

ATTACHMENT F(3)

Data Sheets

(Rezoning Requests from Public Submissions)

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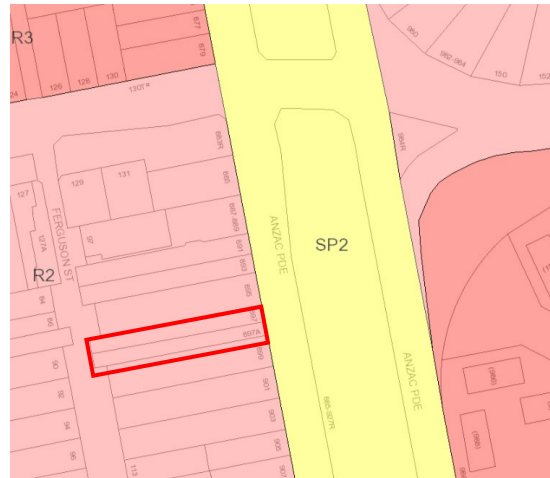
1. Spot rezoning requests

1.1. 897 & 897a Anzac Parade, Maroubra

897 & 897a Anzac Parade, Maroubra



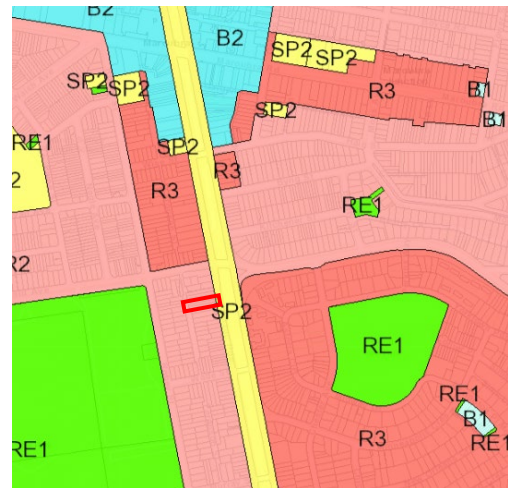
Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Google Maps)



Existing Zoning map context

Address:	897 & 897A Anzac Parade Maroubra	
Property Information:	Lot A DP 405941 Lot B DP 405941	
Trim Reference:	D04592445 & D04592972	
Applicant:	Property Owners	
Summary of Planning Request:	<p>Request a rezoning of property from R2 Low Density Residential to R3 Medium Density Residential zoning.</p> <p>No specification provided regarding FSR or Max Height.</p>	
Planning Controls	Current	Requested
Zone:	R2 Low Density Residential	R3 Low Density Residential

Permitted Max FSR:	0.5:1	Unspecified*
Permitted Max Height:	9.5m	Unspecified*
Other		
Analysis		
Site Description:	<p>897 & 897A Anzac Parade is located near the intersection of Anzac Parade and Fitzgerald Ave. 897 has an area of approx. 398m² and 897A an area of approx. 373m² and an approximate street frontage of 12m.</p> <p>The site contains a semidetached one storey dual occupancy across 2 lots.</p> <p>The site is located to the south of the Maroubra Junction Town Centre.</p>	
Topography and Access	<p>The site is relatively flat, however sits on land raised from the road level (see Street View). The front of the property has no vehicle access. The site has dual frontage to Anzac Parade and Ferguson Street, with vehicular access from the back.</p>	
Land use and Surrounding land use	<p>Both neighbouring properties contain 2-3 storey residential flat buildings. These land uses are inconsistent with the R2 Low Density Residential Zone.</p> <p>To the North, the site is located immediately adjacent to an existing R3 Medium Density Zone, south of the Maroubra Junction B2 Local Centre Zone. Maroubra Junction is a mixed use 'shop top' town centre with a variety of local commercial and residential services.</p> <p>To the East is suburban Maroubra, zoned R3 Medium Density Housing, surrounding Coral Sea Park.</p> <p>To the West is Heffron Park.</p>	
Submitter's Justification:	<p>"The property is presently surrounded by two blocks of units.12 on the north side and 9 on our south side.</p> <p>We feel this will improve the new Randwick City Councils dwellings targets for the next 6/10 years."</p>	
Councils Response:	<p>As detailed in Randwick City Councils Local Strategic Planning Statement, the Eastgardens-Maroubra Junction Strategic</p>	

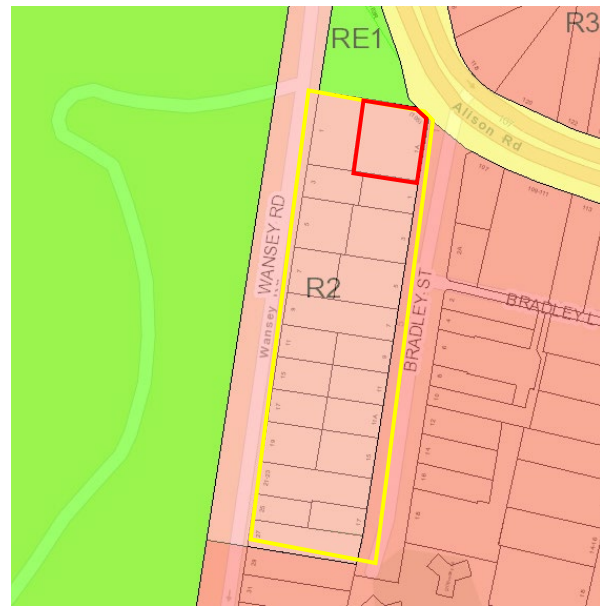
	<p>Centre will be the focus of a comprehensive review over the medium term (2-5 years, est. 2023).</p> <p>Given that the area will be the subject of a comprehensive study in the next 5 years, a spot rezoning will not be supported at this time. The future study of the Strategic Centre will include investigating uplift in the areas surrounding the town centre to provide for future growth.</p>
Outcome:	<p>Not supported at this stage.</p> <p>To be considered as part of the Maroubra Junction Town Centre Study to provide a holistic review of the site and surrounding locality (for more information on the future study, refer to the Randwick LSPS).</p>

1.2. 1A Bradley Street, Randwick

1A Bradley Street, Randwick



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Google Maps)



Street View

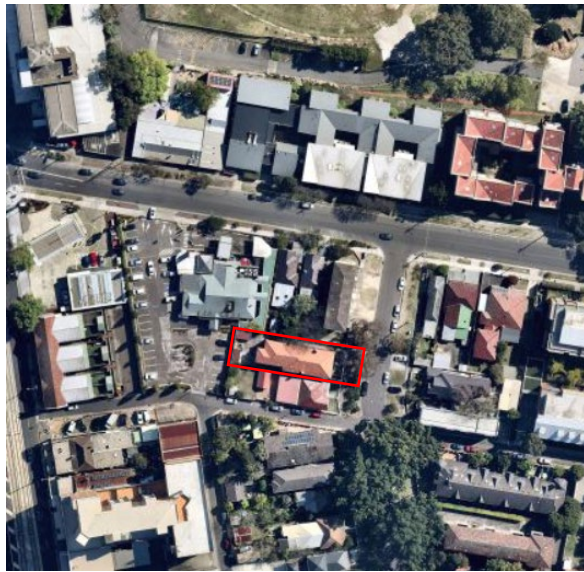
Address:	1A Bradley Street, Randwick	
Property Information:	Lot B DP337330	
Trim Reference:	Yoursay Submission (see also D04031663 from 2020)	
Applicant:	The landowners	
Summary of Planning Request:	Request to rezone the lot from R2 Low Density Residential to R3 Medium Density Residential and explore rezoning the entire block from R2 to R3 (as shown in yellow).	
Planning Controls	Current	Requested
Zone:	R2 Low Density Residential	R3 Medium Density Residential

Permitted Max FSR:	0.5:1	Unspecified (assumed 0.9:1)
Permitted Max Height:	9.5m	Unspecified (assumed 12m)
Other		
Analysis		
Site Description:	<p>1A Bradley Street, Randwick is a lot situated on the corner of Bradley Street and Alison Road. The lot is approx. 1,060m², with a primary street frontage of 30m.</p> <p>The current built form of the lot is a free-standing house with a large outdoor space. There are no heritage protections on this lot.</p> <p>The site is in Randwick, near the L2 Light Rail.</p>	
Topography and Access	The lot is accessible from both Alison Road and Bradley Street. The driveway entrance for the lot is located on Alison Road. The site slopes down at the north end (Alison Road).	
Land use and Surrounding land use	The surrounding land uses are a mix of low and medium density residential, with the opposite side (east side) of Bradley Street zoned R3 Medium Density Residential and containing predominantly walk-up apartments.	
Submitter's Justification:	<p>"The surrounding areas on the other side of Bradley Street and Alison Road are zoned R3.</p> <p>Being on the corner of Bradley Street and Alison Road, and in view of the surrounding zoning, we think our property should be zoned"</p>	
Councils Response:	<p>The same Rezoning request was submitted by the land owner, and responded to by Council, in 2020 and reported to Council in 2021. Council Officers advice remains the same:</p> <p>Whilst located within the Randwick Collaboration Area, the subject site is not identified as a location for housing growth or investigation in the Randwick LSPS. Bradley Street and its surrounds have a strong urban form and character.</p> <p>Whilst Bradley Street is not an area identified for housing growth in the LSPS and Housing Strategy, the Housing Strategy in relation to Planning Priority 3 (Focus growth in and around town and strategic centres) includes an Action (3.2) "Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres".</p> <p>As noted above, the site falls within the Randwick Collaboration Area (a strategic centre) and given the characteristics of this location (proximity to open space and to the L2 Light Rail) the site and surrounds will be included in a future review of land use and development standards in line with Action 3.2.</p>	
Outcome:	Not Supported at this time.	

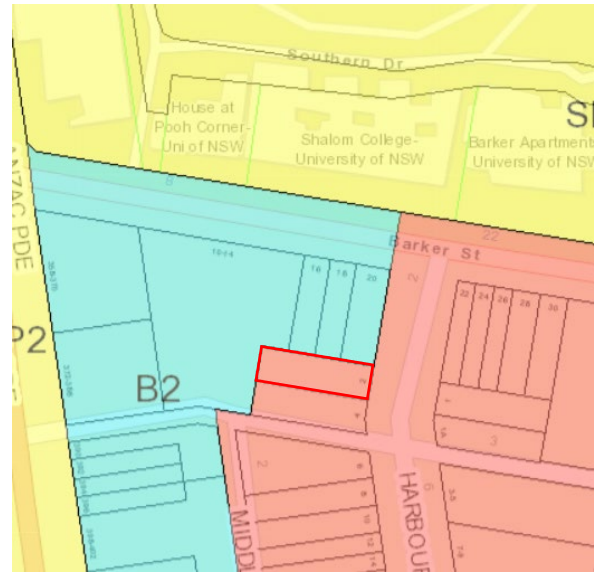
	<p>To be considered holistically as part of the B2 Local Centres review. Consider the rezoning request and surrounding land in a future review of transition and buffer areas around town and strategic centres in accordance with Action 3.2 of the Randwick Housing Strategy.</p>
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1.3. 2 Harbourne Road, Kingsford

2 Harbourne Road, Kingsford



Site Location Aerial Map (Near Maps)



Existing Zoning Map



Street View (Google Maps)



Street View (Google Maps)

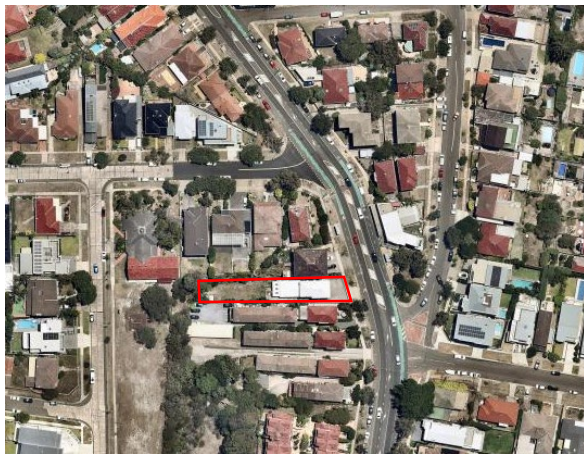
Address:	2 Harbourne Road, Kingsford	
Property Information:	Lot 2 DP 321770	
Trim Reference:	Your Say Submission (also see 2020 submission D03701267)	
Applicant:	Land Owner	
Summary of Planning Request:	Request to be included in Kingsford B2 Local Centre Zone. No specification provided regarding FSR or Max Height.	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	B2 Local Centre
Permitted Max FSR:	0.75:1	Unspecified
Permitted Max Height:	9.5m	Unspecified
Other		

Analysis	
Site Description:	<p>The site consists of 2 lots with an area of approx. 499m².</p> <p>2 Harbourne Road is a regular shaped lot with an area of approx. 499m². The site is presently occupied by a two storey strata subdivision residential flat building (6 units).</p> <p>To the north the site adjoins two single storey dwellings and a four 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>
Topography and Access	2 Harbourne Road has access to on-site parking facilities with access from Harbourne Road.
Land use and Surrounding land use	<p>The site adjoins the existing Kingsford Town Centre B2 Local Centre zone on the western boundary and part of the northern boundary.</p> <p>Harbourne Road is residential in character and has varied building heights ranging from one to four storeys, consistent setbacks, boundary fences and architecture patterns. Along Harbourne Lane heights range from one to two storeys and contain inconsistent building setbacks, with varying boundary fences.</p>
Submitter's Justification:	<p>The submitter references their 2020 submission in their 2022 response</p> <p>"There is a clear boundary of Harbourne lane that could have been used and would be more appropriate. I think this rezoning request should be taken into consideration.</p> <p>I would like 2 & 4 Harbourne Road Kingsford included in the rezoning requests as they have already been submitted with all residents in favour."</p>
Councils Response:	<p>The same Rezoning request was submitted by the land owner, and responded to by Council, in 2020 and reported to Council in 2021. Council Officers advice remains the same:</p> <p>The subject site is adjacent to the Kensington Town Centre. As outlined in the Randwick Housing Strategy, up zoning of areas to provide an appropriate transitional buffer around town and strategic centres will be investigated in the short to medium term.</p> <p>Council will not be supporting stand-alone spot rezonings at this stage but will further investigate the potential of this site for additional housing growth holistically in the B2 Local Centres review.</p> <p>Whilst 2 and 4 Harbourne Road are not sites identified for housing growth in the LSPS and Housing Strategy, the Housing Strategy in relation to Planning Priority 3 (Focus growth in and around town and strategic centres) includes an Action (3.2) "Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres".</p> <p>Given the characteristics of this location (proximity neighbourhood shops, open space and transport routes) the site and surrounds will be included in a future review of land use and development standards in line with Action 3.2.</p>

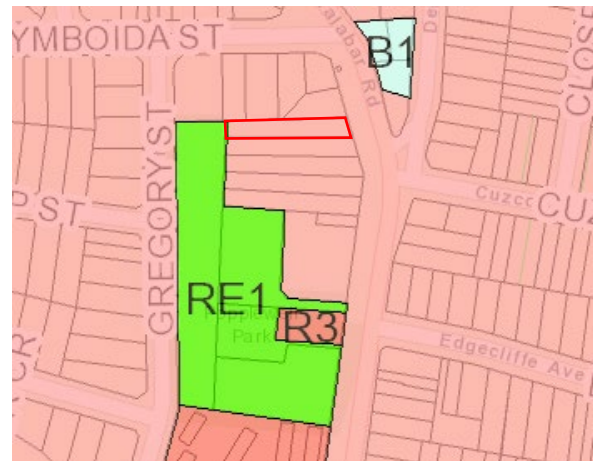
Outcome:	<p>Not Supported at this time.</p> <p>To be considered holistically as part of the B2 Local Centres review; including the rezoning request and surrounding land in a future review of transition and buffer areas around town and strategic centres in accordance with Action 3.2 of the Randwick Housing Strategy.</p>
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1.4. 204 Malabar Road, South Coogee

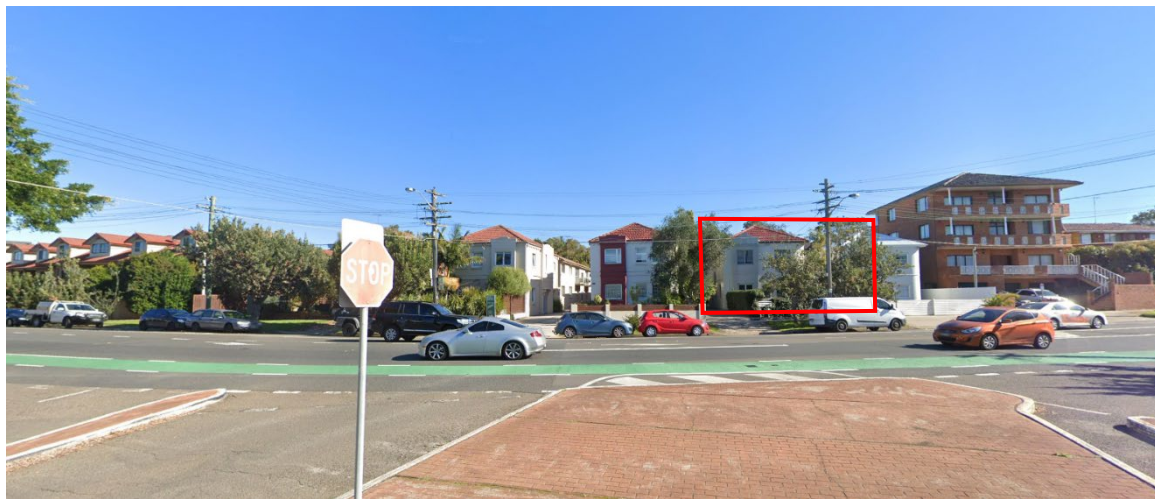
204 Malabar Road, South Coogee



Site Location Aerial Map (Near Maps)



Existing Zoning Map



Street View (Google Maps)

Address:	204 Malabar Road, South Coogee	
Property Information:	Lot 10 DP1102237	
Trim Reference:	D04629206 (Also see 2020 submissions: D03769492, D04003291)	
Applicant:	Private landowner	
Summary of Planning Request:	Request to have the land rezoned from R2 Low Density Residential to R3 Medium Density Residential.	
Planning Controls	Current	Requested
Zone:	R2 Low Density Residential	R3 Medium Density Residential
Permitted Max FSR:	0.5:1	No change
Permitted Max Height:	9.5m	No change
Other		

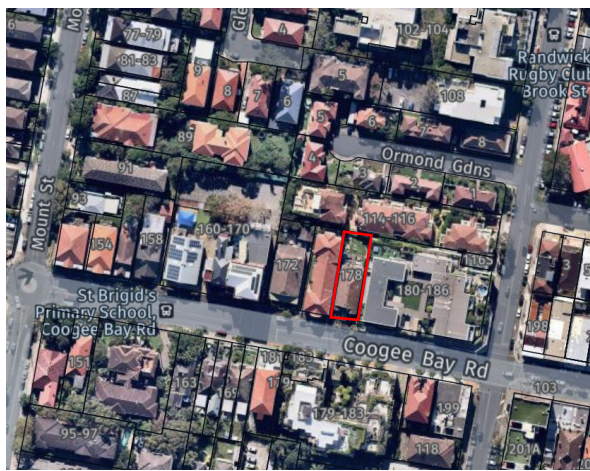
Analysis

Site Description:	<p>204 Malabar Road is a approx. 890m² site containing two storey, dual occupancy development (up & down semi). The site has a frontage of 12m to Malabar Road and is under single ownership.</p> <p>Most of the site is taken up by green space – lawn and other vegetation. There is a small amount of on-site parking at the front of the property.</p> <p>Across the road from the site is a small neighbourhood centre, zoned B1 Neighbourhood Centre. Directly west from the site is Popplewell Park, a large green space with a small playground.</p> <p>Surrounding building topologies are mixed, comprising some detached dwellings and 2-3 storey residential flat buildings.</p>
Topography and Access	<p>The site is relatively flat with no constraining topographic features. The property is only accessible from its frontage to Malabar Road.</p>
Land use and Surrounding land use	<p>The two (2) storey attached dual occupancy on the site is permissible in the R2 Low Density Residential zoned block.</p> <p>The surrounding land use is mainly R2 Low Density Residential, with a small section of R3 Medium Density Residential to the south, occupied by community/government housing.</p>
Submitter's Justification:	<p>Justification includes:</p> <ul style="list-style-type: none"> • Proposal is fully consistent with these objectives: additional housing close to public transport, jobs and shops. • The current R2 zoning of the property is not the best use of the site in relation to social, economic, environmental and local character. • Site is surrounded by a variety of housing configurations which includes double storey houses, apartments and town houses with a mix of R2 and R3 zoning. The first 2 apartment buildings (adjacent to Popplewell Park) are zoned R3 but thereafter the zoning changes to R2. Although there are five blocks of apartments, which should be more appropriately rezoned to R3 medium density dwellings. Therefore, the R2 zoning designation is inconsistent with the current land use. • property has two bus stops immediately outside the house, is close to Eastgardens, Randwick and Bondi Junction shopping centres. And is close to a variety of employment centres in the surrounding areas.
Councils Response:	<p>The same rezoning request was submitted by the land owner, and responded to by Council, in 2020 and reported to Council in 2021. Council Officers advice remains the same:</p> <p>Officers also note that on the Council Meeting on the 27th of April 2021 where rezoning requests were first considered under the Comprehensive Planning Proposal (CP20/21), a member of the public spoke in favour of Council's decision to reject the rezoning request, citing multiple neighbours were against the proposal.</p>

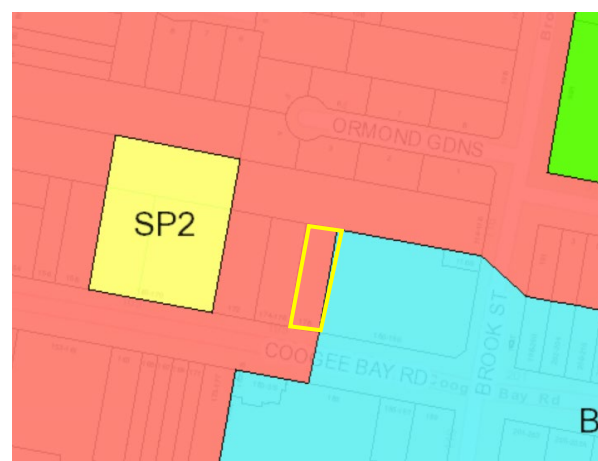
	<p>As a two storey dual occupancy, the built form of 204 Malabar Street, South Coogee is consistent with the R2 Low Density Residential land use zoning.</p> <p>The townhouse development referenced in the submission at 206–216 Malabar Road (an isolated site surrounded by RE1 Public Recreation) is consistent with the R3 Medium Density Residential located further to the south.</p> <p>A change in land use zone for the subject site (a single lot surrounded by R2 Low Density Residential land) is not supported in isolation.</p>
Outcome:	Not supported. No change.

1.5. 178 Coogee Bay Road, Coogee

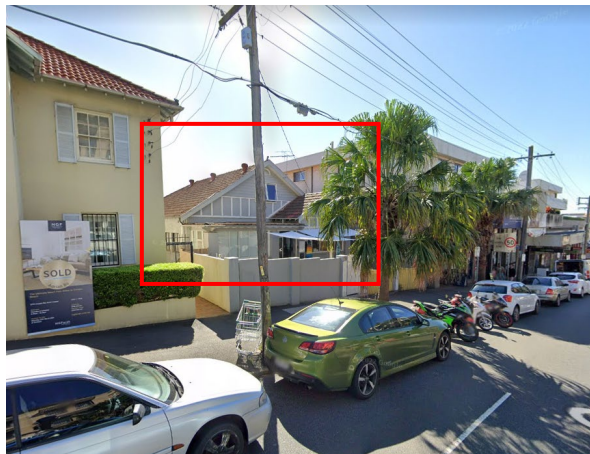
178 Coogee Bay Road, Coogee



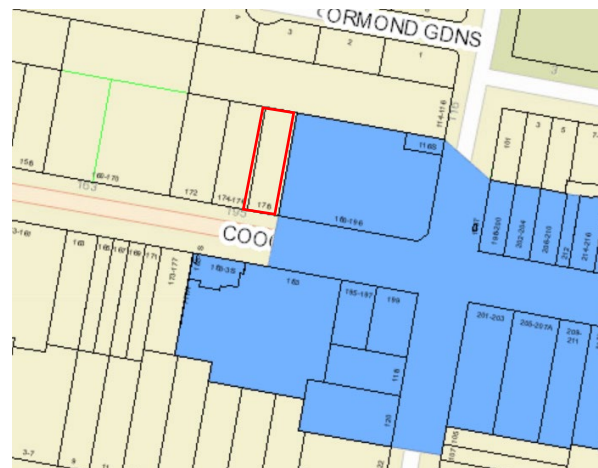
Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Google Maps)



Proposed LEP Zoning Map context

Address:	178 Coogee Bay Road, Coogee	
Property Information:	Lot B DP 314871	
Trim Reference:	D04640143	
Applicant:	Urbanesque Planning Pty Ltd. On behalf of the property owners of 178 Coogee Bay Road, Coogee	
Summary of Planning Request:	Request a rezoning of the subject property from R3 to E1 zoning for the purpose of shop top housing.	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	E1 Local Centre
Permitted Max FSR:	0.9:1	1.5:1
Permitted Max Height:	12m	12m
Other		
Analysis		

Site Description:	<p>178 Coogee Bay Road is located approximately 300m west of Coogee Beach adjacent to the Coogee Town Centre. The subject site has an area of approximately 499m² and an approximate street frontage of 13m.</p> <p>The existing site contains a single storey cottage utilised for tourist and visitor accommodation. Surrounding sites along Coogee Bay Road are typically between 2-3 storeys utilised by a mix of commercial and residential uses.</p> <p>The site is located west of the Coogee Beach Town Centre.</p>
Topography and Access	<p>The topography of the site is relatively sloped west to east down Coogee Bay Road towards Coogee Beach (see street view photo).</p> <p>The property has no vehicular access with all other access available from Coogee Bay Road.</p>
Land use and Surrounding land use	<p>The existing site contains a one storey cottage utilised as tourist and visitor accommodation known as 'Pod Bed Coogee Beachside'. The site is surrounded by medium density residential and commercial uses.</p> <p>To the north of the site is medium density residential flat buildings, typically 2-3 storeys in height accessed via Brook Street and Ormond Gardens. Coogee Oval is located to the north-east.</p> <p>To the east is the Coogee Town Centre currently zoned B2 (proposed to be changed to E1 as part of the Comprehensive Planning Proposal). The Coogee Town Centre contains various shop top housing and commercial uses ranging from restaurants, grocers, hotels and medical centres.</p> <p>To the west is St Brigid's Catholic Primary School and medium density residential apartment buildings and dwellings.</p> <p>To the direct south of the site is the Adina Apartment Hotel with medium density residential apartments adjacent to this site.</p>
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The subject site immediately adjoins land zoned B2 to the east which is developed with shop top housing. The subject site is underdeveloped with a cottage used for tourist and visitor accommodation. • It is the intention of the owner to redevelop the site with a shop top housing development (refer to attached concept plans). Shop top housing is more appropriate to the immediate locality as it will activate the street frontage compared to a pure residential use. Currently, shop top housing is not permissible in the R3 zone. • The rezoning is logical as it does not represent a spot rezoning but an extension of the existing B2 zone. Therefore, it is supportable on town planning grounds. The rezoning will allow the orderly and economic redevelopment of the site.

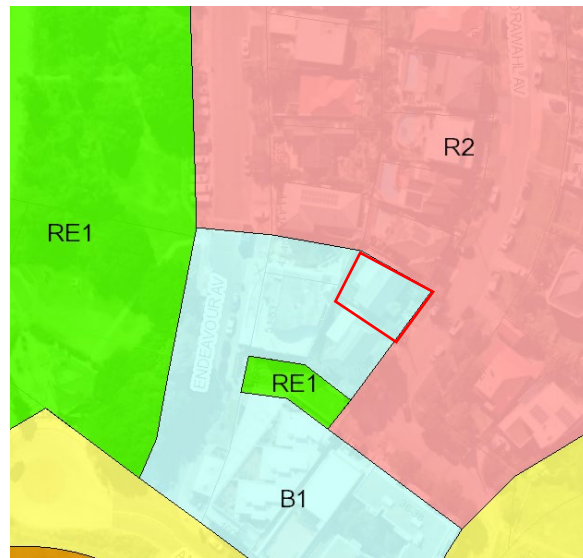
	<ul style="list-style-type: none"> • The rezoning will be compatible with the adjoining R3 zone as it simply shifts the B2 zone boundary one property to the west. • The redevelopment will be compatible with the adjoining development to the west in the R3 zone (174-176 Coogee Bay Road) which is already developed with a residential flat building of larger bulk and scale. The proposed redevelopment would form a good transition from the B2 to the R3 zone. • The redevelopment will be compatible with the built form, bulk and scale of the surrounding precinct. Please refer to the FSR density study attached to this submission.
Councils Response:	<p>As outlined in the Randwick Housing Strategy, upzoning of areas to provide an appropriate transitional buffer around town and strategic centres will be investigated in the short to medium term. The subject site is adjacent to the Coogee Town Centre.</p> <p>The current R3 zoning permits with consent business premises, multi dwelling housing, neighbourhood shops, office premises, shops among other uses. This therefore provides the opportunity for Council to assess based on merits commercial and residential uses.</p> <p>Council notes that this proposal is consistent with the priorities and objectives of the Randwick Housing strategy, particularly focusing growth in and around town centres close to transport, jobs and services.</p> <p>Given that the site and this area will be subject to a comprehensive study, Council will not be supporting stand-alone rezonings at this stage but will further investigate the potential of the site for additional housing growth holistically in an upcoming review of the Town Centre. The review will include investigation of uplift in the areas surrounding the town centre.</p>
Outcome:	<p>Not Supported at this time.</p> <p>To be considered holistically as part of the B2 Local Centres review; including the rezoning request and surrounding land in a future review of transition and buffer areas around town and strategic centres in accordance with Action 3.1 & 3.2 of the Randwick Housing Strategy.</p>

1.6. 26 Goorawahl Avenue, La Perouse

26 Goorawahl Avenue, La Perouse



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Google Maps)



Street View (Google Maps)

Address:	26 Goorawahl Avenue, La Perouse	
Property Information:	Lot 1 DP 543724	
Trim Reference:	Your say Submission (previous submission 2021 located in D04291936 and D04290590)	
Applicant:	The property owner	
Summary of Planning Request:	Request for property to be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential.	
Planning Controls	Current	Requested
Zone:	B1 Neighbourhood Centre proposed to change to E1 Local Centre	R2 Low Density Residential
Permitted Max FSR:	1:1	0.5:1 (consistent with the adjacent R2 zone).

Permitted Max Height:	9.5m	No change
Other		
Analysis		
Site Description:	<p>The subject site consists of a split-level residential dwelling approximately 335m2 with an approximate frontage of 17.5m to Goorawahl Avenue.</p> <p>The site is located adjacent to a pocket of commercial premises within the B1 Neighbourhood Zone and low-density residential dwellings with R2 zone.</p> <p>The surrounding locality consists of predominantly low-density dwellings with commercial uses along Anzac parade and Endeavour Avenue to the south and west.</p>	
Topography and Access	<p>The topography of the site slopes north to south towards Anzac Parade. There is also a slope running east to west which slopes to the rear of the site onto Endeavour Avenue.</p> <p>The site consists of a garage and driveway located on Goorawahl Avenue for vehicular access.</p>	
Land use and Surrounding land use	<p>The existing subject site is a low density split-level residential dwelling situated at the southern end of Goorawahl Avenue. The surrounding suburb of La Perouse primarily consists of low-density residential dwellings with some pockets of commercial uses.</p> <p>To the north and east of the site are residential dwellings along Goorawahl Avenue and Endeavour Avenue which primarily make up the suburb of La Perouse. Further to the east of the site is the Kamay Botany Bay National Park.</p> <p>To the west of the site is Frenchman's Bay.</p> <p>To the south of the site is a pocket of commercial uses within the B1 zone fronting Anzac Parade and Endeavour Avenue including restaurants and cafes. Further south is the La Perouse Museum, Macquarie Watchtower and Bare Island Fort.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The B1 zoning is not appropriate for the site as the site is topographically disconnected from the developed retail and business uses on Anzac Pde and Endeavour Ave. • B1 zoned land is not appropriate within the low density residential context of Goorawahl Avenue. • The B1 land uses are concentrated on Anzac Parade and Endeavour Ave and do not extend into Goorawahl Ave. There are 2 properties in Goorawahl Ave zoned as B1, being the site, as well as 28 Goorawahl Ave. Both of these sites are about 100m walking distance from the nearest retail/commercial use on Anzac Pde. There are no retail/commercial uses between the corner of Anzac Pde/Goorawahl Ave and the relevant sites at 26/28 Goorawahl Ave. Only residential properties have a frontage to Goorawahl Ave. 	

	<ul style="list-style-type: none"> • There is a steep fall from Goorawahl Ave down to Endeavour Ave. Endeavour Ave is well serviced by retail/commercial uses and it is not reasonable to expect that members of the public would access Goorawahl Ave to take advantage of any future retail/commercial uses. The only available access to Goorawahl Ave from Endeavour Ave is via a pedestrian walkway which adjoins 28 Goorawahl Ave. Even during the busiest times in La Perouse (typically weekends), the use of the said walkway would be highly unlikely, given the distance between Endeavour Ave and Goorawahl Ave, and the steep topography. In other words, Goorawahl Ave provides no reasonable attraction for retail/commercial uses by members of the public, given the concentration of activity on Endeavour Ave. • B1 zoned land is not appropriate within Goorawahl Ave. Goorawahl Avenue is a quiet, low scale, narrow residential street. There are no retail/commercial uses in Goorawahl Ave. It is not logical that the R2 zoning cease at the boundary with 26 Goorawahl Ave. It is also noted that community objections were received by Council in relation to the recent proposed re-development of No. 28 Goorawahl Ave. In light of the low density, quiet residential nature of Goorawahl Ave, it is not unexpected that these objections were received and would likely be received in respect of any future proposal for the re-development of 26 Goorawahl Ave which incorporated retail/commercial uses. • The applicable planning controls in the B1 zone also make the re-development of 26 Goorawahl Ave with a residential component problematic. the controls work in such a way that if a residential component is sought (with demolition of the existing building), it would need to be achieved via a shop top housing development. The topography of the site is such that to achieve reasonable re-development, a lower ground floor commercial use would need to be proposed, with an upper ground floor residential use above that commercial use, and to continue the commercial use at the upper ground floor level. As the site is approx. 335m² in area, and given the sloping nature of the site, an area would need to be set aside within the building for the commercial use, in circumstances where that use would, as set out above, likely attract community objections.
Councils Response:	<p>Council notes that the specific proposal requests a downzoning of the existing residential property from B1 Neighbourhood Centre to R2 Low Density Residential to reflect its existing use at the site.</p> <p>It is noted that this case is unique given the existing topography, layout and accessibility of the property in correlation to the existing commercial uses along Anzac Parade and Endeavour Avenue within the B1 Neighbourhood Centre zone.</p> <p>It is noted that dwelling houses and alterations/additions are permitted with consent in the B1 zone, and while restrictions to the level of redevelopment of a dwelling house do apply under clause 6.13, opportunity does exist for Council to considered and</p>

	<p>assess based on merits, development relating to residential uses in the B1 Zone. The nature of the clause however, restricts the development potential to minor alterations and additions and does not lend itself to wholesale redevelopment of the site, unless the site is redeveloped as shop top housing.</p> <p>When considering the appropriateness of shop top housing on the site, the following is noted:</p> <ul style="list-style-type: none"> • The sites at 26 and 28 do not have dual frontages, meaning that any redevelopment of the site(s) as shop top housing would require ground floor commercial uses fronting Goorawahl Avenue. Commercial activities fronting Goorawahl Avenue are not considered appropriate given the character of the street and potential for amenity impacts on adjoining properties. In comparison, the properties at 1603 Anzac Parade and 1599 Anzac Parade have dual frontages, allowing commercial uses along Anzac Parade and residential uses oriented towards Goorawahl Avenue. This allows operational aspects associated with commercial uses such as waste storage/collection and deliveries to be separated from residential uses both within the sites and surrounding. The single frontage sites at 26 and 28 would require both residential and commercial servicing and parking via Goorawahl Avenue. • The existing business zoning affords a FSR of 1:1 to the site, with the surrounding residential land having a FSR of 0.5:1. Given the context of Goorawahl Avenue is primarily residential, a shop top housing development with a FSR of 1:1 may result in a built-form that is excessive in bulk and scale and create adverse visual impacts. • A shop top housing redevelopment at 26 Goorawahl Avenue would require a 3m side setback to the adjoining property at 24 Goorawahl Avenue to accommodate the zone transition. This setback would further constrain the site and limit the availability of land available for waste storage/collection, servicing and parking required in a mixed use development. • A development application or the redevelopment of 28 Goorawahl Avenue as shop top housing was submitted to Council in 2019. This application was subsequently withdrawn as it was not supported by Council on the basis of height, FSR, objectives of the B1 zone, public domain and active frontages, setbacks, residential amenity, privacy, off street parking and waste management. <p>Considering the above it does not appear that the B1 zoning is suitable for the site and Council would support the rezoning of 26 Goorawahl Avenue from business to residential based on site specific merit. However, any changes to the existing zone would require a holistic rezoning of Goorawahl Avenue rather than a spot</p>
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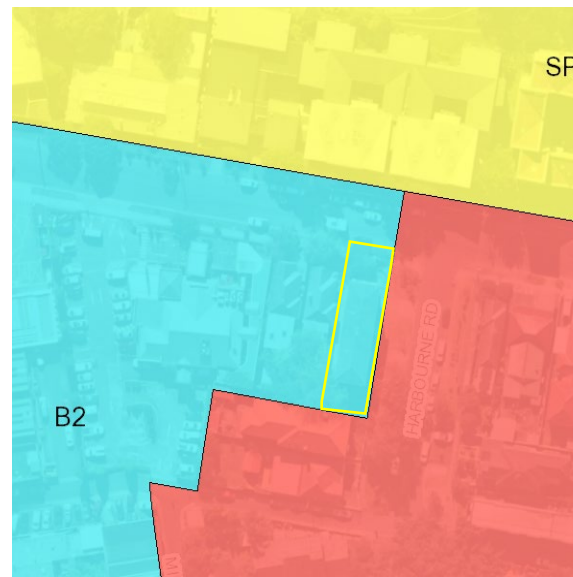
	rezoning of the applicant's site. This would provide a greater strategic merit for the rezoning. To date Council has not received a rezoning request for the site at 28 Goorawahl Avenue.
Outcome:	Residential zoning is considered to be a suitable zone the subject site at 26 Goorawahl Avenue. However the rezoning is not recommended for inclusion in the CPP as it should be assessed with 28 Goorawahl to ensure a strategic approach. It is also important for both sites to be exhibited together to allow for necessary community consultation and feedback. Council Should the applicant with to pursue a rezoning on the site, separate proponent lead planning proposal should be submitted for consideration in conjunction with the property at 28 Goorawahl Avenue.

1.7. 20 Barker Street, Kingsford

20 Barker Street, Kingsford



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View Barker Street (Google Maps)



Street View Harbourn Road (Google Maps)

Address:	20 Barker Street, Kingsford	
Property Information:	Lot 20 DP 1032739 (Being Lots 1-3 in SP 65941)	
Trim Reference:	D04624072	
Applicant:	Macken Strategic Planning Solutions Pty Ltd on behalf of property owners	
Summary of Planning Request:	Request for FSR to be changed to 3:1 Request for height of building to be 19m	
Planning Controls	Current	Requested
Zone:	B2 Local Centre (Proposed MU1 Mixed Use)	No Change

Permitted Max FSR:	0.75:1	3:1
Permitted Max Height:	9.5m (16m subject to VPA with Council under K2K strategy)	19m
Other		
Analysis		
Site Description:	<p>The subject site is four storey medium density residential flat building located on the corner of Barker Street and Harbourne Road. The lot size of the site is approximately 420m² with a 12m frontage to Barker Street and 34m frontage to Harbourne Road.</p> <p>The site is located on the boundary of the B2 Local Centre zone directly south of the University of New South Wales (UNSW) Campus and east of the Kingsford Town Centre.</p>	
Topography and Access	<p>The site is located on a slight incline east to west along Barker Street and is relatively flat along Harbourne Rd. Vehicular access is obtained via Harbourne Road.</p>	
Land use and Surrounding land use	<p>The subject site is surrounded by a mix of commercial and medium density residential uses given its vicinity to the Kingsford Town Centre, UNSW and Kingsford residential area. The subject site falls into the Kensington to Kingsford Town Centre (K2K) under the K2K Strategic Plan.</p> <p>To the north of the site is UNSW.</p> <p>To the east of the site are medium density residential buildings consistent with the R3 zone.</p> <p>To the south of the site is a mixture of residential and commercial uses in line with the boundary of the B2 and R3 zones.</p> <p>To the west of the site is Anzac Parade bound by a variety of commercial uses within the Kingsford Town Centre.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The exhibited Proposal suggests that there will be no change in either the FSR of heights from the current LEP. This is a lost opportunity to rectify a planning anomaly in the current Plan which has effectively sterilised the property from future renewal. The current controls for this property set a maximum height of just 9.5 metres and an FSR of 0.75:1. However the existing building exceeds both these maximums. Without change, it can never be financially redeveloped, nor can it achieve the objectives Council is seeking in the new Comprehensive Plan or with the new zone. • Council should take the opportunity provided by the Comprehensive Planning Proposal to adopt the heights and densities proposed in the Kensington and Kingsford Planning Strategy. This Strategy was based on detailed economic, design and capacity studies and was the subject to extensive community engagement. This Strategy outlined a sensible and workable vision for 	

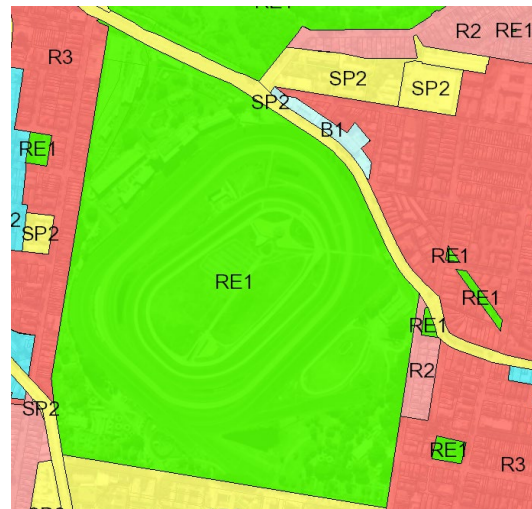
	<p>Kingsford as a mixed use, vibrant town centre capitalising on the light rail and growth of the Randwick Health and Education Precinct. This Strategy set more realistic development controls and suggested my client's property should be given an FSR of 3:1 and a maximum height of 19 metres.</p>
Councils Response:	<p>Council notes that this particular property falls within the Kensington & Kingsford Town Centre Strategy boundary. The existing controls for the site are currently 9.5m for building height and 0.75:1 for FSR. The existing property is also subject to the alternative building heights map where the proponent offers to enter into a Voluntary Planning Agreement (VPA) with Council which allows for a building height of 16m (4 storeys).</p> <p>The K2K DCP Part B (Block Controls) outlines the desired future character for the site and adjoining allotments (identified as Block 10). The desired development outcome for this site is a four-storey building fronting Barker Street providing active ground floor retail and business activities around three street frontages incorporating the adjacent sites (16-18 Barker Street). The purpose of the block controls are to respect the lower scale residential to the south along Harbourne Road with a further rear setback to minimise amenity impacts.</p> <p>A spot rezoning/control change of 20 Barker Street including a building height of 19m and FSR of 3:1 is inconsistent with the desired future outcome outlined in the K2K DCP for the site and will impose further impacts on the residential amenity to the south. In this instance, the request is not supported.</p>
Outcome:	Not supported, no change.

1.8. Royal Randwick Racecourse, Alison Road, Randwick

Royal Randwick Racecourse, Alison Road, Randwick



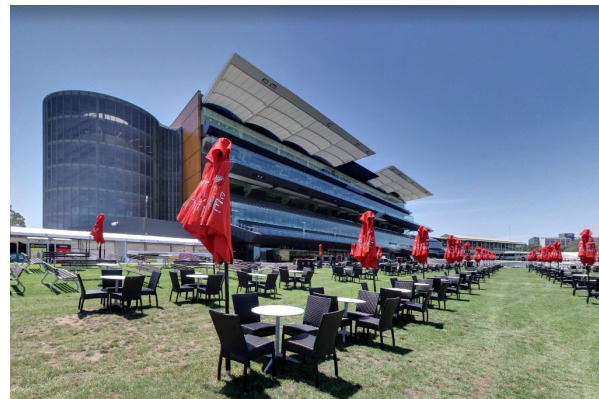
Site Location Aerial Map



Existing Zoning Map



Street View - Spectator Precinct (Google Maps)



Street View – Spectator Precinct (Google Maps)

Address:	Royal Randwick Racecourse, Alison Road, Randwick	
Property Information:	Lot 2009 DP 116042	
Trim Reference:	D04278243	
Applicant:	Australian Turf Club (ATC)	
Summary of Planning Request:	To add additional uses to <i>Schedule 1 Additional Permitted Uses of RLEP 2012</i> to permit <i>entertainment facilities, food and drink premises and commercial premises</i> in the 'Spectator Precinct' of Royal Randwick Racecourse.	
Planning Controls	Current	Requested
Zone:	RE1 Public Recreation	No Change
Permitted Max FSR:	N/A	N/A
Permitted Max Height:	N/A	N/A
Other		
Analysis		

Site Description:	<p>The proposal relates to land known as RRR (Lot 2009 in DP 116042), located in the Randwick City Council (RCC) Local Government Area (LGA). The site is Crown land leased by the Australian Turf Club (ATC) on a 99 year lease, renewed in October 2008.</p> <p>The RRR site is zoned RE1 – Public Recreation and has an area of approximately 80.4 hectares. RRR is a world class thoroughbred horse racing venue, hosting regular racing events throughout the year. The site also contains stables for approximately 600 horses, ancillary infrastructure and car parking to support the site as its primary purpose as a racing venue. The racecourse also hosts a number of large and smaller scale non-racing events each year within the Spectator Precinct permitted under State Significant Development Approvals.</p> <p>The ATC has identified five (5) separate precincts on the racecourse site as listed below:</p> <ul style="list-style-type: none"> • The Spectator Precinct • The Stables Precinct • Lower High Street Precinct • Upper High Street Precinct • Infield Precinct
Topography and Access	<p>The site is located on a slight incline east to west along Barker Street and is relatively flat along Harbourne Rd. Vehicular access is obtained via Harbourne Road.</p>
Land use and Surrounding land use	<p>The area of the racecourse, subject to the Planning Proposal encompasses the Spectator Precinct in the northern part of the site, comprising an area of approximately 11 hectares. Within the Spectator Precinct are existing civic buildings including the Queen Elizabeth II (QEII) Grandstand, the Members Grandstand, Theatre of the Horse and the Winx Stand (under construction).</p> <p>To the north of RRR is the Centennial Parklands.</p> <p>To the west is a range of medium density residential development types and the Kensington Town Centre.</p> <p>Immediately south of RRR is High Street, University of NSW West Kensington Campus.</p> <p>Further east is the Randwick Hospital complex and Randwick Town Centre.</p>
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The purpose of the PP is to enable the future redevelopment of the existing ATC Administration building with additional GFA for leasing office space to tenants; to broaden <i>restaurant and café</i> to <i>food and drink premises</i> to capture the underlying additional uses that support the current food and drink services available during events – and facilitate public access to these amenities without association with events held by the ATC; and to facilitate entertainment uses such as a theatre, cinema or music events on the site, to allow greater public access to the site without association with events held by the ATC.

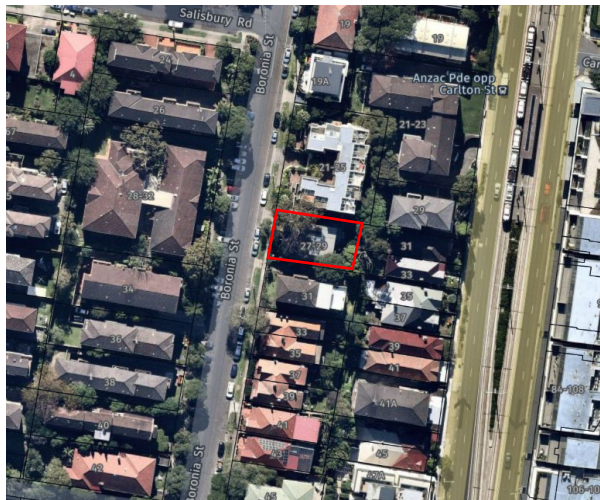
	<ul style="list-style-type: none"> • The PP supports the strengthening of the site as a major gateway to Randwick through increased activity and public access to the site throughout the year. The indicative master plan demonstrates how new built form fronting Alison Road will reinforce the Racecourse's presence and enable the racecourse to orientate itself to address both the racecourse and Alison Road. • The activation of the frontage along Alison Road and greater public utilisation of the racecourse will increase public activity in the area compatible with the site's existing entertainment and recreation uses, and supporting office space used for ATC management. This will in turn enhance passive surveillance and safety along Alison Road and around the Randwick Racecourse light rail throughout the day and all year. • The proposal will give effect to the objectives and actions of the Eastern City District Plan, which aligns with <i>A Metropolis of Three Cities</i> regional plan. The PP will contribute to the diversity of uses within the Randwick Health and Education Precinct, which is one of three Collaboration Areas identified in the Eastern Harbour City, addressing the need for improved health and education services • The proposal has the opportunity to cater for some of the projected demand for office space in the area that can leverage its proximity to public transport, education and health institutions; and growth in nearby local population. Economic modelling identifies the proposal could create a total of 1,904 employment opportunities generated by new entertainment, food and drinks (and recreational) facilities to cater for the demand for local jobs and amenities. Overall, the proposal has opportunity to strengthen the local economy aligned with the productivity objectives of the Eastern City District Plan. • The intention for the provision of office space on the site supports Randwick LSPS's priority for increasing productivity in Randwick, through an increase in employment opportunities that may align with the unique health, education and equine activities in a location that can leverage long term transport improvements
Councils Response:	<p>Council Officers met with representative of the ATC in May 2021 to discuss their draft Planning Proposal and Concept Masterplan Plan for additional permitted uses on the RRR site.</p> <p>At this meeting and in formal correspondence provided to the ATC in August 2021, Council raised concerns with the amount of commercial office floor space proposed as well as the proposed height, bulk and scale of buildings contained within the Concept Masterplan. Council requested that additional work be undertaken to justify the requested additional uses and following these further studies, the ATC request a formal pre-planning proposal meeting.</p> <p>Additional analysis or justification requested by Council has not been provided and further pre-planning proposal meetings have not been requested by ATC. As such, further consideration of the proposal has not been undertaken.</p>

	It is noted that while Council is not in receipt of a formal Planning Proposal for additional uses at the RRR site, a rezoning request assessment has been made as part of the post exhibition consideration of submissions. This assessment has concluded that the rezoning request for additional uses is not supported by Council at this time.
Outcome:	Not supported at this time, no change. A separate planning proposal should be submitted for consideration, should the ATC wish to proceed with the request.

2. Rezoning Requests (inclusion into a HIA boundary)

2.1. 27-29 Boronia Street, Kensington

27-29 Boronia Street, Kensington



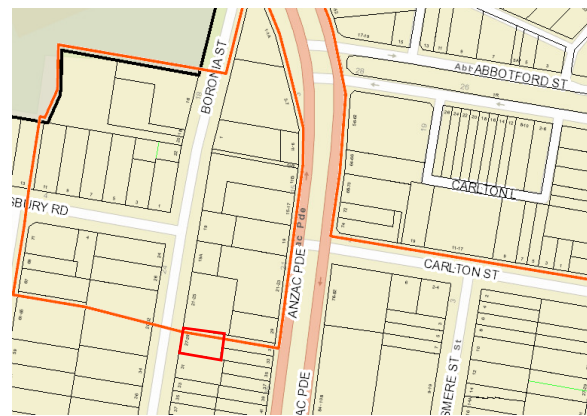
Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Google Maps)



LEP HIA Boundary Context

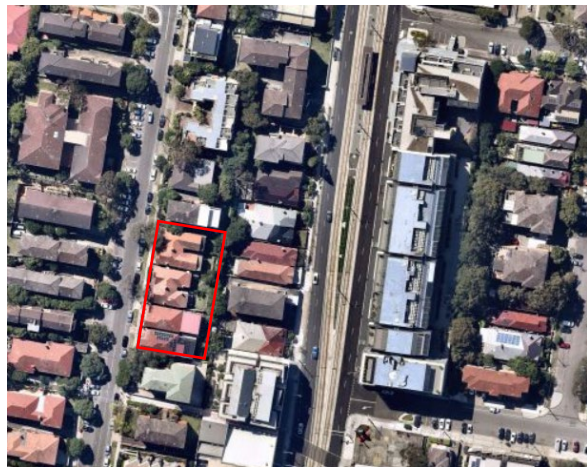
Address:	27-29 Boronia Street. Kensington	
Property Information:	Lot A Sec 2 DP 390727 (Being Lots 1-2 in SP 14388)	
Trim Reference:	D04642865	
Applicant:	The property owner	
Summary of Planning Request:	Request for property to be included in the Kensington North HIA	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	No Change
Permitted Max FSR:	0.9:1	2:1
Permitted Max Height:	9.5m	23m
Other		
Analysis		

Site Description:	The subject site is single storey semi-detached brick dwelling with a combined lot size of 442.6m ² and a frontage to Boronia Street of approximately 16.7m. The site is located adjacent to the southern boundary of the proposed Kensington North HIA. The surrounding locality consists of a mix of low density dwellings and medium density apartment blocks and residential flat buildings consistent with the R3 zone.
Topography and Access	The site is located on a significant slope from west to east. The site can only be accessed from Boronia Street.
Land use and Surrounding land use	<p>All lots are consistent with the R3 zoning and contain low to medium density dwellings. The site is located alongside the southern boundary of the Kensington North HIA. It is also located just outside of the 'Kensington Town Centre' area, experiencing residential and economic uplift under the 'K2K' strategic plan.</p> <p>To the north of the site is the Kensington North HIA, including medium density dwellings proposed for uplift.</p> <p>To the east of the site is Anzac Parade and the northern section of the Kensington Town Centre including various commercial uses and the light rail.</p> <p>To the south and west of the site are more medium density residential developments.</p>
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • Extending the HIA along Boronia Street to Balfour Lane to the south provides a consistent and more appropriate HIA boundary line that will reduce potential adverse impacts to neighbouring properties and provide a better transition between densities. • Increasing the height and FSR controls for our site allows for additional suitable land to assist with meeting the required housing targets on sites that are located within close proximity to services, transport and recreational facilities. • Site presents an appropriate buffer and transition zone to the properties to the east which have a height control of 31m and a FSR control of 4:1, and to the properties to the north which have a proposed building height of 23m and FSR of 2:1 under the draft RLEP. • The existing development and future development as a result of the increased density controls to the north and east will result in adverse impacts to our site in terms of visual bulk, overshadowing and privacy, noting that our site has a building height control of only 9.5m (2- to 3-storeys) and an FSR control of 0.9:1, compared to building height control 31m and a FSR control of 4:1. Since our site is going to be hemmed in, surrounded in every direction by higher density developments, we request the Council to include our site in the North Kensington HIA.

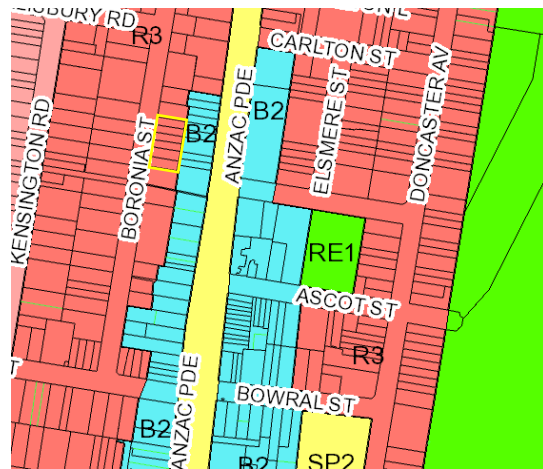
	<ul style="list-style-type: none"> Increasing the building height and FSR of our site will provide opportunities for site amalgamation and ensure continuity and future consistencies in this area. The proposal will allow for additional suitable land to assist with meeting the required NSW State Government housing targets and improve housing supply in the area. We highlight that our sites are located within close proximity to transport, services, and recreational facilities.
Councils Response:	<p>The subject site is positioned adjacent to the Kensington Town Centre and the proposed Kensington North HIA.</p> <p>Whilst 27-29 Boronia Street are not sites identified for housing growth in the LSPS and Housing Strategy, the Housing Strategy in relation to Planning Priority 3 (Focus growth in and around town and strategic centres) includes Action (3.2) to “Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres”.</p> <p>Given the characteristics of this location with proximity neighbourhood shops, open space and transport routes, the site and surrounds will be included in a future review of land use and development standards in line with Action 3.2.</p> <p>As there are several sensitive interfaces, Council will not be supporting stand-alone spot rezonings at this stage due to the need to appropriately consider localised constraints before recommending a site for rezoning (and any accompanying height and FSR controls).</p>
Outcome:	<p>Not Supported at this time.</p> <p>To be considered holistically as part of the B2 Local Centres review; including the rezoning request and surrounding land in a future review of transition and buffer areas around town and strategic centres in accordance with Action 3.2 of the Randwick Housing Strategy.</p>

2.2. 33-43 Boronia Street, Kensington

33-43 Boronia Street, Kensington



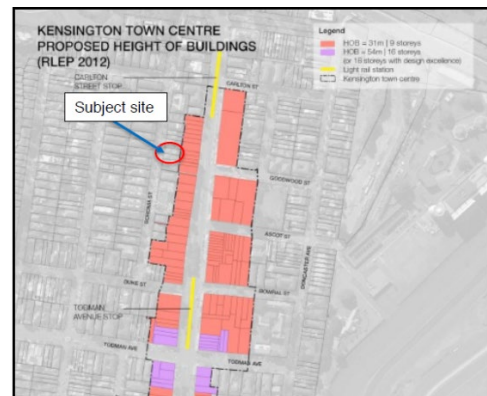
Site Location Aerial Map (Near Maps)



Existing Zoning Map



Site Context



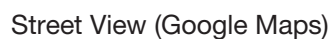
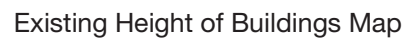
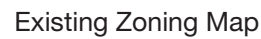
K2K Map

Address:	33-43 Boronia Street, Kensington	
Property Information:	Lot 91 (33 Boronia) and 92 (35 Boronia) in DP 836567 Lot A (37 Boronia) and B (39 Boronia) in DP 435605 Lot A (41 Boronia) and B (43 Boronia) in DP 168730	
Trim Reference:	D04623833 (See also 2019 submission D03746040)	
Applicant:	'aSquare Planning' on behalf of the landowners.	
Summary of Planning Request:	It is requested that Council consider including the eastern side of Boronia Street (to Balfour Lane to the south) in the North Kensington HIA and for these sites to have a height control of 23m and an FSR control of 2:1.	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	R3 Medium Density Residential
Permitted Max FSR:	0.9:1	2:1
Permitted Max Height:	12m	23m
Other		

Analysis	
Site Description:	<p>33-43 Boronia Street has an area of 1,527m² containing six dwellings with a street frontage of 52.17 metres.</p> <p>The subject site currently contains both semi-detached and detached structures, and all lots are regular shaped.</p> <p>Despite all structures appearing as single storey dwellings from street level, the sloped topography of the site results in the back of the properties being two stories tall.</p> <p>On the opposite side of Boronia Street, lots mainly contain 3-4 storey residential flats. Neighbouring properties also have significantly greater densities than the site with both 31 and 45 Boronia Street being three storey apartment buildings. Note: These development outcomes are all achieved under the same uniform LEP controls.</p>
Topography and Access	A significant west to east slope.
Land use and Surrounding land use	<p>All lots are consistent with the R3 zoning and contain low to medium density dwellings.</p> <p>The site is located just outside of the 'Kensington Town Centre' area, experiencing residential and economic uplift under the 'K2K' strategic plan.</p>
Submitter's Justification:	<p>The Submission makes the following key points of justification:</p> <ul style="list-style-type: none"> • Reduce potential adverse amenity impacts • Create a buffer transition with adjoining up-zoned land • Provide a more appropriate HIA Boundary • Consistency with recently approved development • Proximity to public transport and services • Assist with meeting housing targets
Councils Response:	<p>Council Officers note that a similar submission was received from aSquare Planning on behalf of the landowners during the LSPS 'Vision 2040' community consultation. At that time, the landowners requested to be included in the Kensington B2 Zone as part of the K2K planning proposal.</p> <p>Noting that the landowners are now requesting height and density uplifts whilst remaining an R3 zone, Council's advises the following:</p> <p>The subject site is adjacent to the Kensington Town Centre. As outlined in the Randwick Housing Strategy, up zoning of areas to provide an appropriate transitional buffer around town and strategic centres will be investigated in the short to medium term.</p> <p>Council will not be supporting stand-alone spot rezonings at this stage but will further investigate the potential of this site for additional housing growth holistically in the B2 Local Centres review.</p> <p>Whilst 33-43 Boronia Street are not sites identified for housing growth in the LSPS and Housing Strategy, the Housing Strategy in relation to Planning Priority 3 (Focus growth in and around town and strategic centres) includes an Action (3.2) "Review LEP 2012 to provide for appropriate transition or buffer areas around town and strategic centres".</p>

	Given the characteristics of this location (proximity neighbourhood shops, open space and transport routes) the site and surrounds will be included in a future review of land use and development standards in line with Action 3.2.
Outcome:	<p>Not Supported at this time.</p> <p>To be considered holistically as part of the B2 Local Centres review; including the rezoning request and surrounding land in a future review of transition and buffer areas around town and strategic centres in accordance with Action 3.2 of the Randwick Housing Strategy.</p>

Meriton Site 1406-1408 Anzac Parade, Little Bay

Attachment F(2) Datasheets (Rezoning Requests) Planning Proposal

Planning Controls	Current	Requested
Zone:	Part R1 General Residential Part C2 Environmental Conservation	No Change
Permitted Max FSR:	Part 0.5:1 Part 0.7:1 Part 0.9:1 Part 1.1:1 Part 1.25:1 Part 1.3:1 (Refer to FSR map above)	Not specified
Permitted Max Height:	Part 8m Part 9m Part 12m Part 18m (Refer to Height of Building map above)	Not specified
Other		
Analysis		
Site Description:	This subject site relates to an approximate 12.3-hectare landholding at Little Bay. The site is under single ownership by Meriton, representing one of the largest residential landholdings in the Eastern District. The site is currently vacant with partial development commenced from the Little Bay Stage 1 Plan.	
Topography and Access	<p>The topography of the site is fairly even, with key level changes occurring within the E2 zones at the central and eastern areas of the site.</p> <p>Access is primarily obtained off two access points from Anzac Parade being Ocean Avenue and Solarch Avenue.</p>	
Land use and Surrounding land use	<p>The site is bound by Anzac Parade to the west, a 53 hectare government landholding to the north controlled by Land and Housing Corporation and Long Bay Correctional Facility, The Coast Golf and Recreation Club adjoining Little Bay Cove to the east and the Prince Henry residential subdivision precinct to the south.</p> <p>To the west of the site is Anzac Parade with low-medium density residential uses further west in the suburb of Little Bay and Chifley.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> The Planning Proposal submits that the NSW Government has imposed a housing target on Council of 4,464 new dwellings in the next 6-10 years (2021-2026). 	

	<p>Of the 4,464 new dwellings required, it is noted that the new controls are projected to deliver the following number of new dwellings over the next 5 years including Housing Investigation areas and Dual Occupancy control amendments.</p> <ul style="list-style-type: none"> • This leaves a 3,416 dwelling shortfall which the PP identifies will be required to be made up by sites subject of the existing planning controls. It is noted that there are many factors that are likely to constrain delivery and ability to meet this target in the next 6-10 year period, including Fragmented ownership - Significant number of strata lots within the mapped housing growth areas and Other dwelling types - Boarding houses/ student accommodation expected to account for large proportion of dwellings in Randwick. Council previously identified that there are approx. 1,500 boarding/ student accommodation rooms currently with Council vs 200 apartments within the K2K precinct so this is not providing traditional housing. • According to current Department of Planning and Environment (DPE) forecast data for the next five years, the Randwick LGA is anticipated to result in the following expected housing supply under three growth scenarios. High Growth Scenario - Estimated 1,680 dwellings (shortfall of 2,784 dwellings) Medium Growth Scenario - Estimated 1,470 dwellings (shortfall of 2,994 dwellings) Low Growth Scenario - Estimated 1,300 dwellings (shortfall of 3,164 dwellings). • The above identified shortfall is further supported by historical approval and completion data from DPE which demonstrates that the average number of dwelling approvals in Randwick LGA between 2013- 2020 was 496 dwellings per year. In the last 8 years, Randwick Council has not come close to achieving 893 dwellings per year – number of approvals per year required moving forward to achieve the housing target. It is further estimated that approx. 1,200 dwelling approvals are required per year given Randwick has an average conversion of around 70% of approvals to completions. Given Council is achieving on average 496 dwelling approvals each year, and only 1,048 projected dwellings are planned under the LEP amendment together with consideration of DPE's projection data it is a highly likely that Council will fall significantly short of achieving the 6–10-year housing target. • It is recommended that consideration be given to including Meriton's site at Little Bay as a Housing Investigation Area with additional height and density, along with the adjoining LAHC site which benefits from the same characteristics and is identified for housing growth in the LSPS and Housing Strategy. • Meriton's site has already been recognised as a highly suitable location for residential development and concentrated density per the existing approval and does not present the same constraining factors to housing delivery as other sites in the LGA (i.e. finance, willingness, capacity, market, lot consolidation etc). In addition:
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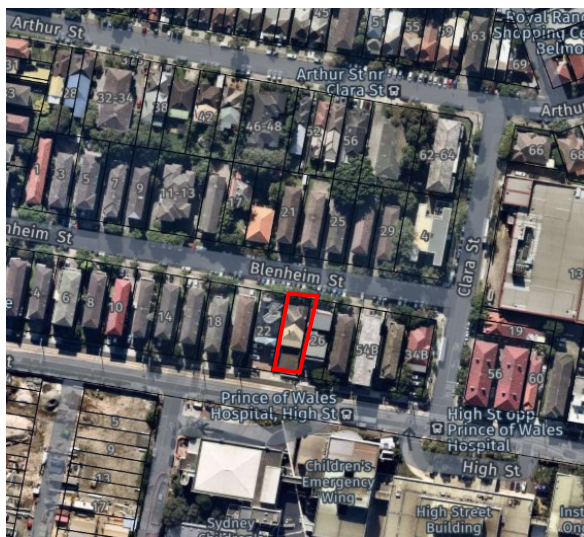
	<ul style="list-style-type: none"> • The site is strategically located on a major transport corridor that connects to/provides ready access to several key strategic centres, trade gateways and education and health precincts including, but not limited to, Port Botany (1km), Sydney Airport (10.2 km), Randwick (8.8 km), Eastgardens – Maroubra Junction (6.4 km), Bondi Junction (11.7 km), Green Square-Mascot (12.3 km), Sydney CBD (15.9 km). • An audit of social infrastructure surrounding the site confirms that it is well-serviced by infrastructure and thus capable of supporting additional demand. • The site is well serviced by existing transport infrastructure, including a high frequency of buses that operate along Anzac Parade. Furthermore, there are several planned public transport projects that will benefit the site and the broader south-east under the South East Sydney Transport Strategy. • Existing areas of public open space are provided in walking distance of the site.
Councils Response:	<p>Council notes that the existing site relates to a location recognised for residential development as a result of an approved Stage 1 Masterplan (DA/81/2009) comprising of varying residential building height and FSR controls consistent with the objectives of the R1 General Residential zone and surrounding Prince Henry Little Bay Precinct.</p> <p>It is also noted that a Planning Proposal was submitted in 2019 by Meriton Properties Pty Ltd requesting a revision of the Randwick Local Environmental Plan 2012, including greater building height and FSR controls and additional permitted uses of hotel/motel accommodation and medical uses. The proposal was subsequently refused by the Sydney Eastern City Planning Panel.</p> <p>The Randwick Local Strategic Planning Statement (LSPS) identifies the existing lands as a major housing growth site under the existing approved Masterplan pursuant to the LSPS Structure Plan (6–10-year period). The applicant has requested that the site is considered as an additional Housing Investigation Area supported by higher building and density controls.</p> <p>The proposal can be seen as consistent with the structure plan in providing housing growth and contributing to housing targets within the Randwick LGA, however, is inconsistent with various strategic priorities of the LSPS and Housing Strategy including the concentration of growth in and around planned renewal or infrastructure projects as well as ensuring future redevelopment sites are aligned with existing and future transport investment.</p> <p>The five proposed HIA sites have been subject to extensive studies, feasibility assessments and urban design analysis and were identified based on their location and proximity to strategic and town centres, viable transport options and economic activities within the Randwick Collaboration Area outlined in the Structure Plan of the LSPS. The Collaboration Area is currently undergoing significant development including the Health and</p>

	<p>Education Precinct developments, Kensington & Kingsford Town Centre Strategy and transport infrastructure options including bus and light rail.</p> <p>These HIA's are consistent with the strategic objectives of the LSPS and Housing Strategy in that they provide a diverse housing supply and growth close to strategic/town centres, infrastructure services and employment opportunities consistent with the character of the Randwick Collaboration Area.</p> <p>An additional HIA located in Little Bay does not align with the strategic merit of the LSPS and Housing Strategy. Given the existing lack of transport infrastructure with no commitment to the delivery of light rail, metro and rapid bus services from State Government to accommodate population increases as a result of a new HIA. The rezoning request is not supported at this time.</p>
Outcome:	Not supported at this time.

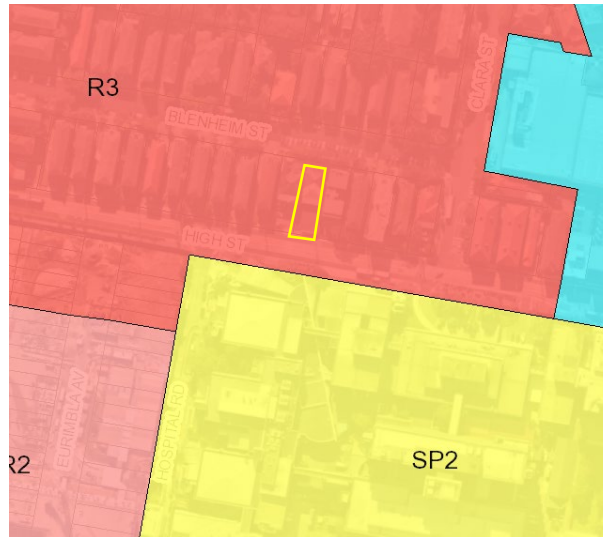
3. Rezoning requests (requesting a change of controls within a HIA boundary)

3.1. 24 Blenheim Street, Randwick

24 Blenheim Street, Randwick



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View (Blenheim Street)



Street View (High Street)

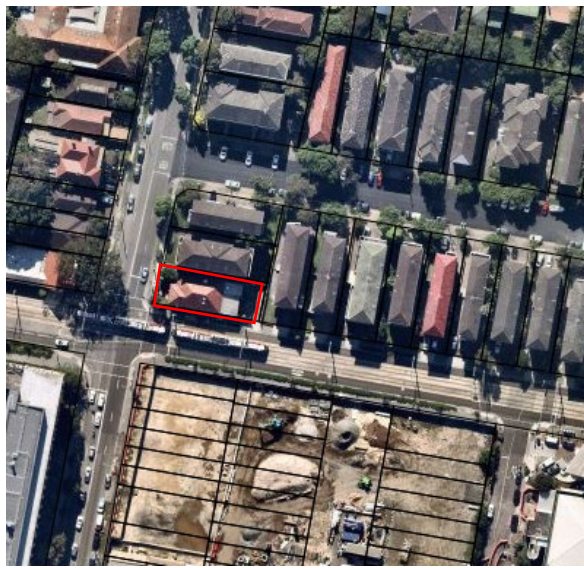
Address:	24 Blenheim Street, Randwick	
Property Information:	Lot 57 DP 4642	
Trim Reference:	D04647463	
Applicant:	Micris Design on behalf of the landowners.	
Summary of Planning Request:	Request a rezoning of the property from R3 to B2 (proposed E1) zoning.	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	B2 Local Centre (proposed E1 Local Centre)
Permitted Max FSR:	N/A	3:1 (as part of Arthur Street HIA proposal)
Permitted Max Height:	15m	26m (as part of Arthur Street HIA proposal).
Other		

Analysis	
Site Description:	<p>The subject site is located within the proposed Arthur Street HIA along the northern alignment to Blenheim Street and the southern alignment to High Street. The existing site is currently utilised as a small medical centre.</p> <p>The site is approximately 486.9m² with an approximate street frontage of 12.5m to Blenheim Street. The site is located directly north of the Sydney Children's Hospital and is in the vicinity of the light rail, medical centres and Randwick Junction to the east.</p>
Topography and Access	<p>The site sits on land gradually sloping from east to west with the lowest point adjacent to High Street and Hospital Road consistent with the topography of the Arthur Street HIA.</p> <p>The front of the property has no vehicle access from Blenheim Street with vehicular access from the rear of the property at High Street.</p>
Land use and Surrounding land use	<p>The subject site is situated in the Arthur Street HIA which currently consists of medium density residential uses and a mixed-use precinct surrounded by local businesses and medical uses. The site is surrounded by Randwick's major health, education and transport infrastructure.</p> <p>To the north of the site are various medium density residential flat buildings typically 3-4 storeys in height.</p> <p>To the east is the Randwick Junction Town Centre consisting of various commercial uses as well as the light rail terminal.</p> <p>To the West of the site is the University of New South Wales Campus.</p> <p>To the immediate south of the site is the Sydney Children's hospital and the Prince of Wales Hospital. Additionally, the Health Translation Hub currently under construction is located south of the site proposed to be opened by 2025.</p>
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> Proposed plan for rezoning creates a long-term planning framework for managing Arthur Street HIA's growth in sustainable way and strengthening its economic development while preserving its unique lifestyle, heritage and environment. The proposal will accelerate the delivery of new housing in Arthur Street HIA to meet the growing population and to satisfy a growing demand for apartments close to transport and jobs. The proposed rezoning will cater to the target of 4464 new dwellings as per Randwick Comprehensive Planning Proposal through Housing Investigation Area HIA. The planning proposal provides housing above health facilities to retain and rent houses for the people working in health facility support for a better life with every facility in the vicinity. The planning proposal involves restoring Housing Investigation Area serviced by infrastructure and has access to public transport and services. The planning

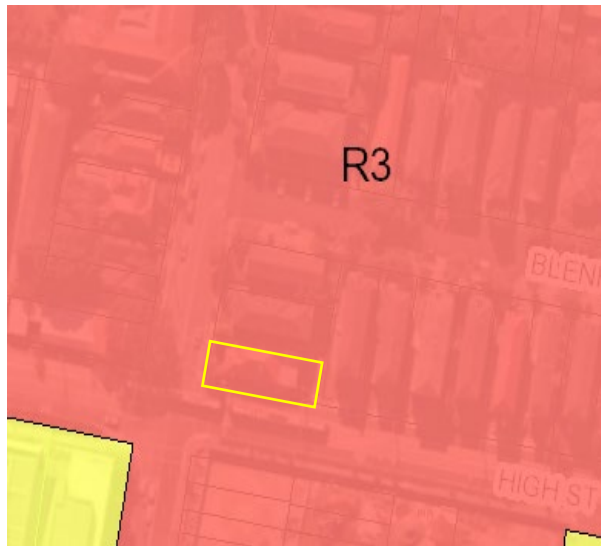
	proposal will enhance the streetscape of the HIA being consistent with the direction of Randwick City Council Local Environmental Plan 2012.
Councils Response:	<p>The proposed Arthur Street Housing Investigation Areas (among other HIAs in proximity) are envisaged as primarily areas for housing that will support key employment hubs such as UNSW and the Hospitals and town centres.</p> <p>The current R3 zoning for the Arthur Street HIA permits with consent office premises, shops, cafes, home businesses among other uses. This therefore provides the opportunity for Council to assess based on merits minor commercial / health related uses within the HIAs.</p> <p>In addition, the R3 zone includes the potential pathway to facilitate health related development of the R3 zone via the Infrastructure SEPP. Division 10 'Health services facilities' includes uses such as day surgeries, medical centres, health consulting rooms, hospitals etc. that can be permitted with consent via the SEPP. Understandably, this pathway is subject to a full assessment that will determine if consent can be granted.</p> <p>Considering the strategic placement of a Business zone in the Blenheim / High / Botany / Clara block, this would create an extended direct interface between business and residential upon a residential street (Blenheim) that would not be consistent with the intended role of the HIA.</p> <p>It is noted that concurrent to the Comprehensive LEP process, updates to the Randwick DCP are proposed. When drafting / updating sections of the DCP, Council will be cognisant of the relationship between the HIAs and hospital precinct and consider if support within the DCP is appropriate for ancillary health related uses in the HIAs.</p>
Outcome:	Not supported. No change, retain R3 zoning.

3.2. 47 Botany Street, Randwick

47 Botany Street, Randwick



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View – Botany Street (Google Maps)



Street View – High Street (Google Maps)

Address:	47 Botany Street, Randwick	
Property Information:	Lot 3 DP 978775	
Trim Reference:	D04650809	
Applicant:	The Planning Studio on behalf of the landowner.	
Summary of Planning Request:	<ul style="list-style-type: none"> • Allowance for medical uses • Reduction in parking rates given proximity to light rail • Removal of any site amalgamation requirements • Provision of a 3.3:1 FSR 	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	No zoning change request.
Permitted Max FSR:	Currently N/A proposed to change to 3:1	3.3:1

Permitted Max Height:	9.5m proposed to change to 26m	10-12 storeys
Other		
Analysis		
Site Description:	<p>The subject site currently contains a single storey dwelling located on the corner of Botany Street and High Street. It has a lot size of 467m² and is rectangular in shape.</p> <p>Nearby to the site are major landmarks and interest points including the UNSW Randwick Campus, UNSW High Street Light Rail Stop, the Prince of Wales Hospital and Children's Hospital, and Randwick Local Centre.</p>	
Topography and Access	<p>The site is located on land with a slight gradient (west to east) down high street towards Randwick Junction.</p> <p>The site had no vehicular access with a frontage to Botany Street.</p>	
Land use and Surrounding land use	<p>The subject site is situated in the Arthur Street HIA which currently consists of medium density residential uses and a mixed-use precinct surrounded by local businesses and medical uses. The site is surrounded by Randwick's major health, education and transport infrastructure.</p> <p>To the north of the site are various medium density residential flat buildings typically 3-4 storeys in height.</p> <p>To the east is the Randwick Junction Town Centre consisting of various commercial uses as well as the light rail terminal.</p> <p>To the West of the site is the University of New South Wales Campus.</p> <p>To the immediate south of the site is the Sydney Children's hospital and the Prince of Wales Hospital. Additionally, the Health Translation Hub currently under construction is located south of the site proposed to be opened by 2025.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The site is currently subject to the precinct specific controls within Chapter E2 "Randwick Education and Health Specialised Centre" of the Randwick Development Control Plan (RDCP) 2013. Specifically, the site is located within Block 2 of the High Street Area of Chapter E2, where health services facilities on the ground floors of buildings are encouraged. It is recommended that health services be included as an Additional Permitted Use for the site and broader Arthur Street HIA as a part of the final RLEP 2022. This will assist in the desired outcome of the RDCP being achieved, noting that currently health services facilities are not permitted in the R3 Zone. • The site is accessible to high frequency and high-capacity public transport, with the UNSW High Street light rail stop 100m away. Additionally, the site itself is constrained in terms of providing vehicular access, with services boxes and traffic light, streetlight, and light rail poles on both the High Street and Botany Street frontages. Whilst it is the landowner's intention to cater for parking needs as a part 	

	<p>of any future development, more contemporary car parking controls would improve the viability of future development, and better respond to the site's proximity to public transport and built form constraints.</p> <ul style="list-style-type: none"> • Recommends that more contemporary planning controls be incorporated into the RLEP 2022 which provide for maximum instead of minimum parking rates, which would reflect the approach undertaken by other councils in the metropolitan area such as the City of Sydney and City of Parramatta. • The current Chapter E2 of the RDCP 2013 contains illustrative building plans for the subject block, which indicate potential amalgamation patterns. However, having previously sought consent for a DA on the subject site, it is the landowner's experience that adjoining landowners have no interest in selling or redeveloping their land. • It is considered that the site and broader Arthur Street HIA can sensitively accommodate greater densities than allowed for under the draft RLEP 2022. It is requested that a 3.3:1 FSR with accompanying HOB increase to allow 10-12 storey development. We note that this would also align with the initial urban design peer review for the Arthur Street HIA.
Councils Response:	<p>The proposed Arthur Street Housing Investigation Areas (among other HIAs in proximity) are envisaged as primarily areas for housing that will support key employment hubs such as UNSW and the Hospitals and town centres.</p> <p>The existing R3 zoning for the Arthur Street HIA permits with consent office premises, shops, cafes, home businesses among other uses. This therefore provides the opportunity for Council to assess based on merits minor hospital / health related uses within the HIAs. In addition, the R3 zone includes the potential pathway to facilitate health related development of the R3 zone via the Infrastructure SEPP. Division 10 Health services facilities includes uses such as day surgeries, medical centres, health consulting rooms, hospitals etc. that can be permitted with consent via the SEPP. Understandably, this pathway is subject to a full assessment that will determine if consent can be granted.</p> <p>The applicant requests that medical uses are included under <i>Schedule 1 Additional Permitted Use</i> of RLEP for the site and broader Arthur Street HIA. Given that the intended role of the Arthur Street HIA is primarily residential in line with the existing R3 Medium Density Residential zone and the existing potential avenues of consent for medical uses, the inclusion of the land use into Schedule 1 of RLEP is not supported at this time.</p> <p>The proposed height and FSR controls for the Arthur Street HIA were subject to an urban design analysis and feasibility assessment analysing heights and density options. It was identified that the proposed heights would provide the most appropriate transition to surrounding residential areas, particularly areas proposed for no change to the north of the subject site and surrounds. In this case, an extension from approximately 8</p>

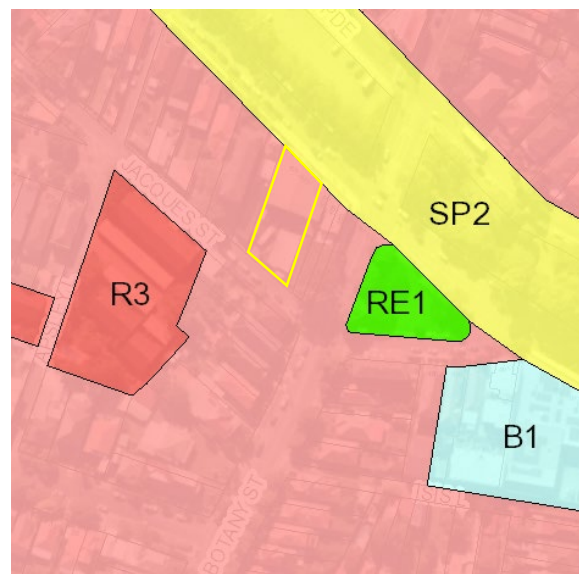
	<p>storeys to 10-12 storeys with a revised FSR of 3.1:1 is not supported.</p> <p>Please note that concurrent to the Comprehensive LEP process, updates to the Randwick DCP are proposed. When drafting / updating sections of the DCP, Council will be cognisant of the relationship between the HIAs and hospital precinct and consider if support within the DCP is appropriate for ancillary health related uses in the HIAs. Additionally, car parking rates will be reviewed as part of the HIA DCP review in accordance with Action 3.6 of the Integrated Transport Strategy.</p> <p>Whilst site amalgamation is encouraged in certain instances to enable more equitable development outcomes, no mandatory controls are proposed to be contained within the LEP. It should be noted that provisions relating to isolated sites (where surrounding amalgamations occur) are to be contained within the DCP to ensure that the development feasibility of any isolated site is considered when lot consultation is proposed.</p>
Outcome:	<p>The inclusion of medical uses into Schedule 1 of RLEP for the site and broader Arthur Street HIA as well as an increase to the proposed height and FSR controls are not supported at this time.</p>

3.3. 471-477 Anzac Parade, Kingsford

471-477 Anzac Parade, Kingsford



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View – Anzac Parade (Google Maps)



Proposed LEP Zoning map context

Address:	471- 477 Anzac Parade, Kingsford	
Property Information:	Lot 1 DP 604962	
Trim Reference:	D04631319	
Applicant:	Planning Approvals on behalf of the landowner.	
Summary of Planning Request:	<p>Insert the properties of 467-483 Anzac Parade, Kingsford to <i>Schedule 1 Additional Permitted Uses</i> to allow development for the purpose of Commercial Premises with development consent.</p> <p>Increase proposed Height of Buildings to 19.5m</p> <p>Increase Floor Space Ratio to 2.1:1</p>	
Planning Controls	Current	Requested

Zone:	R2 Low Density Residential (proposed to change to B1 Neighbourhood Centre/E1 Local Centre)	No zoning change request.
Permitted Max FSR:	Currently 0.5:1 (proposed to change to 1.7:1)	2.1:1
Permitted Max Height:	Currently 9.5m (proposed to change to 17.5m)	19.5m
Other		
Analysis		
Site Description:	<p>The subject site is located at the southern section of the proposed Kingsford South HIA along Anzac Parade adjacent to Botany Street.</p> <p>The site is approximately 885m² with an approximate street frontage of 22.5m to Anzac Parade. The site is currently located within a pocket of commercial premises within the R2 Low Density Residential Zone proposed to be changed to B1 Neighbourhood Centre/E1 Local Centre.</p> <p>The surrounding locality consists of a mix of low-density dwellings and medium density residential flat buildings.</p>	
Topography and Access	<p>The topography of the site is relatively flat. The site is not accessible by vehicles from Anzac Parade with access being obtained from the rear via Jacques Street.</p>	
Land use and Surrounding land use	<p>The subject site is situated in the southern end of the Kingsford South HIA which currently consists of a variety of low-density dwellings and some pockets of medium density residential flat buildings. The site is currently utilised as a commercial premises known a 'Pet Stock'. Adjacent to the site include various commercial uses.</p> <p>To the north of the site is Anzac Parade with predominantly low-density dwellings located opposite the site. There is a small pocket of commercial uses on the corner of Anzac Parade and Botany Street directly opposite the site.</p> <p>To the east is a pocket of open space and a Dan Murphy's liquor premises.</p> <p>To the west of the site is low density residential dwellings with the Kingsford Town Centre further along Anzac Parade. Additionally, the light rail terminal is located just south of the town centre adjacent to the Souths Juniors site.</p> <p>To the south of the site is a mixture of dwellings include low and medium density residential.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • Interpretation of the Planning Proposal suggests that a form of shop top housing development is desired or encouraged for the site. However, the current definition of 	

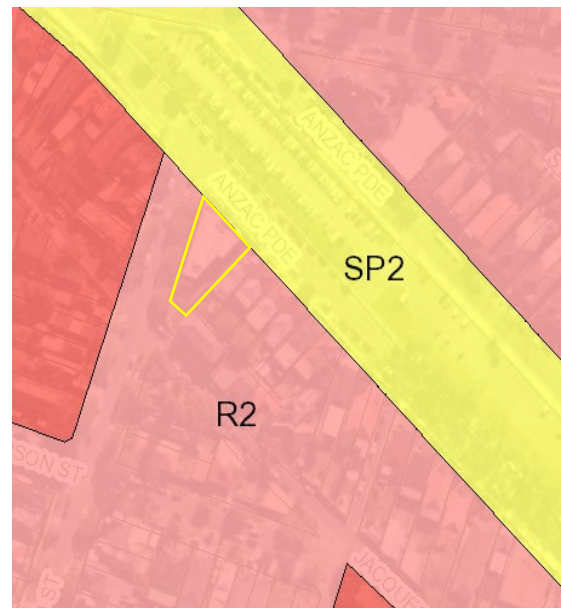
	<p>shop top housing requires one or more dwellings located above the ground floor of a building where at least the ground floor is used for commercial premises or health services facilities. Retail premises under the definition of commercial premises are prohibited in the B1 zone under the current LEP.</p> <ul style="list-style-type: none"> • Applicant is concerned that Shop Top Housing may not be possible should they pursue redevelopment of the site. • Applicant is in a position where acquisition of neighbouring sites could be undertaken if neighbouring owners are willing. By doing so, it would create a pathway for future desired development that is consistent with the objectives of the Planning Proposal. • Redevelopment of the site with Shop Top Housing lends to development of a 6 (above ground) storey with multi-level basement parking structure. A permissible building height of 19.5m would encourage redevelopment of the site and a corresponding increase to the FSR would align with that view. • The increase to building height and FSR development standards for the site would undoubtedly increase housing supply and consolidate a pathway to providing high quality mixed residential/commercial building in the future.
Councils Response:	<p>Council notes that this proposal is located within the Randwick Collaboration Area and is within an identified Housing Investigation Area (HIA) being Kingsford South HIA. The proposal is consistent with the priorities and objectives of this area.</p> <p>The subject site has been identified for rezoning from R2 Low Density Residential to B1 Neighbourhood Centre (proposed to be changed to E1 Local Centre as part of the Employment Zones Review) which includes a building height and floor space ratio control increase to 17.5m and 1.7:1 respectively.</p> <p>The applicant requests that the site is included into <i>Schedule 1 Additional Permitted Uses</i> under the Randwick Local Environmental Plan (RLEP) to allow for the use of retail premises. Council notes that the proposed E1 Local Centre permits the use of Commercial Premises within the zone which further permits the use of a retail premises under its definition. As a result, the inclusion of the site under Schedule 1 of the RLEP is not supported.</p> <p>The Kingsford South HIA was subject to an urban design study that considered the impact of height on no-change areas to the south of the subject site. In addition, the Hill PDA assessment demonstrated the feasibility of development on the subject site at 5 storeys (17.5m height), given the proximity to low density residential uses, the proposed uplift to 19.5m is not supported at this time.</p>
Outcome:	Not supported. No change

3.4. 439 Anzac Parade, Kingsford

439 Anzac Parade Kingsford



Site Location Aerial Map (Nearmaps - May 22)



Existing Zoning Map



Street View – Anzac Parade (Google Maps)



Proposed Zoning Map – Comprehensive Planning Proposal

Address:	439 Anzac Parade, Kingsford	
Property Information:	Lot A DP340079	
Trim Reference:	Yoursay Submission	
Applicant:	Puma Pty Ltd. (The property owners)	
Summary of Planning Request:	Requests a rezoning from R2 Low Density Residential (proposed to change to R3 Medium Density Residential as a result of HIA proposal) to B1 Neighbourhood Centre.	
Planning Controls	Current	Requested
Zone:	R2 Low Density Residential (proposed to change)	B1 Neighbourhood Centre

	to R3 as a result of HIA proposal)	
Permitted Max FSR:	0.5:1 (proposed to be 1.6:1)	Not specified
Permitted Max Height:	9.5m (proposed to be 16.5m)	Not specified
Other		
Analysis		
Site Description:	<p>The subject site is currently a corner allotment on the corner of Anzac Parade and Hayward Street. The site is currently utilised as residential accommodation consisting of a two-storey apartment building. The site is approximately 657.6 m2.</p> <p>The site is located within the proposed Kingsford South HIA boundary and is south of the Kingsford town centre.</p>	
Topography and Access	<p>The site is located on relatively flat land with a slight slope westward down Hayward Street. Access can be obtained from Anzac Parade and Hayward Street.</p>	
Land use and Surrounding land use	<p>The subject site is situated in the southern end of the Kingsford South HIA which currently consists of a variety of low-density dwellings and some pockets of medium density residential flat buildings. The site is currently utilised as a boarding house.</p> <p>To the north of the site is Anzac Parade and the Juniors Kingsford site as well as the light rail terminal.</p> <p>To the east of the site are adjacent residential dwellings predominantly low density in nature.</p> <p>To the west of the site is low density residential dwellings with the Kingsford Town Centre further along Anzac Parade.</p> <p>To the south of the site is a mixture of dwellings include low and medium density residential.</p>	
Submitter's Justification:	<p>The submission makes the following justification:</p> <ul style="list-style-type: none"> • The property is already paying Commercial Council Rates, so it is fair and appropriate if it is zoned B1, • By doing so it is contributing to the local community and economy, creating employment providing the local community with amenities in the form of cafés or restaurants, located adjacent to the Juniors Kingsford light rail stop. • It enhances the area as it makes the property and its surrounds more vibrant and improves security as a result • The Property has wide frontage both on Anzac Parade and Hayward Street so it is ideal for commercial premises. 	
Councils Response:	<p>Council notes that this proposal is located within the Randwick Collaboration Area and is within an identified Housing Investigation Area (HIA) being Kingsford South HIA. The proposal is consistent with the priorities and objectives of this area.</p>	

	<p>The subject site has been identified for rezoning from R2 Low Density Residential to R3 Medium Density Residential which includes building height and floor space ratio controls to increase to 16.5m and 1.6:1 respectively.</p> <p>The applicant requests a spot rezoning of the site from R2 Low Density Residential (proposed R3) to B1 Neighbourhood Centre. Council notes that the existing site is subject to commercial rates given its existing use as a boarding house premises.</p> <p>It is also noted that two sites within the Kingsford South HIA are proposed to be rezoned to B1 at the southern extent of the HIA. These properties are existing commercial sites, with the proposed rezonings reflecting their commercial uses as well as providing the opportunity for neighbourhood business zones to service the residential catchment at the southern portion of the HIA.</p> <p>In contrast, the subject site is located approximately 150m from the existing Kingsford B2 zone. In considering the strategic placement of a new Business Zone at the subject site along Anzac Parade between residential uses, there is the possibility that this would create an extended direct interface between business and residential uses that would not be consistent with the intended role of the HIA.</p> <p>It is considered that the spot rezoning is not supported at this time.</p>
Outcome:	Not supported. Retain proposed R3 Medium Density Residential.

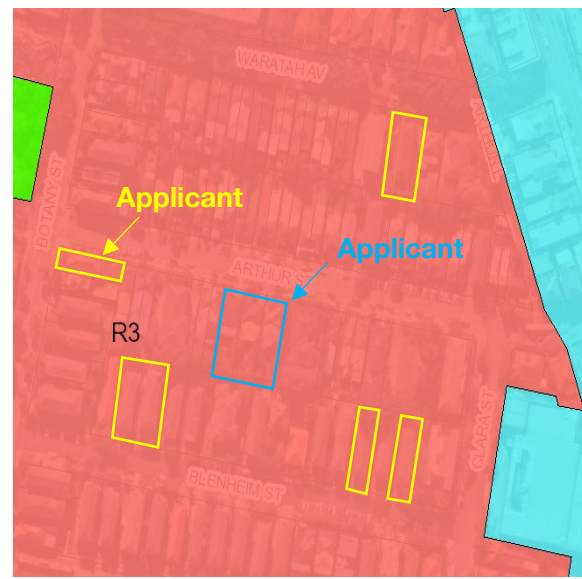
4. Rezoning requests (areas identified as ‘no change’ within a HIA requesting to be included)

4.1. 3, 5, 25, 29 Blenheim Street, 24B & 24C, 40-44 Arthur Street and 40 Waratah Avenue, Randwick

3, 5, 25, 29 Blenheim Street, 24B & 24C, 40-44 Arthur Street and 40 Waratah Avenue, Randwick



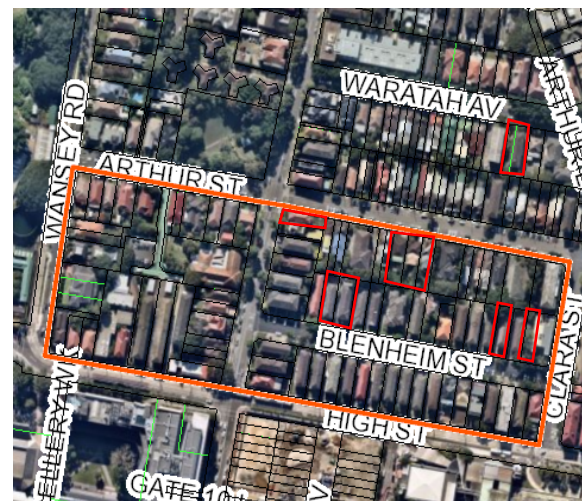
Site Location Aerial Map (Nearmaps - May 22)



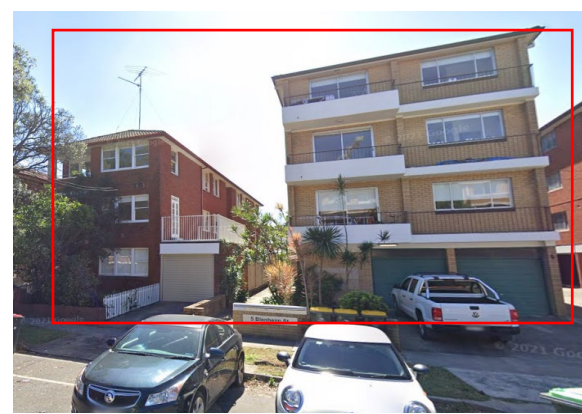
Existing Zoning Map



Street View 40 Waratah Avenue (Google Maps)



Proposed LEP HIA map context



Street View 24 B & 24C Arthur Street (Google Maps)		Street View 3 & 5 Blenheim Street (Google Maps)	
			
Street View 25 Blenheim Street (Google Maps)		Street View 29 Blenheim Street (Google Maps)	
			
Street View 40-44 Arthur Street (Google Maps)			
Address:		Applicant 1: 3, 5, 25 & 29 Blenheim Street, 24B & 24C Arthur Street and 40 Waratah Avenue, Randwick Applicant 2: 40-44 Arthur Street, Randwick	
Property Information:		Lot 41 DP 4642 (3 Blenheim Street) Lot 400 DP 1120913 (Being Lots 1-6 in SP 79944) (5 Blenheim Street) Lot 30 DP 4642 (25 Blenheim Street) Lot 28 DP 4642 (29 Blenheim Street) Lot A DP 346124 (24B & 24C Arthur Street) Lot 15 DP 3496, Lot 141 DP 130027 (40 Waratah Avenue) Lot 14 DP 4642 (40 Arthur Street) Lot 15 DP 4642 (42 Arthur Street)	

	Lot 16 DP 4642 (42 Arthur Street)	
Trim Reference:	Applicant 1: D04623742 Applicant 2: D04642631	
Applicant:	Applicant 1: Macken Strategic Planning Solutions Pty Ltd on behalf of property owners Applicant 2: Property owner	
Summary of Planning Request:	Applicant 1: Request for Council to support the density and height uplift across the entire Arthur Street HIA Request for Council to consider density and height increases on the residential blocks to the north of the HIA Applicant 2: Request for Council to support the density and height uplift across the entire Arthur Street HIA	
Planning Controls	Current	Requested
Zone:	R3 Medium Density Residential	No Change
Permitted Max FSR:	0.9:1	3:1
Permitted Max Height:	12m	26m
Other		
Analysis		
Site Description:	<p>Applicant 1:</p> <p>The subject sites consist of multiple medium density residential flat buildings consistent with the typical building typology of the R3 Medium Density Residential zones. The blocks are typically 2-3 storeys in height. The properties are under single ownership and have not been sold to individuals under strata titling.</p> <p>The majority of the sites are located within the boundaries of the Arthur Street HIA with the exception of 40 Waratah Avenue located in the block north of the Arthur Street HIA. The sites within the HIA boundary are proposed for no change to height and density controls.</p> <p>The surrounding locality consists of predominantly medium density residential flat buildings consistent with the R3 zone.</p> <p>Applicant 2:</p> <p>The subject sites consist of single storey low density residential dwellings. The surrounding sites are typically medium density residential flat buildings and semi-detached dwellings particularly along Arthur Street.</p>	

Topography and Access	<p>The topography of the sites varies depending on their location. The sites to the east being 25 & 29 Blenheim Street and 40 Waratah Avenue are located on slopes (east to west).</p> <p>The western sites being 3 & 5 Blenheim Street are located on slopes in in the opposite direction (west to east) towards the valley in the centre of Blenheim Street. The property at 24B and 24C Arthur Street is located at the top of the hill on the corner of Arthur Street and Botany Street.</p> <p>The sites being 40-44 Arthur Street are located on a slight gradient (east to west).</p>
Land use and Surrounding land use	<p>The existing subject sites are all medium density residential flat buildings (except for 40-44 Arthur Street being single dwellings) fronting, Arthur Street, Waratah Avenue and Blenheim Street respectively. The surrounding suburb consists of similar medium density buildings with commercial centres and infrastructure uses nearby.</p> <p>To the north of the sites are predominantly medium density residential uses. To the east of the sites is Randwick Junction.</p> <p>To the west of the sites are further medium density residential uses with Randwick Racecourse located nearby.</p> <p>To the south is the Prince of Wales Hospital Precinct and the University of New South Wales Campus.</p>
Submitter's Justification:	<p>Applicant 1 makes the following justification:</p> <ul style="list-style-type: none"> • The suggested changes in the Planning Proposal fail to capitalise on this new infrastructure and the suggested uplift in density and height will not provide the new housing the precinct can sustainably support. The suggested changes will result in the Arthur St HIA only making a very small contribution (less than 3%) to Council's Housing target for the next decade. • Mistaken assumption that the existing residential flat buildings on Blenheim and Arthur streets have been strata titled and the apartments sold to individuals making it difficult for them to be redeveloped in the future. All of the properties owned by my clients are in single ownership and have not been sold to individual families, several other properties are also in single ownership. Site amalgamation and the extinguishment of strata title is not an impediment to future redevelopment in this area, and it should not be excluded from the HIA. • HIA should be expanded to the north, as far as Elizabeth and Bradley Lanes. This triangle bounded by the Light Rail and the services along Belmore Road is best placed to cater for the future housing Council's needs, but in a much more sustainable and manageable way than other neighbourhoods in the LGA. The entire precinct should be considered for much greater intensity of development and activity to compliment and support the areas public transport and reinforce the economic vibrancy of the Randwick town centre. Furthermore, the growth in

	<p>employment at the Randwick Health and Education cluster should be supported by a larger pool of local workers to reduce the need for so many to commute from other parts of Sydney and minimise local traffic and congestion.</p> <ul style="list-style-type: none"> • Council should consider density and height increases on the residential blocks to the north of the HIA. The very limited uplift proposed for this area is disappointing and lacks strategic or planning merit. It will fail to deliver on the new housing Council is obligated to provide. It does not put growth where it can be most sustainably or efficiently be supported. And finally, it does not put people in close proximity to employment and services. <p>Applicant 2 makes the following justification:</p> <ul style="list-style-type: none"> • Arthur Street HIA does not align the top, southern end of Arthur St and Blenheim Street and warrants inclusion of new planning controls relative to the rest of the HIA instead of being classified as an area of 'no change'. • Proposal should re-include and rezone the entire HIA rather than leaving sections out which will create inconsistencies and ruin the character of the existing area. The areas of no change will be surrounded by 8 storey buildings to the west bordering Botany St, Arthur St, Wansey Rd and High Street. • No consideration was given to the area of no change, according to the urban design analysis, the Strategic Planning statement outlined the difficulty in amalgamating blocks of units in areas identified as 'no change' however, most of the area of no change are free standing homes which makes no sense to exclude and rezone part of a street rather than the entire street. • Extending the zoning to include the entire area will provide an equal opportunity for owners and developers to negotiate and amalgamate the sites in the precinct to allow for regeneration in an area needing updating.
Councils Response:	<p>The proposal relates to multiple sites within the Arthur Street HIA identified as areas of 'no change' within the Comprehensive Planning Proposal regarding building height and density controls.</p> <p>Council's urban design analysis outlined that the existing properties within the areas identified for 'no change' in the Arthur Street HIA consist of medium density four-storey walk up apartment buildings which also includes a heritage listed property known as 'Blenheim House'.</p> <p>The existing building typologies as well as a large share of medium density apartment buildings are under strata ownership. The inclusion of further strata developments may restrict turnover and limit development within areas proposed for change that could potentially fragment consolidation efforts within the HIA, limiting the potential for redevelopment within the 6-10 year housing growth period.</p>

Outcome:	<p>Not supported at this time.</p> <p>The remainder of the HIA study area is not recommended for uplift and is excluded from this Comprehensive LEP Planning Proposal. If a significant shortfall in the delivery of new dwellings in the LGA occurs in the short to medium term, the excluded areas of the HIA study area may be reviewed for its potential to contribute to the overall LGA dwelling shortfall. This review would be undertaken at the same time as the 7 year review of the Randwick Housing Strategy.</p> <p>Do we want to committee to this, or are we only focusing on southern LGA in the next Housing Strategy?</p>
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