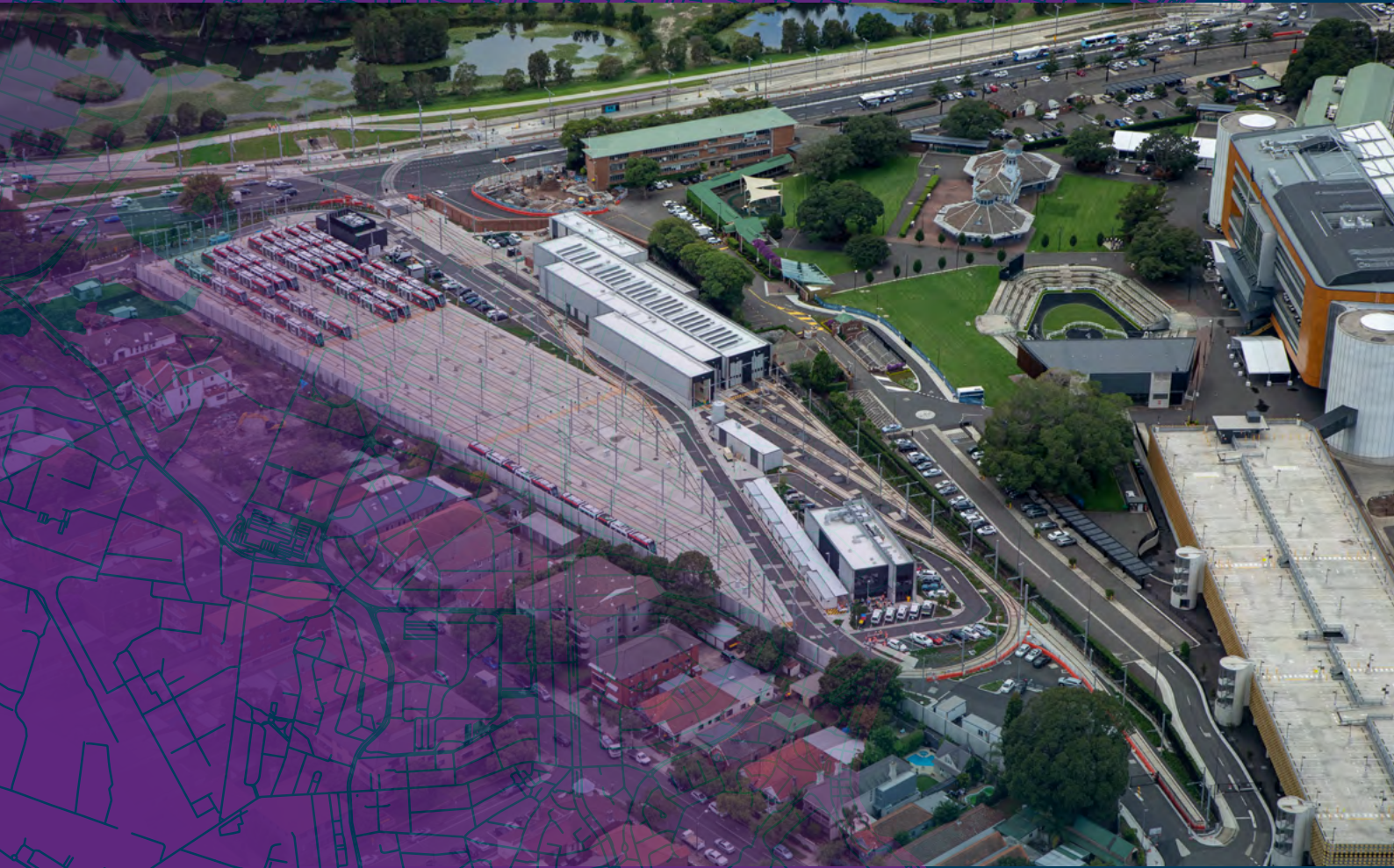




INFORMATION SHEET REZONING REQUESTS



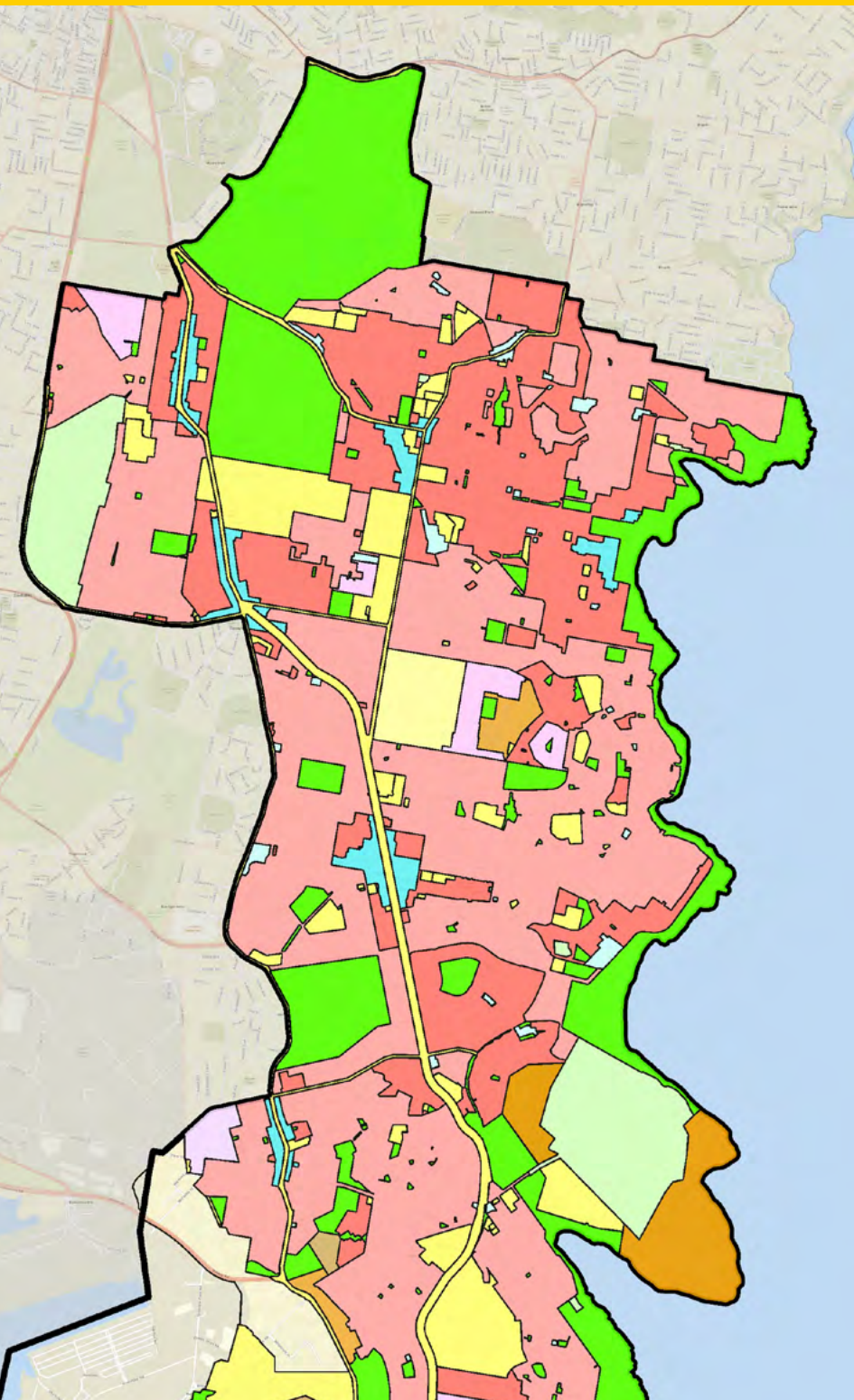
Randwick City Council's Comprehensive Planning Proposal includes the rezoning of a number of parcels of land. Between 2012 and 2021 Council reviewed 20 submitted rezoning requests and found four to have strategic merit. The proposed amendments are a result of extensive site specific analysis, considering the strategic merit of each request against the strategic policy framework and the relationship of the proposed zoning controls with the surrounding local area.

We are seeking your views on the proposed rezoning requests. This information sheet provides details of the proposed changes, how you can make a submission and the timeline for completion of this work.



WHAT IS A REZONING REQUEST?

A rezoning request is a request to Council from private landowners to review and change the planning controls of their lot or lots. These requests are generally accompanied by detailed site studies justifying why changes to the existing planning controls are appropriate.



Land Zoning

B1 - Neighbourhood Centre	R1 - General Residential	RU4 - Primary Production Small Lots
B2 - Local Centre	R2 - Low Density Residential	SP1 - Special Activities
C1 - National Parks and Nature Reserves	R3 - Medium Density Residential	SP2 - Infrastructure
C2 - Environmental Conservation	RE1 - Public Recreation	SEPP(Three Ports) 2013
IN2 - Light Industrial	RE2 - Private Recreation	

HOW DOES THIS FIT WITHIN THE RANDWICK COMPREHENSIVE PLANNING PROPOSAL?

Since the introduction of the current Randwick Local Environmental Plan (LEP) 2012, and the Kingsford and Kensington Town Centres Planning Proposal, a number of rezoning requests have been received by Council. These rezoning requests were reported to Council and those that have strategic merit have been included in this Comprehensive Planning Proposal. To demonstrate strategic merit, a proposal must:

- be consistent with the relevant district plan or precinct plan applying to the site. In the case of Randwick City, the relevant district plan is the Eastern City District Plan, or
- be consistent with the relevant local strategy, which in Randwick City, is the Local Strategic Planning Statement or LSPS, or
- respond to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.

In accordance with the policy approach of the State Government's Standard Instrument LEP, councils are encouraged to consider rezoning requests strategically rather than on an adhoc basis. Responding to rezoning requests strategically as part of a comprehensive LEP review ensures that the land use zone and development standards on individual sites allow for the best use of the site in relation to social, economic and environmental considerations, such as community needs, local character and site context.

REZONING REQUESTS

1. 558A – 580 Anzac Parade, Kingsford (Souths Juniors Site)

Proposed LEP Amendment

- Land use zone: No change (currently B2 Local Centre)
- Maximum Floor Space Ratio (FSR): No change
- Maximum Height: increase on part of the site from 31m to 51m (Alternative Building Height Map)
- Design Excellence: clause 6.21 will apply to part of the site
- Include the site in the Key Sites Map associated with clause 6.12, which will require the preparation of site specific DCP chapter to address design implications for the site of the recommended maximum building height changes.

Strategic merit

The corner site of 558A-580 Anzac Parade is the location of the South Sydney Junior Rugby League Club (Souths Juniors).

A detailed massing study, indicative plans and Apartment Design Guide compliance were provided to Council alongside this request, demonstrating the change would lead to a positive design outcome for Kingsford.

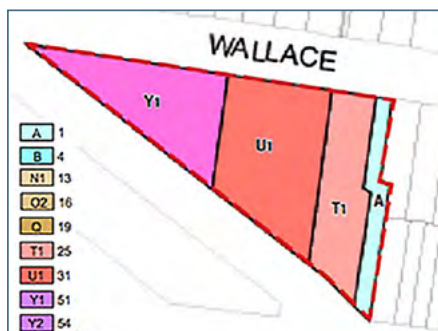
The tower proposed is located at the western corner of the site, reinforcing the grouping of tower buildings around the intersection Anzac Pde/ Rainbow St/Bunnerong Rd and the Juniors Kingsford Light Rail Stop – aligning with the intention of the Kingsford and Kensington (K2K) town centres Planning Strategy (endorsed by Council in December 2016).

Permitting a tower on this site would not set an unacceptable precedent as the site is a one-off occurrence - a large existing consolidated site that is situated in the B2 zone and coinciding with the overall strategic urban nodes where tower buildings are proposed.

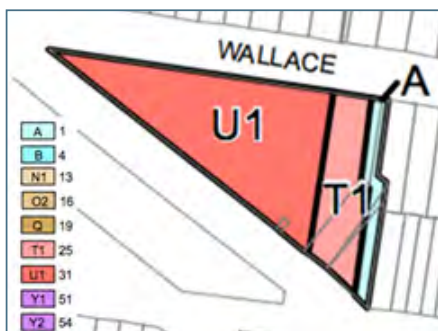
Potential impacts from overshadowing generated by a tower building located in the western corner of the site are likely to be minor in nature as the primary impact will be to the Anzac Parade road corridor, rather than private property owners.

The built form of the additional height would be primarily viewed when walking/driving southeast along Anzac Parade. The proposed tower would reinforce the building grouping around the Light Rail Stop and would not be out of place in this urban setting.

No changes to the land use zone or FSR are proposed.



Proposed height of buildings



Existing height of buildings



Location of 558A-580 Anzac Parade, Kingsford

REZONING REQUESTS

2. 1401-1409 Anzac Parade, Little Bay

Proposed LEP Amendment

- Land use zone: No change (currently B1 Neighbourhood Centre)
- Maximum FSR: increase the maximum FSR from 1:1 to 1.2:1
- Maximum Height: increase the maximum height from 9.5m to 15m
- Include the site in the Key Sites Map associated with clause 6.11, which will require the preparation of a site specific DCP chapter to address design implications for the proposed additional height and FSR.

Strategic merit

1401-1409 Anzac Parade takes in 5 lots and is comprised of 3 retail premises and 2 residential lots. The Little Bay town centre, which is a medium to high-density mixed-use development, is located opposite the site on the eastern side of Anzac Parade.

As a neighbourhood centre in close proximity to a residential centre, 1401-1409 Anzac Parade. A proposed increase in maximum FSR and maximum height is proposed for this Neighbourhood Centre.

The intersection of Little Bay Road and Anzac Parade provides access to the site from the north, south and west, increasing the catchment to which the B1 Neighbourhood Centre site serves. The site is opposite existing four and five storey buildings which are located at the entrance to the Prince Henry development site.

The width of Anzac Parade and the public transport services operating along Anzac Parade supports higher density and heights.



Proposed height of buildings



Existing height of buildings



Location of 1401-1409 Anzac Parade, Little Bay

REZONING REQUESTS

3. 59A-71 Boronia Street and 77-103 Anzac Parade, Kensington

Proposed LEP Amendment

- Maximum FSR: Remove the maximum FSR of 0.9:1 for 59A, 61, 63-65 Boronia Street and 81-85 Anzac Parade (Part) and apply building envelope controls for this land in the Randwick DCP to be consistent with land immediately to the south.
- Maximum Height: increase the maximum from 1m to 31m for the strip of land (as shown in red) at the rear of 95, 91-93, 89, 87 and 81-85 Anzac Parade, Kensington. No other height change is supported.
- Prepare a DCP Amendment to introduce envelope controls for the three (3) Boronia Street residential properties and battle axe portion of 81-85 Anzac Parade, in a future review of the K2K Block Controls – Part B.
- No change to the Land Use Zoning: Retain R3 Medium Density Residential Zone for 59A, 61, 63-65 and 81-85 Anzac Parade (Part).

Strategic merit

The site consists of 14 lots with an area of approx. 6,410m² on Anzac Parade under one ownership.

The request seeks to remove the 0.9:1 FSR from 3 lots fronting Boronia St (59A-65 Boronia St and part 81-85 Anzac Pd). The effect of this change is that future development would be guided by the existing 12m overall height control (4 storeys) and a site specific envelope control to be included in the Randwick Development Control Plan. The proposed change seeking removal of a proposed internal vehicular link (which restricts any building over 1m in height) and replacement with a pedestrian link between Boronia Street and Anzac Parade allows for flexibility in the ground floor form/design, capable of supporting large floor space retail (such as a super market).



Existing floor space ratio



Proposed floor space ratio removing maximum FSR from areas outlined red



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

REZONING REQUESTS

4. 1903R Botany Road, Matraville

Proposed LEP Amendment

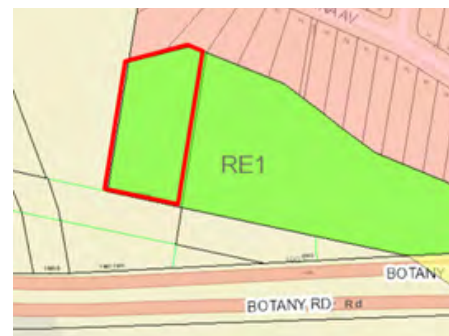
- Land use zone: From RE1 Public Recreation to RE2 Private Recreation subject to an assessment provided under State Environmental Planning Policy No.55 – Remediation of Land
- Maximum FSR: No change
- Maximum Height: No change.

Strategic merit

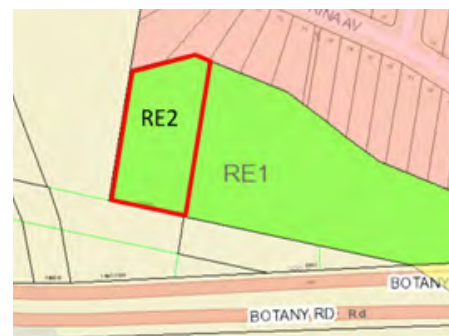
1903R is a vacant lot with no public road access, located near Botany Road in Matraville. The lot is adjacent to the Port Botany industrial area.

The current, and previous landowners have in the past offered the site to Council for purchase in accordance with the LEP provisions for RE1 lands. In June 2019, Council stated they were not in a position to purchase the land.

Given that Council is unable to purchase the site, the owners request that the land be rezoned to reflect the fact that it is not used as a public recreation zone.



Existing zoning



Proposed zoning



Location of 1903R Botany Road, Matraville

TIMELINE

2019 to 2021

Drafting of
Comprehensive
Planning Proposal

September 2021

Gateway Determination
issued by NSW
Department of
Planning, Industry and
Environment

31 May to 12 July 2022

Community consultation
(we are here)

September 2022

Council meeting to
consider community
feedback on Planning
Proposal

December 2022

Government to gazette
amendments, plan will
then come into effect

HAVE YOUR SAY

The Comprehensive Planning Proposal and affordable housing plan for the Housing Investigation Areas are on public exhibition from 31 May to 12 July 2022 and can be viewed online at:



yoursay.randwick.nsw.gov.au/LEP2022

HARD COPIES OF DOCUMENTS CAN ALSO BE VIEWED AT:

Council's Customer

Service Centre

30 Frances Street
Randwick
8:30am – 5:00pm
Monday to Friday
(excluding public holidays)

Lionel Bowen Library

669-673 Anzac Parade
Maroubra
During library hours

Malabar Library

1203 Anzac Parade
Matraville
During library hours

Margaret Martin Library

Level 1
Royal Randwick Shopping Centre
During library hours

DROP-IN SESSIONS

Pop in and chat with Council staff about the LEP at the following drop in sessions:

Royal Randwick Shopping Centre

Thursday 16 June
Friday 17 June
Saturday 18 June
11am – 2pm each day

Kensington Park Community Centre

Thursday 23 June
2.30 – 4.30pm
Saturday 9 July
1 – 3pm

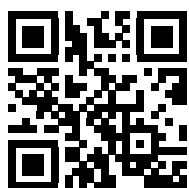
Pacific Square Shopping Centre

Tuesday 28 June
Wednesday 29 June
Thursday 30 June
11am – 2pm each day

Find out
if your
property
is affected



Scan the QR code to search for your property or to browse an area to find out what changes are proposed.



SUBMISSIONS

Comments can be made online via our website or submitted in writing either via email to council@randwick.nsw.gov.au or by post to the **General Manager, Randwick City Council, 30 Frances Street, Randwick NSW 2031**. Comments should be clearly headed '**Randwick City Comprehensive Planning Proposal**'. Any submissions must be received by Council by **5pm, 12 July 2022**.



Randwick City Council
a sense of community