



ON EXHIBITION

Kensington and Kingsford Planning Proposal

Randwick City Council has developed a Planning Proposal for the Kensington and Kingsford Town Centres (also known as K2K) that seeks to amend the Randwick Local Environmental Plan 2012 to establish a new vision for these town centres. The Planning Proposal introduces new provisions relating to building heights and density, affordable housing, design excellence and building setbacks.

Background

For a number of years, Randwick Council has been receiving unsolicited planning proposals from developers seeking to build taller buildings along Anzac Parade. To date, all proposals have been rejected and Council has been working with the Department of Planning to produce its own Planning Strategy to guide and control future development.

In 2016, Council ran an international design competition with community consultation to generate ideas for how the Kensington and Kingsford Town Centres may be strengthened into the future.

Council used the best ideas from the competition to produce its own Planning Strategy to set the vision, strategies and implementation actions to guide sustainable growth and physical development of the Kensington and Kingsford town centres over the next 15 years.

It forms the basis for changes to land use and built form controls (such as building heights and density) in the Randwick Local Environmental Plan 2012 and the Randwick Development Control Plan 2013, together with improvements to the public domain to enhance liveability, sustainability and economic prosperity of both town centres.



Creating vibrant and exciting town centres

Located just four kilometres from the Sydney CBD, the Anzac Parade town centres of Kingsford and Kensington are important precincts. The areas are a dynamic mix of residents, businesses and students with access to good transport and a high level of amenity. But sections of the town centres are struggling. The streets are not inviting, there's limited public space and a lack of opportunities for new businesses and homes.

K2K is a plan to improve the Kensington and Kingsford Town Centres making them iconic destinations with vibrant, bustling streets, diverse businesses and a strong community feel. K2K is about encouraging appropriate and sustainable development and adopting a strategic and coordinated approach to create vibrant precincts where people want to live, work and visit.

Opportunity sites

The strategy proposes a number of opportunity sites contained within three nodes. These opportunity sites have been selected on the basis that clustering appropriately scaled development around key transport nodes will support activity, contributing to business activation and vibrancy in the town centres. These opportunity sites propose greater maximum building heights and floor space ratios than what is proposed for the other sites within the Kensington and Kingsford town centre boundaries (refer to map/strategy for more details).

Community benefits

Council is proposing to introduce higher levies on new development to fund a \$300M community benefits package. This includes:



200 new affordable rental properties



Wider footpaths



Innovation centre to encourage start-up businesses



Funds to improve car parking



A new multipurpose community centre and exhibition space



Separated cycleways and a bicycle hire scheme



Underground power lines



Automated waste collection



Minimum 5-Star Green rating for new significant buildings

8 New Plazas

Proposed: 9,685m²

Existing: 2,060m²

New shared laneways

Proposed: 2.6km

Existing: 1.37km

New public spaces

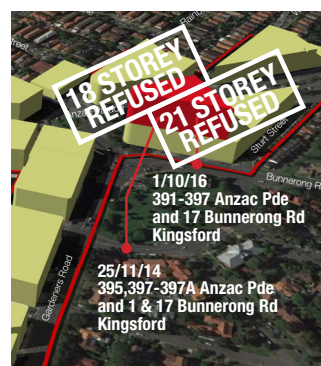
Proposed: 50,077m²

Existing: 22,918m²

Council maintaining control

Throughout 2015 and 2016, Council received five unsolicited planning proposals from developers wanting to build tower buildings up to 25 storeys (85m high) along Anzac Parade. Council refused all proposals on the basis they were too tall and not in the public interest. The developers appealed to the State Government's Joint Regional Planning Panel who also refused them recognising that Council was developing a strategic plan to guide future development.

Council's response is our K2K Planning Strategy which provides a vision for the future of the area, guides new development and generates funding for new public infrastructure like affordable rental properties, wider footpaths, community centres, plazas and public spaces.

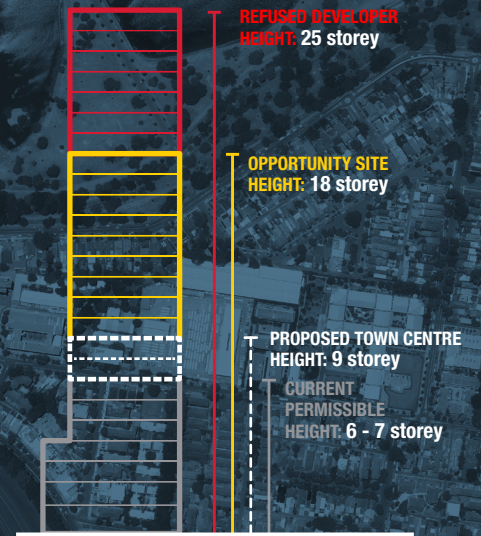


Current permissible heights
Developer Planning Proposals

Key changes

The Kensington and Kingsford Planning Proposal proposes changes to the height and density controls. Modest height increases are proposed along the 2.5km Anzac Parade corridor with taller buildings proposed at three nodes.

- Town centre boundaries
- Opportunity sites
- Proposed B2 zone boundary extension



Town centre heights
Proposed increase from 6-7 storey to 9 storey (31m)

Proposed B2 Zone Boundary extensions:

	CURRENT	PROPOSED
ZONE	R3 Medium Density Residential	B2 Local Centre
HEIGHT	9.5m	31m (9 storeys)
FSR	0.75:1	4:1

	CURRENT	PROPOSED
ZONE	R3 Medium Density Residential	B2 Local Centre
HEIGHT	12m	31m (9 storeys)
FSR	0.9:1	4:1

	CURRENT	PROPOSED
ZONE	R2 Low Density Residential	B2 Local Centre
HEIGHT	9.5m	31m (9 storeys)
FSR	0.5:1	4:1

The sites proposed to be included within the B2 Zone Boundary extension have been selected as their current building uses comprise a number of retail/commercial uses or are a part of a block that is predominately business in nature. The sites provide a logical extension to the Kingsford town centre given their strategic location.

Timeline

2015-16

Council rejects developer planning proposals to build towers up to 25 storeys (85m).

2016

Joint Regional Planning Panel also rejects developer planning proposals. Notes Council is developing its own strategy and planning proposal.

2016

Community consultation and K2K international design competition.

2016-19

Drafting of K2K plan and approvals from Department of Planning

MAY 2019

Council decision to proceed to public exhibition.

20 AUGUST - 1 OCTOBER 2019

Community Consultation.

LATE 2019

Council meeting to consider community feedback on Planning Proposal.

2020

Government to Gazette amendments. Plan will then come into effect.

WE
ARE
HERE

What is a Planning Proposal?

A planning proposal is a document which explains the intended outcomes and justifications for proposed amendments to a local plan. A planning proposal must be prepared and exhibited in accordance with legislative requirements. The Kingsford and Kensington Town Centre's Planning Proposal has been prepared by Council and is supported by the draft Kensington and Kingsford Planning Strategy, as well as numerous technical documents that are all available on Council's web site.

With a Planning Strategy in place, Council can control how tall buildings are. Importantly, it also gives Council the ability to levy money from the developers and require substantial public benefits to make Kingsford and Kensington town centres even better.

Contributions Schemes

The Planning Proposal contains a Community Infrastructure Contributions Scheme to apply to additional floor space that is proposed above the existing height controls. This new contributions scheme will help to fund community infrastructure and works outlined in the Planning Proposal. A new S.7.12 Contributions Plan is also proposed for the town centres to fund local infrastructure improvements.

Have your say

The Planning Proposal, contributions plans and affordable housing plan for the town centres are on public exhibition from 20 August to 1 October 2019 and can be viewed at:

Council's Customer Service Centre,
30 Frances Street, Randwick. Between 8:30am and 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, and

Council's website at

www.yoursay.randwick.nsw.gov.au/K2K

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 'Planning Proposal – Kensington and Kingsford Town Centres'. Any submission must be received by Council by Tuesday 1 October 2019.

