Randwick City Council
a sense of community

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Name
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14 August 2019

Ref No: F2019/00645 (D03586888)

Dear Sir/Madam

Re: Notification of Exhibition - Planning Proposal and 7.12 Contributions Plan – Kensington and Kingsford Town Centres

Council is currently conducting community consultation in relation to a planning proposal and contributions plan that affects properties located within and immediately adjoining the Kensington and Kingsford town centres.

The Planning Proposal seeks to amend the *Randwick Local Environmental Plan* 2012 (RLEP 2012) and establish a new vision for the Kensington and Kingsford town centres. The map provided in the attached information sheet clearly outlines the boundaries of the Planning Proposal.

The Planning Proposal applies to areas zoned B2 Local Centre in the Kensington and Kingsford town centres, and three locations immediately adjoining the Kingsford town centre comprising 16, 18 and 20 Barker Street, 582-584 and 586-592 Anzac Parade, 63 Harbourne Road and 12, 14, 16 and 18 Rainbow Street, Kingsford.

The Planning Proposal seeks to amend the provisions of *RLEP* 2012 by:

- Allowing sites within the two town centres to potentially achieve a greater height and density above existing controls (limits as specified below) if the development contributes towards community infrastructure (via a new Community Infrastructure Contribution clause in RLEP 2012);
- Increasing building heights within the centres from 6/7 storeys to 9 storeys (31 metres) across the majority of the town centres;
- Increasing building heights at two key nodes to a maximum 60 metres (18 stories) with demonstrated design excellence (Todman Square and Strachan St Kingsford);
- Increasing heights to a maximum 56 metres (17 storeys with demonstrated design excellence) at the Kingsford Junction and Rainbow Street sites;

- Increasing the FSR control to 4:1 along the majority of the sites with the town centres and up to 5:1 FSR at Todman Square, Kingsford Mid-Town and Kingsford Junction sites;
- Rezoning the R2 Low Density Residential land at 582-584 and 586-592 Anzac Parade, Kingsford, and the R3 Medium Density Residential land at 16, 18 and 20 Barker Street, Kingsford, 12, 14, 16 and 18 Rainbow Street, Kingsford and 63 Harbourne Road, Kingsford to a B2 Local Centre zone, with a maximum FSR control of 4:1 and Height of Building control of 31 metres;
- Introducing new provisions and guidelines for design excellence to require best practice high quality, sustainable design at the key nodes; and
- Introducing an affordable housing levy providing up to 200 affordable housing units.

The Planning Proposal Authority is Randwick City Council and the NSW Department of Planning, Industry and Environment is the plan-making authority for the finalisation of this Planning Proposal.

Separate to this Planning Proposal package, Council is also seeking submissions on a new s.7.12 developer contributions plan which will increase the levy payable within the two town centres to fund new local infrastructure and improvements to the two town centres.

The Planning Proposal is on exhibition for six weeks from 20 August 2019 until 1 October 2019.

The Planning Proposal can be viewed at:

- Council's Customer Service Centre, 30 Frances Street Randwick, between 8.30am and 5.00pm Monday to Friday
- Bowen Library, 669-673 Anzac Parade, Maroubra during library hours
- Malabar Library, 1203 Anzac Parade, Matraville during library hours
- Randwick Library, Level 1, Royal Randwick Shopping Centre, Randwick during library hours
- Council's website at www.yoursay.randwick.nsw.gov.au

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 'Planning Proposal – Kensington and Kingsford Town Centres'. Submissions must be made by Tuesday, 1 October 2019.

A separate information sheet on the Planning Proposal has been included in this letter.

If you would like further information on the Planning Proposal please call the Council's Strategic Planning Team on 9093 6992.

Yours sincerely,

Alan Bright
Manager Strategic Planning