

PROPOSED RECLASSIFICATION OF COUNCIL OWNED LAND AT 13-21 RAINBOW STREET, KINGSFORD

This information sheet explains the proposed reclassification of Council owned land from 'Community' to 'Operational' land.

Proposed rezoning

Randwick Council's draft comprehensive Local Environmental Plan (LEP) proposes rezoning land at Kingsford owned by Council and also adjacent land owned by the STA (State Transit Authority).

The draft LEP proposes to rezone these sites to a Local Centre (B2) business zone, to recognise their current uses and future redevelopment potential for a mix of commercial and community uses, public transport facilities and car parking.

These sites are at the junctions of Anzac Parade, Rainbow Street and Wallace Street, Kingsford, and between the business zoned land at the Kingsford commercial centre to the north and South's Juniors Club to the south.



In 2002 Council and the STA commissioned a planning study of these sites by an independent planning consultant. Taking account of the existing uses and zones on the land, the locality and the potential to better integrate the sites with the adjacent Kingsford Town Centre, the study recommended rezoning the land from part open space and part residential to a business zone.

Current land use

The Council owned site of about 2000 square metres at 13-21 Rainbow Street, Kingsford has been used primarily for car parking and the weekend Rotary markets. These uses are linked to the uses of the adjacent STA owned site at 1-11 Rainbow Street. The STA site (3,500sqm) has been previously used for the weekend market, fruit markets, and other commercial, office and community uses.

Until 2011, the STA leased its site to Council, and there were subleases and licences to various commercial and community groups. After assessing the condition of its site and the cost to upgrade the buildings, STA required vacant possession when the leases expired on 30 June 2011. Council asked the STA to help relocate the remaining users of their site to suitable alternative locations and this relocation is now happening.

Possible future land use

The STA has advised Council that it is considering the need and potential for bus layover space or other public transport facilities/infrastructure.

Council considers that any redevelopment of these two sites should include a public space/public plaza, community facilities and public parking.

To ensure commitment to these facilities and a well designed site, the draft LEP requires that a master plan (Development Control Plan) be prepared before any development proposal can be considered for both sites.

Reclassification of Council owned land

Under the Local Government Act 1993 all Council owned public land has to be classified as either community or operational land.

The Council owned site at 13-21 Rainbow Street is currently classified as community land and the draft LEP proposes to reclassify it as operational land so the site can be redeveloped in association with the adjacent STA land.

Community land is generally land such as parks and sports grounds used by the public.

Operational land is generally land used by councils for such functions as works depots or land held as a temporary asset or as an investment.

Community land cannot be sold, except in the certain circumstances, or leased or licensed for more than 21 years and only for more than 5 years if public notice of the proposed lease or licence is given and, in the event of an objection, if the Minister's consent is obtained. These requirements do not apply to operational land.

Public hearing

To reclassify this land, Council must hold a public hearing after the public exhibition of the draft LEP.

Anyone interested in the reclassification can come to the hearing and ask questions or make a presentation on any issues relating to the reclassification. Anyone who makes a submission on the reclassification during the LEP public exhibition will be invited to attend the hearing and an independent facilitator will run the hearing and prepare a report on the hearing.

Details of the hearing will be advertised in the Southern Courier and on Council's website after the public exhibition of the draft LEP.

The Draft Local Environmental Plan (LEP)

Randwick City Council has prepared a draft comprehensive Local Environmental Plan (LEP) to review and update the land use zones and planning controls for the City. The draft LEP is proposing to rezone certain sites to better reflect current and/or desired future uses. These sites were identified in Council land audits or in requests from land owners, and were documented in a series of discussion papers recently exhibited to inform preparation of the draft LEP.

Background Information on the land reclassification proposal

This background information is prepared in accordance with NSW Government requirements set out in:

- *LEP Practice Note PN 09-003 (12 June 2009) Classification and Reclassification of Public Land through A Local Environmental Plan (the Practice Note)*, and
- *LEPs and Council Land – Best Practice Guideline 1997 (the Guideline)*

These require Council to provide a written statement with a range of information including the reasons for the proposed change, the history of Council's interest in the land, associated planning controls and financial implication of the changes.

This information, together with the Practice Note and Best Practice Guideline, form a part of the exhibition material of the draft LEP.

1. Current and proposed classification

The Council owned land at 13-21 Rainbow Street, Kingsford is currently classified as 'community' land and is proposed to be reclassified to 'operational' land under the Local Government Act 1993.

2. Reasons for rezoning and reclassification

The draft LEP proposes to change the zoning of the site to B2 Local Centre and its classification to 'operational' land. This was recommended in Council's Open Space/Environment and Business Centres Discussion Papers, both exhibited for community feedback in 2011 as a preliminary consultative process prior to preparing and exhibiting the draft LEP/DCP.

The proposed reclassification would provide consistency with the current operational use of the land for car parking and a weekend market. It would also assist in facilitating future redevelopment of the site in conjunction with the adjacent STA site, to replace current deteriorating facilities and to accommodate a variety of commercial and community uses, transport and parking facilities with the intention of enhancing the functions and amenity of the adjacent Kingsford Town Centre and locality.

3. Council's proposed zones and future use of the land

The proposed reclassification responds to the proposed rezoning and future possible uses/development of the site in conjunction with the adjacent STA site.

The Council site is primarily zoned 6A Open Space, with a portion also zoned 2A Residential (low density) (see map 1). The site is currently used for car parking and a weekend Rotary market, in association with the adjacent STA site. Previous uses of the STA site also include a variety of commercial and community related uses, including Randwick Meals on Wheels, The Shack Youth Services, and Learning Links.

In relation to future use of the site, a planning/rezoning study was carried out in 2002 by independent planning consultants. The study suggested a rezoning of the site from open space and residential to a business zone, having regard to the existing pattern of land uses and zones in the adjacent Kingsford Town Centre. A business zone would also offer a degree of flexibility in the future development to appropriately respond to the opportunities and constraints of the site.

A business zoning (B2 Local Centre) is therefore proposed in the draft LEP for the site, which would allow a variety of land uses such as commercial, public transport and community related uses. The main planning controls proposed for the site are a maximum height (24 metres) (or about 6-8 storeys) and maximum floor space ratio

(3:1), consistent with adjacent business zones. Future proposals for the site will be guided by a site-specific development control plan (DCP) (including a master plan/concept plan) as required in the draft LEP.

While the Council has discussed with the STA that the sites should be redeveloped in a comprehensive manner, no specific proposals for future use/s or timeframes have yet been discussed.

4. Anticipated physical or operational changes resulting from the reclassification

There are no anticipated physical or operational changes to the site immediately following the reclassification, apart from any minor maintenance works. Any future changes to the use and development of the site will require further planning (i.e. preparation of a DCP and a development proposal).

5. Council's ownership/interest in the land

Council owns (freehold) the land at 13-21 Rainbow St, Kingsford, which comprises three allotments, being Lot 1 DP 408111, Lot 1 DP 188265 and Lot 1 DP 1135723 covering an area of approximately 2,000 square metres (as indicated on Map 1).

The known details of when, why and how the land was acquired are as follows:

When the land was acquired?	Lot 1 DP 408111 was purchased in 1959 (approx. 1,700 m ²). Lot 1 DP 188265 was purchased in 1936 (approx. 160 m ²). Lot 1 DP 1135723 (formerly known as part lot 8 DP 11225) was purchased in 1923 (approx. 200 m ²).
Why the land was acquired?	Given the long periods of Council ownership, Council has no records of the reasons for purchase, however the subsequent uses and proposals have generally related to community uses e.g. child care, offices for community groups, and uses supporting the adjacent town centre e.g. weekend market, parking
How the land was acquired?	Given the long periods of Council ownership, Council has no records of the reasons for purchase, however the subsequent uses and proposals have generally related to community uses e.g. child care, offices for community groups, and uses supporting the adjacent town centre e.g. weekend market, parking.

6. Any agreements over the land together with their duration, terms, controls, agreement to dispose of the land

A brief history of the sale and leasing details of the site can be found in the planning/rezoning study (2002, by Design Collaborative Pty Ltd).

There are no agreements established to dispose of the site.

7. Financial implications of the reclassification

The current land value of 13-21 Rainbow Street is \$415,000. Subject to the rezoning proceeding, the site value may increase to about five to six times its current value (this is a broad estimate as a land valuation has not been undertaken). The reclassification would enable future redevelopment or disposal of the site, having different financial implications that will need to be further investigated.

8. The asset management objectives, the manner in which they will be achieved and the type of benefits the Council wants

The reclassification would enable potential redevelopment of the site, as noted in Council's Open Space and Business Centres Discussion Papers, accommodating a mix of land uses, including commercial, public transport, public plaza (open space) and community related uses, to cater for the diverse needs of the community and to provide community benefits. Redevelopment of the site based on appropriate urban design controls would make a positive contribution to the streetscape and desired future character of the Kingsford Town Centre. Council is actively advocating for improved public transport infrastructure and services to Randwick City, particularly light rail, which could potentially be provided on this site.

Any financial gain or profit made through the reclassification will be spent in line with the objectives outlined in Council's Long Term Financial Plan.

9. Whether there has been an agreement for the sale or lease of the land or any intention for sale or lease

There has been no agreement for the site. While Council considers that the site should be redeveloped in association with the adjacent STA land, it has not made any decision on whether to jointly redevelop the site or to realise the asset through sale or lease to enable redevelopment.

10. Relevant matters in plan making under the Environmental Planning and Assessment Act 1979

The proposed rezoning and reclassification is consistent with the following directions and associated actions set out in State and local planning strategies/plans:

State Planning	Directions	
Metropolitan Plan for Sydney 2036	<ul style="list-style-type: none">▪ Growing and renewing centres▪ Transport for a connected city▪ Growing Sydney's Economy, and▪ Achieving equity, liveability and social inclusion	
Draft East Subregional Strategy 2007	<ul style="list-style-type: none">▪ Support future role of retail premises▪ Improve east/west public transport access	
Local Planning	Key Themes	Outcomes
Randwick City Plan	<ul style="list-style-type: none">▪ Places for people▪ A prospering city▪ Moving around	<ul style="list-style-type: none">▪ Excellence in urban design▪ Excellence in recreation and lifestyle opportunities▪ A liveable city▪ A strong local economy▪ Integrated and accessible transport

Relevant State directions and guidance for the draft LEP preparation in relation to this Council site have also been addressed in the draft LEP reporting and exhibition documentation.

Further Information

To find out more about the draft LEP and the proposed reclassification or view the following documents:

- **Planning / rezoning study - Design Collaborative P/L**
- **Open Space and Environment Discussion Paper**
- **Business Centres Discussion Paper**
- **List of Council owned land in Randwick City**

Please visit Council's websites:

www.randwick.nsw.gov.au

www.yoursayrandwick.com.au/lep

or call Council's Strategic Planning team on 9399 0992.