

ATTACHMENT B

DATA SHEETS FOR SUBMISSIONS REQUESTING REZONING AND/OR HEIGHT/FSR AMENDMENTS

Kensington and Kingsford draft Planning Proposal – Post Exhibition report 10 December 2019

D03701267

Location	Summary of Recommendation
1, 3, 5, and 7 Duke Street, Kensington	Not supported.
217 Anzac Parade, Kensington	Not supported.
2 and 4 Harbourne Road, Kingsford	Not supported.
56-62, 64-66, 68-70, 72 and 74 Anzac Parade, Kensington	Not supported.
330 Anzac Parade, Kensington (UNSW, Anzac Parade Frontage)	Not supported.
390 - 396 Anzac Parade, 30-34 Gardeners Road, and 383-389 Anzac Parade, Kingsford	Not supported.
33- 43 Boronia Street, Kensington	Not supported.
7 Addison Street, Kensington	Supported. It is recommended that the subject site be included in the Planning Proposal boundary as part of the B2 Local Centre Zone with a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1.
10-12 Sturt Street, Kensington	Not supported.
157 Todman Avenue, Kensington	Supported. It is recommended that the subject site be included in the Planning Proposal boundary as part of the B2 Local Centre zone and the adjoining opportunity site with a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1.
112 Todman Avenue and 111 and 113-115 Anzac Parade, Kensington	Not supported.
345 -373 Anzac Parade, Kingsford	Not supported.
104 - 110 Todman Avenue, Kensington	Not supported.
137 -151 Anzac Parade, Kensington	Not supported.
153-157 Anzac Parade, Kensington	Not supported.
148-158 Anzac Parade, Kensington	Not supported.
59A -71 Boronia Street, Kensington and 77-79, 87-103 Anzac Parade, Kensington	Not supported.
160-170 Anzac Parade and 4 Bowral Street, Kensington	Not supported.
450- 488, Anzac Parade Kensington and 14-16P Meeks Street, Kensington, and 309 -329 Anzac Parade, Kensington	Not supported.

1, 3, 5, and 7 Duke Street, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 5 and 7 Duke Street, from Duke Street, Kensington.



View of existing buildings at 1 and 3 Duke Street, from Duke Street, Kensington.

Property Information:	LOT 1 DP 551740, LOT 2 DP 551740, LOT 3 DP 551740, CNR LOT 4 DP 551740
Applicant:	Private land owners
Planning Request:	Request to be included in the Kensington Town Centre B2 Local Centre Zone with a maximum permissible height of 31 metres and FSR of 4:1.

Current Planning Controls

Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.9:1
Permitted Height:	12m

Analysis

Site Description:	<p>The site consists of 4 lots with a combined area of approximately 926.59m².</p> <p>The lots have a regular shape with 1, 3 and 5 Duke Street having singular frontages to Duke Street. 7 Duke Street has dual frontages fronting Duke Street and Boronia Street.</p> <p>The site is presently occupied by a four 2 storey semi-detached dwellings. The properties are located within 20m of the new Todman Avenue light rail stop.</p> <p>1, 3 and 5 Duke Street have no on-site parking facilities. 7 Duke street has on-site parking facilities with access from Boronia Street.</p>
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	<p>To the north, the site adjoins a 2 storey vacant business premises and an open grade car park which has two street frontages to Anzac Parade and Boronia Street. To the east the site adjoins 3 lots comprising multiple 2 storey business premises and a mixed use building comprising commercial and residential uses, also fronting Anzac Pde. Current commercial uses include an art gallery and vacant shops.</p> <p>The properties are located in a large urban block which extends from Duke Street to Anzac Parade, Kensington. It is characterised by single dwellings, semi-detached dwellings, business premises, mixed use residential and commercial buildings and residential flat buildings. Commercial uses include: retail (Peters of Kensington department store to the north), automotive repairs, a gym, and a lighting store fronting Anzac Parade, close to the properties.</p> <p>The site adjoins the Kensington Town Centre B2 Local Centre zone on the northern and eastern property boundaries. An R3 Medium Density Residential zone extends to the south and west of the site and comprises single dwellings, semi-detached dwellings and residential flat buildings.</p> <p>Duke Street has varied building heights ranging from 1 to 7 storeys. The western side of Duke Street generally comprises 3-4 storey residential flat buildings. A 7 storey mixed use commercial and residential building is located to the south east of the site on the corner of Duke Street and Anzac Parade. Building setbacks vary and boundary fences are consistent. Architectural patterns within the streetscape are not consistent. Boronia Street has varied building heights ranging from 1 to 4 storeys. Building setbacks are generally consistent and fence setbacks are consistent. Architectural styles vary depending on the buildings use.</p> <p>RDCP 2013 (Section D1 Kensington Centre) identifies the properties 1, 3, 5 and 7 Duke Street, Kensington as potential items of heritage in RDCP 2013 (Section D1 Kensington Centre) and the adjoining property to the east (103A Anzac Parade) as a contributory item.</p>
Submitters Justification:	<p>The submitter raises concerns regarding the proposed increase in building height and density to the northern boundary and the impact on residential amenity including visual privacy, outlook and solar access. The submitter's justification for including the sites in the draft Planning Proposal boundary with increased density are:</p> <ul style="list-style-type: none"> • Height transitions can be better managed with a superior urban design outcome of utilising the existing streets (Duke Street and Boronia Street) to manage transitions to lower scale residential. The urban design context already includes a 7 storey development on the corner of Duke Street and Anzac Parade. • Amalgamation of the land with 67-71 Boronia Street to the north will enhance opportunities for an appropriately scaled through site link and supermarket with superior pedestrian connectivity. • Amalgamation of the properties with the adjacent sites will ensure overshadowing, acoustic and visual impacts can be better managed in a new development without the constraints of having to provide for existing residential uses on the subject site, as can potential noise and other impacts arise out of the proposed mews/laneway system. • The land is within close proximity to the proposed Todman Square light rail stop representing an opportunity for high quality transit oriented development.

	<ul style="list-style-type: none"> The submitter is prepared to sell the land collectively to facilitate an improved and orderly development of the land with adjacent sites and removing the risk of giving rising rise to one or more isolated sites.
Recommendation:	<p>The subject sites are intact two storey Federation terraces that contribute to the character and architectural quality of Duke St. They also complement the character and scale of the Contributory building at 103 Anzac Pde. Any future redevelopment is therefore undesirable.</p> <p>It is noted that the four residential properties may be potentially impacted by higher building form to the north and east. The exhibited Planning Proposal proposes a building height transition to the north of the property at 95-97 Anzac Parade from 5 storeys fronting Boronia Street to 9 storeys, with a proposed shared zone (6m) along the two boundaries between the Duke Street properties and the adjoining land. This proposed setback would ensure future development provides adequate separation to minimise impacts. A review of the proposed heights to the north has concluded that an appropriate maximum building height for the properties at the rear of 95 Anzac Parade and 67-61 Boronia Street be reduced to 16m or 4 storeys. This height limit would also ensure an improved relationship to the lower scale development on Boronia Street.</p> <p>The request to increase building height/density and include the subject land within the Planning Proposal boundary is therefore not supported.</p>

217 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing building at 217 Anzac Parade from Anzac Parade, Kensington



View of existing property at 217 Anzac Parade from Day Avenue, Kensington

Property Information:	CNR LOT 942 DP 752011 (BEING LOTS 1-12 IN SP 14747)
Applicant:	Private landowner
Planning Request:	Request to increase building height.
Current Planning Controls	
Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.75:1
Permitted Height:	9.5m
Analysis	
Site Description:	<p>The site consists of 1 lot with an area of approximately 712.81m². The lot has three frontages to Anzac Parade, Day Avenue and Houston Lane and is presently occupied by a three storey residential flat building (12 units).</p> <p>The site has on-site parking facilities with access from Houston Lane.</p> <p>The site adjoins a three storey residential flat building (12 units) to the south (219 Anzac Parade)</p> <p>The subject urban block is characterised by residential flat buildings, mixed use commercial and residential buildings, a multi business property, and a building associated with UNSW. Commercial uses include: a take away shop (Subway), student services, and an automotive repairs.</p>

	<p>The site lies between the Kensington and Kingsford town centres outside the B2 Local Centre boundaries. Surrounding the site to the north, east and south is a SP2 Infrastructure zone (building uses are associated with UNSW). The south of the site is adjoined by a R3 Medium Density Residential zone that extends to the west and includes single dwellings, dual occupancies and residential flat buildings.</p> <p>Buildings on Anzac Parade surrounding the site range from 3 to 8 storeys. Buildings setbacks to the south are generally consistent and building setbacks to the north are inconsistent. Architectural features vary due to the different surrounding uses. Day Avenue has varied building heights ranging from 1 to 7 storeys, Houston Lane has varied building heights ranging from 1 to 5 storeys. Both Day Avenue and Houston Lane have inconsistent building setbacks and consistent boundary fences. Architectural features vary due to the different surrounding uses.</p> <p>The site occupies two prominent corner location opposite UNSW and is visible from various vantage points.</p>
Submitter's Justification:	The subject property site is in a desirable position and is surrounded by high rise buildings. Parking restrictions on Houston Road cater for businesses in the area.
Recommendation:	The site is not contiguous with the Kensington or Kingsford Town Centre boundaries. However, given the mixed-use nature and scale of surrounding development, proximity to UNSW and light rail stops there may be merit in reviewing planning controls for this property and adjoining site at 219 Anzac Parade (owned by Land and Housing) as part of a future comprehensive review of RLEP. The request to include in the subject Planning Proposal is not supported.

2 and 4 Harbourne Road, Kingsford



Site Location



Existing Zoning Map



View of existing buildings at 2 and 4 Harbourne Road from Harbourne Road, Kingsford.



View of existing buildings at 2 and 4 Harbourne Road from Harbourne Lane, Kingsford.

Property Information:	LOT 2 DP 321770 (BEING LOTS 1-6 IN SP 17321) and CNR LOT 14 DP 321770
Applicant:	UNSW
Planning Request:	Request to be included in Kingsford B2 Local Centre Zone with similar planning controls as proposed for 16-20 Barker Street, Kingsford (Proposed height: 31 metres (9 storeys) and proposed FSR 4:1).

Current Planning Controls

Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.75:1
Permitted Height:	9.5m

Analysis

Site Description:	<p>The site consists of 2 lots with an area of approximately 990.28m².</p> <p>The lots have a regular shape with 2 Harbourne Road having a singular frontage to Harbourne Road and 4 Harbourne Road having dual frontages to Harbourne Road and Harbourne Lane.</p> <p>The site is presently occupied with a 2 storey strata subdivision residential flat building (6 units) and a single storey dwelling.</p>
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	<p>2 Harbourne Road has access to on-site parking facilities with access from Harbourne Road. 4 Harbourne Road has access to on-site parking facilities from Harbourne Lane.</p> <p>To the north the site adjoins two single storey dwellings and a 4 storey residential flat building (6 units). A single storey business premises (McDonalds restaurant) adjoins the site to the west, which has frontages to Barker Street and Anzac Parade.</p> <p>The wider urban block is characterised by mixed commercial and residential uses, multi business properties, single dwellings and residential flat buildings. Commercial uses include; a medical and dental centre, a natural medicine practice, a physiotherapist and psychologist practice, a tax accountant, a Vietnamese roll restaurant, a take away drinks shop, McDonalds and a service station.</p> <p>The site adjoins the existing Kingsford Town Centre B2 Local Centre zone on the western boundary and part of the northern boundary. The draft Planning Proposal proposes to include 16, 18 and 20 Barker Street as part of the Kingsford Town Centre B2 Local Centre zone with a maximum permissible height of 31m (9 storeys and a FSR of 4:1). A R3 Medium Density Residential zone continues into the east and south and is characterised by single dwellings, semi-detached dwellings, dual occupancies, residential flat buildings, and town houses.</p> <p>Harbourne Road is residential in character with has varied building heights ranging from 1 to 4 storeys, consistent setbacks, boundary fences and architecture patterns. Along Harbourne Lane heights range from 1 to 2 storeys and contain inconsistent building setbacks, with varying boundary fences.</p> <p>The site occupies a prominent corner location. The site is visible from various vantage points. Any future development needs to consider the visual presentation to the streets and the built form relationship with the adjoining and nearby development.</p>
Submitter's Justification:	<p>Multiple requests were received seeking inclusion of the subject site in the Planning Proposal boundary. The following justification has been provided by the submitter:</p> <ul style="list-style-type: none"> • Including the subject site in the Planning Proposal boundary would create a super-block with access to three street frontages. Vehicular access and circulation and building design in any amalgamation/redevelopment of the five lots (including 16-20 Barker Street) would be better facilitated. • The corner of Anzac Parade and Barker Street is a 'gateway' location in to Kingsford and requires optimal design outcomes. Inclusion of the properties would better achieve this via a cohesive zoning across the entire block. • The property will be overshadowed by 9 storey buildings to the north negatively impacting on the property's value.
Recommendation:	<p>The exhibited Planning Proposal includes rezoning of 16-20 Barker Street from R3 Medium Density Residential to B2 Local Centre. The implications of this change would enable those sites to be redeveloped with a higher built form. In reviewing submissions, the potential amenity impacts on the subject land have been considered. It is considered appropriate that the built form transition for 16-20 Barker Street be reduced to a maximum of 4 storeys fronting Barker Street and inclusion of a shared lane on the southern boundary which will connect with the proposed share zone from Anzac Parade through to Barker Street. The request to include in the subject Planning Proposal is not supported.</p>

	<p>It is also recommended that the subject properties be considered as part of a future Comprehensive LEP Review to provide for a height transition from properties fronting Barker Street to lower scale residential properties in Harbourne Street.</p>
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56- 74 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing buildings on 56-62, 64-66, 68-70, 72 and 74 Anzac Parade from Anzac Parade, Kensington



View of Carlton Lane and existing buildings on 56-62, 64-66 and 68-70 Anzac Parade from the Abbotford Street, Kensington.

Property Information:	LOT A DP 420921 (BEING LOTS 1-105 IN SP 74), LOT 40 DP 1035489 (BEING LOTS 1-7 IN SP 66840), LOT 1 DP 102109 (BEING LOTS 1-15 IN SP 15076), Lot A DP 406013 and CNR LOT B DP 406013.
Applicant:	Private landowner and Macroplan on behalf of private landowner
Planning Request:	Request to be included in the Kensington B2 Local Centre Zone with associated height and FSR uplift.

Current Planning Controls

Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.9:1
Permitted Height:	12m

Analysis

Site Description:	<p>The site consists of 5 lots with a combined area of approximately 4,508.58m². It is located directly opposite the new Carlton Street light rail stop.</p> <p>The majority of lots are regularly shaped. 68-70 and 74 Anzac Parade are irregularly shaped lots. 72 Anzac Parade has a singular frontage fronting Anzac Parade. 64-66 Anzac Parade has dual frontages fronting Anzac Parade and Carlton Lane. 68-70 and 74 Anzac Parade have dual frontages fronting Anzac Parade and Carlton Street. 56-62 Anzac Parade has three frontages fronting Anzac Parade, Carlton Lane and Abbotford Street.</p>
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	<p>The site is presently occupied with a 12 storey residential flat building (66 units), two 3 storey residential flat buildings (one with 7 units and the other with 12 units), and two single storey semi-detached dwellings.</p> <p>56-62 Anzac Parade has access to on-site parking facilities from Anzac Parade and Abbotford Street. 64-66 Anzac Parade has access to on-site parking facilities from Carlton Lane. 68-70 and 74 Anzac Parade have access to on-site parking facilities from Carlton Street, 72 Anzac Parade has access to on site-parking facilities from Anzac Parade.</p> <p>The site adjoins a single storey dwelling to the east. The subject urban block is characterised by single dwellings, semi-detached dwellings, residential flat buildings and a boarding house.</p> <p>To the south of the site is the Kensington Town Centre B2 Local Centre zone. A R3 Medium Density Residential zone extends into the surrounding north, east and west.</p> <p>Anzac Parade, Carlton Lane and Abbotford Street have varied building heights ranging from 1 to 12 storeys and Carlton Street has varied building heights ranging from 1 to 6 storeys. The laneway/streets have inconsistent building setbacks and consistent boundary fences with varying architectural features. Abbotford Street is approximately 33.5m wide and contains a median strip that runs down the centre of the street and contains public parking spaces and green space.</p> <p>The site occupies a prominent strip along Anzac Parade with three corner locations. The sites are visible from various vantage points opposite the Carlton St Light rail stop.</p>
Submitter's Justification:	<p>Two requests were received to include properties within the subject site in the Planning Proposal boundary. Justification provided by the submitters includes:</p> <ul style="list-style-type: none"> • A 10 storey building currently exists at 56 Carlton Anzac Parade and a 6 storey building currently exists at 76 Anzac Parade. Properties between these sites are unduly restricted. • Existing building heights surrounding the site exceed existing height controls suggesting a precedence for increased controls for the section of Anzac Parade and further emphasises the need to maintain a consistent character in this location. • The site is within close proximity to the Carlton Street light rail station. Adequate controls should be provided to support the transit oriented development concept consistently. • The Carlton Street light rail node provides an opportunity to accommodate new dwellings, and will require an increase in building height and FSR controls to achieve housing targets.
Recommendation:	<p>Given the predominant residential nature of development within this block, it is not appropriate that it be included in the B2 Local Centre zone. The site is identified in the draft Housing Strategy as part of an area in close proximity to strategic and town centres which will be investigated for potential review of existing planning controls to meet an action in the draft Strategy aimed at supporting increased densities in appropriate locations and provide for appropriate transition or buffer around centres. See draft Housing Strategy for further details. The request to include in the subject Planning Proposal is not supported.</p>

330 Anzac Parade, Kensington (UNSW, Anzac Parade Frontage)



Site Location



Existing Zoning Map



View of existing frontage of 330 Anzac Parade, from Anzac Parade looking south towards the Kingsford Town Centre.



View of existing frontage of 330 Anzac Parade, from Anzac Parade looking north towards the Kensington Town Centre.

Property Information:	Lot 1 DP 522797, Lot 2 DP 522797, Lot 3 DP 1104617, Lot 4 DP 553914, Lot 1 DP 510271
Applicant:	UNSW
Planning Request:	Request to amend planning controls for the UNSW site to compliment the Planning Proposal. States that opportunities to increase floor space and student numbers on campus are limited by restrictions to building heights and activities of commercial/research nature along the Anzac Parade frontage.
Current Planning Controls	
Current Zone:	SP2 Infrastructure (Educational Establishment)
Permitted FSR:	No FSR applies to the site under RLEP 2012. Planning controls for the Randwick Education and Health Specialised Centre (which includes UNSW) are contained within the Randwick Development Control Plan 2013 (Section E2).
Permitted Height:	A 24m maximum permissible building height applies to the Anzac Parade frontage of the site.
Analysis	
Site Description:	The UNSW site has an area of approximately 613181.4 m ² . However, it should be noted that the request to amend the planning controls for the site only relate to the Anzac Parade frontage.
Submitter's Justification:	UNSW's submission notes that the role of the town centres and in particular UNSW is critical in the transformation of the Randwick Collaboration Area towards an innovation district. The submission further notes that to help facilitate the area towards an innovation district, opportunities to grow floor space and student numbers on the campus are currently limited by restrictions to building heights and activities of a commercial/research nature along the key frontage of Anzac Parade.
Recommendation:	The UNSW campus site is outside the boundary of the town centres and was not considered in the planning review process. The Campus and town centres are part

	<p>of the wider collaboration area including Randwick Racecourse, Hospitals campus and Randwick Junction town centre.</p> <p>Council's exhibited draft Local Strategic Planning Statement (LSPS) identifies opportunities for growth and strengthening the Randwick Collaboration Area to ensure adequate floor space capacity to accommodate institutional, business and commercial activities and ancillary health uses and to review the land use zoning of the Randwick Education and Health Precinct to facilitate innovation in health and education.</p> <p>It is considered that the request to review land use planning for the UNSW campus and wider collaboration area should be part of the LSPS process.</p> <p>For this reasons the request to include in the subject Planning Proposal is not supported.</p>
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390- 396 Anzac Parade, 30-34 Gardeners Road, and 383- 389 Anzac Parade, Kingsford



Site Location (390, 392, 394 and 396 Anzac Parade, Kingsford)



Existing Zoning Map



Site(s) Location (30-34 Gardeners Road, and 383, 385 and 387-389 Anzac Parade, Kingsford)



Existing Zoning Map



View of existing building at 390 Anzac Parade from the corner of Harbourn Lane and Middle Lane, Kingsford.



View of existing buildings at 390, 392, 394 and 396 Anzac Parade from the corner Anzac Parade, Kingsford.



View of existing buildings at 383, 385 and 387-389 Anzac Parade from Anzac Parade, Kingsford.



View of existing buildings at 383, 385 and 387-389 Anzac Parade from Gardeners Road, Kingsford.



View of existing buildings at 30-34 Gardeners Road from Gardeners Road, Kingsford.



View of existing buildings at 30-34 Gardeners Road from the corner of Houston Road and Gardeners Lane, Kingsford.

Property Information:	LOT A DP 408451, PT LOT 2 DP 172178, LOT A DP 418774, Lot 1 DP 455891, Lot 2 DP 10257, Lot 3 DP 10257, LOT 1 DP 307540, LOT 1 DP 188761 and CNR LOT 1 DP 441619
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Applicant:	Sutherland and Associates Planning on behalf of private landowners
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Planning Request:	<p><u>Alternative 1</u> Request to increase maximum permissible building height for:</p> <ul style="list-style-type: none"> • 390, 392, 394 and 396 Anzac Parade, Kingsford to 40 metres (12 storeys) • 30-34 Gardeners Road, Kingsford to 37 metres (11 storeys), and • 383, 385 and 387-389 Anzac Parade, Kingsford to 40 metres (12 storeys) <p><u>Alternative 2</u> Request to increase maximum permissible building height for:</p> <ul style="list-style-type: none"> • 390, 392, 394 and 396 Anzac Parade, Kingsford to 40 metres (12 storeys) • 30-34 Gardeners Road, Kingsford to 31 metres (9 storeys), and • 383, 385 and 387-389 Anzac Parade, Kingsford to 57 metres (17 storeys)
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Current Planning Controls

Current Zone:	B2 Local Centre Zone
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Permitted FSR:	3:1
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Permitted Height:	24m
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Analysis

<p>Site Description:</p>	<p><u>390, 392, 394 and 396 Anzac Parade, Kingsford (mapped above)</u> The site consists of 4 lots with a combined area of approximately 1293.8m².</p> <p>392, 394 and 396 Anzac Parade are regular shaped lots and have singular frontages to Anzac Parade. 390 Anzac Parade is an irregular shaped lot and has three frontages fronting Anzac Parade, Harbourne Lane and Middle Lane.</p> <p>The site is presently occupied with a variety of single storey multi business properties. Commercial uses include: restaurants and an automotive repairs shop.</p> <p>390 Anzac Parade has access to on-site parking facilities. 392, 394 and 396 Anzac Parade have no access to on-site parking facilities.</p> <p>The site is adjoined by 9 storey mixed use residential (51 units) and commercial (2 shops) building. Commercial uses include an optometrist and a supermarket.</p> <p>The wider urban block is characterised by multi business properties, a mixed use commercial and residential property and a hotel. Commercial uses include: restaurants, automotive repairs, optometrist, supermarket, lighting store, eye specialist and a pub/hotel.</p> <p>The site is located in the Kingsford Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The Kingsford Town Centre B2 Local Centre zone extends to the north, south and west of the site. A R3 Medium Density Residential zone is located to the east of the site and is characterised by single dwellings, semi-detached dwellings, dual occupancies, residential flat buildings, and town houses.</p> <p>Anzac Parade has varied building heights ranging from 1 to 9 storeys, with generally consistent nil building setbacks and boundary fences. Architectural patterns vary. Building heights range from 1 to 2 storeys on Harbourne Lane and contain inconsistent building setbacks, with varying boundary fences on the south and consistent boundary fences on the north. Architectural patterns vary depending on the use.</p> <p>RDCP 2013 (Section D2 Kingsford Centre) identifies 372-388 Anzac Parade, Kingsford (located to the north of the site) as a contributory façade in the Kingsford Centre.</p> <p>The site occupies a prominent strip along Anzac Parade and Harbourne Lane and occupies two corner locations. The site is visible from various vantage points.</p> <p><u>30-34 Gardeners Road, Kingsford (mapped above)</u> The site consist of 1 lot with an area of approximately 851.7m².</p> <p>The lot is regularly shaped with three frontages fronting Gardeners Road, Houston Road and Southern Cross Close. The site is presently occupied with a 4 storey mixed use residential (12 units) and commercial (3 shops) building. Commercial uses include a real-estate agent and vacant shops. The site has access to on-site parking facilities from Houston Road and Southern Cross Close.</p> <p>The site adjoins a 2 storey mixed use residential and commercial building to the east.</p> <p>The wider urban block is characterised by multi business properties, mixed use commercial and residential buildings and a boarding house. Commercial uses</p>
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	<p>include: retail, accountants, cafes, take away shops, restaurants, hair salons, bakeries, a bank, phone shop, newsagents, travel shop, educational tutor, computer service, post office, printing, tobacconist, butcher, charity shop, supermarket (IGA), grocery store and a dentist.</p> <p>The site is located within the Kingsford Town Centre B2 Local Centre Zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends to the east and west of the site. To the north of the site is an R3 Medium Density Residential zone and comprises a car park, the Presbyterian Church, residential flat buildings and a boarding house. To the south of the site is Dacey Gardens.</p> <p>Gardeners Road has varied building heights ranging from 1 to 12 storeys. A nil building setback is consistent along the northern side of Gardeners Road. Building setbacks on the southern side of Gardeners Road are inconsistent. Architectural patterns vary depending on the use. Houston Road is residential in nature with varied building heights and architectural styles ranging from 1 to 4 storeys. Southern Cross Close primarily provides access to properties that front Gardeners Road. Architecture features, building and fence setbacks vary.</p> <p>The site occupies two prominent corner locations and is visible from various vantage points including Dacey Gardens located within the Bayside Council area.</p> <p><u><i>383, 385 and 387-389 Anzac Parade, Kingsford</i></u></p> <p>The site consists of 3 lots with a combined area of 1,056.82m².</p> <p>The lots are regularly shaped with 383 and 385 Anzac Parade, Kingsford having singular frontages to Anzac Parade and 387-389 Anzac Parade having dual frontages to Anzac Parade and Gardeners Road.</p> <p>The site is presently occupied with two storey multi business premises and includes take away shops, hairdressers, a printing store, tobacconist, butcher, and a café.</p> <p>383 Anzac Parade has access to on-site parking which is accessible through 386 and 387-389 Anzac Parade, Kingsford.</p> <p>The site is adjoined by a 2 storey multi business property to the north (Vinnies) and a 2 storey business premises (Australia Post) to the west.</p> <p>The wider urban block is characterised by multi business properties, mixed use commercial and residential buildings and a boarding house. Commercial uses include: retail, accountants, cafes, take away shops, restaurants, hair salons, bakeries, a bank, phone shop, newsagents, travel shop, educational tutor, computer service, post office, printing, tobacconist, butcher, charity shop, supermarket (IGA), grocery store and a dentist.</p> <p>The site is located in the Kingsford Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The Kingsford Town Centre B2 Local Centre zone extends to the north, east and west of the site. To the south of the site is Dacey Gardens.</p> <p>Gardeners Road has varied building heights ranging from 1 to 8 storeys. A nil building setback is consistent along the northern side of Gardeners Road. Architectural features are generally consistent. Anzac Parade has varied building</p>
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	<p>heights ranging from 1 to 9 storeys. A nil building setback is consistent. Architectural features are generally consistent.</p> <p>The site occupies a prominent corner location and is visible from various vantage points including Dacey Gardens within the Bayside Council LGA.</p>
Submitter's Justification:	<p>The submitter states that detailed analysis of the proposed heights and FSRs under the Planning Proposal identify that there is inadequate height to accommodate the FSR for the sites and that there is no opportunity to deliver the incentive FSR provided by the State Environmental Planning Policy Affordable Rental Housing in the development of these sites.</p>
Recommendation:	<p>Council's urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established under the urban design strategy for the town centre. It is considered that the submitter has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal.</p> <p>The request to increase the maximum permissible building heights in the Planning Proposal are not supported.</p>

33- 43 Boronia Street, Kensington



Site Location



Existing Zoning Map



View of existing buildings on 33, 35, 37, 39, 41 and 43 Boronia Street from Boronia Street, Kensington



View of existing buildings on 22, 35m 37 and 39 Boronia Street, Kensington.

Property Information: LOT 91 DP 836567, LOT 92 DP 836567, Lot A DP 435605, Lot B DP 435605, Lot A DP 168730 and Lot B DP 168730

Applicant: Private landowner

Planning Request: Request to be included in Kensington B2 Local Centre Zone. Requests that consideration be given to revising height controls and FSR's for properties abutting major developments, particularly where there is no road or laneway between such new developments and existing properties.

Current Planning Controls

Current Zone: R3 Medium Density Residential

Permitted FSR: 0.9:1

Permitted Height: 12m

Analysis

Site Description:

The site consists of 6 lots with a combined area of approximately 1,525m².

The lots are regularly shaped and have singular frontages to Boronia Street.

The site is presently occupied with 2 single storey dwellings and 4 single storey semi-detached dwellings.

The site adjoins a 3 storey residential flat building (5 units) to the north and a 3 storey residential flat building (9 units) to the south. To the east fronting Anzac Pde are single storey and two storey dwelling houses, a 4 storey residential flat building (9 units), 2 single storey semi-detached dwellings and a 7 storey mixed use commercial (2 shops) and residential apartment building containing 33 units.

The site adjoins the Kensington Town Centre B2 Local Centre zone on the eastern boundary. An R3 Medium Density Residential zone is located to the north, south

	<p>and west of the site and is characterised by residential flat buildings, single dwellings and semi-detached dwellings.</p> <p>33, 35, 37 and 39 Boronia Street do not have access to on-site parking facilities. 41 and 43 Boronia Street have access to on-site parking facilities from Boronia Street.</p> <p>The wider urban block is characterised by residential and commercial uses. Commercial uses fronting Anzac Parade include: retail (Peters of Kensington, a gym, automotive repairs and a lighting store).</p> <p>Boronia Street is residential in nature with varied building heights ranging from 1 to 4 storeys. Buildings on the western side of Boronia Street are predominately 3-4 storey residential flat building. Building setbacks are inconsistent and boundary fences are consistent. Architecture patterns are generally consistent with the street scape.</p> <p>The site is elevated from Anzac Parade and occupies a prominent strip along Boronia Street.</p>
Submitter's Justification:	<p>The submitter requests to include the site in the Planning Proposal in order to avoid amenity impacts. It is further stated that the properties would be a logical inclusion in the Planning Proposal given they would allow properties along Anzac Parade to have a dual frontage that would facilitate better access.</p>
Recommendation:	<p>The existing R3 Residential zoning of Boronia Street is appropriate given that the site contains residential flat buildings, single dwellings and semi-detached dwellings. The existing FSR (0.9:1) and height (12m) is also appropriate.</p> <p>Rezoning the land to B2 Local Centre and increasing the height and FSR controls would introduce business land uses fronting Boronia Street and higher intensity development. This would be inconsistent with the scale, character and form of development in Boronia Street.</p> <p>The applicant's justification for incorporating the land within the B2 Local Centre zone therefore cannot be supported. However it is noted that the site provides an opportunity for a through site shared link from Anzac Pde or site consolidation to improve site layout, access and design.</p> <p>Council's draft Housing Strategy identifies land in close proximity to strategic and town centres to be investigated for potential review to meet an action in the draft Strategy aimed at supporting increased densities in appropriate locations and provide for appropriate transition or buffer around centres. See draft Housing Strategy for further details.</p> <p>It is considered that the submitter's request be further reviewed as part of a future LEP review. The request to include in the subject Planning Proposal is not supported.</p>

7 Addison Street, Kensington



Site Location



Existing Zoning Map



View of existing building at 7 Addison Street from Addison Street, Kensington

Property Information:	LOT 1 DP 314290 (BEING LOTS 1-6 IN SP 11800)
Applicant:	Private landowner (owners corporation)
Planning Request:	Request to be included in Kensington B2 Local Centre Zone.
Current Planning Controls	
Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.9:1
Permitted Height:	12m
Analysis	
Site Description:	<p>The site consists of 1 strata lot with six dwellings and has an area of approximately 505.28m².</p> <p>The lot is regularly shaped and has a singular frontage to Addison Street. The site is presently occupied by a 3 storey residential flat building (6 units) and has access to on-site parking facilities from Addison Street.</p> <p>A 4 storey mixed use commercial (Oz Harvest Market) and hotel (The Addison) adjoins the site to the north. To the east, the site adjoins a 3 storey residential flat building (6 units) fronting Anzac Pde and a single storey mixed use residential and commercial development. These two sites (153-157A Anzac Pde) have been approved for a part three/part seven storey building with ground floor shops accommodating 31 units and 4 ground floor retail tenancies. This development has not commenced.</p>

	<p>To the west of the site is a 2 storey dual occupancy and a 2 storey residential flat building (4 units).</p> <p>The Kensington Town Centre B2 Local Centre zone adjoins the site on the northern and eastern boundary. A R3 Medium Density Residential zone is located to the south and west of the site and is characterised by: single dwellings, semi-detached dwellings, dual occupancies and residential flat buildings.</p> <p>The wider urban block is characterised by single dwellings, residential flat buildings, mixed use residential and commercial buildings, semi-detached dwellings and commercial buildings. Commercial uses include: a petrol station, a pop-up clothing shop, a printing shop, electrician and a charity grocer and hotel fronting Anzac Parade.</p> <p>Buildings range from 1 to 6 storeys on Addison Street. On the southern side of Addison Street opposite the site buildings there is a collection of 3-4 storey residential flat buildings. To the south east of the site is a 6 storey mixed use residential and commercial building. Building setbacks are generally consistent setbacks on the southern side of Addison Street and are inconstant on the northern side of Addison Street. Boundary fences are consistent and architectural styles vary.</p>
Submitter's Justification:	<p>The submitter's justification is based on the age of the building and the properties potential to be impacted by surrounding development proposals. The submitter further notes that it would be logical to include the property in the Planning Proposals boundary.</p>
Recommendation:	<p>The request to include this site within the boundary of the town centre will achieve a better design outcome for the corner by providing an incentive to incorporate this site with the adjoining land at 153-157A Anzac Pde Kensington. Further, this will address potential amenity impacts on the subject property from new development to the north and east. Importantly applying the B2 Local Centre zone will enable the extension of a proposed through site link on the western boundary as outlined in the Strategy connecting to Todman Ave. This through site shared link will provide for separation from the residential development to the west and provide access to service all developments to the north and will assist in achieving an important element of the planning strategy.</p> <p>Given this, it is recommended that the subject site be included in the Planning Proposal boundary as part of the B2 Local Centre Zone with a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1.</p>

10-12 Sturt Street, Kensington



Site Location



Existing Zoning Map



View of existing building at 10-12 Sturt Street, Kingsford.

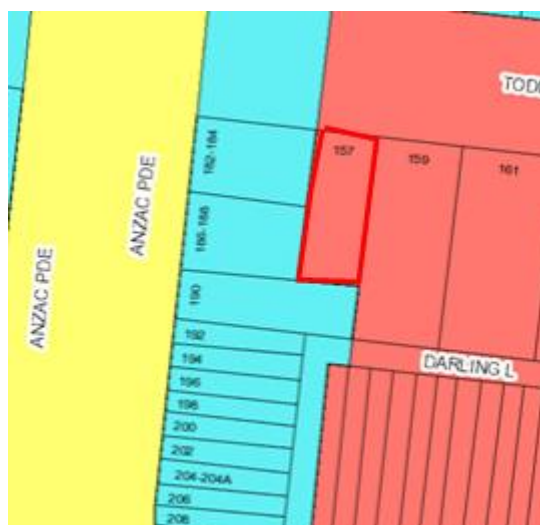
Property Information:	Lot 1 DP 308564, Lot 2 DP 308564
Applicant:	Inner West Town Planning on behalf of private landowners
Planning Request:	Request to be included in Kensington B2 Local Centre Zone with a maximum permissible height of 31 metres (9 storeys) and FSR of 4:1.
Current Planning Controls	
Current Zone:	R2 Low Density Residential
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Analysis	
Site Description:	<p>The site consist of 1 lot with an area of approximately 615.18m².</p> <p>The site is regularly shaped and has a singular frontage fronting Sturt Street.</p> <p>The site is presently occupied with a 2 storey residential flat building (3 units). The building is under single ownership.</p> <p>The site has access to on-site parking facilities from Sturt Street and adjoins a single storey dwelling on the east, two single storey dwellings to the north and a 2 storey multi business property that comprises a pizza shop and an ironing service to the west.</p> <p>The subject urban block is characterised by single dwellings, semi-detached dwellings, dual occupancies, residential flat buildings, multi business properties</p>

	<p>(pizza shop, ironing service and an Indonesian restaurant) and the South Sydney Junior Rugby League Club.</p> <p>The Planning Proposal proposes to include 586-592 Anzac Parade as part of the Kingsford Town Centre B2 Local Centre zone with a maximum permissible height of 31m (9 storeys) and a FSR of 4:1. If approved, the subject site would adjoin the Kingsford town centre along the entire western boundary. The R2 Low Density Residential zone extends to the north, east and south-east of the subject site and comprises mainly of single dwellings, semi-detached dwellings, dual occupancies and residential flat buildings.</p> <p>There are a number of non-residential uses within walking distance from the site, including the Holy Trinity Church (594-596 Anzac Parade), Souths Juniors Rugby League Club (558-580 Anzac Parade) and a car wash café (415-417 Anzac Parade).</p> <p>The south-western side of Anzac Parade provides a generally consistent streetscape in terms of building heights, setbacks, boundary fences and architectural patterns. Properties along the north-eastern side of Anzac Parade have a nil setback and the front setback increases towards the south-east of Anzac Parade. Building heights are predominately 1 to 2 storeys with the exception of 558-580 Anzac Parade being 4 storeys.</p> <p>Anzac Parade is a 60m wide arterial road and Sturt Street crosses through Anzac Parade creating two intersections with Anzac Parade. Additionally, a section of Anzac Parade contains public parking in the median strip. The Kingsford light rail terminus is currently being completed about 30m to the north west of the site.</p> <p>The site occupies a corner location and is visible from numerous points.</p>
Submitter's Justification:	<p>This submitter states that the corner of Sturt Street and Anzac Parade is an important gateway to the Kingsford Town Centre and that in order for the new vision for this centre to be achieved, 10-12 Sturt Street, Kingsford needs to be included in the B2 Local Centre zone, with a height limit of 31m (9 storeys) and a floor space ratio of 4:1.</p>
Recommendation:	<p>The site is not appropriate to be included in the B2 Local Centre zone given that it adjoins and is more contiguous with the residential uses on Sturt St. The site is identified in the draft Housing Strategy as part of an area in close proximity to strategic and town centres which that will be investigated for potential residential upzoning. See draft Housing Strategy for further details.</p> <p>The request to include in the subject Planning Proposal is not supported.</p>

157 Todman Avenue, Kensington



Site Location



Existing Zoning Map



View of existing property on 157 Todman Avenue from Todman Avenue, Kensington

Property Information:	LOTS 145-146 SEC 1 DP 2822 (BEING LOTS 1-6 IN SP 45348)
Applicant:	Willowtree Planning on behalf of Scape
Planning Request:	Request to include the property in Kensington B2 Local Centre zone to provide for laneway development as proposed under the strategy.
Current Planning Controls	
Current Zone:	R3 Medium Density Residential
Permitted FSR:	0.9:1
Permitted Height:	12m
Analysis	
Site Description:	<p>The site consist of 1 lot with an area of approximately 477.06m² and has a single frontage to Todman Avenue.</p> <p>The site is presently occupied by a 4 storey residential flat building (6 units) with access to on-site parking facilities from Todman Avenue.</p> <p>The site adjoins a 4 storey residential flat building (12 units) to the east, a two storey mixed commercial and residential building to the south, and a 3 storey</p>

	<p>mixed residential (12 units) and commercial (1 shop) building and a 3 storey residential flat building (9 units) to the west.</p> <p>The wider urban block is characterised by a single dwelling, semi-detached dwellings, residential flat buildings, mixed residential and commercial buildings, and multi business properties. Commercial uses on Anzac Pde comprise a newsagency/pharmacy, dentist, restaurants, medical centre, flooring, dry cleaners, remedial massage and a chiropractor.</p> <p>The site adjoins the Kensington Town Centre which has a B2 Local Centre zone immediately to the southern and western boundary. These sites (182-184, 186-188 and 190 Anzac Parade) are identified as opportunity sites in the draft Planning Proposal with a maximum permissible building height of 54m (16 storeys) (or 18 storeys with design excellence), a FSR of 5:1 and a minimum commercial FSR of 1:1.</p> <p>The Kensington Town Centre B2 Local Centre zone extends to the south, west and north of the site. The R3 Medium Density Residential zone extends to the east of the site and comprises single dwellings, semi-detached dwelling and residential flat buildings. To the north-east of the site is the Kensington Public School. Todman Avenue contains inconsistent building setbacks, with building heights ranging from 1 to 4 storeys.</p> <p>The properties 172, 174, 176, 178 and 180 Anzac Parade are located to the north east of the site and are identified in RDCP 2013 (Section D1 Kensington Centre) as being contributory to the Kensington Town Centre.</p> <p>The site is located about 20m to the Todman Avenue light rail stop and is visible from various vantage points.</p>
Submitter's Justification:	<p>The K2K Strategy identifies 182-190 Anzac Parade as an opportunity site on Todman Square. The opportunity site is intended to facilitate an improved ground plane experience that encourages pedestrian life with the provision of a Todman Avenue Plaza, a laneway link, a gallery/flexible art space and spill-out retail and commercial spaces which will collectively activate the precinct. The current opportunity site is insufficient in size to accommodate these items and provide adequate retail/commercial space on the ground floor. This would result in a poor public domain outcome with limited street activation.</p>
Recommendation:	<p>Including the subject site in the B2 Local Centre zone as an extension of the adjoining opportunity site would provide the opportunity for a direct link to Darling Lane and separation of future higher density development at the corner of Todman Avenue/Anzac Parade (opportunity site) with residential to the east. The inclusion would assist in achieving key elements of the Planning Strategy. In particular it will facilitate the creation of a pedestrian hub within a plaza and improved opportunity for ground plane activation as envisaged in the K2K Planning Strategy.</p> <p>It is recommended that the subject site be included in the Planning Proposal boundary as part of the B2 Local Centre zone and the adjoining opportunity site with a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1.</p>

112 Todman Avenue and 111- 115 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 111 and 113-115 Anzac Parade from Anzac Parade, Kensington.



View of existing private car park at 112 Todman Avenue from Todman Avenue, Kensington.

Property Information: Lot 2 DP 344524, Lot 3 DP 389, Lot 1 DP 938380 and Lot 4 DP 655026

Applicant: Ethos Urban on behalf of Scape

Planning Request: Request to be included as part of 117-125 Anzac Parade, Kensington

Current Planning Controls

Current Zone: B2 Local Centre

Permitted FSR: No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).

Permitted Height: 112 Todman Avenue, Kensington: 12m
111 and 113- 115 Anzac Parade, Kensington: 25m

Analysis

Site Description: The site consist of 3 lots with an area of approximately 1,581.81m² adjoining the opportunity site at the corner of Anzac Pde/Todman Ave identified in the K2K Planning Proposal for a maximum height of 18 storeys and 5:1 FSR.

111 Anzac Parade is a regularly shaped lot and 112 Todman Avenue and 113-115 Anzac Parade are irregularly shaped lots. 111 and 113-115 Anzac Parade have frontages to Anzac Parade and 112 Todman Avenue has a frontage to Todman Avenue.

The sites are presently used as a private car park, and multiple 2 storey business premises. Commercial uses include: a sports clinic, and a gym.

	<p>111 Anzac Parade has access to on-site parking facilities from a driveway off Anzac Parade and 112 Todman Avenue has access to on-site parking facilities from Todman Avenue. 113-115 Anzac Parade has no access to on-site parking facilities.</p> <p>Adjoining the western property boundary of 113-115 Anzac Parade and the eastern property boundary of 112 Todman Avenue is 2 storey mixed commercial residential building, and a 2 storey multi business premises. To the north of 111 Anzac Parade is a 7 storey mixed commercial (1 shop) and residential (40 units) building. To the north of 112 Todman Avenue is a 4 storey residential flat building (6 units) at 2-4 Duke St.</p> <p>The wider urban block is characterised by single dwellings, semi-detached dwellings, residential flat buildings, multi business premises and a mixed commercial and residential building. Commercial uses comprise a gym, sports clinic, bakery and an automotive shop.</p> <p>All lots within site are located within the Kensington Town Centre B2 Local Centre zone. The draft Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The R3 Medium Density Residential zone extends to the west of the site along Todman Ave and comprises single dwellings, semi-detached dwellings and residential flat buildings.</p> <p>Todman Avenue contains inconsistent building setbacks, with building heights ranging from 1 to 4 storeys.</p> <p>A number of properties surrounding the site are identified in RDCP 2013 (Section D1 Kensington Centre) as being contributory to the Kensington Town Centre. These include: 121-125, 172, 174, 176, 178 and 180 Anzac Parade.</p>
<p>Submitter's Justification:</p>	<p>The submitter's submission makes the following points:</p> <ul style="list-style-type: none"> • Including the subject site in the adjoining opportunity site (proposed for higher density and height) would be logical given the single land ownership. • Council should recognise that not all aspects of the K2K Strategy may be realised as a result of landholdings. A balance transfer of density and height, acknowledging land ownership is sought based on the potential undevelopable opportunity sites such as 118-120 Todman Avenue, Kensington. • Based on the light rail station which is located in front of the site, the inclusion of the subject site will provide additional density at this focal point. • The inclusion of 112 Todman Avenue and 111-115 Anzac Parade can contribute to providing a benchmark building in this location whilst allowing for individuality to create its own distinct character within Todman Square, • Under current controls, increase height and density was anticipated for 113-115 Anzac Parade although not prescribed under the K2K Strategy. • 112 Todman Avenue, which does not form part of the opportunity site boundary will for the most part, form part of a proposed through site link. Whilst this does not align with the propose shared way/laneway envisaged by the K2K Strategy, the amended through site link would result in an enhanced outcome as it would act as a buffer between the proposed built form and the existing residential developments located further to the west.

	<ul style="list-style-type: none"> To ensure community needs are met in terms of services the opportunity site could offer the largest floorplate which may in the future be able to facilitate a supermarket or a larger format store.
Recommendation:	<p>The proposed changes to increase the height and FSR up to 18 storeys (with design excellence) and 5:1 are not consistent with the preferred Urban Design Strategy for the corridor developed as part of the draft Planning Strategy. The request to include in the subject Planning Proposal is therefore not supported.</p>

345-373 Anzac Parade, Kingsford



Site Location



Existing Zoning Map



View of existing buildings at 345, 347, 349, 351, 353-355, 357, 359-361, 363, 365, 367, 369, 371 and 373 Anzac Parade looking south west from Anzac Parade, Kingsford.



View of existing buildings at 345, 347, 349, 351, 353-355, 357, 359-361, 363, 365, 367, 369, 371 and 373 Anzac Parade looking north west from Anzac Parade, Kingsford.

Property Information:	LOT A DP 392921, LOT B DP 392921, LOT C DP 392921, LOT D DP 392921, Lot 1 DP 301257, LOT 1 DP 169989, Lot 1 DP 306730, LOT 1069 DP 174075, LOT 2 DP 308053, Lot A DP 108408, LOT B DP 108408, Lot C DP 108408 and CNR LOT D DP 108408.
Applicant:	Peter Andrews + Associates Pty Ltd on behalf of private landowners
Planning Request:	Request to increase permissible height and FSR.
Current Planning Controls	
Current Zone:	B2 Local Centre
Permitted FSR:	3:1
Permitted Height:	24m
Analysis	
Site Description:	<p>The site consist of 12 lots with an area of approximately 3,790.58m². All of the lots excluding 373 Anzac Parade have dual frontages to Anzac Parade and Houston Lane. 373 Anzac parade has a singular frontage to Anzac Parade.</p> <p>The sites are presently occupied with 1 to 2 storey multi business properties, mixed commercial and residential properties and a commercial unit. Commercial uses comprise bakeries, real-estate agents, supermarkets, retail, a dentist, travel shop and an accountant.</p>

	<p>345, 347, 351, 357, 363, 365, and 367 Anzac Parade have access to on-site hardstand parking facilities from Houston Lane. 349, 371, and 373 have access to on-site garage parking facilities from Houston Lane. 353-355 Anzac Parade has access to on-site garage and hardstand parking facilities from Houston Lane and 359-361 Anzac Parade has no access to on-site parking facilities.</p> <p>Adjoining the site to the south is a through site pedestrian link from Anzac Parade to Southern Cross Close which is approximately 6m wide. A 7/8 storey mixed use residential (29 units) and commercial (4 shops) building adjoins the site to the north.</p> <p>The wider urban block is characterised by multi business properties, mixed commercial and residential properties and a commercial unit. Commercial uses comprise retail, accountants, cafes, take away shops, restaurants, hair salons, bakeries, a bank, phone shop, newsagents, travel shop, educational tutor, computer service, post office, printing, tobacconist, butcher, charity shop, supermarket (IGA), grocery store and a dentist.</p> <p>The site is located within the Kingsford Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends north, east and south of the site. To the west of the site is an R3 Medium Density Residential zone and comprises a car park, the Presbyterian Church, residential flat buildings and a boarding house.</p> <p>Anzac Parade has predominately consistent ground and second floor setbacks with a nil setback along Anzac Parade that form a street wall. Some residential components are generally setback from the second level, however this is inconsistent throughout Anzac Parade. Building heights range from 1 to 9 storeys. Architectural features vary depending on building uses. Houston Lane primarily provides service and vehicular access to properties that front Houston Road and Anzac Parade. Architecture features and building and boundary fence setbacks vary.</p> <p>RDCP2013 (Section D2 Kingsford Centre) identifies 345, 347, 349, 351, 367, 369, 371 and 373 Anzac Parade, Kingsford as contributory facades. 522, 524, 526, 530 and 532 Anzac Parade, Kingsford are located to the east of the site and are also identified as contributory facades.</p> <p>The site occupies a prominent strip of Anzac Parade and is visible from various vantage points. The site is located approximately 70m from the Kingsford light rail terminus.</p>
Submitters Justification:	<p>The submitters justification is as follows:</p> <ul style="list-style-type: none"> • This part of the Kingsford Town Centre is extremely important and needs to be more prominent and should be visually linked to the Kingsford Junction and to form part of the southern gateway for the K2K corridor. • This part of the town centre is on the major view line when approaching from the south for all modes of transport. • The winning K2K scheme identified that taller buildings and variations in height be incorporated in this part of the town centre. • The area has traditionally had low vacancy rates and been a successful business/commercial strip. Increasing densities beyond that proposed in the Planning Proposal could ensure its continued viability in the future and encourage much sought after revitalisation. • Notwithstanding Council's proposed FSR and height limits, an independent peer review undertaken for the Department of Planning

	identified the potential for significantly higher buildings and greater FSR in the town centre.
Recommendation:	<p>The proposed changes are not consistent with the Urban Design Strategy which seeks to provide a mid-rise building typology along AnzacPde with higher forms at three key nodes within the town centres. The 9 storey height control in this location ensures an appropriate transition to residential development to the west and better scale relationship to adjoining development along Anzac Pde. The existing height control will assist to emphasise the taller building form at the two nodes within Kingsford being the Strachan St/Anzac intersection and the Kingsford Junction terminus. Increasing the height and FSR controls will also increase overshadowing onto surrounding land and create a 'wall-like' effect along Anzac Pde which would be out of scale with the width of Anzac Pde, creating an undesirable experience at the street level for pedestrians.</p> <p>The request to include in the subject Planning Proposal is not supported.</p>

104 - 110 Todman Avenue, Kensington



Site Location



Existing Zoning Map

Property Information: Lot 57 DP 1101334, LOT 1 DP 232860, LOT 2 DP 232860 and Lot 1 DP 344524

Applicant: Ethos Urban on behalf of private landowners

Planning Request: Request to be included in Kensington B2 Local Centre zone with a maximum permissible height of 31 metre and FSR of 3.4:1.

Current Planning Controls

Current Zone: R3 Medium Density Residential

Permitted FSR: 0.9:1

Permitted Height: 12m

Analysis

Site Description:

The site consist of 4 lots with an area of approximately 1,381.21m².

The sites are presently occupied with two single storey dwellings, and two single storey semi-detached dwellings.

Each of the properties have access to on-site hardstand parking facilities from Todman Avenue.

The site shares its boundary to the north with two 3 storey residential flat building (12 units and 6 units). A private carpark adjoins the site to the north and east of the site. Adjoining the site to the west is a 4 storey residential flat building (11 units).

The wider urban block is characterised by single dwellings, semi-detached dwellings, residential flat buildings, multi business premises and a mixed commercial and residential building.

The site adjoins the Kensington Town Centre B2 Local Centre zone on the eastern boundary. The Planning Proposal identifies 112 Todman Avenue as part of the opportunity site with a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1. An R3 Medium Density Residential zone extends to the north and west of the site and comprises single dwellings, semi-detached dwellings and residential flat buildings.

Todman Avenue contains inconsistent building setbacks, with building heights ranging from 1 to 4 storeys. Boundary fencing is consistent and architectural features vary due to different surrounding uses.

	<p>106 and 108 Todman Avenue are identified as potential items of heritage in RDCP 2013 (Section D1 Kensington Centre).</p> <p>The site occupies a strip of Todman Avenue, visible from various vantage points and within the Todman Light Rail stop.</p>
Submitter's Justification:	<p>The submitter requests for the subject sites to be included within the B2 Local Centre zone as:</p> <ul style="list-style-type: none"> • The subject site is at risk of amenity impacts from tall buildings to the west. • There is opportunity to improve height transitions between the north-western Todman Square site and the residential properties to the east. • There is an imbalance of lots nominated for town centre inclusion compared to the eastern side of Anzac Parade. The proposed controls do not encompass full development potential for adjoining lots (including the subject site) to provide an outcome that is capable of supporting land uses that contribute to the activation and vibrancy of the town centre in a transit oriented context. • The draft Strategy incorporates a building envelope to the north-western Todman Square site that has an approximated commercial floor plate of 620m². However, this is considered to present an impediment in achieving a commercially viable floor plate, which is recommended to be at least 800m² in the context of a town centre. • By including the site within the town centre, additional density can be achieved to support a mixed-use development that can facilitate additional housing in high quality compact style development close to key employment, education and transport nodes. This will assist in providing additional dwellings to meet future housing needs.
Recommendation:	<p>Extending the B2 Local Centre Zone is not appropriate given the residential nature of development along Todman Ave, west of the Kensington Town centre. It is considered appropriate that the existing R3 Medium Density zoning should continue to apply to the subject sites.</p> <p>Buffer areas surrounding strategic and town centres have been identified in the draft exhibited Housing Strategy to be investigated for potential review of existing planning controls. The draft Housing Strategy aims to meet Priority # 8 to "support housing growth with appropriate infrastructure" which also aligns with a number of priorities in the Eastern District Plan. See draft Housing Strategy for further details.</p> <p>The request to include in the subject Planning Proposal is therefore not supported.</p>

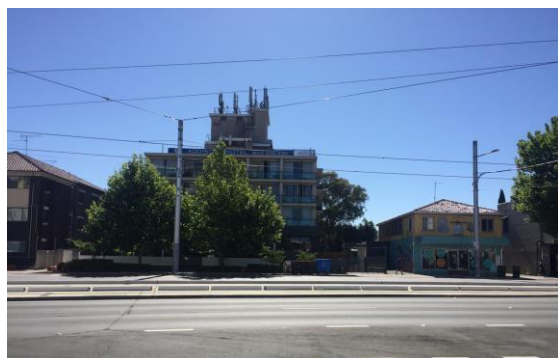
137-151 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 145A and 147-151 Anzac Parade from Anzac Parade, Kensington.



View of existing buildings at 137, 139, 141, 143 and 145 Anzac Parade from Anzac Parade, Kensington.

Property Information: Lot 10 Sec 3 DP 3897, Lot 1 DP 554563, Lot 2 DP 554563, Lot B DP 340818, Lot C DP 100646, Lot D DP 100646 and LOT 10 DP 828868.

Applicant: Mecone NSW Pty Ltd on behalf of Toga Addison Pty Ltd

Planning Request: Request to reconsider proposed height and FSR for site to ensure economic feasibility. Large sites such as this should be encouraged to undertake a design competition process to facilitate higher density and be able to meet development contributions. Future development on the site will not be able to realise the maximum FSR due to design constraints and setbacks.

Current Planning Controls

Current Zone: B2 Local Centre Zone

Permitted FSR: No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).

Permitted Height: 25m

Analysis

Site Description: The site consist of 7 lots with an area of approximately 3,902.76m².

The lots are regularly shaped and have frontages to Anzac Parade of approximately 90m. The sites are presently occupied by a 6 storey commercial (1 shop) and hotel premises, a 2 storey mixed commercial (2 shops) and residential (3 units) premises, a 2 storey mixed commercial (1 shop) and residential premises

	<p>(2 units), a 2 storey multi business premises, 2 single storey semi-detached dwellings, and a 4 storey residential flat building (9 units). Commercial uses include: a pop-up clothing store, print shop and a charity grocer (Oz Harvest Market).</p> <p>All of the properties have access to on-site parking facilities from Anzac Parade. Adjoining the site to the north is a single storey petrol station at the corner of Anzac pde and Todman Ave. Two 3 storey residential flat buildings (both with 6 units) adjoins the site to the south. A three storey residential flat building (10 units), two single storey semi-detached dwellings, four single storey dwellings, and a 2 storey residential flat building (24 units) adjoin the site to the west.</p> <p>The wider urban block is characterised by single dwellings, residential flat buildings, mixed use residential and commercial buildings, semi-detached dwellings and commercial buildings. Commercial uses include: a petrol station, a pop-up clothing shop, a printing shop, electrician and a charity grocer and hotel.</p> <p>The site is located within the Kensington Town Centre B2 Local Centre Zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends north, east and south of the site. A R3 Medium Density Residential zone is located to the west of the site that comprises single dwellings, semi-detached dwellings and residential flat buildings.</p> <p>The site occupies a significant strip of Anzac Parade, is visible from various vantage points and located within 100m of the Todman light rail stop.</p>
Submitter's Justification:	<p>The submitters justification is based on the following:</p> <ul style="list-style-type: none"> • The financial unfeasible burden of the development contributions • Limitations to delivering housing in accordance with relevant targets. • The inflexibility of the proposed delivery of affordable housing. • Redundancy of the delivery of a rear lane on the subject site.
Recommendation:	<p>The proposed changes to height and density would be inconsistent with the Urban Design Strategy vision of a 9 storey built form along Anzac Pde with higher forms at three key intersections adjoining the light rail stops.</p> <p>Council's urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established under the urban design strategy for the town centre. It is considered that the submitter has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal.</p> <p>The request to increase the maximum permissible building heights in the Planning Proposal are not supported.</p>

153-157 Anzac Parade, Kensington



Site Location



Existing Zoning Map



Existing building at 153-155 Anzac Parade from Anzac Parade, Kensington.



Existing building at 157-157A Anzac Parade from Anzac Parade, Kensington.

Property Information:	LOT 100 DP 866413 (BEING LOTS 1-6 IN SP 54201) and Lot 3 DP 314290
Applicant:	Ethos Urban on behalf of private landowners
Planning Request:	Request to be an opportunity/gateway site with a maximum permissible building height of 16 storeys (18 storeys with design excellence) and an FSR of 5:64:1 (6:16:1 with design excellence).

Current Planning Controls

Current Zone:	B2 Local Centre
Permitted FSR:	No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).
Permitted Height:	25m

Analysis

Site Description:	<p>The site consist of 2 lots with an area of approximately 759.72m².</p> <p>The lots are regularly shaped. 153-155 Anzac Parade has a singular frontage that adjoins a car park which fronts Anzac Parade. 157-157A Anzac Parade has a dual frontage that adjoins a car park which fronts Anzac Parade and Addison Street.</p> <p>The sites are presently occupied by a 3 storey residential flat building (6 units) and a single storey mixed use residential and commercial building (electrician).</p>
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	<p>A 6 storey mixed use commercial and hotel adjoins the site to the north and a 3 storey residential flat building (6 units) adjoins the site to the west.</p> <p>The wider urban block is characterised by single dwellings, residential flat buildings, mixed use residential and commercial buildings, semi-detached dwellings and commercial buildings. Commercial uses include: a petrol station, a pop-up clothing shop, a printing shop, electrician and a charity grocer and hotel.</p> <p>The site is located within the Kensington Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends to the north and south of the site. A R3 Medium Density Residential zone is located to the west of the site that comprises single dwellings, semi-detached dwellings and residential flat buildings.</p> <p>Addison Street has varied building heights ranging from 1 to 4 stories. Properties have varied building setbacks on the north of Addison Street and generally consistent setbacks on the southern side of Addison Street. Boundary fences are consistent and architectural styles vary. Anzac Parade contains inconsistent building setbacks, with building heights ranging from 1 to 9 storeys. Boundary fence are consistent and architectural features vary due to different surrounding uses.</p> <p>The site occupies a corner location and is visible from various vantage points.</p>
Submitter's Justification:	<p>The site has the benefit of an existing development consent and the additional height and FSR proposed in the exhibited draft Planning Proposal does not incentivise an alternative scheme given the additional development contributions.</p> <p>The submitters justification is based on the following:</p> <ul style="list-style-type: none"> • It is a highly visible site at the southern gateway to Kensington ideal for an iconic architectural building. • The submitter is committed to working with Council to possibly integrate the existing Council car park at the front of the site within the design of a proposed building and surrounding elements to satisfy a proposed upgrade of the plaza to become a celebrated space. • The submitter is willing to commit to design excellence outcomes commensurate with the site's high visibility. • The site can accommodate a built form of 16 + storeys based on sound urban design principles and analysis including overshadowing impacts.
Recommendation:	<p>The proposed changes to increase the height and FSR up to 18 storeys (with design excellence) and 5.64:1 are not consistent with the preferred Urban Design Strategy for the corridor. Changes proposed are outside of the scope of the Planning Proposal and would require re-exhibition of the Planning Proposal.</p> <p>The 9 storey height control in this location ensures an appropriate transition to residential development to the west and better scale relationship to adjoining development along Anzac Pde. The existing height control will assist to emphasise the taller building forms at the Todman Square intersection. Increasing the height and FSR controls will also increase overshadowing onto surrounding land and be out of scale with the width of Anzac Pde, creating an undesirable experience at the street level for pedestrians.</p> <p>The request to include in the subject Planning Proposal is not supported.</p>

148-158 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing building at 148-158 Anzac Parade from Anzac Parade Kensington.



View of existing building at 148-158 Anzac Parade from the corner of Anzac Parade and Bowral Street, Kensington.

Property Information:	Lot A DP 106027
Applicant:	Ethos Urban on behalf of private landowners
Planning Request:	Request for to be considered as an opportunity site with a maximum permissible building height of 15 storeys (17 storeys with design excellence) and a FSR of 5:1 (7:1 with design excellence).
Current Planning Controls	
Current Zone:	B2 Local Centre
Permitted FSR:	No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).
Permitted Height:	25m
Analysis	
Site Description:	<p>The site consists of 1 lot with an area of approximately 424.67m². The lot is regularly shaped and has dual frontages fronting Anzac Parade and Bowral Street.</p> <p>The site is presently occupied with a 2 storey mixed commercial (5 shops) and residential (4 units) property. Commercial uses comprise a blind store and vacant shops.</p>

	<p>A 2 storey mixed use commercial and residential premise adjoins the site to the north and the 2 storey St George Coptic Orthodox Church adjoins the site to the east.</p> <p>148-158 Anzac Parade has no access to on-site parking facilities.</p> <p>The wider urban block is characterised by a single dwelling, semi-detached dwellings, residential flat buildings, mixed use commercial and residential properties, multi business properties, a business property and a church. Commercial uses include: restaurants, a general store, newsagents, take away, laundromat, massage parlour, catering, hairdresser, and a café.</p> <p>The site is located within the Kensington Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends to the north, east, south and west of the site.</p> <p>Bowral street has varied building heights ranging from 1 to 4 storeys. Properties have varied setbacks, consistent boundary fences and varying architectural features due to the different surrounding uses. Anzac Parade has varying building height from 1 to 7 storeys. Setbacks vary, however, buildings are generally 2 storeys with a nil setback forming a street wall. Architectural styles vary.</p> <p>RDCP2013 (Section D1 Kensington Centre) identifies 146 Anzac Parade, Kensington as being contributory to the Kensington Town Centre and adjoins the subject site to the north.</p> <p>The site occupies a corner location and is visible from various vantage points.</p>
Submitter's Justification:	<p>The submitter's justification is based on the following:</p> <ul style="list-style-type: none"> • The site is located immediately adjacent to the light rail stop (within 10m). • The site represents a key corner in the precinct which can provide for another iconic building in the heart of Kensington. • The site is owned by a submitter who is committed to design excellence and providing an optimum outcome and is willing to work closely with Council to provide proposed public art and other articulation. • The site can accommodate a built form up to 15m based on sound urban design principles and analysis including overshadowing impacts.
Recommendation:	<p>The 9 storey height control in this location ensures an appropriate height transition to the east and south and will achieve a better scale relationship along Anzac Pde. The existing height control will assist to emphasise the taller building form at the Todman St intersection. Increasing the height and FSR controls will also increase overshadowing onto surrounding land.</p> <p>Council's urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established under the urban design strategy for the town centre. It is considered that the submission has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal.</p> <p>The request to increase the maximum permissible building heights and density in the Planning Proposal are therefore not supported.</p>

59A-71 Boronia Street, Kensington and 77- 103 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 77-79, 81-85, 87, 89, 91-93, 95, 97-99, 101 and 103 Anzac Parade from Anzac Parade, Kensington.



View of existing buildings at 77-79, 81-85 and 87 Anzac Parade from Anzac Parade, Kensington.



View of 59A and 61 Boronia Street from Boronia Street, Kensington.



View of 63, 67 and 69-71 Boronia Street and 95 Anzac Parade from Boronia Street, Kensington.

Property Information:

LOT 2 DP 539543, LOT A DP 345813, Lot A DP 331643, Lot 1 DP 605231, Lot 2 DP 605231, Lot B DP 953401, Lot 22 DP 3917, LOT 2 DP 221584, LOT C DP 30406, LOT D DP 30406, LOT 1 DP 539543, Lot B DP 345813, Lot B DP 331643 and Lot A DP 953401.

Applicant:

Urbis on behalf of Anson Group

Planning Request:	<ul style="list-style-type: none"> Request to include 59A-71 Boronia Street, Kensington in Kensington B2 Local Centre zone. 77-79 to 103 Anzac Parade, Kensington and 59 to 69-71 Boronia Street, Kensington – Request to increase the maximum permissible building height to 54 metres and an alternate building storey height of 16 storeys. Flexible FSR.
Current Planning Controls	
Current Zone:	<p>77-79 to 103 Anzac Parade and 67 to 69-71 Anzac Parade, Kensington: B2 Local Centre.</p> <p>59A to 63 Boronia Road, Kensington: R3 Medium Density Residential.</p> <p>81-85 Anzac Parade, Kensington: Part B2 Local Centre and part R3 Medium Density Residential.</p>
Permitted FSR:	<p>77-79 to 103 Anzac Parade, 67 to 69-71 Anzac Parade, and part of 59A to 63 Boronia Street: No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).</p> <p>59A to 63 Boronia Street, and part of 81-85 Anzac Parade, Kensington: 0.9:1.</p>
Permitted Height:	<p>77-79 to 101 Anzac Parade, part of 81-85 and 95 Anzac Parade: 25m</p> <p>103 Anzac Parade: 9.5m</p> <p>59A to 69-71 Boronia Street, part of 81-85 and 95 Anzac Parade: 12m</p> <p>Note: Clause 4.3A (5) of the Randwick Local Environmental Plan applies to 89, 91-93 and 95 Anzac Parade and 67 and 69-71 Boronia Street. The clause allows for a maximum building height of 17m for these sites if the conditions of the clause are met. Clause 4.3A (5) (b) specifies that the redevelopment of the site (to be afforded a 17m building height limit) is for the purpose of retail premises that comprise wither a supermarket or specialty retail shop.</p>
Analysis	
Site Description:	<p>The site consists of 13 lots with an area of approximately 6,412.1m².</p> <p>The site is presently occupied by five 2 storey multi business premises, two x 2 storey business premises, two single storey dwellings, a 3 storey residential flat building (6 units), a dual occupancy and a private (at grade) car park. Commercial uses include: a gym, lighting store and vacant shops.</p> <p>97-99, 101 and 103 Anzac Parade have no access to on-site parking facilities.</p> <p>77-79 and 87 Anzac Parade have access to parking facilities from Anzac Parade.</p> <p>59A, 61, 63 Boronia Street and 89, 91-93 and 95 Anzac Parade have access to on-site garage parking facilities from Boronia Street.</p> <p>A 4 storey residential flat building (44 units) and a vacant lot adjoin the site to the north. The south of the site is adjoined by four 2 storey semi-detached dwellings and a 2 storey mixed commercial (art gallery) and residential building.</p> <p>The subject urban block is characterised by residential and commercial uses. Commercial uses include: retail (Peters of Kensington), automotive repair, gym, art gallery, and a lighting store.</p> <p>The site is located within the Kensington Town Centre B2 Local Centre zone. The Planning Proposal proposes a maximum permissible building height of 31m (9 storeys) and a FSR of 4:1 for the site. The B2 Local Centre zone extends to the north, east and south of the site. An R3 Medium Density Residential zone is located to the north, south and west of the site and is characterised by residential flat buildings, single dwellings and semi-detached dwellings.</p> <p>Anzac Parade has varied building heights ranging from 1 to 7 storeys. Properties opposite the site on the eastern side of Anzac Parade are predominantly 2</p>

	<p>storeys. Setbacks are generally consistent with the majority having a nil setback. Architectural styles vary. Boronia Street has varied building heights ranging from 1 to 4 storey. Building setbacks are generally consistent and fence setbacks are consistent. Architectural styles vary.</p> <p>The properties 1, 3, 5 and 7 Duke Street adjoin the site to the south and are identified as potential items of heritage in RDCP 2013 (Section D1 Kensington Centre). 103A Anzac Parade also adjoins the site to the south and is identified in RDCP 2013 (Section D1 Kensington Centre) as contributory to the Kensington Town Centre.</p> <p>The site occupies a large strip along Anzac Parade and Boronia Street and is visible from numerous points.</p>
Submitters Justification:	<p><u><i>Request to extend the B2 Local Centre Zone to include 59A, 61 and 63 Boronia Street and to update the proposed Height of Buildings map for consistency.</i></u></p> <p>The submitters justification is based on the following:</p> <ul style="list-style-type: none"> • The three properties form part of a larger continuous landholding in the town centre that is ideally located adjacent to a new light rail stop. • The zoning change is critical to support the desired masterplan outcome for the site from a site area and permissibility perspective. • It makes sound planning to 'regularise' the B2 boundary in this part of the centre to align with land ownership areas, • The presence of a new residential flat building immediately north of 59A Boronia Street means there is a clear termination point for this minor boundary adjustment along Boronia Street and thus will not trigger any other reasonable zoning boundary changes. • The current B2 Local Centre zoning pattern in Kensington is varied and, in some parts, extends to sites well back from Anzac Parade. The request would therefore not be inconsistent with the current zoning pattern. <p><u><i>77-79 to 103 Anzac Parade, Kensington and 59 to 69-71 Boronia Street, Kensington – Request to increase the maximum permissible building height to 54 metres and an alternate building storey height of 16 storeys. Flexible FSR.</i></u></p> <p>The submitters justification is based on the following:</p> <ul style="list-style-type: none"> • The proposed FSR will not be able to be achieved for sites with a proposed 31m height control. In order to ensure that the anticipated new density can be achieved, the building height controls need to be revised. As a minimum the building height must be increase in order to provide the ability to submit a development that could meet the maximum FSR control. • A better urban design outcome in the centre could be achieved by allowing the following: <ul style="list-style-type: none"> • Creating a more sympathetic and interesting transition in building heights from the 'tall tower' sites on the Todman Avenue and Anzac Parade intersection. • Allow alternative height distribution on significant/key sites to promote delivery of slender built form with the provision of reasonable proportions of view and solar corridors between built form. • Consistent street wall heights along Anzac Parade to incorporate 'human scale' and active uses for more vibrant pedestrian atmosphere.
Recommendation:	<p>Council's urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established</p>

	<p>under the urban design strategy for the town centre. It is considered that the submitter has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal. The proposed changes and inclusions are a significant departure from the exhibited Planning Proposal and would require re-exhibition.</p> <p>The request to increase the maximum permissible building heights and densities in the Planning Proposal are not supported. The request for inclusion of properties in Boronia Street is not supported.</p>
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160-170 Anzac Parade and 4 Bowral Street, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 4 Bowral Street and 160-164 and 166 Anzac Parade, Kensington.



View of existing buildings at 160-164, 166 and 168-170 Anzac Parade, Kensington.

Property Information:	Lot 1 DP 171999, Lot 1 DP 34514, Lot 1 DP 771581 and Lot 1 DP 172847
Applicant:	Urbis on behalf of Anson Group
Planning Request:	Request to increase the maximum permissible building height to 42 metres and an alternate building storey height of 12 storeys. Flexible FSR.
Current Planning Controls	
Current Zone:	B2 Local Centre
Permitted FSR:	No FSR applies to land within the Kensington Town Centre. Building envelope controls for each block are contained within the Randwick Development Control Plan 2013 (Section D1).
Permitted Height:	25m
Analysis	
Site Description:	<p>The site consists of 4 lots with an area of approximately 2,338.74m².</p> <p>4 Bowral Street has a frontage fronting Bowral Street. 166 and 168-170 Anzac Parade have frontages to Anzac Parade. 160-164 Anzac Parade has dual frontages fronting Bowral Street and Anzac Parade.</p> <p>The site is presently occupied with a 2 storey single dwelling, a 2 storey mixed use residential (3 units) and commercial (3 shops) building, a 2 storey multi business property and a 1 storey multi business property. Commercial uses include: a post office, an optometrist, a take away shop and a Thai restaurant.</p>

	<p>A 2 storey multi business property and a 4 storey residential flat building (14 units) adjoin the site to the south. The same 4 storey residential flat building (14 units), a single storey semi-detached dwelling and a single storey dwelling adjoin the site east.</p> <p>4 Bowral Street and 166 Anzac Parade have no access to on-site parking facilities. 160-164 and 168-170 Anzac Parade have access to on-site parking facilities from Anzac Parade.</p> <p>The subject urban block is characterised by a primary school, multi business properties, mixed commercial and business premises, single dwellings, semi-detached dwellings and a residential flat building. Commercial uses include: a post office, an optometrist, a take away shop, a Thai restaurant, a pop up clothing store, a training studio. A number of shops are vacant.</p> <p>Anzac Parade has generally consistent building setbacks and buildings predominately having a nil setback. Buildings range from 1 to 7 storeys and have varying architectural features due to different surrounding uses. Bowral Street has inconsistent setbacks with building height ranging from 1 to 4 storeys. Boundary fence are consistent and architectural features vary due to different surrounding uses.</p> <p>RDCP 2013 (Section D1 Kensington Centre) identifies a potential item of heritage at the rear of 166 Anzac Parade. 172 Anzac Parade adjoins the site to the south and is identified in RDCP 2013 (Section D1 Kensington Centre) as contributory to the Kensington Town Centre.</p> <p>The site occupies a large strip along Anzac Parade and a corner site of Anzac Parade and Bowral Street. It is visible from numerous points.</p>
Submitters Justification:	<p>The submitters justification is based on the following:</p> <ul style="list-style-type: none"> • The proposed FSR will not be able to be achieved for sites with a proposed 31m height control. In order to ensure that the anticipated new density can be achieved, the building height controls need to be revised. As a minimum the building height must be increase in order to provide the ability to submit a development that could meet the maximum FSR control. • A better urban design outcome in the centre could be achieved by allowing the following: <ul style="list-style-type: none"> • Creating a more sympathetic and interesting transition in building heights from the ‘tall tower’ sites on the Todman Avenue and Anzac Parade intersection. • Allow alternative height distribution on significant/key sites to promote delivery of slender built form with the provision of reasonable proportions of view and solar corridors between built form. <p>Consistent street wall heights along Anzac Parade to incorporate ‘human scale’ and active uses for more vibrant pedestrian atmosphere.</p>
Recommendation:	<p>Council’s urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established under the urban design strategy for the town centre. It is considered that the submitter has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal.</p>

	The request to increase the maximum permissible building heights and density in the Planning Proposal are therefore not supported.
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450- 488 Anzac Parade Kensington and 14-16P Meeks Street, Kensington and 309-329 Anzac Parade, Kensington



Site Location



Existing Zoning Map



View of existing buildings at 450-458 to 488 Anzac Parade, Kingsford from the corner of Anzac Parade and Borrodale Road, Kingsford.



View of existing buildings at 488 Anzac Parade, Kingsford from Meeks Street, Kingsford.



View of existing buildings at 309 to 327-329 Anzac Parade and 44-46 Borrodale Road, Kingsford from to corner of Anzac Parade and Meeks Street, Kingsford.



View of existing buildings at 327-329 Anzac Parade and 44-46 Anzac Parade, Kingsford from Borrodale Road, Kingsford.

Property Information:

450-458, 460, 462-464, 466-468, 470-472, 474, 476, 478, 480, 482-484, 486 and 488, Anzac Parade, Kingsford and 14-16P Meeks Street, Kingsford: LOT 8 DP 1167846 (BEING LOTS 1-34 IN SP 85740), LOT2 DP 105172, LOT A DP 300525, LOT 1 DP 166644, Lot 1 DP 526723, LOT A DP 393386, LOT B DP 393386, LOT 1 DP

	<p>177587, LOT 2 DP 177587, LOT 3 DP 177587, LOT 1 DP 303313, CNR LOT 1227 DP 456408 and LOT 1226 DP 456498.</p> <p>309, 311-313, 315-315A, 317, 319-321, 323, 325 and 327-329 Anzac Parade, Kingsford: LOT 2 DP 104068, LOT 1002 DP 668944, LOT 1 DP 105185, LOT 1 DP 518017, LOT 2 DP 518017, LOT 3 DP 518017, LOT 1 DP 306239, LOT 2 DP 306239 and LOT 1 DP 617903.</p>
Applicant:	Harbourne Plaza P/L on behalf of private landowners.
Planning Request:	Request to be included as an opportunity sites with a maximum permissible building height 61m and an FSR 5:1.
Current Planning Controls	
Current Zone:	B2 Local Centre
Permitted FSR:	3:1
Permitted Height:	24m
Analysis	
Site Description:	<p><u>450-458, 460, 462-464, 466-468, 470-472, 474, 476, 478, 480, 482-484, 486 and 488, Anzac Parade Kensington and 14-16P Meeks Street, Kensington</u></p> <p>The site consists of 13 lots with an area of approximately 3,921.45m².</p> <p>The lots are regularly shaped. 474 to 488 Anzac Parade have singular frontages to Anzac Parade. 450-458 to 470-472 Anzac Parade have dual frontages to Anzac Parade and Middle Lane. 14-16P Meek Street has dual frontages to Meeks Street and Middle Lane.</p> <p>The site is presently occupied with a 2 storey mixed use residential and commercial property, a 9 storey mixed use residential (31 units) and commercial (3 shops) building, seven 2 storey multi business property (7), a 3 storey mixed business property and a public car park. Commercial uses include: a massage Parlour, computer store, café, hair dressers, real estate agents and restaurants.</p> <p>A 9 storey mixed use residential (98 units) and commercial (7 shops) property adjoins the site to the north.</p> <p>450-458 to 470-472 Anzac Parade have access to on-site parking facilities from Middle Lane. 474 to 488 Anzac Parade have access to on-site parking facilities from Meeks Street and 14-16P has access to on-site parking facilities from Meeks Street and Middle Lane.</p> <p>The wider urban block is characterised by mixed use residential and commercial properties, multi business properties, and a car park. Commercial uses include: a massage Parlour, computer store, café, dry cleaner, tobacconist, hair dressers, real estate agents and restaurants.</p> <p>Anzac Parade has generally consistent building setbacks. Buildings predominately have a nil setback. Buildings range from 1 to 9 storeys and have varying architectural features due to different surrounding uses. Meeks street has inconsistent building setbacks with building heights ranging from 1 to 9 storeys. Architectural features vary due to different surrounding uses.</p> <p>RDCP 2013 (Section D2 Kingsford Centre) identifies 315, 317-323, 464-466, 474-476 and 478-486 as contributory facades in the Kingsford Centre.</p> <p>The site occupies a large strip along Anzac Parade and a corner site of Anzac Parade and Meeks Street. It is visible from numerous points.</p>

	<p><u>309, 311-313, 315-315A, 317, 319-321, 323, 325 and 327-329 Anzac Parade, Kensington</u></p> <p>The site consists of 13 lots with an area of approximately 3,623.9m².</p> <p>Majority of the lots are regularly shaped. 315-315A and 319-321 Anzac parade are irregularly shaped lots. 309 to 315-315A Anzac Parade have dual frontages to Anzac Parade and Houston Lane. 319-321 and 327-329 Anzac Parade have dual frontages to Anzac Parade and Borrodale Road. 44-46 Borrodale Road has dual frontages to Borrodale Road and Houston Lane. 317, 323 and 325 Anzac Parade have singular frontages to Anzac Parade.</p> <p>The lots are regularly shaped. 474 to 488 Anzac Parade have singular frontages to Anzac Parade. 450-458 to 470-472 Anzac Parade have dual frontages to Anzac Parade and Middle Lane. 14-16P Meek Street has dual frontages to Meeks Street and Middle Lane.</p> <p>The site is presently occupied with mixed use residential (29) and commercial (2) property, a 1 storey multi business property, a seven 2 storey multi business properties. Commercial uses include: a supermarket, restaurants, retail, accountants, gaming café, print shop, and a TAB.</p> <p>A 2 storey multi business property adjoins the site to the north.</p> <p>317 to 327-329 Anzac Parade have access to on-site parking facilities from Borrodale Road. 309 to 315-315A Anzac Parade and 44-46 Borrodale Road have access to on-site parking facilities from Houston Lane.</p> <p>The wider urban block is characterised by a residential flat building, mixed use residential and commercial properties, a mixed use boarding house and commercial property and multi business properties. Commercial uses include: supermarkets, restaurants, electrical supplies, lawyers, real estate agents, retail, accountants, gaming café, print shop, drinks shop, and a TAB.</p> <p>Anzac Parade has generally consistent building setbacks. Buildings predominately having a nil setback. Buildings range from 1 to 9 storeys and have varying architectural features due to different surrounding uses. Borrodale Road has inconsistent building setbacks and generally consistent boundary fence setbacks. Architectural features vary due to different surrounding uses. Houston Lane primarily functions as an access way to properties fronting Anzac Parade and Houston Road. Buildings range from 1 to 6 storeys. Building setbacks and boundary fences are inconsistent. Architectural features vary due to different surrounding uses</p> <p>RDCP 2013 (Section D2 Kingsford Centre) identifies 315 and 317-323 Anzac Parade, Kingsford as being contributory facades in the Kingsford Centre.</p> <p>The site occupies a large strip along Anzac Parade and 2 corner sites; Anzac Parade and Borrodale Road and Borrodale Road and Houston Lane. The site is visible from various vantage points.</p>
Submitters Justification:	<p>The Meeks Street intersection should be the centre of Kingsford's CBD as it:</p> <ul style="list-style-type: none"> • Is an equal distance from both tram stops, • Contains major bus stops, • Only one corner of the intersection has been redeveloped, and • The proposed Meets Street plaza provides both planning and commercial incentives for the block redevelopment.

Recommendation:	<p>Council's urban design strategy for the town centres provides for a mid-rise building typology for the majority of the town centres to reinforce the spine with appropriate transition to existing development. Higher building form for the subject land would result in a departure from the consistent approach established under the urban design strategy for the town centre. It is considered that the submitter has not adequately justified the proposed changes to the draft planning controls contained in the Planning Proposal.</p> <p>The request to increase the maximum permissible building heights in the Planning Proposal are not supported.</p>
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