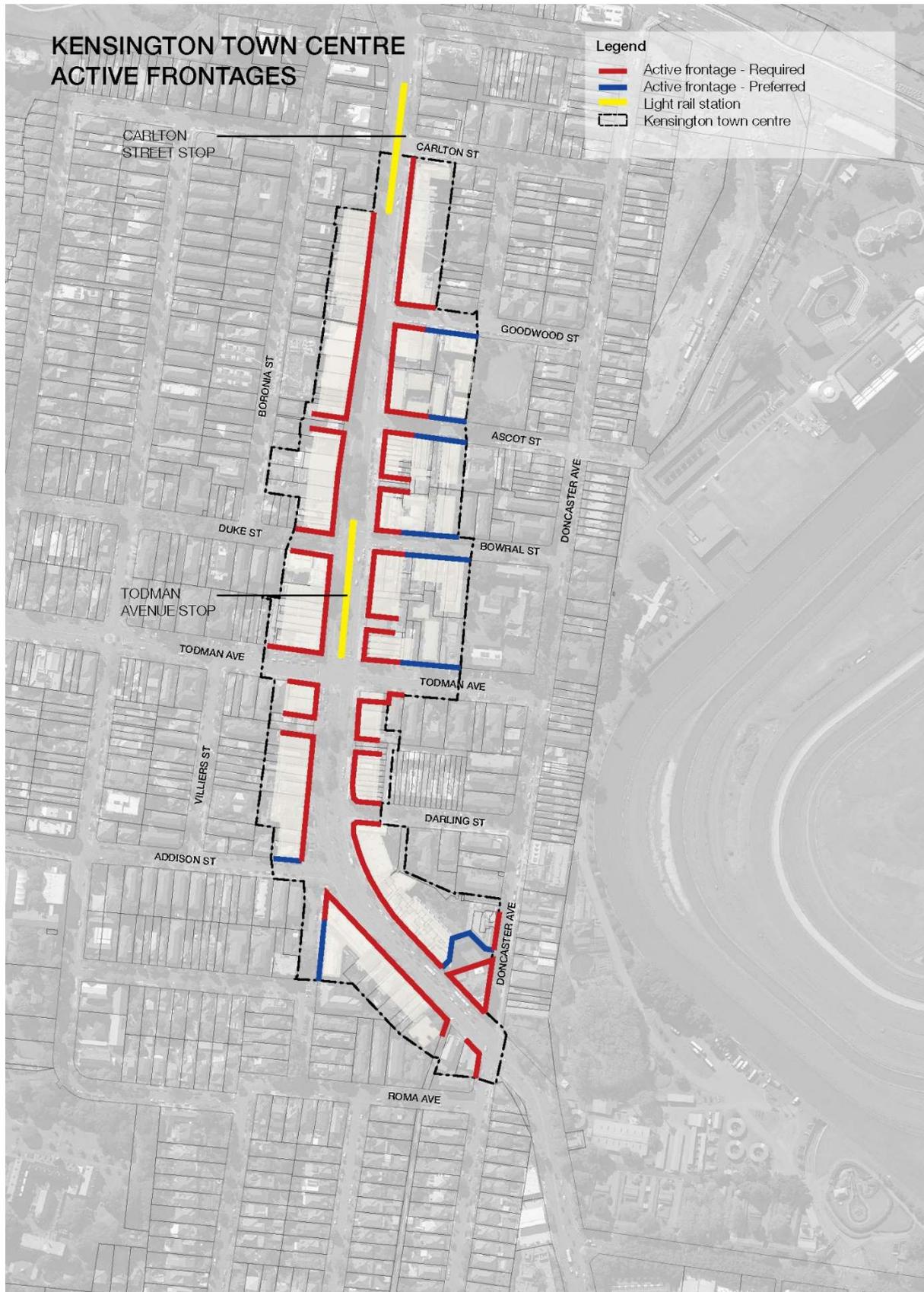


Figure 1: Kensington active frontages map

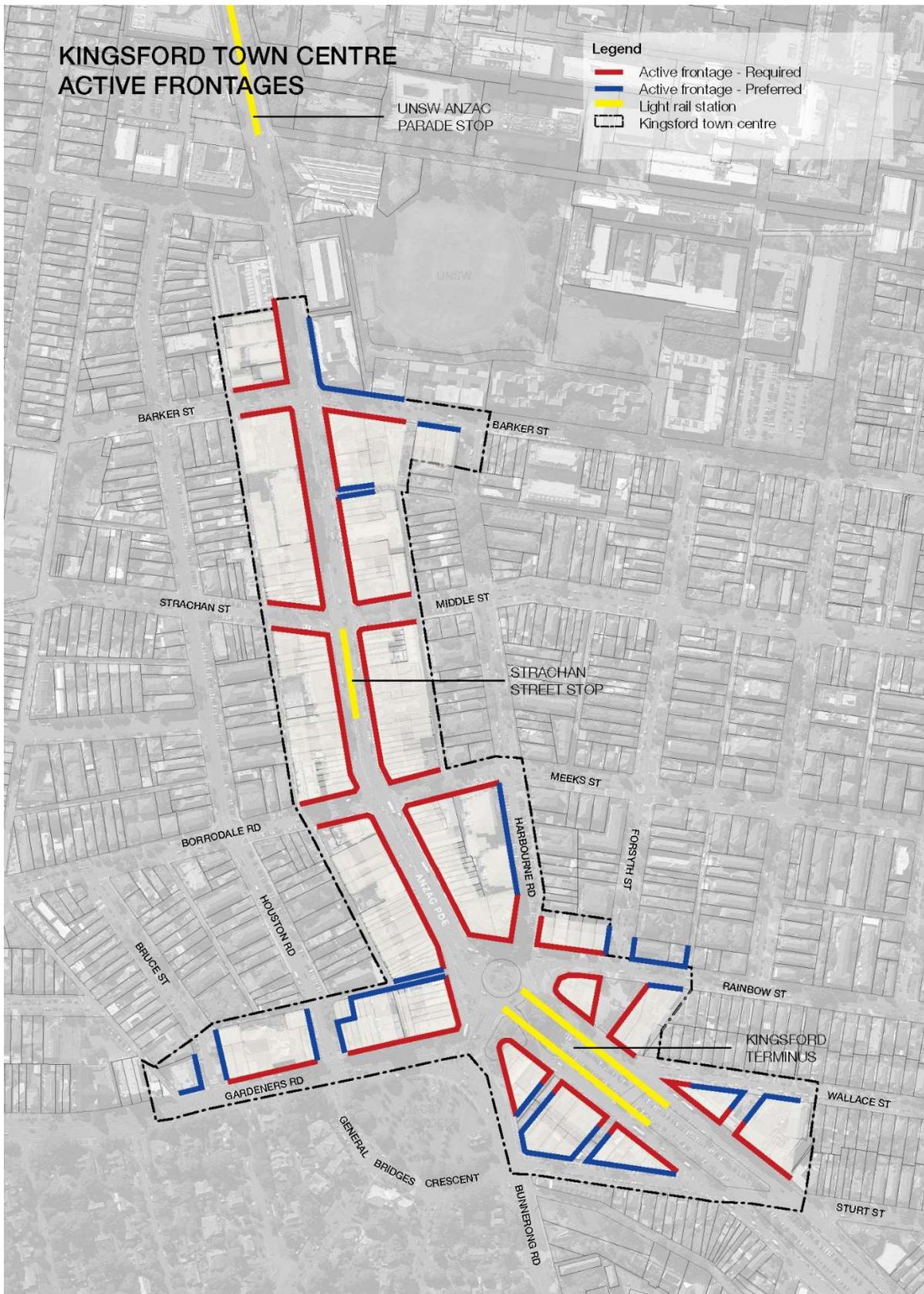


Figure 2: Kingsford active frontages map

## Attachment H – Town Centre Boundary Map



Figure 1: Kensington B2 Local Centre land use zone map

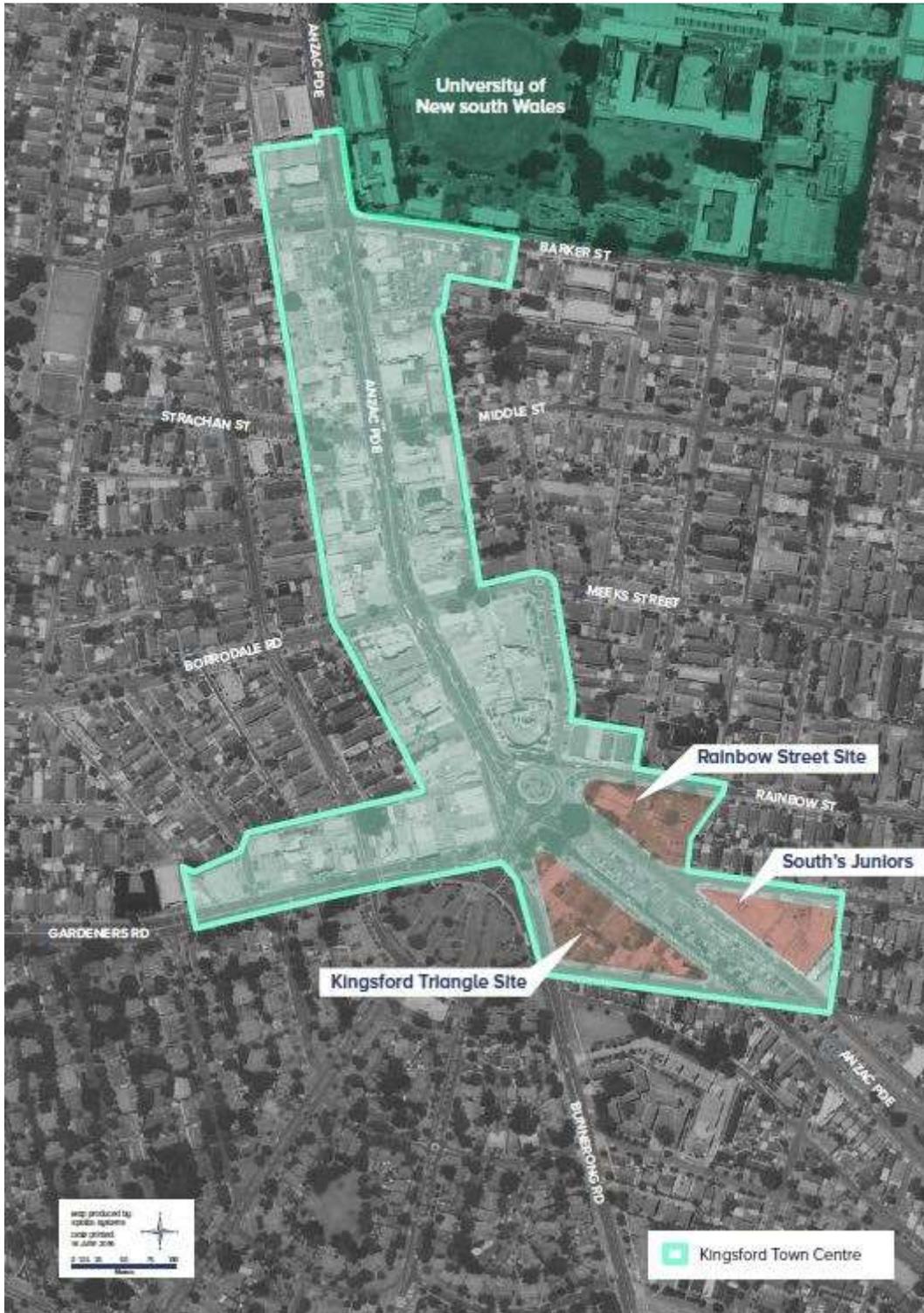


Figure 2: Kingsford B2 Local Centre land use zone map

## Attachment I - Consistency with Strategic Plans

Table 1: Consistency with A Plan for Growing Sydney 2014

Direction	Actions	Planning Proposal Response
Goal 1 - A Competitive Economy with world-class services and transport		
1.1 Grow a more internationally competitive Sydney CBD	N/A	The site is not part of the Sydney CBD.
1.2 Grow Greater Parramatta – Sydney's second CBD	N/A	The site is not part of the Parramatta CBD.
1.3 Establish a new Priority Growth Area	N/A	The site is not part of the new Priority Growth Area.
1.4 Transform the productivity of Western Sydney	N/A	The site is not within Western Sydney.
1.5 Enhance capacity at Sydney's gateways and freight networks	N/A	The site is not a gateway site or part of a freight network.
1.6 Expand the Global Economic Corridor	Action 1.6.1: Grow high-skilled jobs in the global economic corridor by expanding employment opportunities and mixed-use activities. Action 1.6.2: Invest to improve infrastructure and remove bottlenecks to grow economic activity.	The Kensington and Kingsford town centres are located within the Global Economic Corridor as identified in A Plan for Growing Sydney. The active frontages LEP and DCP maps and the minimum non-residential floor space ratio LEP map will ensure that every site provides commercial or retail floor space and the light rail stops become nodes of commercial and retail activity within the centres, supporting the growth of commercial floor space (See Part C, <i>Section 4 Business and Economy</i> ). Various infrastructure and public domain improvements are addressed within the draft Strategy to accommodate the associated growth within the town centres.
1.7 Grow strategic centres - providing more	Action 1.7.1: Invest in strategic centres across Sydney to grow jobs and housing and create	While the Kensington and Kingsford town centres do not form part of a strategic centre, various strategies and actions within the draft Strategy

jobs closer to home	<p>vibrant hubs of activity.</p> <p>Action 1.7.2: Improve councils' access to data on the demand and supply of homes, office and retail space.</p> <p>Action 1.7.3: Work with the greater Sydney commission to develop job targets for strategic centres.</p> <p>Action 1.7.4: Continue to grow Penrith, Liverpool and Campbelltown-Macarthur as regional city centres supporting their surrounding communities.</p>	<p>contribute to the growth of strategic centres to provide more employment opportunities closer to homes. These include:</p> <ul style="list-style-type: none"> <li>• Amend the RLEP 2012 building height and floor space ratio controls for Kensington and Kingsford town centres, to provide for forecast dwelling growth, and</li> <li>• Concentrate higher density housing growth within key precincts and sites in walkable proximity to light rail/terminus.</li> </ul> <p>Additional information can be found in <i>Part C, Section 3 Housing Growth and Diversity</i>.</p> <p>Analysis by Macroplan Dimasi has identified the projected employment growth for the Kensington and Kingsford town centres and the future role of the centres in providing daily needs of the local community and providing opportunities for innovative spaces.</p> <p>The draft Strategy outlines measures to support a range of retail business types and create nodes of activity to support the vitality and viability of the town centres. These measures include:</p> <ul style="list-style-type: none"> <li>• The minimum non-residential floor space ratio LEP map and the active frontages LEP and DCP maps. See <i>Part C, Section 4 Business and Economy</i> for more detail, and</li> <li>• Improved walking and cycling connections and public realm, as identified in <i>Part C, Section 8 Public Realm and Landscape</i>.</li> </ul>
1.8 Enhance linkages to regional NSW	N/A	The site is not a major regional transport link.
1.9 Support priority economic sectors	Action 1.9.1 Support the growth of priority industries with appropriate planning controls.	<p>The draft Strategy includes various strategies and actions to support the growth of innovation and creative industries within the Kensington and Kingsford town centres, including:</p> <ul style="list-style-type: none"> <li>• The B2 zoning allows for a flexibility of uses and the co-location of creative and retail uses within close proximity to the light rail,</li> <li>• The minimum non-residential floor space ratio LEP Map will ensure adequate opportunities are provided for innovation and creative spaces,</li> </ul>

		<p>and</p> <ul style="list-style-type: none"> <li>The Kensington and Kingsford town centres draft infrastructure contributions scheme addresses the dedication to Council of a space in each town centre which can be used for the purposes of innovation and creative uses.</li> </ul>
1.10: Plan for education and health services to meet Sydney's growing needs	<p>Action 1.10.1: Assist the department of education and communities, the catholic education commission and the association of independent schools of NSW to identify and plan for new school sites throughout Sydney.</p> <p>Action 1.10.2: Support the growth of complementary health and tertiary education activities in strategic centres.</p> <p>Action 1.10.3: Plan for expansion of health facilities to service Sydney's growing population.</p>	<p>The draft Strategy includes the following strategies and actions to plan for education and health services to meet Sydney's growing needs:</p> <ul style="list-style-type: none"> <li>Provide for affordable housing options for students and key workers to enhance opportunities to live, work and learn together and to support the economic functions of the Randwick Education and Health Strategic Centre</li> <li>Support innovative approaches to shared use of school facilities.</li> </ul> <p>Council has met with staff from the Department of Education in relation to local school enrolments and will further consult with the Department during the public exhibition stage of the Planning Proposal.</p> <p>Additional information can be found in <i>Part C, Section 3 Housing Growth and Diversity</i> and <i>Section 9 Social Infrastructure</i>.</p>
1.11: Deliver infrastructure	<p>Action 1.11.1: Preserve future transport and road corridors to support future growth.</p> <p>Action 1.11.2: Secure Sydney's water supplies.</p> <p>Action 1.11.3: undertake long-term planning for social infrastructure to support growing communities.</p> <p>Action 1.11.6: Prepare infrastructure plans for subregional planning.</p>	<p>The draft Strategy includes a range of strategies and actions to ensure adequate infrastructure is provided within the Kensington and Kingsford town centres to accommodate growth including:</p> <ul style="list-style-type: none"> <li><u>Transport infrastructure</u> A transport capacity analysis has been undertaken to address the future transport capacity requirements (See <i>Part C, Section 7 Sustainability and Transport</i>).</li> <li><u>Social Infrastructure</u> The following strategies and actions are included in the draft Strategy to ensure social infrastructure is adequately provided within the subject areas. <ul style="list-style-type: none"> <li>Encourage childcare centres to locate within Kensington and Kingsford town centres,</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Support innovative approaches to shared use of school facilities, and</li> <li>• Support the establishment of a multi-purpose community services hub at Kingsford Rainbow Street site to meet the needs of a diverse community.</li> <li>• Attract arts and cultural facilities within the Kensington town centres by creating planning incentives for the dedication of floor space.</li> </ul> <p>Additional information is contained within <i>Part C, Section 9 Social Infrastructure</i>.</p>
Goal 2 – A City of Housing Choice, with homes that meet our needs and lifestyles		
2.1 Accelerate housing supply across Sydney	<p>Action 2.1.1: Accelerate housing supply and local housing choices.</p> <p>Action 2.1.2: Accelerate new housing in designated infill areas (established urban areas) through the priority precincts and urban growth NSW programs.</p>	<p>Strategies and actions within the draft Strategy that contribute to housing growth include:</p> <ul style="list-style-type: none"> <li>• Direct housing growth into locations and sites that have the capacity to accommodate change, and</li> <li>• Encourage a diversity and mix of apartment sizes in the town centres having regard to changing demography, housing trends and affordability for a resident population.</li> </ul> <p>Additional information is contained within <i>Part C, Section 3 Housing Growth and Diversity</i>.</p>
2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs	<p>Action 2.2.1: Use the greater Sydney commission to support council-led urban infill projects.</p> <p>Action 2.2.2: Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres.</p>	<p>Council has undertaken a comprehensive strategic approach supported by considerable background research and analysis, extensive community engagement and an independently run international design competition (which has successfully showcased innovative ideas in liveability, sustainability and economic prosperity). This Council led process has resulted in a planning strategy that contains the vision, built form controls, public domain and economic and social improvements that will guide the future growth of the town centres.</p> <p>A Plan for Growing Sydney identifies the Kensington and Kingsford town</p>

		centres as areas with opportunities for urban renewal. The Anzac Parade corridor has excellent access to employment, recreational opportunities, higher education, health facilities and social infrastructure. The CBD and South East Light Rail will better connect Randwick, Kensington and Kingsford to Sydney CBD. The draft Strategy seeks to increase housing supply that is closer to employment opportunities through various strategies and actions.
2.3: Improve housing choice to suit different needs and lifestyles	Action 2.3.1: Require local housing strategies to plan for a range of housing types. Action 2.3.3: Deliver more opportunities for affordable housing.	The draft Strategy includes various strategies and actions to improve housing choice to suit different needs and lifestyles, including: <ul style="list-style-type: none"> <li>• Encourage a diversity and mix of apartment sizes in the town centre having regard to changing demography, housing trends and affordability for a resident population,</li> <li>• Encourage adaptable and accessible housing to enable the community to age in place,</li> <li>• Provide for affordable housing options for key workers to enhance opportunities to live, work and learn together and to support the economic function of the Randwick Education and Health Strategic Centre, and</li> <li>• Encourage the development of family friendly apartments to facilitate social diversity on the community.</li> </ul> <p>Additional information can be found in <i>Part C, Section 3 Housing Growth and Diversity</i>.</p>
2.4: Deliver timely and well planned greenfield precincts and housing	N/A	N/A – There are no greenfield precincts or housing opportunities identified in the Kensington and Kingsford town centres.
Goal 3: A great place to live with communities that are strong, healthy and well connected		
3.1: Revitalise existing suburbs	Action 3.1.1: Support urban renewal by directing local infrastructure to centres where there is growth.	A Plan for Growing Sydney identifies the Kensington and Kingsford town centres as areas with opportunities for urban renewal. The opportunity for urban renewal has been driven by a range of factors including the implementation of the City to South East Light Rail corridor along Anzac Parade. The draft Strategy includes numerous strategies and actions that support urban renewal and revitalisation of the Kensington and Kingsford

		town centres.
3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney	Action 3.2.1: Deliver the Sydney green grid project.	<p>The draft Strategy includes a number of strategies and actions that create a network of interlinked, multipurpose open and green spaces. These include:</p> <ul style="list-style-type: none"> <li>• Increasing the amount of open space within and around the town centre,</li> <li>• The establishment of an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• The establishment of a strong green ‘boulevard’ landscape character along Anzac Parade, and</li> <li>• Maximising the ‘greening’ of the public domain by applying a coordinated street tree and landscaping treatment.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
3.3: Create healthy built environments	Action 3.3.1: Deliver guidelines for a healthy built environment.	<p>The draft Strategy achieves a healthy built environment through the following strategies and actions:</p> <ul style="list-style-type: none"> <li>• Increasing the amount of open space within and around the town centre,</li> <li>• Establishing an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• Creating a network of safe, attractive and vibrant urban public spaces,</li> <li>• Introducing new urban furniture to provide rest areas throughout the public domain,</li> <li>• Improving existing footpath surfaces by applying cohesive and high quality paving treatments,</li> <li>• Improving lighting,</li> <li>• Prioritising pedestrian access and safety throughout the public domain and street network,</li> <li>• Enhancing pedestrian permeability and connectivity throughout the public domain,</li> <li>• Improving the appearance, safety and sanitation of service lanes to</li> </ul>

		<p>provide improved amenity for pedestrians, and</p> <ul style="list-style-type: none"> <li>• Designing streets and public spaces to increase natural surveillance and foster a sense of safety.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
<p>3.4: Promote Sydney’s heritage, arts and culture</p>	<p>Action 3.4.3: Target investment in local arts and culture in priority precincts. Action 3.4.4: Identify and re-use heritage sites, including private sector re-use through the priority precincts program.</p>	<p>The draft Strategy contains actions to foster the creative arts and culture in the public domain and within new developments, including:</p> <ul style="list-style-type: none"> <li>• The Kensington and Kingsford town centres draft infrastructure contributions scheme addresses the dedication to Council of a gallery space within Kensington town centre and a space in each town centre which can be used for the purposes of innovation and creative uses (See <i>Part C, Section 4 Business and Innovation</i> and <i>Section 9 Social Infrastructure</i>),</li> <li>• Commissioning a range of permanent artworks in various locations within the public domain,</li> <li>• Coordinating public art with other public domain elements such as lighting, paving insets and specialised street furniture,</li> <li>• Considering new DCP controls requiring the provision of public art for major development/key opportunity sites,</li> <li>• Initiate programs and events to bring creativity and cultural activity into the experience of the town centre (See <i>Part C, Section 8 Public Realm and Landscape</i>).</li> </ul> <p>The draft Strategy contains actions to promote and protect the heritage character and fabric of buildings that reflect the historical development of the town centres. These include continuing to protect the heritage significance of heritage items and contributory buildings through the consistent and rigorous application of relevant RLEP 2012 heritage provisions and DCP 2013 guidelines for heritage conservation.</p> <p>Additional information is contained in <i>Part C, Section 6 Heritage Conservation</i> of the draft Strategy.</p>

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources		
Direction 4.1: Protect our natural environment and biodiversity	Action 4.1.1: Protect and deliver a network of high conservation value land by investing in green corridors and protecting native vegetation and biodiversity.	<p>Various strategies and actions have been implemented to protect biodiversity and the natural environment these include:</p> <ul style="list-style-type: none"> <li>• Increasing the amount of open space within and around the town centre,</li> <li>• The establishment of an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• The retaining and enhancing of large canopy trees throughout the town centres,</li> <li>• The establishment of a strong green 'boulevard' landscape character along Anzac Parade, and</li> <li>• Maximising the 'greening' of the public domain by applying a coordinated street tree and landscaping treatment.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
Direction 4.2: Build Sydney's resilience to natural hazards	N/A	N/A - Council will work with State Government to build Sydney's resilience to natural hazards.
Direction 4.3: Manage the impacts of development on the environment	Action 4.3.1: Apply urban green cover technical guidelines.	<p>The draft Strategy considers the environmental sustainability of the town centres, including at both a buildings and precinct level. It contains strategies and actions to reduce water consumption, energy use and greenhouse gas emissions, improve stormwater quality, reduce traffic congestion and improve walking and cycling access.</p> <p>Strategies and actions within the draft Strategy that contribute to the green cover include:</p> <ul style="list-style-type: none"> <li>• Increasing the amount of open space within and around the town centre,</li> <li>• The establishment of an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• The establishment of a strong green 'boulevard' landscape character</li> </ul>

		<p>along Anzac Parade,</p> <ul style="list-style-type: none"><li>• Maximising the 'greening' of the public domain by applying a coordinated street tree and landscaping treatment, and</li><li>• The greening of the town centres through additional trees and landscaping, making the streets more pleasant for pedestrians. It will also enhance environmental performance in terms of thermal comfort.</li></ul> <p>Additional information is contained within <i>Part C, Section 7 Sustainability and Transport and Section 8 Public Realm and Landscape</i>.</p>
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Table 2: Consistency with Draft Central District Plan Priorities

Priority		Planning Proposal Response
A Productive City		
1. Creating opportunities for the growth of commercial floor space	<p>Relevant planning authorities need to consider the mechanisms to protect and enhance opportunities for the growth of commercial floor space.</p> <p>When planning strategic and district centres, relevant planning authorities should consider Productivity Priority 3 (Section 3.5), as well as strategies to:</p> <ul style="list-style-type: none"> <li>• enhance the urban amenity and walkability of centres</li> <li>• promote the diversification of complementary commercial activities</li> <li>• maintain a commercial core for employment activities in targeted locations</li> <li>• support the economic viability of office development.</li> </ul>	<p>The active frontages LEP and DCP Map and the minimum non-residential floor space ratio LEP Map will ensure that every site provides commercial or retail floor space and that the light rail stops become nodes of commercial and retail activity within the centres, supporting the growth of commercial floor space.</p> <p>Additional information is contained in <i>Part C, Section 4 Business and Economy</i> of the draft Strategy.</p>
2. Support the growth of innovation and creative industries	<p>The relevant planning authority should investigate opportunities to support the growth of innovation and creative industries. Consideration should be given to the full spectrum of activities from high-end global businesses to small start-ups. This may be achieved through a range of mechanisms and strategies including:</p> <ul style="list-style-type: none"> <li>• providing flexibility in appropriate zones for the co-location of creative industries in desirable locations with access to transport and ancillary uses such as retail, cafes and restaurants</li> <li>• incentivising opportunities for the provision of affordable space for creative and start-up businesses.</li> </ul> <p>Councils and State agencies should also consider opportunities to grow innovation and creative industries by:</p> <ul style="list-style-type: none"> <li>• providing affordable space for creative hubs on government-owned land and/or in large-scale government-led urban renewal</li> </ul>	<p>The draft Strategy includes various strategies and actions to support the growth of innovation and creative industries within the Kensington and Kingsford town centres, including:</p> <ul style="list-style-type: none"> <li>• The B2 zoning allows for a flexibility of uses and the co-location of creative and retail uses within close proximity to the light rail,</li> <li>• The minimum non-residential floor space ratio LEP Map will ensure adequate opportunities are provided for innovation and creative spaces, and</li> <li>• The Kensington and Kingsford town centres draft infrastructure contributions scheme addresses the dedication to Council of a space in each town centre which can be used for the purposes of innovation and creative uses.</li> </ul>

	<p>projects</p> <ul style="list-style-type: none"> <li>• enhancing synergies and connectivity between health and education facilities</li> <li>• supporting increased opportunities for a diversity of housing choices including price points close to work opportunities.</li> </ul>	<p>The draft Strategy has addressed a range of mechanisms to guide the future sustainable growth of the town centres and meet forecast demand for housing and jobs.</p>
<p>3. Manage growth and change in strategic and district centres and, as relevant, local centres</p>	<p>When undertaking planning for strategic, district and local centres, the relevant planning authority should consider:</p> <ul style="list-style-type: none"> <li>• opportunities for existing centres to grow and new centres to be planned to meet forecast demand across a range of retail business types, including: <ul style="list-style-type: none"> <li>-- the need to reinforce the suitability of centres for retail and commercial, encouraging a competitive market</li> <li>-- the commercial requirements of retailers and commercial operators such as servicing, location, visibility and accessibility</li> <li>-- the use of B3 Commercial Core Zones in strategic centres, and where appropriate, in district centres to reinforce and support the operation and viability of non-residential uses, including local office markets.</li> </ul> </li> </ul> <p>When preparing strategic plans, the relevant planning authority needs to demonstrate how its planning for centres has considered strategies to:</p> <ul style="list-style-type: none"> <li>• deliver on the strategic and district centre’s job targets</li> <li>• meet the retail and service needs of the community</li> <li>• facilitate the reinforcement and/ or expansion of allied health and research activities</li> <li>• promote the use of walking, cycling and integrated public transport solutions</li> <li>• provide urban spaces such as meeting places and playgrounds</li> <li>• respond to the centre’s heritage and history</li> <li>• promote community arts</li> <li>• reflect crime prevention through environmental design (CPTED) principles such as safety and management</li> </ul>	<p>Analysis by Macroplan Dimasi has identified the projected employment growth for the Kensington and Kingsford town centres and the future role of the centres in providing for the daily needs of the local community and providing opportunities for innovation spaces.</p> <p>The draft Strategy outlines measures to support a range of retail business types and create nodes of activity to support the vitality and viability of the town centres. These measures include:</p> <ul style="list-style-type: none"> <li>• The minimum non-residential floor space ratio LEP Map and the active frontages LEP and DCP Map. See <i>Part C, Section 4 Business and Economy</i> for more detail,</li> <li>• Improved walking and cycling connections and public realm, as identified in <i>Part C, Section 8 Public Realm and Landscape</i>, and</li> <li>• The Kensington and Kingsford town centres draft infrastructure contributions scheme addresses the provision of a space in each town centre which can be used for the purposes of innovation and creative uses.</li> </ul> <p>Design principles that underpin the urban design analysis include:</p> <ul style="list-style-type: none"> <li>• Focussing density along the Anzac Parade spine with taller buildings at key nodes,</li> </ul>

	<ul style="list-style-type: none"> <li>• manage the transition between higher intensity activity in and around a centre and lower intensity activity that frames the centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Protecting residential amenity and creation of setbacks and new public space/plazas,</li> <li>• Reinforcing a 4 storey street wall of Anzac Parade, and</li> <li>• New public domain in side streets.</li> </ul>
4. Prioritise the provision of retail floor space in centres	<p>When preparing retail and commercial strategies to inform local planning, the following matters should be considered:</p> <ul style="list-style-type: none"> <li>• existing and future supply and demand for retail floor space within the District, based on the Department of Planning and Environment’s medium population growth scenario</li> <li>• the accessibility of different types of retail and commercial floor space to communities</li> <li>• opportunities to allow retail and commercial activities to innovate</li> <li>• the impacts of new retail and commercial proposals to enhance the viability and vitality of existing and planned centres</li> <li>• the need for new retail development to reinforce and enhance the public domain</li> <li>• the net social, economic and environmental implications of new supply within different locations.</li> </ul>	<p>In 2016 Council conducted a survey to identify the existing supply of commercial floor space within the town centres. Analysis by Macroplan Dimasi has identified the projected employment growth for the Kensington and Kingsford town centres, and extrapolated to identify the projected demand for retail and commercial floor space.</p> <p>The draft Strategy identifies a range of measures to support a range of retail business types and create nodes of activity to support the vitality and viability of the town centres. These measures include:</p> <ul style="list-style-type: none"> <li>• The minimum non-residential floor space ratio LEP Map and the active frontages LEP and DCP Map. See <i>Part C, Section 4 Business and Economy</i> for more detail, and</li> <li>• Improved walking and cycling connections and public realm, as identified in <i>Part C, Section 8 Public Realm and Landscape</i>.</li> </ul>
A Liveable City		
1. Deliver Central District’s five-year housing supply targets	<p>To deliver these five-year housing targets, councils need to:</p> <ul style="list-style-type: none"> <li>• plan to provide sufficient capacity and monitor delivery of the five-year housing targets</li> <li>• liaise with the Commission to identify barriers to delivering additional housing in accordance with the targets.</li> </ul>	<p>The draft Strategy provides the framework for achieving sustainable housing growth across both Kensington and Kingsford town centres, recognising their strategic location, excellent access to services and capacity to accommodate change.</p>

		Additional information is contained in <i>Part C, Section 3 Housing Growth and Diversity</i> of the draft Strategy.
2. Deliver housing diversity	<p>Relevant planning authorities should consider the needs of the local population base in their local housing strategy and how to align local planning controls that:</p> <ul style="list-style-type: none"> <li>• address housing diversity that is relevant to the needs of the existing and future local housing market</li> <li>• deliver quality design outcomes for both buildings and places.</li> </ul>	<p>The draft Strategy includes strategies and actions to ensure a suitable mix of housing stock in a range of sizes and designs to address declining housing affordability, and support the current and future needs of the community, which includes people of different age groups, cultures, lifestyles, incomes and life stages.</p> <p>Additional information is contained in <i>Part C, Section 3 Housing Growth and Diversity</i> of the draft Strategy.</p>
3. Implement the Affordable Rental Housing Target	<p>Building on Action 2.3.3 of A Plan for Growing Sydney, when preparing planning proposals or strategic plans for new urban renewal or greenfield areas, the relevant planning authority will include an Affordable Rental Housing Target as a form of inclusionary zoning.</p> <p>A target of 5% to 10% of new floor space will be applied at the rezoning stage so that it can factored into the development equation:</p> <ul style="list-style-type: none"> <li>• within areas that have been shown, via a local housing strategy, or another form of appropriate research, to have current or future need for affordable rental housing</li> <li>• to applicable land within new urban renewal or greenfield areas (government and private) subject to development feasibility assessed at a precinct scale</li> <li>• to all new floor space (above the existing permissible floor space)</li> <li>• in addition to local and State development contributions and cognisant of any public or private subsidy for affordable rental housing provision</li> <li>• to provide a range of dwelling types including one, two and three+ bedroom homes</li> <li>• in accordance with any relevant guidance developed by the</li> </ul>	<p>A key component of the draft Strategy is Randwick LGA and specifically the Kensington and Kingsford town centres being listed in SEPP 70 as an area in housing need. In January 2017, the Minister for Planning informed Council of his support for an amendment to SEPP 70 with exhibition of these amendments to occur concurrently with the required amendments to Council's LEP. The draft Strategy proposes to introduce a staged affordable housing levy of 3% rising to 5% on the cost of carrying out development. This is based on the Affordable Housing plan and needs analysis prepared by Council.</p> <p>Additional information is contained in <i>Part C, Section 3 Housing Growth and Diversity</i> of the draft Strategy.</p>

	<p>Commission and Department of Planning and Environment.</p> <p>The Affordable Rental Housing dwellings will be secured by the relevant planning authority and passed onto a registered Community Housing Provider to manage, further developing this emerging sector of the economy.</p> <p>In this regard, we encourage the NSW Government to bring forward its own land to maximise affordable housing and Affordable Rental Housing.</p>	
4. Increase social housing provision	<p>Relevant planning authorities and the Department of Family and Community Services (and the Land and Housing Corporation) should collaborate to optimise housing and community diversity outcomes on sites of social housing concentration.</p> <p>Subject to appropriate consultation, feasibility considerations and environmental assessment, relevant planning authorities should translate optimal outcomes for social housing sites into land use controls.</p>	N/A –The draft Strategy provides for affordable housing provisions. See <i>Part C, Section 3 Housing Growth and Diversity</i> (see above).
5. Facilitate the delivery of safe and healthy places	<p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> <li>• facilitate the development of healthy and safe built environments</li> <li>• consider the inclusion of planning mechanisms such as floor space bonuses to incentivise the provision of: <ul style="list-style-type: none"> <li>-- neighbourhoods with good walking and cycling connections particularly to schools</li> <li>-- social infrastructure such as public libraries or child care</li> <li>-- urban agriculture, community and roof gardens for productive food systems.</li> </ul> </li> </ul>	<p>The draft Strategy includes a range of actions to facilitate the development of healthy and safe built environments. This includes:</p> <ul style="list-style-type: none"> <li>• Improvements to walking and cycling connections (See <i>Part C, Section 7 Sustainability and Transport</i>),</li> <li>• Improvements to cycling infrastructure (See <i>Part C7 Sustainability and Transport</i>),</li> <li>• Ensuring that the design of streets and public spaces incorporate CPTED principles including passive surveillance of streets, laneways and plazas (See <i>Part C, Section 8 Public Realm and Landscape</i>),</li> <li>• The draft infrastructure contributions scheme addresses the dedication to Council of space for the purpose of a community</li> </ul>

		<p>hub in Kingsford town centre and gallery space within Kensington town centre (See <i>Part E, Section 1 Funding Infrastructure Contributions Scheme</i>), and</p> <ul style="list-style-type: none"> <li>• Provisions to encourage child care centres (See <i>Part C, Section 9 Social Infrastructure</i>).</li> </ul>
6. Facilitate enhanced walking and cycling connections	Relevant planning authorities should facilitate enhanced walking and cycling outcomes by giving due consideration to the delivery of district and regional connections and walkable neighbourhoods.	<p>The draft Strategy identifies a range of actions to improve walkability, including future green links to strengthen connections between the town centres and Kokoda Park and Kensington Park.</p> <p><i>See Part C, Section 8 Public Realm and Landscape.</i></p>
7. Conserve heritage and unique local characteristics	<p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> <li>• require the adaptive re-use of historic and heritage listed buildings and structures in a way that enhances and respects heritage values</li> <li>• protect Aboriginal, cultural and natural heritage and places, spaces and qualities valued by the local community.</li> </ul>	<p>The draft Strategy contains actions to protect the heritage character and fabric of buildings that reflect the historical development of the town centres. These include continuing to protect the heritage significance of heritage items and contributory buildings through the consistent and rigorous application of relevant RLEP 2012 heritage provisions and DCP 2013 guidelines for heritage conservation.</p> <p>The areas comprising both town centres has been extensively disturbed and there is no record of Aboriginal heritage or places in this location. There is potential for archaeological material subsurface and this will be addressed in detail in the DCP provisions.</p> <p>Additional information is contained in <i>Part C, Section 6 Heritage Conservation</i> of the draft Strategy.</p>
8. Foster the creative arts and culture	<p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> <li>• integrate arts and cultural outcomes into urban development through planning proposals that nurture a culture of art in everyday</li> </ul>	The draft Strategy contains actions to foster the creative arts and culture in the public domain and within new developments, including:

	<p>local spaces and enhance access to the arts in all communities</p> <ul style="list-style-type: none"> <li>• give due consideration to the inclusion of planning mechanisms that would incentivise the establishment and resourcing of creative hubs and incubators and accessible artist-run spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• The Kensington and Kingsford town centres draft infrastructure contributions scheme addresses the provision of a gallery space within Kensington town centre and spaces in each town centre which can be used for the purposes of innovation and creative uses (See <i>Part C, Section 4 Business and Economy and Section 9 Social Infrastructure</i>),</li> <li>• Commissioning a range of permanent artworks in various locations within the public domain,</li> <li>• Coordinating public art with other public domain elements such as lighting, paving insets and specialised street furniture, and</li> <li>• Considering new DCP controls requiring the provision of public art for major development/key opportunity sites (See <i>Part C, Section 8 Public Realm and Landscape</i>).</li> </ul>
9. Share resources and spaces	<p>Relevant planning authorities should consider the delivery of shared local facilities such as community hubs, cultural facilities and public libraries as multifunctional shared spaces.</p>	<p>The draft Strategy includes implementation of a draft infrastructure contributions scheme for the delivery of new shared local facilities, including:</p> <ul style="list-style-type: none"> <li>• A flexible community services hub within Kingsford town centre,</li> <li>• A gallery space within Kensington town centre, and</li> <li>• Spaces in each town centre which can be used for the purposes of innovation and creative uses.</li> </ul> <p>Additional information is contained within <i>Part C, Section 4 Business and Innovation and Section 9 Social Infrastructure</i> of the draft Strategy.</p>
10. Support innovative	<p>Relevant planning authorities should give due consideration to:</p>	<p>The draft Strategy supports innovative approaches</p>

<p>school planning and delivery</p>	<ul style="list-style-type: none"> <li>• innovative land use and development approaches, including: <ul style="list-style-type: none"> <li>-- using travel management plans, that identify travel options, to reduce car use</li> <li>-- enabling the development and construction of schools as flexible spaces, so they can facilitate shared use and change over time to meet varying community need</li> </ul> </li> <li>• the inclusion of planning mechanisms that would incentivise the: <ul style="list-style-type: none"> <li>-- development of new schools as a part of good quality and appropriate mixed use developments</li> <li>-- the shared use of facilities between schools and the local community including playing fields and indoor facilities, so they can meet wider community needs.</li> </ul> </li> </ul>	<p>to shared use of school facilities. Additional information is contained within <i>Part C, Section 9 Social Infrastructure</i> of the draft Strategy.</p>
<p>11. Provide socially and culturally appropriate infrastructure and services</p>	<p>Relevant planning authorities should:</p> <ul style="list-style-type: none"> <li>• collaborate with Federal and State agencies and service providers to integrate local and District social infrastructure for Aboriginal residents including preschools, child care and aged care services</li> <li>• include appropriate planning mechanisms to incentivise the provision of these services required by local communities where appropriate.</li> </ul>	<p>Space has been allocated for a community services hub to allow use by a range of community service providers covering the broad scope of the community.</p> <p>Consultation with relevant government agencies will take place during the public exhibition period of the Planning Proposal.</p>
<p>12. Support planning for health infrastructure</p>	<p>Relevant planning authorities should give due consideration to the need to support the co-location of ancillary uses that complement health precincts, including:</p> <ul style="list-style-type: none"> <li>• residential aged care facilities</li> <li>• housing for health workers</li> <li>• visitor and short-term accommodation</li> <li>• health and medical research activities</li> <li>• child care</li> <li>• non-critical patient care</li> <li>• commercial uses that are complementary to and service the health precinct</li> </ul> <p>Consideration should also be given to the protection of health precincts and super precincts from residential encroachment into</p>	<p>The draft Strategy contains a range of actions to support the co-location of ancillary uses that complement the Randwick Education and Health precinct. These include:</p> <ul style="list-style-type: none"> <li>• Small expansion of B2 zone, active frontages map and minimum non-residential FSR map will ensure adequate space is provided for commercial uses, such as medical uses and innovation which complement the Randwick Hospitals Campus, and</li> <li>• Affordable housing which may assist health workers (see <i>Part C, Section 3 Housing</i>)</li> </ul>

	key employment areas.	<i>Growth and Diversity).</i>
13. Support planning for emergency services	Relevant planning authorities must consider the operational and locational requirements of emergency services.	Consultation with relevant government agencies will take place during the public exhibition period of the Planning Proposal.
14. Support planning for cemeteries and crematoria	Relevant planning authorities should give consideration to the need and locational requirements of cemeteries and crematoria	N/A - There are no cemeteries or crematoria located in the draft Strategy areas.
<b>A Sustainable City</b>		
1. Maintain and improve water quality and waterway health	<p>The Office of Environment and Heritage and the Environment Protection Authority have developed a risk-based framework to assist decisions that maintain, improve or restore water quality in the strategic planning process to help meet the NSW Water Quality and River Flow Objectives.</p> <p>Relevant planning authorities and managers of public land should:</p> <ul style="list-style-type: none"> <li>• adopt the Office of Environment and Heritage and the Environment Protection Authority's framework to determine the appropriate stormwater and wastewater management targets that contribute to maintaining or improving water quality and waterway health to meet the community's values</li> <li>• consider more water sensitive approaches to managing stormwater to meet the water quality and quantity targets, including harvesting and re-use of water and management of riparian corridors</li> <li>• develop mechanisms to allow offsetting between sub-catchments and facilitate cost-effective opportunities to meet the management targets for whole catchments and water quality objectives for receiving waters</li> <li>• while management targets are being established, ensure that the quality of stormwater and wastewater from public land and new development in established urban areas maintains or improves the health of waterways, in line with community values and expectations of how waterways will be used.</li> </ul>	<p>The draft Strategy includes various strategies and actions to maintain and improve water quality and waterway health, including:</p> <ul style="list-style-type: none"> <li>• Reducing mains water demand by investigating recycled or alternative non-potable water for the Kensington and Kingsford town centres, and</li> <li>• Integrating more vegetation into the town centres to slow down and filter pollutants from stormwater, improve localised flooding impacts and protect waterways by the implementing of water sensitive urban design. Water sensitive urban design is to be funded by community infrastructure contributions (See <i>Part E Funding Infrastructure</i>).</li> </ul> <p>Additional information is contained in <i>Part C, Section 7 Sustainability and Transport</i>.</p> <p>Consultation with relevant government agencies will take place during the public exhibition period of the Planning Proposal.</p>

<p>2. Protect and conserve the values of Sydney Harbour</p>	<p>When preparing strategic plans, relevant planning authorities around Sydney Harbour should consider opportunities to:</p> <ul style="list-style-type: none"> <li>• conserve and interpret Aboriginal and European heritage</li> <li>• protect and enhance aquatic and terrestrial biodiversity (also see Section 5.5)</li> <li>• enhance access to and along the foreshore and provide connected green space around the foreshore (also see Section 5.6)</li> <li>• manage demand for and the design of essential maritime facilities within the natural and built environment.</li> </ul>	<p>N/A – Kensington and Kingsford town centres do not adjoin Sydney Harbour.</p>
<p>3. Enhance access to Sydney Harbour foreshore and waterways</p>	<p>Councils around Sydney Harbour should work with Roads and Maritime Services to revise foreshore and waterway access strategies for Sydney Harbour. These strategies should consider ways to manage competing demands placed on Sydney Harbour including:</p> <ul style="list-style-type: none"> <li>• protection of flora and fauna</li> <li>• public access to the foreshore and waterway</li> <li>• growth in boat ownership</li> <li>• changes in boat size</li> <li>• demand for moorings, marinas, dinghy storage and other boat support infrastructure</li> <li>• demand for on-street boat parking</li> </ul>	<p>N/A – Kensington and Kingsford town centres do not adjoin the Sydney Harbour foreshore and waterways.</p>
<p>4. Avoid and minimise impacts on biodiversity Delivering Sydney's Green Grid</p>	<p>Efforts to protect biodiversity values should be based on avoiding and minimising adverse impacts to biodiversity, as far as practicable. Only when impacts cannot be avoided or minimised, should consideration be given to offsetting those impacts.</p>	<p>The draft Strategy includes a number of strategies and actions to avoid and minimise the impacts on biodiversity contributing to Sydney's Green Grid, including;</p> <ul style="list-style-type: none"> <li>• Establishing an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• Retaining and enhancing large canopy trees throughout the town centres,</li> <li>• Establishing a strong green 'boulevard' landscape character along Anzac Parade, and</li> </ul>

		<ul style="list-style-type: none"> <li>• Maximising the ‘greening’ of the public domain by applying a coordinated street tree and landscaping treatment.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
5. Align strategic planning to the vision for the Green Grid	Consistent with Action 3.2.1 of A Plan for Growing Sydney, relevant planning authorities should consider opportunities to support the delivery of the Central District Green Grid. This could include consideration of how land use zones can be applied, how new development is designed, or where voluntary planning agreements and agreements for dual use of open space and recreational facilities could contribute to delivering the Green Grid.	<p>The draft Strategy aligns with the vision of a Green Grid through strategies and actions such as;</p> <ul style="list-style-type: none"> <li>• The establishment of an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• The retaining of large canopy trees throughout the town centres,</li> <li>• The establishment of a strong green ‘boulevard’ landscape character along Anzac Parade, and</li> <li>• Maximising the ‘greening’ of the public domain by applying a coordinated street tree and landscaping treatment.</li> </ul> <p>Additional information is contained in within <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
6. Maximise benefits to the public from the innovative use of golf courses	When new opportunities to examine the future use of golf courses arise, relevant planning authorities should consider how golf courses could be managed to provide greater public benefits to communities in a way that responds to local needs for green space and recreation.	N/A - There are no golf courses within the subject draft Strategy areas.
7. Protect, enhance and extend the urban canopy	When making strategic plans, relevant planning authorities should consider tree canopy cover in land release and established urban areas, with a focus on providing shade to streets. Councils should include green cover and shade tree planting along major transport corridors in local infrastructure investment planning, development control and urban design.	It is proposed to incorporate building setbacks to provide for wider footpaths of between 4.5 to 6m and enable the establishment of a tree canopy and to accommodate awnings, landscaped buffer planting, street furniture and more generous pedestrian circulation. Various other strategies and

		<p>actions have been implemented to protect, enhance and extend the urban canopy, these include;</p> <ul style="list-style-type: none"> <li>• The establishment of an integrated open space network connecting the town centres with local parks and open spaces,</li> <li>• The establishment of a strong green ‘boulevard’ landscape character along Anzac Parade, and</li> <li>• Maximising the ‘greening’ of the public domain by applying a coordinated street tree and landscaping treatment.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
8. Improve protection of ridgelines and scenic areas	The scenic qualities of landscapes are already recognised and considered in some areas of Greater Sydney, as part of the strategic planning and development process. All councils should identify and map areas with high scenic value and develop strategies, planning and development controls that protect important scenic landscapes and vistas of them. Planning and development controls should prohibit opportunities for development on ridgelines that would diminish their scenic quality.	N/A – Kensington and Kingsford town centres are not located on a ridgeline.
9. Support opportunities for District waste management	<p>When making plans, relevant planning authorities should:</p> <ul style="list-style-type: none"> <li>• use appropriate land use zones to minimise the potential for conflict with the operation and expansion of existing waste facilities</li> <li>• protect precincts that have functioning waste management facilities from encroachment by residential and other sensitive development</li> <li>• consider ways to encourage design measures such as fully enclosing waste facilities to minimise dust, odours and noise impacts to mitigate the risks and potential impacts on surrounding communities</li> <li>• consider opportunities to support co-location of waste</li> </ul>	<p>The draft Strategy will investigate and implement an automated underground waste collection system for the town centres.</p> <p>Additional information is contained within <i>Part C, Section 7.3 Waste Collection</i>.</p>

	management facilities with other activities that produce or reuse waste materials.	
10. Mitigate the urban heat island effect	Relevant planning authorities should consider where the urban heat island effect is experienced, and the location of vulnerable communities and use strategic plans to reduce impacts from extreme heat.	<p>The draft Strategy includes actions to mitigate against the urban heat island effect including:</p> <ul style="list-style-type: none"> <li>• The greening of the town centres through additional trees and landscaping, making the streets more pleasant for pedestrians. It will also enhance environmental performance in terms of thermal comfort.</li> </ul> <p>Additional information is contained in <i>Part C, Section 8 Public Realm and Landscape</i>.</p>
11. Integrate land use and transport planning to consider emergency evacuation needs	Relevant planning authorities should coordinate with Transport for NSW and the State Emergency Service to consider land use and local road planning, so that it is integrated with emergency evacuation planning and takes into account the cumulative impact of growth on road evacuation capacity.	<p>A transport capacity analysis has been undertaken to address future transport capacity requirements.</p> <p>Consultation with relevant government agencies will take place during the public exhibition period of the Planning Proposal.</p> <p>Additional information is contained in <i>Part C, Section 7 Sustainability and Transport</i>.</p>
12. Assist local communities develop a coordinated understanding of natural hazards and responses that reduce risk	The Commission, the NSW Government and local councils will continue to adopt a range of tools and resources and implement actions to adapt to climate change and reduce risks to public and private assets. We will also explore ways to coordinate, improve and communicate information about risks associated with climate change to local communities.	<p>The draft Strategy considers the environmental sustainability of the town centres, including at both a buildings and precinct level. It contains a range of innovative strategies and actions to reduce water consumption, energy use and greenhouse gas emissions, improve stormwater quality, reduce traffic congestion and improve walking and cycling access.</p> <p>Additional information is contained within <i>Part C, Section 7 Sustainability and Transport</i>.</p>

## Attachment J - Consistency with SEPPS

State Environmental Planning Policy (SEPP)	Consistent	Comment
SEPP No 1—Development Standards	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP No 14—Coastal Wetlands	N/A	Not applicable.
SEPP No 15—Rural Landsharing Communities	N/A	Not applicable.
SEPP No 19—Bushland in Urban Areas	N/A	Not applicable.
SEPP No 21—Caravan Parks	N/A	Not applicable.
SEPP No 26—Littoral Rainforests	N/A	Not applicable.
SEPP No 29—Western Sydney Recreation Area	N/A	Not applicable.
SEPP No 30—Intensive Agriculture	N/A	Not applicable.
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Yes	Consistent. This draft planning proposal aims to provide additional housing and a greater diversity of housing within the two town centres
SEPP No 33—Hazardous and Offensive Development	N/A	Not applicable.
SEPP No 36—Manufactured Home Estates	N/A	Not applicable.
SEPP No 39—Spit Island Bird Habitat	N/A	Not applicable.
SEPP No 44—Koala Habitat Protection	N/A	Not applicable.
SEPP No 47—Moore Park Showground	N/A	Not applicable.
SEPP No 50—Canal Estate Development	N/A	Not applicable.
SEPP No 52—Farm Dams and Other Works in Land	N/A	Not applicable.

and Water Management Plan Areas		
SEPP No 55—Remediation of Land	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	N/A	Not applicable.
SEPP No 62—Sustainable Aquaculture	N/A	Not applicable.
SEPP No 64—Advertising and Signage	Yes	Consistent. This draft planning proposal suggests DCP provisions that address appropriate siting, size and positioning of outdoor signage.
SEPP No 65—Design Quality of Residential Flat Development	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP No 70—Affordable Housing (Revised Schemes)	Yes	An Affordable Housing Plan has been provided as an addendum to this planning proposal. The planning proposal is seeking to include a new clause in RLEP 2012 in relation to the provision of 3% affordable housing on redevelopment sites. Randwick City LGA has sought the Minister’s support for inclusion in SEPP 70 as an area in need for affordable housing.
SEPP No 71—Coastal Protection	N/A	Not applicable.
SEPP (Affordable Rental Housing) 2009	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP. Draft LEP provisions require buildings on key sites to be designed to meet Green
SEPP (Exempt and Complying Development Codes) 2008	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Infrastructure) 2007	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Kosciuszko National Park— Alpine Resorts) 2007	N/A	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	N/A	Not applicable.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable.
SEPP (Miscellaneous Consent Provisions) 2007	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable.
SEPP (Rural Lands) 2008	N/A	Not applicable.
SEPP (SEPP 53 Transitional Provisions) 2011	N/A	Not applicable.
SEPP (State and Regional Development) 2011	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (State Significant Precincts) 2005	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable.
SEPP (Temporary Structures) 2007	Yes	Consistent. This draft planning proposal does not contain provisions that contradict or would hinder the application of this SEPP.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable.
SEPP (Three Ports) 2013	N/A	Not applicable.
SEPP (Urban Renewal) 2010	N/A	Not applicable.
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable.
SEPP ( Western Sydney Parklands) 2009	N/A	Not applicable.

## Attachment K - Consistency with s117 Directions

No.	Direction	Comment
<b>1. Employment and Resources</b>		
1.1	Business and Industrial Zones	Consistent. This draft planning proposal does not reduce employment land in business and industrial zones and supports the economic viability of the Randwick Education and Health strategic centre by providing affordable and key worker housing.
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
<b>2. Environment and Heritage</b>		
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Consistent. This draft planning proposal does not impact on the heritage conservation of the site.
2.4	Recreation Vehicle Areas	Not applicable
<b>3. Housing Infrastructure and Urban Development</b>		
3.1	Residential Zones	Consistent. This draft planning proposal provides for diverse housing including affordable and key worker housing on site.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Consistent. This draft planning proposal does not contradict or hinder application of the home occupation provisions in Randwick LEP 2012.
3.4	Integrating Land Use and Transport	Consistent. This draft planning proposal is aligned with the objectives and directions of the integrating land use and transport by improving access to affordable housing close to jobs and services.
3.5	Development Near Licensed Aerodromes	Consistent. This draft planning proposal does not contradict or hinder application of airspace operations provisions in Randwick LEP 2012.
3.6	Shooting Ranges	Not applicable
<b>4. Hazard and Risk</b>		
4.1	Acid Sulfate Soils	Consistent. This draft planning proposal does not contradict or hinder application of acid sulfate soils provisions in Randwick LEP 2012.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent. This draft planning proposal does not contract or hinder application of flood planning

		provisions in Randwick LEP 2012.
4.4	Planning for Bushfire Protection	Not applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Not applicable
6. Local Plan Making		
6.1	Approval and Referral Requirements	Consistent. This draft planning proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent. This draft planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site Specific Provisions	Justifiably inconsistent. This draft planning proposal will introduce a site-specific provision for affordable housing.
7. Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	Consistent. This draft planning proposal is aligned with the goals, directions and action of A Plan for Growing Sydney; and does not contradict or hinder application of A Plan for Growing Sydney.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.