

ATTACHMENT F(2)

Data Sheets

(Rezoning Requests Publicly Exhibited)

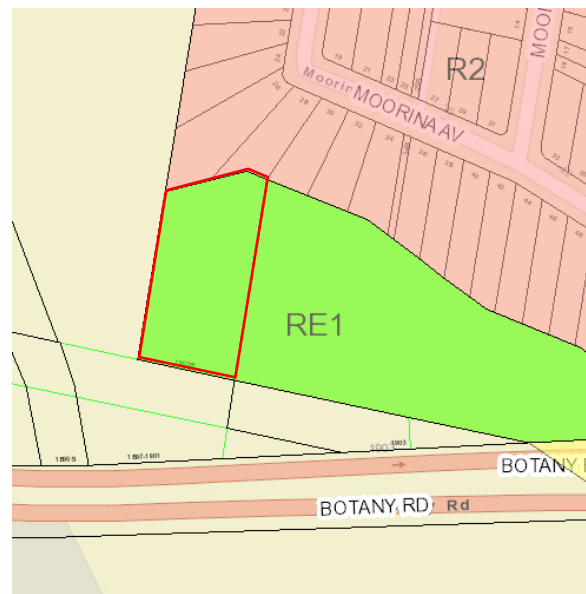
Datasheets (Rezoning Requests Publicly Exhibited)

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1903R Botany Road, Matraville



Site Location Aerial Map (Near Maps)

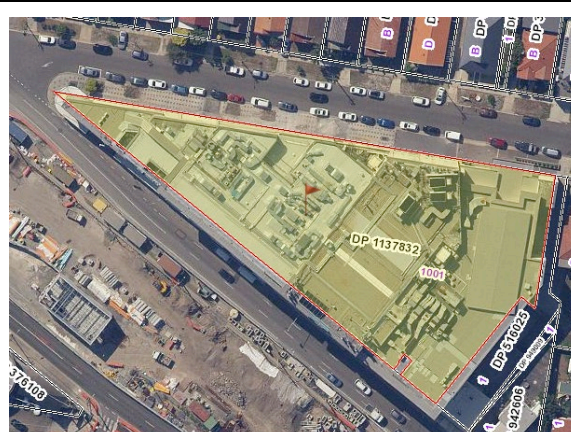


Existing Zoning Map

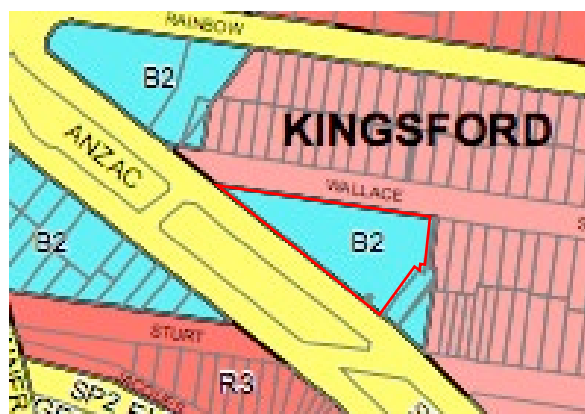
Address:	1903R Botany Road, Matraville	
Property Information:	Lot 1 DP219847 (1903R)	
Trim Reference:	D04034286, D04034284	
Applicant:	DBL Property Pty Ltd on behalf of the owners	
Summary of Planning Request:	Rezone from RE1 to RE2 Private Recreation	
Planning Controls	Current	Requested
Zone:	RE1 Public Recreation	RE2 Private Recreation
Permitted Max FSR:	No FSR Control	No change
Permitted Max Height:	No Height Control	No change
Other		
Analysis		
Site Description:	<p>1903R is a vacant lot with no public road access, located near Botany Road in Matraville. The lot is adjacent to the Port Botany industrial area. To the north of the site is suburban Matraville, zoned R2 and containing freestanding homes. The area surrounding the lot is predominantly vacant land, undergoing re-development. The adjacent lot is zoned RE1.</p> <p>The Bunnerong Creek waterway runs directly through the north section of the lot. The creek is a protected waterway, however, does not pose any flood risk. Future DAs for the site will need to address environmental impacts on this waterway.</p>	

	<p>The lot is impacted by Class 4 acid sulphate soils. The land contains a drainage site at the rear of the property. There may be potential soil and groundwater contamination on the site. This should be investigated prior to finalising the rezoning request.</p> <p>It should be noted that the rezoning of the land from RE1 to RE2 Private Recreation is subject to an assessment provided under State Environmental Planning Policy No.55 – Remediation of Land.</p>
Topography and Access	The site is sloped on both the north and south sides, running down to the creek which divides the lot. The topography of the site significantly impacts the potential for development.
Land use and Surrounding land use	The site is currently undeveloped (vacant). To the north is R2 residential land, to the east is RE1 Public Recreation land and to the south and west is developed and undeveloped industrial land.
Submitter's Justification:	<p>The current, and previous landowners have in the past offered the site to Council for purchase in accordance with the LEP provisions. In June 2019, Council again stated they were not able to purchase the land.</p> <p>Given that council are unable to purchase, the owners request that the land be rezoned to reflect the fact that it is not needed or used as a public recreation zone.</p> <p>Rather the owners would propose that the land simply change to the RE2 Private Recreation zone.</p>
Council's Response:	<p>Council officers have been in consultation with the site owners over this request.</p> <p>Council supports this request and agrees with the justification of the submitter. Considering that the site is under private ownership, rezoning the site RE2 Private recreation would be a more appropriate land use zone for this lot.</p>
Outcome:	<p>Supported.</p> <p>Rezoning subject site to RE2.</p>

558A – 580 Anzac Parade, Kingsford (Souths Juniors Club at Kingsford)



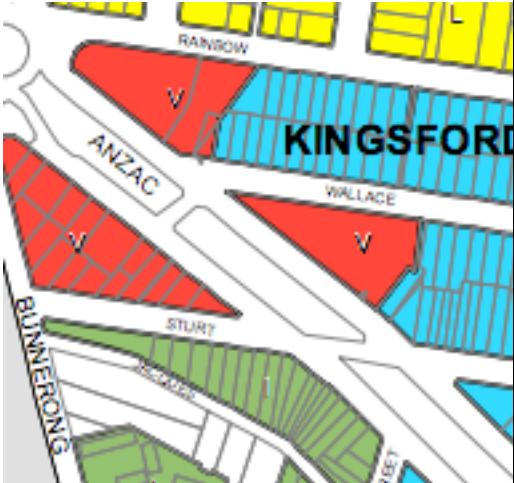

Site Location - Aerial Map (Six Maps)

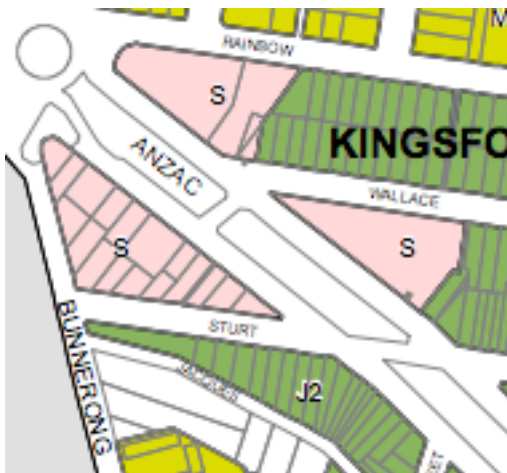
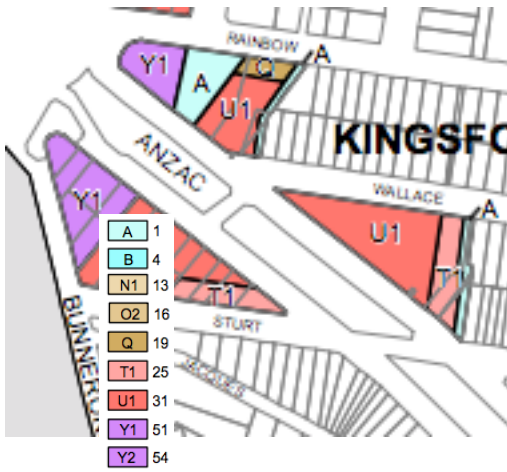


Extract Land Zoning Map

Address:	558A – 580 Anzac Parade, Kingsford	
Property Information:	Lot 1001 DP1137832	
Trim Reference:	D04165850, D04054165	
Applicant:	South Sydney Junior Rugby League Club Limited	
Summary of Planning Request:	<p>The Planning Request was lodged in February 2021 and included the following supporting documents:</p> <ul style="list-style-type: none"> • Correspondence from South Sydney Junior Rugby League Club, • Planning Proposal (gln planning) (23/02/2021) • Urban Design Study (AJ+C) (18/02/2021)¹ <p>The request proposed:</p> <ul style="list-style-type: none"> • No change to the land use zone (B2 Local Centre), • No change to maximum FSR (4:1), • Increase in the alternative building height on the western (apex) side of the site from 31m (approx. 9 storey) to 51m (approx. 15 storey) under Clause 6.17 <i>Community infrastructure height of buildings and floor space at Kensington and Kingsford town centres</i> and the Alternative Building Heights Map. • The height increase (to 51m) would also subject the site to Clause 6.21 <i>Design excellence at Kensington and Kingsford town centres</i> which would provide (subject to requirements) an additional 6m (approx. two storey) in height (i.e. up to 57m (approx. 17 storey)). • No other changes are proposed. 	
Planning Controls	Current	Requested

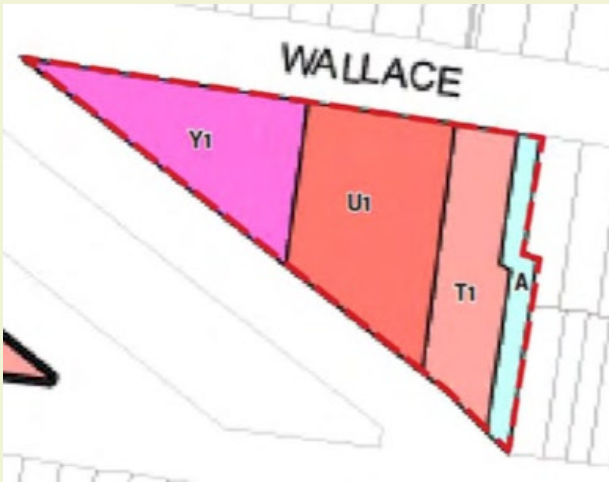
¹ Study incorrectly dated 18/02/2020

Land Use Zone:	B2 Local Centre	No change.
Floor Space Ratio (FSR): Maximum Floor Space Ratio (n:1) D 0.5 G 0.65 H 0.7 I 0.75 J 0.8 L 0.9 N 1 O 1.1 P1 1.2 P2 1.25 Q 1.3 R 1.4 S1 1.5 S2 1.7 S3 1.8 S4 1.9 T 2 V 3	FSR 4:1 under Clause 4.4 <i>Floor space ratio</i> 	No change.
Alternative Residential Floor Space Ratio (n:1) X 4 Z 5	FSR 4:1 under Clause 6.17 <i>Community Infrastructure height of buildings and floor space at Kensington and Kingsford town centres and Alternative Floor Space Ratio Map.</i> 	No change.
Maximum Building Height:	Maximum height 24m under Clause 4.3 <i>Height of buildings</i>	No change.

<p>Height of Buildings Map - Sheet HOB_002</p> <p>Maximum Building Height (m)</p> <table><tr><td>A</td><td>1</td></tr><tr><td>B</td><td>4</td></tr><tr><td>I</td><td>8</td></tr><tr><td>J1</td><td>9</td></tr><tr><td>J2</td><td>9.5</td></tr><tr><td>K</td><td>10</td></tr><tr><td>L</td><td>11</td></tr><tr><td>M</td><td>12</td></tr><tr><td>N1</td><td>13</td></tr><tr><td>N2</td><td>14</td></tr><tr><td>O1</td><td>15</td></tr><tr><td>O2</td><td>16</td></tr><tr><td>P</td><td>18</td></tr><tr><td>R1</td><td>21</td></tr><tr><td>R2</td><td>22</td></tr><tr><td>S</td><td>24</td></tr><tr><td>T1</td><td>25</td></tr><tr><td>T2</td><td>28</td></tr><tr><td>U1</td><td>31</td></tr><tr><td>U2</td><td>34</td></tr><tr><td>W</td><td>44</td></tr><tr><td>X</td><td>47</td></tr></table>	A	1	B	4	I	8	J1	9	J2	9.5	K	10	L	11	M	12	N1	13	N2	14	O1	15	O2	16	P	18	R1	21	R2	22	S	24	T1	25	T2	28	U1	31	U2	34	W	44	X	47		
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<p>Alternative Building Height:</p> <table><tr><td>A</td><td>1</td></tr><tr><td>B</td><td>4</td></tr><tr><td>N1</td><td>13</td></tr><tr><td>O2</td><td>16</td></tr><tr><td>Q</td><td>19</td></tr><tr><td>T1</td><td>25</td></tr><tr><td>U1</td><td>31</td></tr><tr><td>Y1</td><td>51</td></tr><tr><td>Y2</td><td>54</td></tr></table>	A	1	B	4	N1	13	O2	16	Q	19	T1	25	U1	31	Y1	51	Y2	54	<p>Heights of 31m, 25m & 1m under Clause 6.17 <i>Community infrastructure height of buildings and floor space at Kensington and Kingsford town centres</i> and Alternative Building Heights Map.</p> 	<p>See map extract below showing the submitters proposed changes to the Alternative Building Heights Map.</p> <p>U1 (31m) (part) to Y1 (51m)</p> <p>U1 (31m) (part) – no change</p> <p>T1 (25m) – no change</p> <p>A (1m) – no change</p>																										
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Y2	54																																													
<p>Design Excellence:</p>	<p>Clause 6.21 Design Excellence at Kensington and Kingsford Town Centres applies to land identified as Y1 or Y2 on Alternative Building Heights Map where development exhibits design excellence the height may exceed the Alternative Building Heights Map by up to 6 metres.</p>	<p>The requested amendment to the Alternative Building Heights Map (refer below) identifies the western corner of the site Y1 (51m) and would</p>																																												

		activate the Design Excellence Clause for that part of the site.
Analysis		
Site Description:	<p>The corner site is the location of the South Sydney Junior Rugby League Club (Souths Juniors Club at Kingsford) and is known as Lot 1001 DP1137832. The site is approx. 4,720m², with a frontage to Anzac Parade of approx. 130m and Wallace Street of approx. 135m.</p> <p>The low point of the site is the west corner, at Anzac Parade and Wallace Street, that is at RL28.5. The corner of Anzac Parade and Sturt Street is at RL30 and the northeast corner of the site on Wallace Street is at RL35. At the east boundary the level change is approx. 5m, and at the midpoint pedestrian link is approx. 2.5m (1in16 slope).</p> <p>The Souths Juniors Club at Kingsford is a part 3, 4 and 5 storey building occupying the entire site. The Planning Proposal application notes that the total floorspace of the existing club is close to 4:1. The Club has an active façade to Anzac Parade and relatively blank facade to Wallace Street, with few openings or articulation.</p> <p>Adjoining properties to the east are commercial development fronting Anzac Parade and detached dwellings fronting Wallace Street (refer Figures below).</p> <p>The site is located opposite the Juniors Kingsford Light Rail Terminus which serves as a dual transport interchange between light rail and buses.</p> <p>The site is located within the K2K Planning Strategy area and subject to the recent LEP and DCP amendments.</p>	
Topography and Access:	<p>The site is relatively level, with a slight fall to the west (refer Figure below). Surrounding land rises to the north and east (Wallace Street) and is generally level along Anzac Parade (refer Figures below).</p> <p>The main vehicle access to the site is from Anzac Parade, and Wallace Street provides for loading and back of house access (refer Figures below).</p>	
Land Use and Surrounding Land Use:	<p>To the east of the site are single storey dwelling houses, generally set below street level on the southern side of Wallace Street and single and two storey dwelling houses on the northern (higher) side of Wallace Street (refer Figure below). The northern (higher) side of Wallace Street also includes several older style residential flat buildings.</p>	

	<p>On Anzac Parade, immediately opposite and south of the site, is the Light Rail Terminus. Further south is a mix of dwellings, older style two storey residential flat buildings and commercial premises.</p> <p>The existing Souths Juniors Club at Kingsford building is a prominent feature on Anzac Parade and differs from the surround development in terms of height, bulk and form.</p>
Submitter's Justification:	<p>The submitter's justification is that:</p> <p>The increase in maximum building height will ensure that the site is capable of redevelopment to achieve the FSR of 4:1.</p> <p>Detailed massing study, Apartment Design Guide compliance and indicative plans have been provided in the Urban Design Study (AJ+C). Extracts of complying massing and proposed massing shown in Figures below.</p>
Councils Response:	<p><u>Urban Planning Objectives for the Site</u></p> <p>RDCP 2013 Volume 3, Part E – Specific Sites, Section 10.3 Block by Block Controls – Other Sites, Block 1 describes the Desired Future Character, Objectives and Block Envelope Controls. The objectives for the site are to:</p> <ul style="list-style-type: none"> • To provide a mix of uses that support the economic prosperity and liveability of the Kensington and Kingsford town centres. • To facilitate high quality built form outcomes that demonstrate design excellence and amenity. • To establish an appropriate scale, dimensions, form and separation of buildings. • To protect and enhance amenity between adjoining developments in terms of solar access and privacy. • To create a height transition between the centre and the surrounding residential area. • To improve connectivity and permeability within the block structure. • To ensure new development presents a human scale urban edge to the public realm. <p>The RDCP establishes three urban nodes within the Kensington and Kingsford Town Centres where taller tower buildings are permitted. These nodes coincide with major road intersections and Light Rail Stops along Anzac Parade.</p> <p>The groups of buildings in these nodes take on the tower building typology, marking these important crossroads within the overall urban fabric. They provide variety in building height along the Anzac Parade 'spine' and grow</p>

	<p>out of, and in some ways contrast with the general nine (9) storey 'extruded' building form.</p> <p>Whilst the west, pointy part of the subject site occurs within the general area of the node, it was not identified as a site for a tower when the study was undertaken and the DCP drafted.</p> <p>The RDCP 2013 built form controls currently permit a nine (9) storey building across most of the site stepping down to seven (7) storeys along the east edge of the site, and with a four (4) storey podium.</p> <p>A height transition is required from the nine (9) storeys across most of the site (zoned B2) to the east boundary where there is an interface with existing low scaled houses in a R2 Low Density Residential zone.</p> <p>Two important north-south pedestrian through site links are required to improve access and permeability.</p>
<p>Outcome:</p>	<p>The proposed height increase (apex of the triangular site) is supported:</p> <ul style="list-style-type: none"> Amend the Alternative Height Building Map to increase the height on part of the site from U1 (31m) to Y1 (54m)  <p><i>Proposed Alternative Building Heights Map (extract)</i></p> <ul style="list-style-type: none"> Consequently, clause 6.21 Design Excellence at Kensington and Kingsford town centres will also apply to that part of the site identified as Y1 on the Alternative Height Building Map. Satisfaction of the matters for consideration in this clause may allow for an additional 6 metres in height. <p>No change to the land use zone or FSR is proposed.</p> <p>The urban design analysis which supports the proposed height increase for part of the Souths Juniors Club at Kingsford site, is provided below:</p>

	<p>The large consolidated site is suited to larger scale (and taller) buildings as Anzac Parade is a wide roadway (approx. 60m wide) with a wide landscaped median (25m).</p> <p>The tower as proposed is well located in the west corner of the site, as this reinforces the grouping of tower buildings of the node around the 'Five Ways' intersection and the Juniors Kingsford Light Rail Stop – the intention of the K2K Urban Design Strategy.</p> <p>The additional built form height (of the tower above the nine storeys permitted) would primarily be experienced when walking/driving southeast along Anzac Parade. The proposed tower would reinforce the building grouping around the Light Rail Stop and would not be out of place in this urban setting.</p> <p>Permitting a tower on this site would not set a precedent as the site is a one-off occurrence - a large existing consolidated site (triangular site with two street frontages) situated in the B2 zone and coinciding with the overall strategic urban nodes where tower buildings are proposed.</p> <p>Potential impacts from overshadowing, generated by a tower building located in the west corner of the site is likely to be minor in nature as the primarily impact will be to the Anzac Parade road corridor, rather than impacting the amenity of private property owners.</p> <p>Detailed shadow diagrams should be provided of the proponents tower scheme illustrating the extra overshadowing that would occur - potentially impacting residential properties to the south, fronting Sturt Street and Anzac Parade, and other public outdoor gathering spaces associated with new development proposed in the 'Triangle Site' to the south.</p> <p>The proponent's alternate built form scheme (with an approx. 18-storey tower in the west corner) does not change the maximum 4:1 FSR permitted for the site. Therefore, density per se, and the associated potential impacts is not a consideration in this review.</p> <p>A two (2) storey commercial component is still encouraged as this provides an opportunity to maximise employment in the Town Centre and to provide active uses on the Wallace Street frontage.</p> <p>The proponent's proposal retains the DCP built form for the east portion of the site, retaining the same transition in built form to the adjoining low scale residential properties to the east. The progressive stepping up in building height</p>
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	<p>to the urban nodes along the Anzac Parade 'spine' is retained with the scheme. The scheme introduces more variety in the built form expression which is supported.</p> <p>The proposed height of the tower would need to comply with the Sydney Airport height control plane.</p> <p>The north-south through site pedestrian link at the middle of the site is proposed to be open to the sky, rather than internal (as per the DCP). This approach is supported and would require a future amendment to the DCP.</p> <p>The tower form is pulled back from the Wallace Street and Anzac Parade corner to create a small urban plaza. Whilst additional places in the public realm are supported, further study is required to ascertain any deleterious wind force effects that might eventuate, and the impact on the architecture in terms of providing a more 'blunt/rounded' building expression to this corner. Further 3D modelling studies would clarify whether this architectural expression is the best outcome.</p>
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Figures

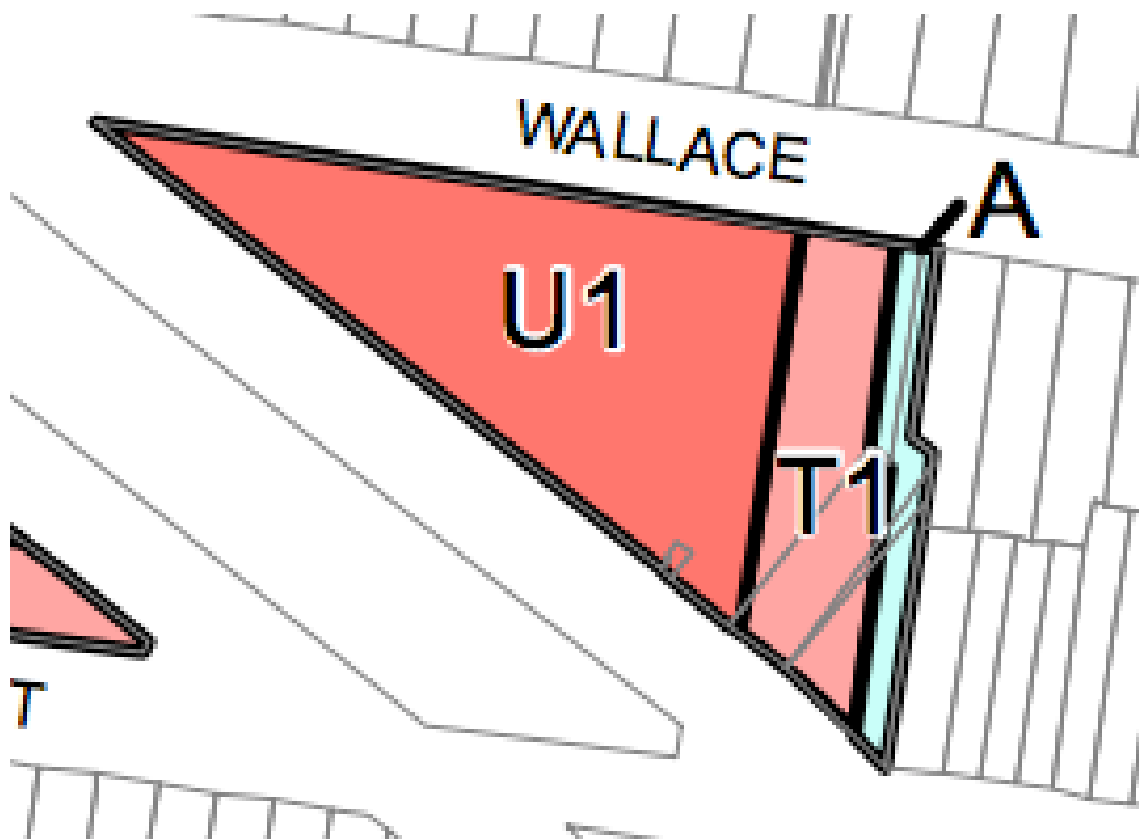


Figure 1: Extract – Existing Alternative Building Heights Map (Randwick LEP 2012).

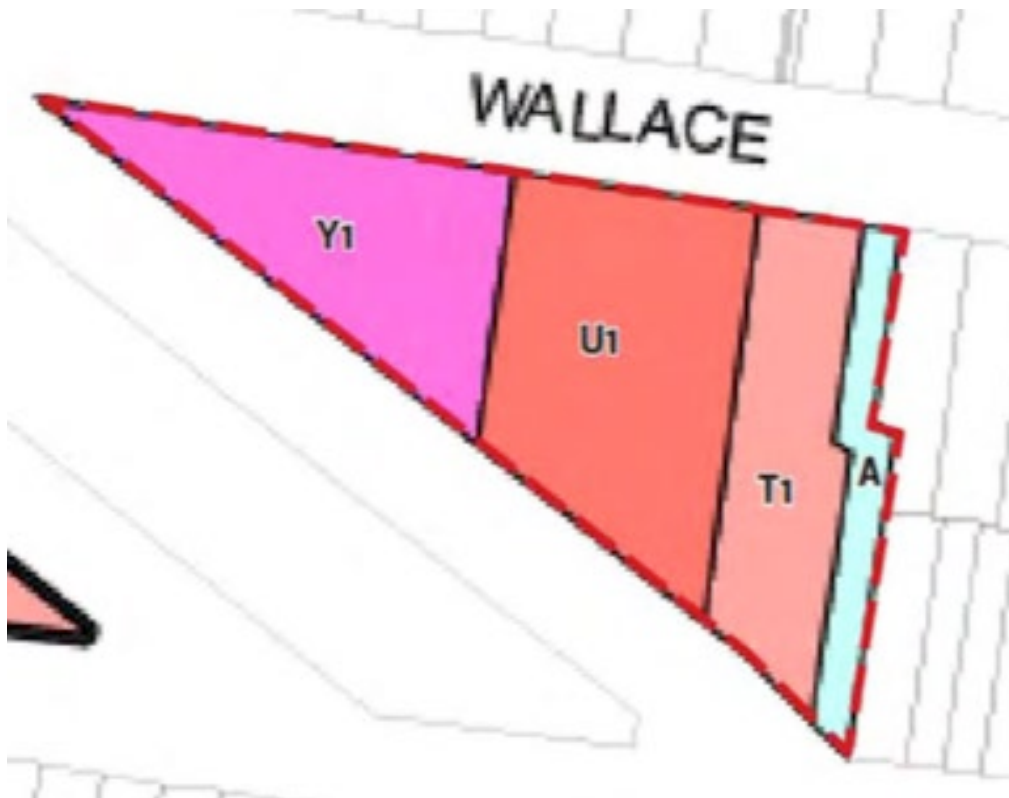


Figure 2: Proposed Alternative Building Heights Map (Source: gln planning proposal).

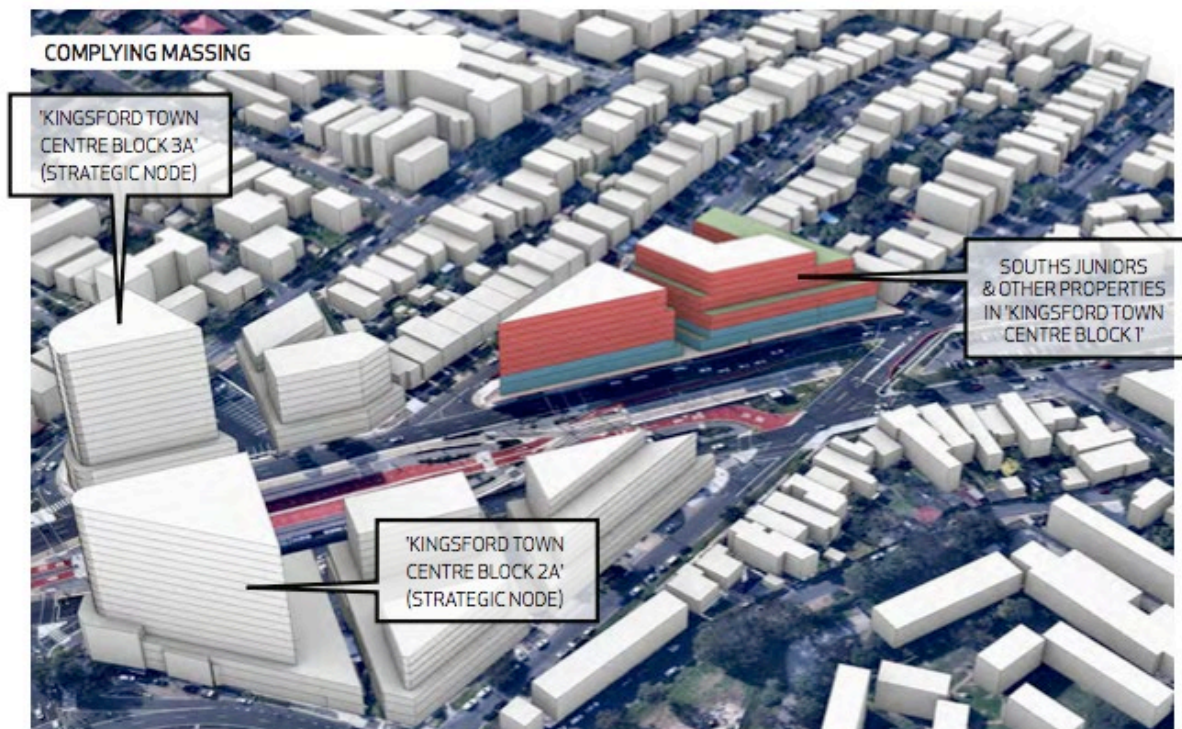


Figure 3: Complying Massing (Source: AJ+C Urban Design Study).



Figure 4: Proposed Massing (Source: AJ+C Urban Design Study).



Figure 5: View of rear of Souths Juniors Club at Kingsford building and adjacent development looking east along Wallace Street (Source: Google Maps).



Figure 6: Souths Juniors Club at Kingsford building looking east from corner Anzac Parade and Wallace Street (Source: Google Maps).



Figure 7: Anzac Parade frontage of Souths Juniors Club at Kingsford building looking east (Source: Google Maps).



Figure 8: Anzac Parade frontage of Souths Juniors Club at Kingsford building and adjacent development looking west (Source: Google Maps)



Figure 9: Souths Juniors Club at Kingsford building viewed from Anzac Parade looking north (Source: Google Maps).

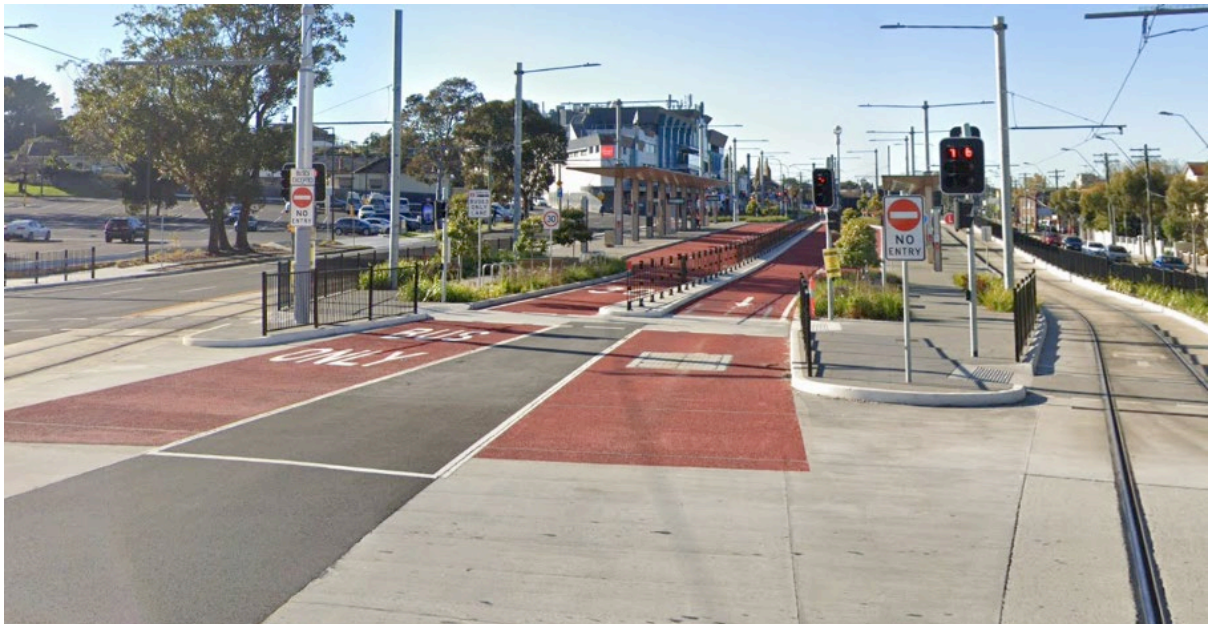


Figure 10: Souths Juniors Club at Kingsford building viewed from Anzac Parade, Gardeners Road intersection (Source: Google Maps).



Figure 11: Souths Juniors Club at Kingsford building and surrounding development viewed from Wallace Street looking west (Source: Google Maps).

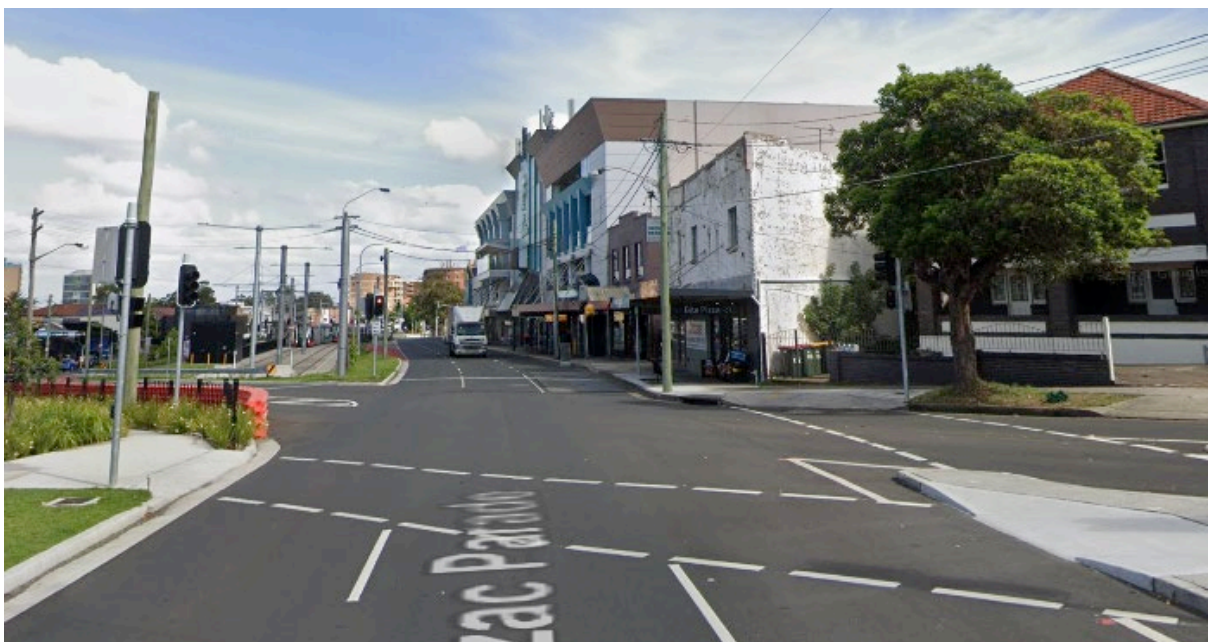
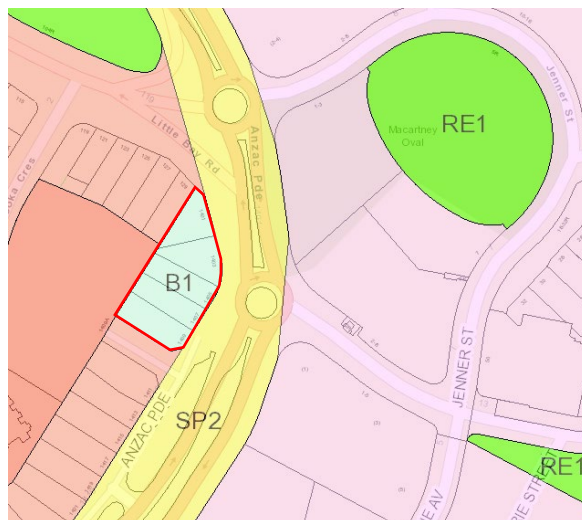


Figure 12: Souths Juniors Club at Kingsford building and surrounding development viewed from Anzac Parade looking west (Source: Google Maps).

1401-1409 Anzac Parade, Little Bay



Site Location Aerial Map (Near Maps)



Existing Zoning Map



Street View / extra map

Address:	1401-1409 Anzac Parade, Little Bay
Property Information:	Lot 1849 DP 752015 (1401 Anzac Parade) Lot 2916 (1403 Anzac Parade) Lot 2917 (1405 Anzac Parade) Lot 2918 (1407 Anzac Parade) Lot 4253 (1409 Anzac Parade) DP 752015
Trim Reference:	D01487133
Applicant:	No data – deferred from 2012 Review
Summary of Planning Request:	Request refers to the (higher) height and density of the shops/commercial uses within the Prince Henry site, that are located opposite to the east, and includes envelope studies for the subject properties suggesting a height of 4 to 5 stories.

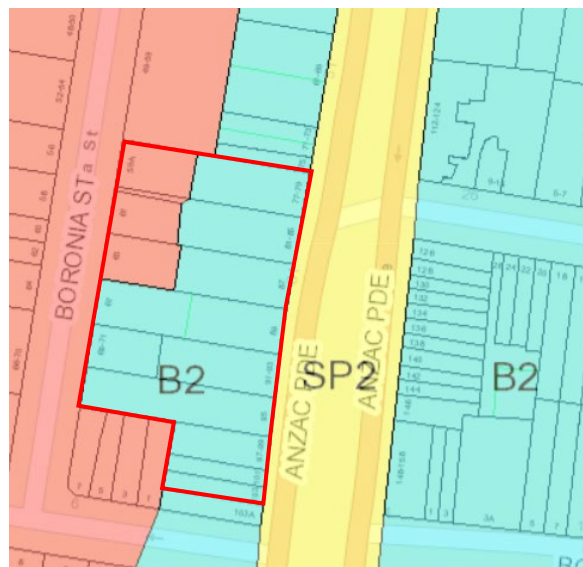
Planning Controls	Current	Requested
Zone:	B1 Neighbourhood Centre	No change
Permitted Max FSR:	1:1	Increase unspecified
Permitted Max Height:	9.5m	Increased to allow 4-5 stories (i.e. 20m)
Other		
Analysis		
Site Description:	<p>The subject site is located on Anzac Parade, Little Bay near the entrance to the Prince Henry Little Bay development. The site is known as 1401-1409 Anzac Parade and includes five (5) lots containing retail premises and residential accommodation.</p> <p>The total land area of the site is approx. 2,640m² and the site has a frontage to Anzac Parade of approx. 100m.</p> <p>To the east of the site on the corner of Anzac Parade and Pine Avenue, within the Prince Henry Little Bay development, is four (4) and part five (5) storey mixed use development with ground floor retail land uses, with shop top housing above.</p> <p>This corner site is zoned R1 General Residential (consistent with the Prince Henry site) and has a maximum height limit of 15m and a maximum FSR of 1.2:1. To the rear of the site, on Mirrabooka Crescent is Land and Housing Corporation residential accommodation and single and two (2) storey dwelling houses fronting Little Bay Road via a slip road.</p>	
Topography and Access	<p>The site is relatively flat, with no constraining topographic features. All slots are accessed via Anzac Parade, with 1409 also having access via the private road that connects 1409A with Anzac Parade.</p>	
Land use and Surrounding land use	<p>Opposite the site on Anzac Parade is the Little Bay Town Centre, a medium to high-density mixed-use development. As a neighbourhood centre on a highly visible corner, the site is of strategic value.</p>	
Submitter's Justification:	<p>No justification on record – data differed from 2012 Review.</p>	
Councils Response:	<p>The proposed increase in maximum FSR and maximum height is supported for the B1 Local Centre zoned land for the following reasons:</p> <ul style="list-style-type: none"> • Its key location and will complement the existing four (4) and five (5) storey buildings opposite at the entrance to Prince Henry site • The increase in FSR and height will strengthen the neighbourhood business land uses in this location • The intersection of Little Bay Road and Anzac Parade is a significant location and provides access to the site from 	

	<p>the north, south and west, increasing the catchment to which the B1 Neighbourhood Centre site serves</p> <ul style="list-style-type: none"> • The width of Anzac Parade and Little Bay Road supports higher density and heights • The public transport services operating along Anzac Parade
Outcome:	<p>The following is supported for 1401-1409 Anzac Parade, Little Bay:</p> <ul style="list-style-type: none"> • Zone: No change • Maximum FSR: increase from 1:1 to 1.2:1 • Maximum Height: increase from 9.5m to 15m • Key Sites: include the site in the Key Sites Map associated with Clause 6.11 which will require the preparation of site specific DCP chapter to address design implications for the site of the recommended maximum building height and maximum FSR changes.

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



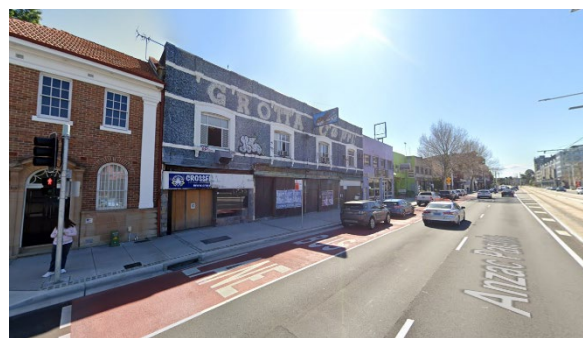
Site Location Aerial Map (Near Maps)



Existing Zoning Map



Street View (Google Maps)



Street View / extra map

Address:	59A-71 Boronia Street and 77-103 Anzac Parade, Kensington
Property Information:	Lot 2 DP 539543 (77-79 Anzac Parade) Lot A DP 345813 (81-85 Anzac Parade) Lot A DP 331643 (87 Anzac Parade) Lot 1 DP 605231 (89 Anzac Parade) Lot B DP 953401 (91-93 Anzac Parade) Lot 22 DP 3917 (95 Anzac Parade) Lot 2 DP 221584 (97-99 Anzac Parade) Lot C DP 30406 (101 Anzac Parade) Lot D DP 30406 (103 Anzac Parade) Lot 2 DP 605231 (67 Boronia Street) Lot A DP 953401 (69-71 Boronia Street) Lot 1 DP 539543 (59A Boronia Street) Lot B DP 345813 (61 Boronia Street) Lot B DP 331643 (63-65 Boronia Street)
Trim Reference:	D03701267
Applicant:	Urbis on behalf of Anson Group (The landowners).

Summary of Planning Request:	<p>The submission was lodged and addressed as part of the Kensington and Kingsford (K2K) Planning Proposal and it was also addressed in the K2K DCP as part of the built form controls.</p> <p>Request to rezoned from R3 Medium Density Residential to B2 Local Centre the following lots fronting Boronia Street - 59A, 61 and 63-65 Boronia Street, Kensington and part of 81-85 Anzac Parade (battleaxe handle fronting Boronia Street).</p> <p>Request to increase the maximum building height to 54m and an alternative building height of 16 storeys for the following lots 77-79 to 103 Anzac Parade, Kensington and 59 to 69-71 Boronia Street, Kensington. Flexible FSR requested.</p>	
Planning Controls	Current	Requested
Zone:	<p>77-79 to 103 Anzac Parade and 67 to 69-71 Boronia Street, Kensington: B2 Local Centre.</p> <p>59A, 61, 63-65 and Boronia Street, Kensington: R3 Medium Density Residential.</p> <p>81-85 Anzac Parade, Kensington: Part B2 Local Centre and part R3 Medium Density Residential (battleaxe handle only).</p>	<p>Retain the existing B2 Local Centre zoning on lots fronting Anzac Parade and Boronia Street.</p> <p>Rezone from R3 Medium Density Residential to B2 Local Centre the following lots fronting Boronia Street – 59A, 81-85 (part) Anzac Parade (battleaxe handle only), 61 Boronia Street and 63-65 Boronia Street.</p>
Permitted Max FSR:	<p><u>77-79 to 103 Anzac Parade, 67 to 69-71 Boronia Street, Kensington:</u></p> <p>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). Alternative FSR is 4:1 (Alternative LEP FSR Map).</p> <p><u>59A to 63-65 Boronia Street:</u></p> <p>Maximim FSR 0.9:1.</p> <p><u>81-85 (part) Anzac Parade, Kensington (battleaxe handle only):</u></p> <p>Maximim FSR 0.9:1.</p>	<p>Request states: “Flexible FSR”.</p> <p>Interpreted to mean remove the Maximum FSR 0.9:1 from lots fronting Boronia Street.</p>

Permitted Max Height:	<p><u>77-79, 81-85, 87, 89 (part), 91-93, 95 (part), 97-99, 103 and 101 Anzac Parade, Kensington:</u></p> <p>Maximum Building Height 25m (supermarket clause 4.3A(5) applies to part).</p> <p>Rear of sites have Maximum Building Height 1m.</p> <p>Alternative Height Map (community infrastructure) also applies and allows for 31m building height.</p> <p><u>103 Anzac Parade:</u></p> <p>Maximum Building Height 9.5m.</p> <p><u>59A to 63-65 Boronia Street:</u></p> <p>Maximum Building Height 12m.</p> <p><u>81-85 (part) Anzac Parade, Kensington (battleaxe handle only):</u></p> <p>Maximum Building Height 12m.</p>	54m
Other		
Analysis		
Site Description:	<p>The site consists of 14 lots with an area of approx. 6,410m².</p> <p>The site is presently occupied by five 2 storey multi-business premises, two 2 storey business premises, two single storey dwellings, a three 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>A four 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</p>	

	<p>Residential zone is located to the north, south and west of the site and is characterised by residential flat buildings, single and semi-detached dwellings.</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>
Topography and Access	<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>97-99, 101 and 103 Anzac Parade have no access to on-site parking facilities.</p>
Land use and Surrounding land use	<p>The subject sites are consistent with their respective B2 and R3 LEP zoning</p> <p>Anzac Parade has varied building heights ranging from one to seven storeys. Properties opposite the site on the eastern side of Anzac Parade are predominantly two storeys. Setbacks are generally consistent with the majority having a nil setback. Architectural styles vary. Boronia Street has varied building heights ranging from one to four storey. Building setbacks are generally consistent and fence setbacks are consistent. Architectural styles vary.</p>
Submitter's 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.

	<ul style="list-style-type: none"> 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>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.</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. 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 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.
Councils Response:	<p>In response to a previous request under the K2K Planning Proposal in late 2019, Council did not support changes to the maximum Height of Building (HOB), land use zone or FSR for the subject site. The recommendation below is consistent with the previous recommendation, other than (as discussed below):</p> <ul style="list-style-type: none"> Request to amend the FSR for the residential properties fronting Boronia Street Request to remove the one (1) metre height limit through the rear of the Anzac Parade sites. <p><u>Zoning Change</u></p> <p>Council does not intent to extend the Kensington Town Centre B2 Local Centre zone. As such, Council does not support the rezoning of the three (3) residential lots fronting Boronia Street (and battleaxe of 81-85 Anzac Parade) from R3 Medium Density Residential lots to B2 Local Centre.</p> <p>The Kensington Town Centre primarily fronts Anzac Parade, with several properties extending across the block to Boronia Street (and zoned B2 Local Centre) and provide alternative access for properties fronting Anzac Parade. The three (3) residential lots have only frontage to Boronia Street, with the</p>

	<p>residential development consistent with the character of the street.</p> <p><u>FSR Change</u></p> <p>The proposed removal of the maximum FSR of 0.9:1 from the three (3) properties fronting Boronia Street (and the battleaxe of 81-85 Anzac Parade) is supported, consistent with the development standard (FSR) to south of the site on Boronia Street where a site specific envelope control has been introduced in the K2K DCP Part B. It is recommended that the DCP be amended to include the three (3) residential lots in the block control drawings to ensure that these lots are considered in the overall development scheme for the land.</p> <p><u>Height Change</u></p> <p>Council's urban design strategy for the town centres provides for a mid-rise building typology for most 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.</p> <p>The proposal to increase the maximum building height on the three (3) Boronia Street properties (zoned R3) from 12m to 54m is not supported. The proposal to increase the maximum building height on the Anzac Parade properties to 54m is also not supported.</p> <p>As noted above, there is a one (1) metre height limit running north south along the rear of the properties, originally introduced to provide rear access for the Anzac Parade properties. It is recommended that the maximum building height at the rear of the 95, 91-93, 89, 87 and 81-85 Anzac Parade properties be increased from one (1) metre to be consistent with the other parts of the lots (i.e. Maximum 31m).</p>
Outcome:	<p>Land use zone change from R3 Medium Density Residential to B2 Local Centre – not supported.</p> <p>Maximum FSR change from 0.9:1 to no maximum – supported.</p> <p>DCP Amendment include the three (3) Boronia Street residential properties (and battleaxe of 81-85 Anzac Parade) in a future review of the K2K Block Controls – Part B.</p> <p>Maximum Building Height change from 12m and 31m, to 54m – not supported.</p> <p>Maximum Building Height change from 1m to 31m at the rear of 95, 91-93, 89, 87 and 81-85 Anzac Parade, Kensington - supported.</p>