



**Randwick City
Council**
a sense of community

ORDINARY COUNCIL MEETING

BUSINESS PAPER

TUESDAY 22 MARCH 2016

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ORDINARY COUNCIL MEETING

Notice is hereby given that an Ordinary Council Meeting of the Council of the City of Randwick will be held in the Council Chamber, First Floor, 90 Avoca Street Randwick on Tuesday, 22 March 2016 at 6:00pm

PRAYER AND ACKNOWLEDGEMENT OF THE LOCAL INDIGENOUS PEOPLE

Prayer

"Almighty God,

We humbly beseech you to bestow your blessings upon this Council and to direct and prosper our deliberations to the advancement of your glory and the true welfare of the people of Randwick and Australia. Amen"

Acknowledgement of the local indigenous people

"I would like to acknowledge that we are here today on the land of the Bidjigal people of the Dharwahal Nation. The Bidjigal people are the traditional owners and custodians of this land and form part of the wider aboriginal nations of the Sydney area. On behalf of Randwick City Council I would also like to acknowledge and pay my respects to the Elders both past and present."

Apologies/Granting of Leave of Absences

Confirmation of the Minutes

Ordinary Council Meeting - 23 February 2016

Extraordinary Council Meeting - 27 February 2016

Declarations of Pecuniary and Non-Pecuniary Interests

Address of Council by Members of the Public

Privacy warning;

In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded for the purposes of clause 69 of Council's Code of Meeting Practice.

Audio/video recording of meetings prohibited without permission;

A person may be expelled from a meeting for using, or having used, an audio/video recorder without the express authority of the Council.

Mayoral Minutes

MM10/16 Waiving the Fees - Fundraising Walk.....1

Further Mayoral Minutes, if any, will be distributed on the night of the meeting.

Urgent Business

Director City Planning Reports (record of voting required)

In accordance with Section 375A of the Local Government Act, the General Manager is required to keep a register of Councillor voting on planning matters. Planning matters are any decisions made in the exercise of a function of a council under the EP&A Act and include decisions relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act. In addition, Randwick City Council has resolved (22 July 2008) that its register of voting include the voting on all tender matters.

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- GF9/16 Tender for the Supply and Delivery of Print, Associated Products and Services - No 8/2015 SSROC
This matter is considered to be confidential under Section 10A(2) (c) Of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- GF10/16 Proposal for Extension of Street Banner Printing and Installation Contract (Tender T06/11)
This matter is considered to be confidential under Section 10A(2) (d) Of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.
- GF11/16 Business Systems Project Resourcing - Requirement to Engage Consultant
This matter is considered to be confidential under Section 10A(2) (d) Of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.
- GF12/16 Proposal to Extend Civic Signage Contract
This matter is considered to be confidential under Section 10A(2) (d) Of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.

Notice of Rescission Motions

Nil.

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Ray Brownlee
GENERAL MANAGER

Director City Planning Report No. CP14/16



Subject: Planning Proposal - 111-125 Anzac Parade and 112 Todman Avenue, Kensington

Folder No: F2015/00419

Author: Richard Hulajko, Strategic Planning Consultant

Introduction

This report assesses the merits of a Planning Proposal (spot rezoning) application received by Council, which proposes an increase in the permissible building height and Floor Space Ratio (FSR) for land at 111-125 Anzac Parade and 112 Todman Avenue, Kensington, located within the Kensington Town Centre (Figure 1). The Planning Proposal application was submitted by JBA Urban Planning Consultants Pty Ltd on behalf of developer TOGA Kensington Pty Ltd. The proponent has also submitted a second Planning Proposal for land at 137-151 Anzac Parade, Kensington which is also being reported as a separate report in this Business Paper.

The submitted Planning Proposal is seeking Council's support to commence a planning process for an amendment to Randwick Local Environmental Plan (RLEP) 2012 which seeks to increase the permissible height controls to 85m and introduce a FSR of 7:1. The various parcels of land currently have height limit of 12m, 21m and 25m. No FSR applies under the RLEP 2012 FSR Map as the land is subject to building envelope controls by the Randwick Development Control Plan (RDCP) 2013.

The subject site is not considered to be an appropriate location to incorporate a 85m (25 storey) high tower buildings forming the focal point of the Town Centre, especially given its excessive bulk and scale and likely overshadowing impacts on the immediately surrounding buildings (both existing and future development).

The subject Planning Proposal is not considered as the most efficient or most effective means of achieving a review of the planning controls that currently apply to the site and the remainder of the Kensington Town Centre. A comprehensive Town Centre study review is currently underway as part of a broader strategic review of the planning framework this is a more appropriate means to enable consideration of a wide range of factors influencing the Town Centre. As such the Planning Proposal will undermine Council's strategic Planning process and future character of the Kensington Town Centre.

The subject Planning Proposal is considered excessive for the site and would create significant negative impact on urban amenity within the entire neighbourhood. It needs to be noted that recently Council and subsequently JRPP rejected two similar Planning Proposal applications for sites at 84-108 Anzac Parade, Kensington and 395, 397-397A Anzac Parade (Triangle Site), Kingsford.

It is recommended that the request to amend Height of Buildings Map from partly 12m, 21m and 25m to 85m and introduce FSR of 7:1 under the RLEP 2012 for the site located at 111-125 Anzac Parade and 112 Todman Avenue not be supported.

Background

On 4 November 2015, a pre-lodgement meeting was held between the proponent and the Council's officers regarding the subject Planning Proposal located at the corner of Anzac Parade and Todman Avenue, Kensington. The proponent presented a design concept for the subject site being amalgamation of 7 lots containing 4 buildings at 111-125 Anzac Parade and 112 Todman Avenue, Kensington (Figure 1). The draft

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concept presented at the meeting was based on investigations carried out on the height of the proponent's future building envelopes that could be developed within the Kensington Town Centre.

Council's officers advised that a broad strategic review of both Kingsford and Kensington Town Centres was currently underway and a comprehensive analysis of opportunities and needs is being carried out to inform a planning strategy. Council officers also advised that the height and FSR could not be justified or supported in this context.

Outcomes of Similar Recent Planning Proposals

In the case of two recent similar Planning Proposal applications for sites at 84-108 Anzac Parade, Kensington and 395, 397-397A Anzac Parade (Triangle Site), Kingsford the Council resolved to refuse both Planning Proposals on the basis that adequate justification had not been provided to warrant changes to the RLEP 2012 height and FSR controls. Particularly since the wider Kensington Town Centre controls had recently been established under the RLEP 2012 and RDCP 2013. Furthermore, concerns were raised that the proposed redevelopment resulting from the requested changes to the planning controls would be out of scale and bare little relationship to the surrounding residential context and existing character of the Centre.

Subsequently the JRPP also resolved that while the Anzac Parade Corridor may be suitable for increased density due to proposed upgrading of public transport capacity in the future, this should be done in the context of a comprehensive approach of wider issues rather than be restricted to the context of one site. In considering these Planning Proposals; the JRPP was unanimous in the view that the building height and FSR of these Planning Proposals have not been justified either by spare public transport capacity or by urban considerations.

Subject Site

The subject site of 111-125 Anzac Parade and 112 Todman Avenue, Kensington is located on prominent corner of Anzac Parade and Todman Avenue in the middle of Kensington Town Centre (Figure 1). The site is 2,945m² in area and has street frontage of approximately 60m to Anzac Parade and about 50m to Todman Avenue. It is located adjacent to the future Todman Avenue light rail stop.

The site consists of 4 double storey buildings of various styles situated on 7 lots. The consolidated allotments on the site contain the following:

Table 1 – Current parcels of land uses on the subject site

Address	Lot No	Current Land Use
111 Anzac Parade	Lot 3 in DP3897	Sport medicine business
113-115 Anzac Parade	Lot 1 in DP938380 Lot 4 in DP655026	Gymnasium
117-119 Anzac Parade	Lot A in DP107256 Lot B in DP107256	Dental laboratory
121-125 Anzac Parade	Lot 1 in DP956200	Restaurant
112 Todman Avenue	Lot 2 in DP344524	Open car parking

Figure 1 - Location of Subject Site

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Description of Surrounding Area

The site lies approximately 7 km southeast of the Sydney CBD and about 5 km northeast from Sydney Airport. The site is in close proximity to major open space and institutional sites, including Moore Park and Centennial Park to its north, Randwick Racecourse to the east, and UNSW and the Randwick Hospitals Campus to the southeast. It is surrounded by a mix of building types, including commercial buildings, semi-detached dwelling houses, old style walk-up flats and more recent residential flat buildings up to 7 storeys.

Immediately to the north at 105-109 Anzac Parade is recently completed a 7 storey mixed use building containing commercial premises on ground floor and residential apartments above. Further north, across Duke Street is a dwelling house and opposite the site at 84-108 Anzac Parade is a 7 storey mixed use redevelopment currently under construction, which was subject to a Planning Proposal that was refused by Council and the JRPP. The development immediately west of the site along Todman Avenue comprises a row of single storey detached dwelling houses.

Immediately south, on the other side of Todman Avenue is a '7 Eleven' Service Station and 2 storeys, 3 storeys and 4 storeys flat buildings. Immediately to the south of the service station is a 4 storey walk-up flat and a single storey dwelling house and hotel. A variety of land uses are located on the eastern side of Anzac Parade opposite the subject site, predominantly double storey commercial buildings with retail on the ground floor and residential use on the upper floors.

The Planning Proposal

The Planning Proposal seeks to amend the Randwick LEP 2012 to increase the maximum building height under the Randwick DCP 2012 from part 12m, part 21m and part 25m to 85m, to accommodate an indicative 25 storey building containing mixed use retailing on the ground and first floor and residential apartments on upper levels. The Planning Proposal also seeks to introduce an FSR of 7:1 for the site.

Table 2 - Summary of proposed changes

	Current	Proposed
Zone	B2 Local Centre	No change
Height of Buildings	12m, 21m and 25m	85m
Floor Space Ratio	Not applicable – under RLEP 2012	7:1

This Planning Proposal application is accompanied by a number of reports being:

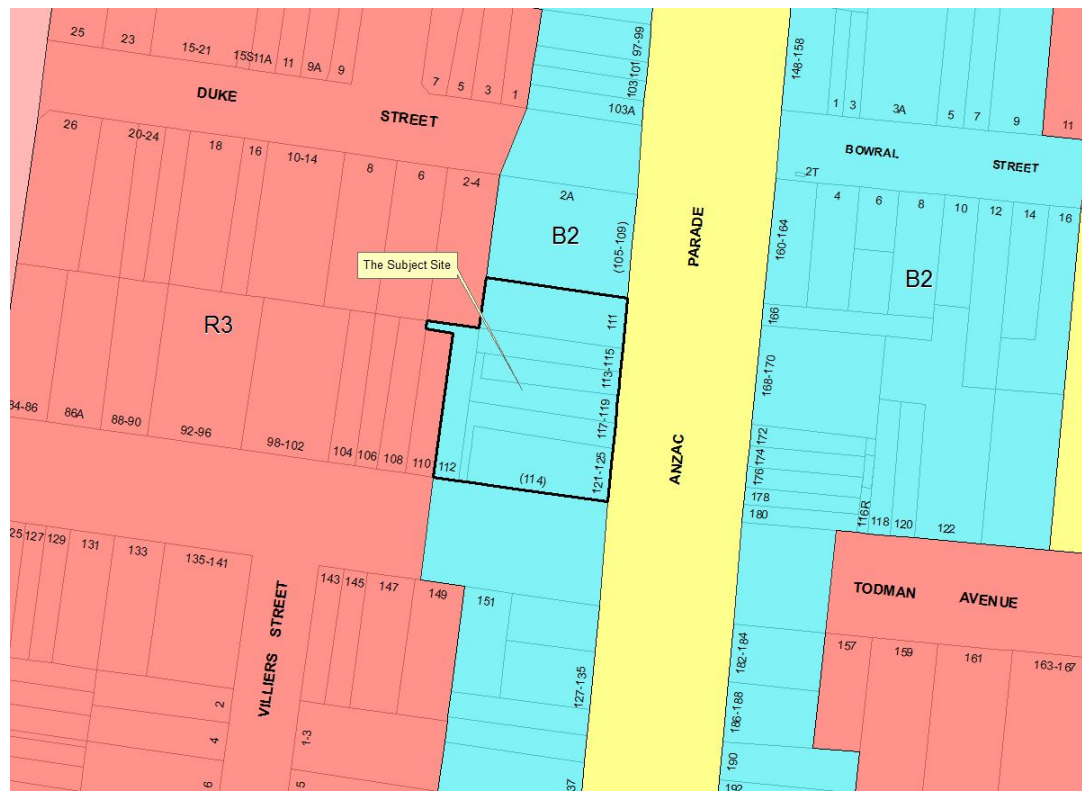
- Concept Design Report prepared by Bates Smart TM,
- Anzac Parade Corridor Analysis prepared by SJB Architects,
- Heritage Statement prepared by NRBS+Partners,
- Contamination Due Diligence Assessment prepared by Douglas Partners,
- Hazardous Materials Report prepared by Douglas Partners,
- Traffic Report prepared by GTA Consultants,
- Proposed LEP Height and FSR Maps prepared by Bates Smart, and
- Aeronautical Safety Statement prepared by The Ambidji Group Pty Ltd.

The reports address the need for a mixed use redevelopment on the subject site to take advantage of the adjacent proposed Todman Avenue Station of the South East Light Rail project and as a gateway 'marker' on the Anzac Parade corridor. The reports also address the consistency of the proposal within State and local planning objectives and directions as well as the public benefits.

Relevant Planning Controls

Randwick LEP 2012

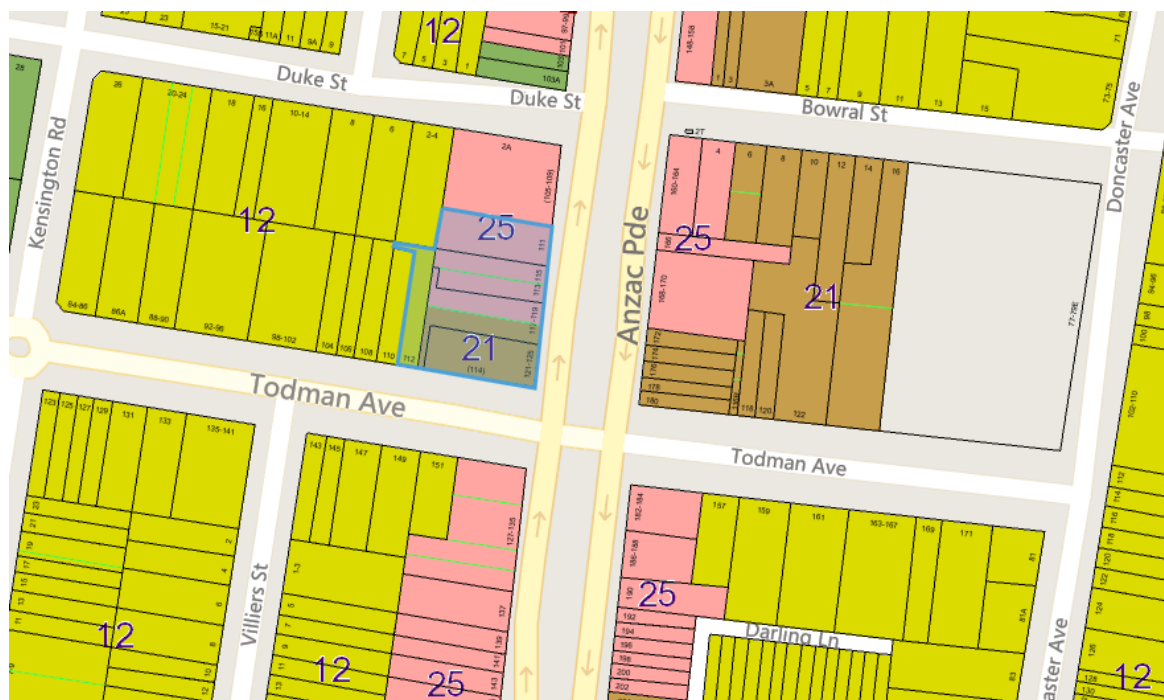
The land to which this Planning Proposal applies is zoned B2 Local Centre under the Randwick Local Environmental Plan (LEP) 2012. The Kensington Town Centre is surrounded by R3 Medium Density Residential zoned land, with the exception of the Kokoda Park (zoned RE1 Public Recreation) and Kensington Public School (zoned SP2 Educational Establishment) on the eastern side of Anzac Parade (Figure 2).

Figure 2 – Current Zoning

The maximum height control for the site is 25m, which is the predominant height limit for the Town Centre. Other height controls applying to the site are 12m, 21m (Figure 3). The Kensington Town Centre is subject to building envelope controls and there is no FSR control applying to the subject site. The height control for the adjacent R3 zoned residential area around the Town Centre is 12m.

Residential flat buildings and shop top housing are permissible uses (among other uses) within this zone subject to development consent. The site does not contain any heritage items. However, there are large heritage conservation areas to the north, west and east of the site, being the North Randwick, West Kensington and Racecourse conservation areas.

Figure 3 – Current Height of Building Height Limit



Randwick DCP 2013

The subject land is located within “Block 09 – Todman Avenue to Duke Street” of the Randwick DCP Chapter D1 Kensington Centre.

The DCP states that the contributory building on the Anzac Parade and Todman Avenue corner creates the opportunity for Mews style development at the rear, connected to Todman Avenue and Anzac Parade by a pedestrian and visual through link, which should be permanently open to public access (Figure 4).

The key building envelope controls for Block 9 set out in the DCP (Figure 5) are as follows:

- Contributory building (pub style development) on the corner of Anzac Parade/Todman Avenue should remain 2 storeys in height and 5 storeys separate building to the west,
- street wall height of 4 storeys to Anzac Parade and Duke Street to the depth of 4m;
- 6 storeys to the main part of the building, with 5 storey to the rear facing development of R3 Medium Density Residential and Todman Avenue to the depth of 4m,

- 7th level permissible under the roof structure,
- Continuous street frontage awnings along Duke Street, Anzac Parade and partly Todman Avenue, but colonnades are suggested to the rear,
- Rear carriageway adjoining premises to the west.

Figure 4 – DCP's Proposed Layout and Height of Buildings

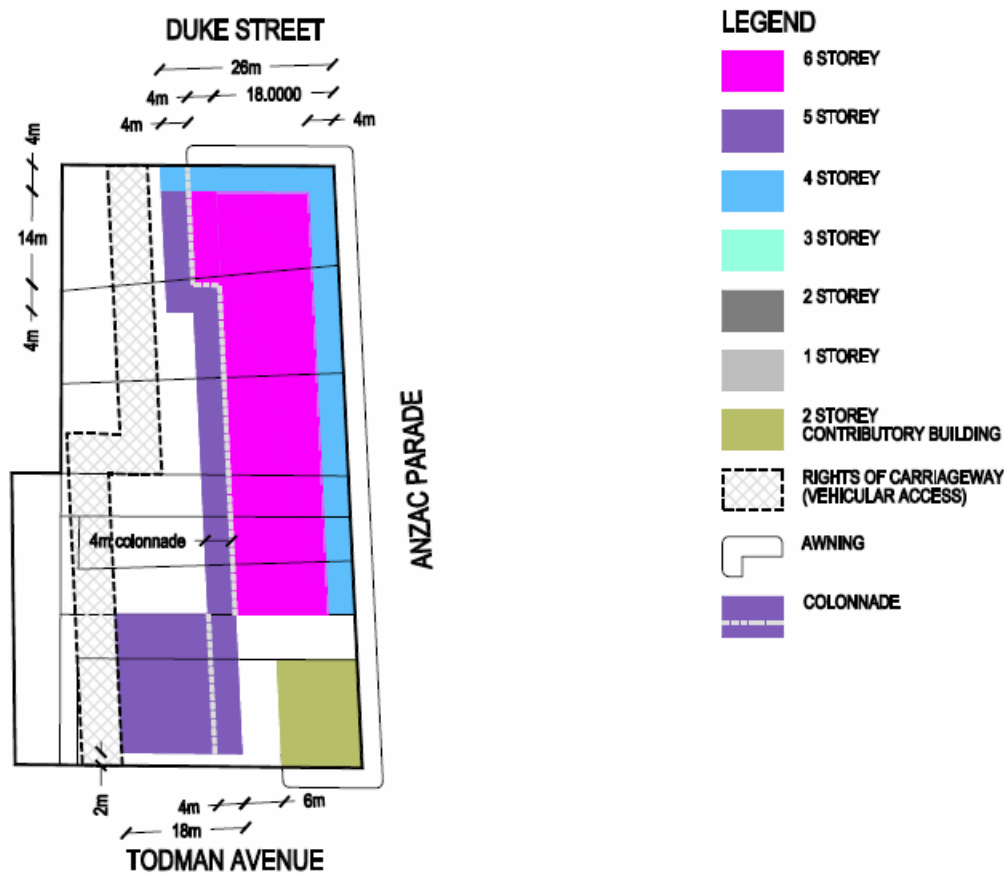
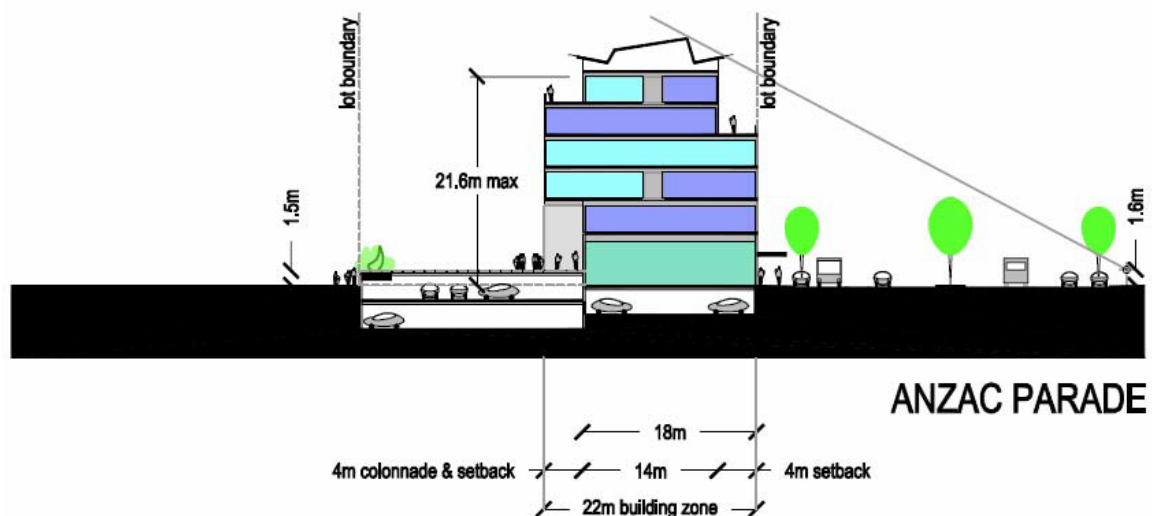


Figure 5 – DCP's Proposed Development Cross Section East-West Looking North



The existing controls for the Town Centre (as provided in DCP 2013 Chapter D1) were established following a major planning/design review in 2001/02 with extensive community consultation which determined the appropriate architectural character of the Town Centre, articulation requirements and building heights. Specific quality design outcomes contained in the DCP aim to improve the function of the Town Centre, its image and amenity. The DCP encourages site amalgamation through bonuses in the building envelopes.

The DCP controls have generally been consistently applied across the Town Centre and this allows the desired objectives of taller buildings along the main road transitioning to lower scale adjoining residential to be achieved. The development immediately to the north of the site is one such example. The existing controls were established therefore to respond to the specific context of the Town Centre highlighting the need for well-proportioned buildings, maintaining desired view corridors, managing overshadowing impacts, access to sunlight and privacy. These controls provide a balance between the need to ensure that the Town Centre provides capacity for mixed use development whilst minimising adverse impacts.

Metropolitan Plan for Sydney

Released in 2014, the Metropolitan Plan for Sydney *A Plan for Growing Sydney* is a 20 year strategic plan that sets the NSW Government's vision for housing and economic growth, the environment and infrastructure. District plans (or sub-regional plans) will guide the delivery of the Metropolitan Plan across the six new regions to provide an additional 664,000 homes and 689,000 jobs by 2031.

The district plans (sub-regional plans) are to address: the distribution of housing and employment at the LGA level and the infrastructure required to support housing and employment growth within the region. The Department of Planning and Environment (DPE) is to release dwelling and employment targets for the each district in the near future.

In relation to the Randwick Urban Activation Precinct (UAP), this has now been shelved and no UAPs currently exist. It should be noted that the State Government's proposed UAPs were presented in community forums/working groups in 2013 and not publically exhibited for broad community feedback. Council has embarked on its own strategic planning process for the Town Centres rather than respond to ad hoc spot rezoning requests.

Town Centre Review

The level of development activity within the Kensington and Kingsford Town Centres has been steady over recent years. There have been a number of sites amalgamated to provide for mixed residential and ground floor business uses as well as student housing in line with existing planning controls. Recent Development adjacent to the subject site located at 105-109 Anzac Parade generally complies with the maximum 25m height control in Council's LEP.

To better understand the specific needs of the community, respond to the District Planning process, identify gaps and market opportunities, Council is working in partnership with the University of NSW City Future Centres on the Kingsford and Kensington Town Centres review.

On 23 February 2016 Council considered a separate report on the scope, timeframe, methodology and funding for this review. This work will be informed by technical studies with an open and transparent community engagement process that considers and examines matters such as:

- Local and regional planning context,

- Land use characteristics and future trends (including shopper and business surveys),
- Social infrastructure,
- Connectivity and accessibility to infrastructure,
- Feasibility analysis,
- Precinct wide transport and parking strategy,
- public domain landscape and urban design
- Economic analysis.

In considering this report Council resolved:

- To endorse the strategic planning work program for both centres,
- To approve financial resources for an international competition to develop the vision for both centres (refer to Council resolution attached),
- To review both centres in order to address issues such as; functional architectural outcome, urban green wall possibilities, balanced commercial opportunity and identify a sense of place.

The Issues Paper for both Town Centres review is included in this Business Paper, together with a project timeframe and communication strategy.

Analysis and Justification

Merits of the Planning Proposal

The Planning Proposal suggests that the intended future development will establish a western gateway at the Anzac Parade/Todman Avenue intersection with a focus on retail services that would be created by the light rail services. Furthermore, the subject site could create a 'Marker' adjacent to the proposed Todman Station. The future character of the marker could reinforce the hierarchy of the street pattern by providing visual and architectural interest to the streetscape.

Figure 6 - Proponent preferred scenario as a single tower option



Furthermore, the artist impression contained in the Planning Proposal (Figures 6 and 7) is inaccurate representation of the overall scale and bulk of the development given the angle at which it is shown and the incorporation of buildings which are not constructed, proposed or permissible.

Figure 7 - Artist impression of the proposed indicative building envelope**CP14/16**

In support of the Planning Proposal, the applicant has attached a number of studies such as Concept Design Report, Anzac Parade Corridor Analysis, Heritage Statement, Hazardous Materials Report, Traffic Report and an Aeronautical Safety Statement. These reports provide justification for increased building height/dwelling density on the site in the context of the wider Kensington Town Centre. However, the Planning Proposal states that it is not based on any site specific study or report, but has been prepared in response to the strategic significance of the site and location in the vicinity of land adjacent to the proposed light rail station.

The Planning Proposal states that the intended redevelopment could provide as many as 231 apartments within the projected building height of the site. This would provide for additional density and housing diversity to make more efficient use of existing infrastructure. Also the Planning Proposal states that there is high demand for housing in the precinct, with much of this demand coming from students and key workers and the supply of additional housing will continue to be the priority for the area.

Furthermore, the Planning Proposal states that additional public benefit will be provided by the commercial and retail tenancies on the ground and first floor which will be designed with a wider setback and outdoor dining. This is intended to improve the activation and vibrancy of the area. The proponent also states that further public benefit can be considered at the DA stage, however, no details have been provided.

Consideration of applicant's case

It is recognised that Kensington Town Centre's strategic location close to the CBD, access to public transport and institutions offers opportunities for continued mixed-use development. Moreover, Council's planning and policy approach in terms of current and future housing needs is to focus the majority of new dwellings in and around town centres (within walking distance to public transport, services, jobs and shops). This approach provides for an efficient use of existing services and infrastructure whilst maintaining the established characters of existing low-scale residential neighbourhoods.

However, it is considered that the proposed 85m tower development will create an inconsistent streetscape element with adverse urban design outcomes (Figure 6). The subject site is not considered to be an appropriate location to incorporate an indicative 25-storey tower building forming the focal point of the Town Centre, especially given its significant height and likely overshadowing impacts on the immediately surrounding buildings (both existing and future development). The proposed development has not included sufficient interface treatments in terms of height transitions towards medium density residential to the west, existing development and potential redevelopment of the north facing the southern side of Todman Avenue.

It is considered that the Planning Proposal is not the most efficient or most effective means of achieving a review of the planning controls that currently apply to the site and the remainder of the Town Centre. A comprehensive Town Centre strategy is more appropriate to enable consideration of a wide range of factors influencing the Town Centre and that this should be informed by a community engagement strategy.

As detailed in this report, the Planning Proposal which seeks to increase the height and density substantially represents an ad hoc approach to planning in this strategically important corridor. "Costs" to the community are likely to arise if the Planning Proposal proceeds given excessive bulk and scale of the proposed development, increase demand for public open space, adverse impacts in the form of streetscape inconsistency, potential overshadowing on adjoining properties and parking demand.

It is noted that there is a need for affordable and key worker housing in this location. However, the Planning Proposal does not address affordable housing which is one of the aims of RLEP 2012. Furthermore, Council has commenced work to identify a strategic vision for the Kensington and Kingsford Town Centres within the context of the State Government Metropolitan Plan and consultation with the community. A Planning Proposal such as this should not proceed outside of this strategic context (refer to Town Centres Issues Paper which is included in this Business Paper as a separate report).

As a further note, the subject site has 50m and 60m street frontages, this creating an opportunity to fit two (or more) buildings on the site within the height limit, rather than one (1) tower. Randwick DCP 2013 recommends narrow, environmentally sustainable, dual aspects apartments with natural cross ventilation. However, the proposal does not incorporate this suggested outcome.

Any proposed changes along Anzac Parade in terms of zoning, permissibility of land uses or building height, needs to be considered comprehensively in terms of their potential amenity impacts, building form outcomes, sustainability, and traffic and parking impacts. The height of buildings as proposed in this location will create adverse impacts on adjoining lower scale residences to the west.

Overshadowing

The proposed tower of 85m would create significant overshadowing on its western and eastern neighbours. In the winter morning (9 am) and afternoon (3 pm) shadow impacts would extend for approximately 290m over this dense built up neighbourhood including of residences and commercial facilities.

Mid-winter shadow and 23 March/23 September equinox diagrams attached to the urban design report indicate that the intended development which will eventuate from this Planning Proposal will cause significant overshadowing on the northern façade of Todman Avenue and western façade of Anzac Parade. These buildings are potential future redevelopment sites as identified in RDCP 2013.

Traffic and Parking

The proponent's Traffic Report states that Anzac Parade is a Classified Road with a four lanes carriageway – two lanes in each direction and having median strip and footpath on each side. It carries approximately 30,000 vehicles per day. The median strip is designated to accommodate the proposed Light Rail Corridor connecting the City with Kingsford. Todman Avenue is classified as a Regional Road carrying about 17,000 vehicles per day. The intersection of Anzac parade/Todman Avenue currently experiences queuing and delay during both the AM and PM peak periods.

The proponent's report states that the planned capacity of the light rail can accommodate the proposed development of the subject site and demand generated in the local area. However, the remaining capacity of the light rail and how it should be equitably distributed along the corridor was a significant reason for refusal of previous Planning Proposals.

The proponent's report also states that the subject Planning Proposal does not significantly impact on the operation of the Anzac Parade/Todman Avenue intersection and will have a minor impact on the road network, although this has not been considered in the context of capacity remaining and proposed in both Town Centres.

Car parking is currently accommodated within the site on the vacant block located at 112 Todman Avenue. On street parking is permitted on both sides of Todman Avenue and is subject to 2P time restrictions on weekdays. Street parking along Anzac Parade is limited to 30 minute restriction outside of the AM and PM bus lane time periods. However, current parking arrangements will change with the construction of the light rail.

Technical studies

If the Planning Proposal were to proceed to the next stage of the Planning Proposal process a comprehensive traffic, parking and transport report would be required to consider the proposal in relation to the proposed light rail along Anzac Parade.

Additional studies may be specified by the Department of Planning and Environment as part of the Gateway Determination should the planning proposal proceed.

Relationship to City Plan

The relationship to the City Plan is as follows:

Outcome	4	Excellence in urban design and development.
<i>Directions</i>	4a:	Improved design and sustainability across all development.
	4b:	New and existing development is managed by a robust framework.
Outcome	8:	A strong local economy.
<i>Directions</i>	8c:	Economic growth and development that strengthens our hospital and university precinct.
Outcome	9:	Integrated and accessible Transport.
<i>Directions</i>	9a:	A network of safe and convenient walking paths and cycleways linking major land uses and recreation opportunities.
	9b:	The community is informed, educated and encouraged to use sustainable transport.
	9d:	Residential amenity is protected by appropriate traffic Management.
	9e:	Parking is managed to balance convenience against reduced car reliance.

Financial Impact Statement

The applicable fee for the preliminary assessment of the proposal was paid by the applicant as per Council's Fees and Charges Policy (\$12,416) and further fees will be required should the Planning Proposal progress to the next stage (to cover public consultation costs and further assessment). Assessment of the Planning Proposal has been undertaken on behalf of Council by an in-house planning consultant funded by the applicant's lodgement fees.

Conclusion

The Planning Proposal submitted to Council for the land at 111-125 Anzac Parade and 112 Todman Avenue, Kensington is seeking Council's support to commence a planning process for an amendment to Randwick LEP 2012. The Planning Proposal is based on a residential and urban design analysis prepared by the applicant to support an increase in permissible building height on the land from 12m, 21m and 25m (under current LEP 2012) to 85m and to apply an FSR of 7:1.

The Proposal justifies the increase in building height for the subject land on the basis that the site could be identified as a 'gateway' development at the Anzac Parade/Todman Avenue intersection with a focus on retail services created by the light rail services. Furthermore, the proposal argues that the subject site could create a 'marker' adjacent to the proposed Todman Light Rail Station.

The subject Planning Proposal is considered excessive for the site and would create significant negative impact on urban amenity within the entire neighbourhood. It needs to be noted that recently the Council and subsequently the JRPP rejected two similar Planning Proposal applications for sites at 84-108 Anzac Parade, Kensington and 395, 397-397A Anzac Parade (Triangle Site), Kingsford.

The Planning Proposal which seeks to increase the permissible building height to 85m metres and introduce the allowable FSR to 7:1 for the land at 111-125 Anzac Parade and 112 Todman Avenue, Kensington is therefore not supported on the basis that:

- A holistic approach rather than a spot rezoning in an ad hoc manner for this significant corridor is considered to be the best, most efficient and most effective means of achieving a review of the planning controls that currently apply to the site and the remainder of the Town Centre;
- Strategic planning work based on research and modeling is currently being undertaken by Council to understand key drivers for growth for housing, employment and social infrastructure to meet future needs of the community and guide future planning decisions. Council is undertaking this work in conjunction with University of NSW City Futures Centre and with an International Urban Design Competition;
- Any changes to planning controls need to be carried out comprehensively and holistically to ensure that benefits to the community associated with the additional housing, outweighs adverse community impacts;
- A comprehensive approach is needed to better understand the infrastructure requirements, both physical and social, in particular transport, traffic and schools in conjunction with the proposed light rail services which should include demand from suburbs further south;
- The subject Planning Proposal proposing to uplift the corner of Anzac Parade and Todman Avenue in form of a 85m tower in this ad hoc manner without considering the surrounding height of buildings, within the Kensington Town Centre and adjoining residential areas, would create an inconsistency within the neighbourhood streetscape;

- This site because of its prominent location needs to be comprehensively considered within the context of the entire Town Centre to ensure that the best urban design outcomes;
- The subject site directly adjoins R3 Medium Density Residential zoned land to the west and the proposed redevelopment is likely to have significant adverse impacts on the amenity within the R3 zoned properties;
- The intended increase in the permissible building height from 12m, 21m and 25 metres to 85 metres, is ad hoc and more than three times of what is allowable will create a building which is physically and architecturally out of character within the Anzac Parade corridor which is currently subject of a comprehensive strategic approach.

Recommendation

That Council:

- a) Not support the Planning Proposal submitted by JBA Urban Planning Consultants Pty Ltd on behalf of developer TOGA Kensington Pty Ltd to amend Randwick LEP 2012 to increase the Height of Buildings Map from 12m, 21m, and 25m to 85m and introduce a 7:1 ratio on the FSR Map on the land located at 111-125 Anzac Parade and 112 Todman Avenue, Kensington.
- b) Advise the applicant of Council's decision.

Attachment/s:

1. Council resolution of 23 February 2016 relating to Kingsford and Kensington Town Centre Review

FOR ACTION

ORDINARY COUNCIL**23/02/2016****TO:** Director City Planning (Sima Truuvert)**Subject:** Status Report on Kingsford & Kensington Town Centre Review - Issues Paper**Target Date:** 8/03/2016**Notes:** Council resolution forwarded to Sima Truuvert to reassign to actioning officer.**Document** D02570059**No.:****Report Type:** Report**Item** CP5/16**Number:****RESOLUTION: (Matson / Stavrinos) that:**

- a) Council adopts the following Strategic Planning Mission for the Kingsford and Kensington Town Centres:

“That Council embraces the bold vision that the Kingsford and Kensington Town Centres will become the integrated administrative and local government centre for Randwick City Council or its successor and that they should be made worthy for that purpose by becoming subject to the world’s most cutting edge planning and development standards in terms of:

- administrative capacity;
- beautiful, visionary and functional architecture based on ecological sustainability and living building concepts;
- striking street visages open to urban forest and large scale green wall possibilities;
- balanced commercial opportunity;
- open space enhancement;
- a sense of place, identity, history and social cohesion;
- mobility;
- an Innovation Centre;
- infrastructure, educational and entertainment provision; and
- overall liveability.

- b) Council amend the proposed Strategic Planning work program for the preparation of an Issues Paper and Planning Strategy for the Kingsford and Kensington Town Centres Review by incorporating an international competition to develop the Strategic Planning Mission for the two centres with prize money of \$300,000.00.
- c) Council endorse the Strategic Planning work program for the preparation of the amended Issues Paper and Planning Strategy for the Kingsford and Kensington Town Centres Review.
- d) in addition to the specific competition prize money, Council approve the allocation of an additional \$236,500.00 in funds to complete the project in the current 2015-16 budget.
- e) approve the allocation of \$100,000.00 in the 2016-17 budget to finalise this project.
- f) Council advise the Department of Planning and Environment of its strategic planning process and timetable and seek confirmation that this process adequately addresses strategic issues and expectations for the precinct.

MOTION: (Matson/Stavrinos) CARRIED – SEE RESOLUTION.

The **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Andrews	Councillor Belleli
Councillor D'Souza	Councillor Bowen
Councillor Matson	Councillor Moore
Councillor Nash	Councillor Neilson
Councillor Roberts	
Councillor Seng	
Councillor Shurey	
Councillor Smith	
Councillor Stavrinos	
Total (9)	Total (4)

AMENDMENT: (Neilson / Moore) that Council:

- endorse the Strategic Planning work program for the preparation of an *Issues Paper* and *Planning Strategy* for the *Kingsford and Kensington Town Centres Review*;
- approve the allocation of \$236,500.00 in funds to complete the project in the current 2015-16 budget;
- approve the allocation of \$100,000.00 in the 2016-17 budget to finalise this project; and
- advise the Department of Planning and Environment of its strategic planning process and timetable and seek confirmation that this process adequately addresses strategic issues and expectations for the precinct. **LOST.**

The **DIVISION** was taken and the names of the Councillors voting FOR and AGAINST were as follows:

FOR	AGAINST
Councillor Belleli	Councillor Andrews
Councillor Bowen	Councillor D'Souza
Councillor Moore	Councillor Matson
Councillor Neilson	Councillor Nash
	Councillor Roberts
	Councillor Seng
	Councillor Shurey
	Councillor Smith
	Councillor Stavrinos
Total (4)	Total (9)

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