

Appendix A - Additional assessment

This appendix discusses in more detail the Housing Investigation Areas, three of the four landowner rezoning requests, and the Randwick Hospital expansion area.

A.1. Housing Investigation Areas (HIAs)

The proposed amendments are outlined in the Gateway Report and further detailed in the five tables below for each HIA. Council has prepared urban design studies and reports for each HIA and considered individual landowner rezoning requests for sites within the HIAs.

Department comment

The Department's assessment is based on Council's urban design reports and recommendations for the individual landowner rezoning requests.

Housing Investigation Areas

- The Department's Urban Design Unit has undertaken an urban design peer review of Council's urban design reports and proposed controls.
- There is generally no objection to the proposed zones, heights and floor space ratios (FSRs), as stated in the Gateway report, subject to further investigations. Further detailed assessment in terms of urban design is in the five tables below.

Landowner rezoning requests in HIAs

- Council has taken a strategic approach to reviewing the zoning and development standards for the HIAs, having regard to the strategic context of the LSPS and Housing Strategy, e.g. where sites are identified as 'centres and major sites housing growth'. Council is in favour of the above strategic approach than adhering to specific uplifts requested by individual landowners.
- Council has also justified that a comprehensive review of the zoning and controls for the HIAs are more suitable for the Affordable Housing Contributions Scheme.
- The Department supports Council's approach and any exceptions are stated in the table below.

Note: All Figures in the table below are taken from Council's Urban Design Reports (2021).

West Randwick HIA

Proposed controls

- Zone: Retain R3 and B1
- Height: from 12m to 24m (B1) and 16.5m (R3)
- FSR: from 1.5:1 or 0.9:1 to 3.6:1 (B1) and 1.8:1 (R3). Refer to Figure 1 below. **Note: the same legend applies for all HIA maps in this table.**



Figure 1. West Randwick HIA zoning and building height (in storeys) and property address of landowner rezoning request.

Department comment

- This HIA contains a heritage item and is adjacent to the Randwick Racecourse and Centennial Park heritage conservation areas (to the south and west respectively).
- The Department's urban design peer review concludes that the proposed built form is appropriate given the surrounding context, including the Randwick Racecourse and its possible future uses, education institutions and transport routes (Figure 2). The proposal has included transitional heights to heritage items, and residential uses to the east.



Figure 2: West Randwick HIA proposed building envelopes (yellow) and approved Royal Randwick Racecourse Hotel envelope (grey). View towards southeast.

Rezoning request

- A landowner request was submitted for 5 properties, including a heritage item, at 1-7 King Street and 1-5 John Street, Randwick.
- Council has applied controls consistent with the urban design recommendations for the broader HIA. The Department raises no objection.

Kensington North HIA

Proposed controls

- Zone: No change to R3,
- Height: from 12m to 23m (R3 zone along Anzac Parade and Alison Road) and 16.5m (Southeast of HIA),
- FSR: from 0.9:1 to 2:1 (R3 along Anzac Pde and Alison Road) and 1.5:1 (SE of HIA).



Figure 3. Proposed zoning and height (in storeys) and landowner rezoning request.

Department comment

- The proposed heights and FSRs offer a transition from the Kensington centre (Figure 4 below) to surrounding low-medium density residential areas, and respond to the steep topography in the west of the HIAs by leaving these areas as 'no change'.



Figure 4. left: Kensington North HIA proposed building envelopes (grey), View northwest.

- The HIA contains 4 heritage items and there are heritage items adjacent to the HIA. The apparent bulk of 7 storeys adjacent to four 1-2 storey local heritage items will be mitigated by a stepped 2 and 7-storey form and laneway separation (Figure 3 & 4).
- The Department's urban design peer review concludes that there are opportunities:
 - to improve solar access to:
 - properties between Boronia Street and Anzac Parade, and
 - existing strata-titled buildings; and
 - for Council to further test the proposed FSRs can be accommodated in and/or optimised by the proposed height controls while achieving solar access outcomes.

Rezoning request

- A landowner request was submitted for 56-74 Anzac Parade, Kensington (a 12-storey building). The Department concurs with Council's justification to retain the R3 zone and apply no change to this property.

Arthur Street HIA

Proposed controls

- Zone: No change to R3
- Height: from 9.5m or 15m to 26m (R3 Zone, except Arthur Street frontage) and 13.5m (R3 Zone along Arthur Street frontage)
- FSR: from 0.75:1 to 3:1 (R3 Zone all areas)

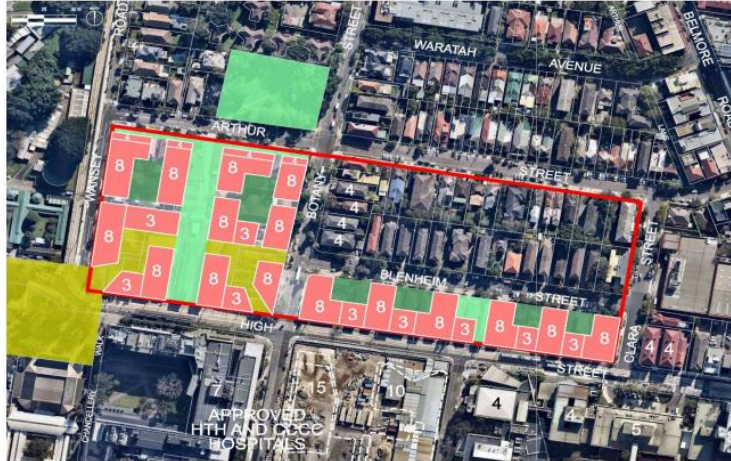


Figure 5. Arthur Street HIA zoning and building height (in storeys) and areas of public open space (light green) and private open space (dark green).

Department comment

- The proposed building envelopes respond to surrounding land uses offering a transition from the taller buildings of Randwick Hospital (no height limit) to surrounding lower density residential uses, as shown in Figure 6 below:

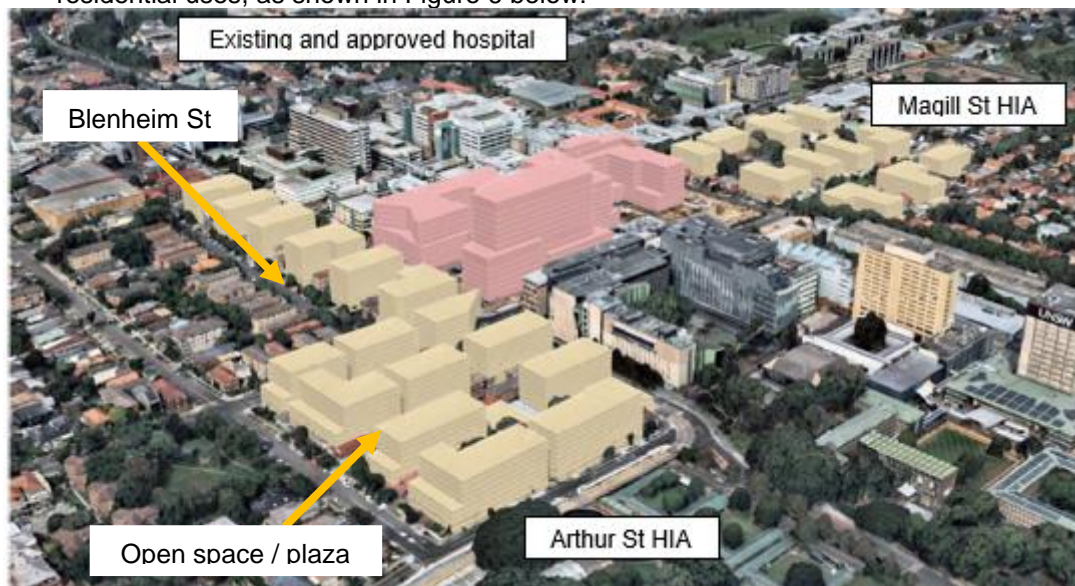


Figure 6. Arthur Street HIA proposed building envelopes (yellow), Randwick Hospital and approved campus expansion area (pink) and Magill Street HIA proposed envelopes (yellow). View southeast.

The Department's urban design peer review concludes that there are opportunities:

- for Council to further investigate the height transitions along High Street (proposed 8 storeys) to Blenheim Street (existing 4 storeys);
- for Council to further test the proposed FSRs can be accommodated in the proposed height controls for the HIA;
- to improve solar access to the proposed public domain open space / plaza and buildings along High Street.

There are no landowner rezoning requests for sites in the Arthur Street HIA.

Kingsford South HIA

Proposed controls

- Zone: rezone from R2 to B1 (Corner of Anzac Parade and Botany Street) and rezone from R2 to R3 (all else)
- Height: from 9.5m or 12m to 17.5m (proposed R3) and 16.5m (B1 zone)
- FSR: from 0.5:1 or 0.75:1 to 1.6:1 (Proposed R3) and 1.7:1 (B1 zone), subject to **Gateway Conditions**.



Figure 7. Kingsford South HIA zoning and building height (in storeys) and property address of landowner rezoning requests.

Department comment

- The proposed HIA heights and FSRs offer a transition from the taller heights in the Kingsford Town Centre to the surrounding low to medium density residential, which comprises a mixture of typologies, as shown in Figure 8 below:



Figure 8. Kingsford South HIA proposed building envelopes (yellow) adjacent to the gazetted LEP building envelopes for Kensington and Kingsford (K2K) town centres (grey) and proposed building envelope for the South Juniors Site (separate part of this proposal). View north-west.

- The visual bulk of the proposed heights relative to the single storey local heritage items (red hatching Figure 9) will be mitigated by recessing the 5th upper level and providing

additional separation by public domain and open space elements (in green, Figure 9). Additional relief is afforded from the topography, which slopes away from the 1 storey heritage item.



Figure 9. Single storey heritage items adjacent to proposed 5 storeys with recessed upper level.

- The Department's urban design peer review concludes that there are opportunities for Council to further test the proposed FSRs can be accommodated or optimised under the proposed height controls:
 - B1 zoned sites along Anzac Parade and Botany Street,
 - R3 zoned sites along Rainbow Street, and
 - R3 zoned site on the corner of Botany, Stuart and Wallace Streets

Landowner rezoning request

- Council received two separate land-owner requests for:
 1. 10-12 Sturt Street, Kingsford, and
 2. Nos. 469, 471-477, 479, 481, 483, 632-634 Anzac Parade, Kingsford.
- The Anzac Parade properties currently comprise commercial uses, however, only the properties south of Anzac Parade (nos. 469, 471-477, 479, 481, 483) are rezoned B1 while the northern properties are rezoned to R3.
- Council's urban design analysis states that the commercial uses for the northern properties could continue under existing use rights.
- However, the rationale for Council's approach to the split zoning is unclear* and a **Gateway Condition** is recommended.

*Note: Council has subsequently provided advice to the Department that rezoning of the northern properties has merit but would be subject to a Council resolution.

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- to improve solar access to the buildings along Barker Street;
 - for Council to further test the proposed FSRs can be accommodated or optimised under the proposed height controls across the HIA while achieving solar access outcomes.
 - Clarification is also required to confirm the proposed FSR due to discrepancy between documents. A **Gateway Condition** is recommended accordingly.

Rezoning request

- A landowner request was submitted for 13 and 15 Magill Street.
 - The Department concurs with Council's justification to retain the R3 zone and apply the broader HIA height and FSR controls.
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A.2 Land-owner rezoning requests: zoning, height and FSR

South Juniors Rugby Club - 558A-580 Anzac Parade, Kingsford

Proposed amendments

Control	Existing	Proposed (by landowner & Council)
Land use zone	B2 zone	No change
Maximum FSR	3:1	No change
Alternative FSR	4:1	No change
Maximum building height	24m	No change
Alternative building height (CI 6.17)	31m (western portion)	51m (western portion) ¹
<i>See Figure 12</i>		
Design excellence at K2K (CI 6.21)	N/A	Provides additional 6m (2 storeys) in height, up to 57m (17 storeys) on land identified as 'Y1' or 'Y2' on the alternative building height map.
Key Sites map	N/A	Introduce as a key site requiring preparation of a DCP.

¹Note: the alternative height and FSR require the delivery of community infrastructure.

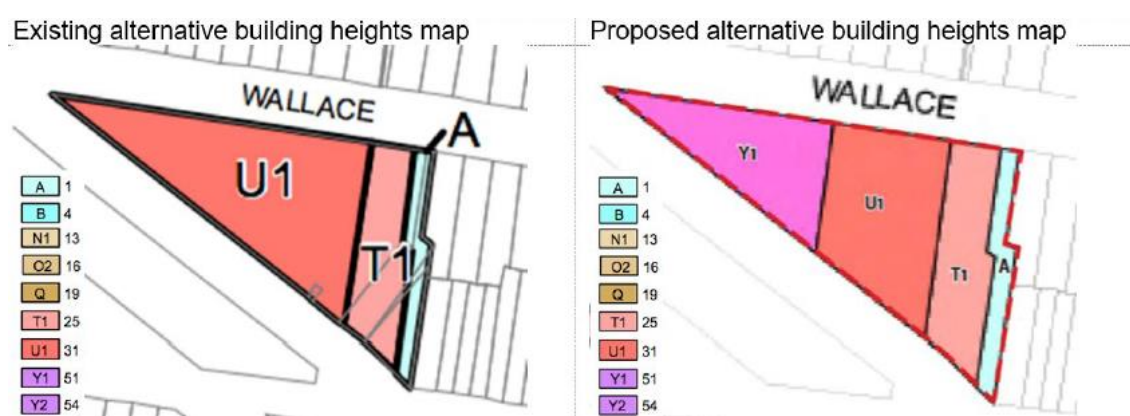


Figure 12. Existing (left) and proposed (right) alternative building heights. Source: planning proposal.



Figure 13. Existing LEP and DCP controls (left) and proposed controls (right). Source: planning proposal by GLN, 2021 & urban design study, AJ+C, 2020.

Department comment

The proponent has submitted a planning proposal report (GLN, 2021) and urban design study with a concept scheme for the proposed controls (AJ+C, 2020), the latter prepared in

response to the exhibition of Council's K2K DCP. The proponent's analyses conclude that the recently gazetted LEP and DCP controls (see table above) can only yield a maximum FSR of 3.5:1 or 3.3:1, subject to varying degrees of ADG compliance.

The Department notes that Council supports the proponent's request. The Department concurs with the justification from Council and the proponent because:

- The amendment would facilitate the realisation of the alternative FSR of 4:1 in the LEP, and allow more flexibility in the building design with good amenity, architectural and urban design outcomes.
- The proposed controls and concept scheme prepared by AJ+C demonstrates:
 - consistency with the K2K Planning Strategy design principles for tall landmark buildings in prominent, highly accessible locations in conjunction with the delivery of substantial public benefit. The proposed built form is in keeping with the character of other 'urban node' sites around the Five Ways intersection in Kingsford, which are characterised by towers emerging from the surrounding 9-storey form.
 - that appropriate transition heights can be offered to surrounding low-scale residential and the proposed Kingsford South HIA (Figure 14).
 - continued lower level commercial, a through-site pedestrian link consistent with the K2K DCP, and a potential new pocket plaza in the apex;
 - Capability of achieving ADG controls, including solar access (Figure 15), building separation and natural ventilation. This is except for deep soil landscaping which cannot be met under the existing controls.
- The above matters can be further addressed in a site specific DCP or revisions to the K2K DCP chapter and assessed in detail at the DA stage.



Figure 14. Proposed 3D built form of Kingsford South HIA (in beige), K2K (in light grey) and South Juniors site (in yellow). Source: HIA urban design report, Randwick City Council, 2021.



Figure 15. Proposed shadows at 9am, 12pm and 3pm at the winter solstice. Source: urban design study, AJ+C, 2020.

1401-1409 Anzac Parade, Little Bay

Proposed amendments (by Council)

Control	Existing	Landowner request	Proposed by Council
Land use zone	B1 zone	No change	No change
Maximum FSR	1.1:1	Increase requested, but not specified	1.2:1
Maximum building height	9.5m	4-5 storeys	15m (4-5 storeys)
Key Sites (CI 6.11, requiring a DCP and design excellence)	N/A	no specific request	Introduce as key site

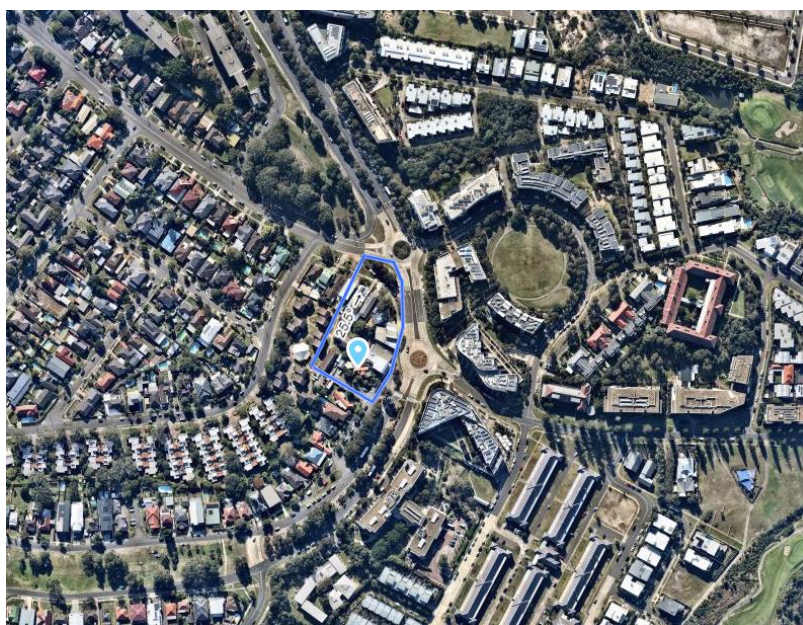


Figure 16. Approximate location of subject site and surrounds, Source: NearMap, 2021

Department comment

The landowner's rezoning request seeks higher density and height on the site and was deferred from consideration when the former LEP was translated into the Standard Instrument format as it was a late submission. The Department concurs with Council's justification for the increase in height and FSR as follows:

- Council has considered a request for 20m height and unspecified FSR on the subject site and has subsequently proposed a height and FSR that are consistent with that in surrounding development, i.e. the Prince Henry Hospital site.
- The wide carriageway of Anzac Parade supports the increased height and density, and any future development will require the preparation of a site specific DCP to address design implications and to exhibit design excellence.
- The increased density will enhance the site's role in supporting neighbourhood businesses to service the surrounding residential uses.

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

Proposed amendments (by Council)

The proposed amendments below reflect those recommended by Council, after consideration of the landowner request for amendments to 59A, 61 and 63-65 Boronia Street and a new concept scheme for 59A, 61, 63-65 Boronia St and 81-85, 87, 89, 91-93, 95 Anzac Parade:

Control	Existing	Landowner request	Proposed by Council
Land use zone	R3 and B2	No change	No change
Maximum building height: Figure 17			
o 59A, 61, 63-65 Boronia St	12m	Unclear, see	No change
o 81-85, 87, 89, 91-93, 95 Anzac Pde	25m	Figure 17	
Alternative building height: Figure 18			
o 59A, 61, 63-65 Boronia St	N/A	16m	No change
o 81-85, 87, 89, 91-93, 95 Anzac Pde	31m	-	-
o Rear lane	1m	-	31m
Floor space ratio: Figure 19			
o 59A, 61, 63-65 Boronia	0.9:1	4:1	Remove
o 81-85, 87, 89, 91-93, 95 Anzac Pde and rear lane	Nil	-	-
Key Sites (CI 6.11, requiring a DCP and design excellence)	Nil	Not specified	Introduce as key site



Figure 17. Landowner's proposed concept masterplan indicating building height (in storeys) for the subject site. Source: Submission on K2K Centres draft planning proposal, GMU 2019.

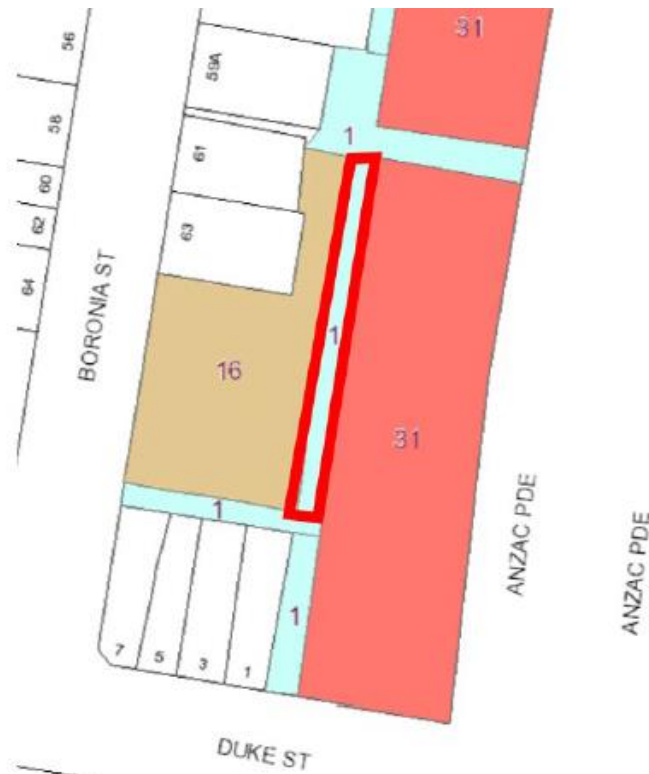


Figure 18. Existing Alternative building height map. Source: planning proposal, Randwick Council



Figure 19. Existing (left) and proposed (right) floor space ratio. Source: planning proposal, Randwick Council

Department comment

Council considered a previous land-owner request to amend the zoning, FSR and height controls as part of the K2K Planning Proposal which was not supported at that time. Council has considered a new request for these properties and has recommended that only the FSR and 1m height control to the rear of Anzac Parade properties be removed because:

- retaining the R3 zone for properties along Boronia Street is appropriate as they only have a frontage to Boronia Street, not Anzac Parade, and therefore is not consistent with the Kensington Town Centre. As such, extension of this town centre to the Boronia Street properties is not supported.
- the removal of the 1m height control from the lane is justified on the basis that:
 - the height control was originally intended for a rear lane however the fine grain narrow lots complicate the provision of a continuous rear laneway without site amalgamation; and
 - if site amalgamation were to occur for redevelopment then servicing arrangements can be made from Boronia Street.
- any other height increases on the Boronia Street and Anzac Parade sites would disrupt the transition to surrounding development and be a departure from the K2K urban design strategy.
- the removal of the FSR control for the Boronia Street properties is consistent with those sites fronting Boronia Street to the south. Council states that the K2K DCP will be amended to encompass these three properties and to address design implications.

A.3. Randwick Hospital campus expansion area

In 2019, State significant development (SSD) approval was granted for the Prince of Wales Reconfiguration and Expansion Project (SSD-9113) for a 13-storey (59m) Integrated Acute Services Building (ASB) and associated works.

The proposed amendments seek to change the land zone and remove the height and FSR controls. The existing Hospital site has perimeter height controls (Figure 20) of 18m/24m on each of the boundaries and the UNSW campus has a perimeter height of 24m (north and east boundaries) to provide a transition to surrounding areas. A perimeter height has not been applied to the expansion area (Figure 20, top right image).



Figure 20. (top left) Existing height controls; (top right) height controls for the expansion area removed; (bottom) the expansion area in the context of Magill Street HIA uplift



Figure 21. Approved campus expansion area development (pink) and proposed Magill Street HIA (yellow) with 6 storeys / 19.5m

Despite this, there is no objection to the proposed amendments because:

- the amendments align with the SSD approval;
- removal of the height and FSR controls is consistent with the existing Hospital site (to the east) and adjoining UNSW campus (west) which have no maximum building height or FSR (Figure 20); and
- removal of the perimeter height control would allow flexibility for future hospital development and reflects the emerging character of the Randwick Health and Education Precinct.