



Rezoning submission to Draft Randwick LEP 2012

**Recommended zoning change
from Residential 2(a) to R3 and
increase in height limit from
7m to 10.5m and increase in
FSR from 0.5:1 to 0.9:1**

**Nos.27-45 Willis Street and
No.40 Middle Street, Kingsford**

Submitted to Randwick Council

April 2012

Randwick City Council
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1. EXECUTIVE SUMMARY

This report provides supporting information in relation to the proposed rezoning of properties at Nos.27-45 Willis Street, Kingsford and No.40 Middle Street, Kingsford. It is considered that the proposed rezoning can be incorporated into the comprehensive review of the Randwick LEP.

In accordance with Council's Rezoning Submission requirements, the following information is provided:

1. Current zoning – Residential 2(a) under Randwick LEP 1998
2. Proposed rezoning/height and FSR increases – R3 Residential under the comprehensive LEP and increase in height to 10.5m and increase in FSR to 0.9:1. These changes would allow for 3-storey residential flat development whilst also allowing for lift overruns.

	Current	Draft RLEP 2012	Proposed
Zone	2A	R2 Low Density Residential	R3 Medium Density Residential
FSR	0.6:1	0.5:1	0.9:1
Height	9.5m	9.5m	10.5m

3. Planning Justification

- a. The proposal would be consistent with the State Government's strategy for urban consolidation where higher densities are encouraged in close proximity to town centres: *"The Metropolitan Strategy aims to concentrate development in strategic centres, towns and neighbourhoods"*
- b. The proposal is consistent with the State Government's Draft East Subregional Strategy. The site is located in the specialised strategic centre of Randwick Educational and Health. An LGA target for housing of +8400 by 2031 is set in the Draft East Subregional Strategy. The proposal will provide housing to help deliver this target.
4. Description of the land – The site includes the following properties; No.27-45 along Willis Street, Kingsford and No.40 Middle Street with Kennedy Lane bordering the eastern boundary of No.40 Middle Street. The site currently contains 11 dwelling houses, one on each lot. There is no significant vegetation of heritage item located on or around the site. The site is not located in a conservation area. The sites form a continuous site that can achieve a cohesive form of development that would compliment the proposed rezoning by Council between 80-90 Barker Street as well as being compatible with existing older style flat development which is prevalent in the precinct.
5. Site context – The site is located on the eastern side of Willis Street, south of the University of New South Wales. The site is adjoined by the rear of residential properties orientated towards Barker Street to the north. Further to the north-east of the site are the Prince of Wales hospital, Royal Hospital for Women and the Children's Hospital. Immediately west of the subject site is Willis Street.

Further west are numerous residential flat buildings along Barker Street through to the arterial Road of Anzac Parade which has a variety of multi-level commercial, residential and mixed use buildings with ground floor retail and upper level residential apartments. To the south of the site is Middle Street which forms the boundary to the neighbouring Residential 2c zone to the south of the subject site. The accompanying site analysis and aerial photograph demonstrates this relationship. The site enjoys 3 street frontages to Willis Street to the West, Middle Street to the south and Kennedy Lane to the east (rear). The site is ideally located close to public transport nodes and a major public transport corridor along Anzac Parade. The history of residential usage makes it likely that there would be no site contamination issues.

6. Opportunities and constraints – The site's large area and close proximity to public transport, the University of New South Wales, Prince of Wales Hospital, Royal Hospital for Women, the Children's Hospital and Anzac Parade make it ideal for a greater site density. The large consolidated allotment also allows for an integrated design approach which provides opportunity for suitable infill between the surrounding developments. The amalgamated sites would enable achievement of the 10 design principles under SEPP 65 whilst also minimising adverse impacts upon surrounding development.
7. Desired future character – Considering the site is located among 4-5 storey residential flats, is accessible to public transport nodes and a major public transport corridor, and is in close proximity to commercial and special uses development, including hospitals, schools and a university, its desired future character should be aimed to increase the residential density of the site.

It is recommended that Council rezone the subject site, No.27 – No.45 Willis Street, Kingsford and No.40 Middle Street, Kingsford from Residential 2a to Residential R3 under the Draft LEP. The 'up-zoning' should be accompanied by increased height to 10.5-metres and FSR of 0.9:1.

This report will assess the characteristics of the scheme against the current planning controls and future character of the area. The development scheme establishes a maximum height and FSR that can be accommodated on the site as part of the proposed zoning.

The building envelope has been based on site specific objectives and principles. It is from these that development standards have also been determined. These include:

Objectives:

- To consolidate and integrate sites to create integrated developments of a high quality;
- To ensure development responds to the scale and character of existing development in the immediate locality;
- To allow for reasonable daylight and solar access to all dwellings external and within the development and to the public domain
- Minimise any unreasonable view loss of adjoining neighbours;
- To provide built form edges to each street that are responsive to the desired scale and street proportions;
- To provide a built form that is responsive to the topography of the site;

- To minimise overshadowing, loss of privacy or any adverse amenity impacts to adjoining properties;
- To enhance the relationship between buildings and streets.

Principles:

- Ensure the height and siting of the residential minimises any view loss of adjoining neighbours;
- Ensure the height and siting of the residential buildings minimise overshadowing, loss of privacy or any adverse amenity impacts to adjoining properties;
- Ensure setbacks create a consistent and coherent streetscape to Willis Street
- Ensure units are provided for a range of tenants.

2. INTRODUCTION

2.1 Background

The proposal is submitted to Randwick City Council regarding the potential rezoning of land known as No.27-45 Willis Street, Kingsford, and No.40 Middle Street, Kingsford from Residential 2a (low density residential) to Residential R3 (medium density residential).

The sites are each occupied by residential dwellings. There is no consistent theme among the dwellings due to the extent of renovations.

There is no significant vegetation or other natural features on the sites.

The dwellings on the site have no designated heritage value and are not listed by Council or the State nor are they located in a conservation area.

2.2 Approach

To assess the suitability of the rezoning, an analysis of the site and the surrounding area was undertaken. A review of relevant State and local planning policies were also carried out in ascertaining whether the current zoning is compatible with the desired future development of the wider city area.

The suitability of the site for other uses was also assessed. This analysis was centred around the preservation of the existing amenity to adjoining properties, examining the existing character of the area, whether the proposal is in the public interest and considering the relevant planning policies.

2.3 Results

The elevation of the site, its neighbouring properties and the locality demonstrates that the property is capable of accommodating residential development of a higher density, such as R3 Residential under the comprehensive LEP.

The site is located within walking distance of a range of employment, commercial, retail and educational facilities, and to high frequency transportation nodes. It is anticipated that the redevelopment of the site for high density residential would further assist in the viability of such resources.

The proposal has considered relevant State and local planning policies throughout the assessment. The site is located in the 'East Subregion' area of the Sydney Metropolitan Strategy and is located within the Randwick Educational and Health Specialised Centre in the Draft East Subregional Strategy. The proposal will be a catalyst for strengthening the attractiveness of the Education and Health Specialised Centre by providing opportunities to complement and provide for additional quality housing within the Precinct. The site has the potential to provide a diversity of units, which would help to deliver accommodation that meets the varying income levels of workers and users within the Precinct, which includes nurses, doctors, lecturers etc as well as long term hospital patients and their family/carers.

Sydney Metropolitan Strategy promotes the concentration of uses and services as they exhibit benefits such as: -

- Improved access to retail, office, health, education, leisure, entertainment and cultural facilities and community and personal services;
- Making better use of existing infrastructure; and
- Promoting substantial transport and healthier communities by giving more people the option of taking public transport, walking and cycling and enabling people to carry out a number of activities in one location.

The proposal is consistent with the State Environmental Planning Policy No.32 (SEPP 32), which promotes urban consolidation in areas close to transport and established services. It is considered that the proposed site can take advantage of these benefits and create a substantial and mutually beneficial outcome.

Based on the strategic location, proximity to services and transport, and the scale of surrounding development, the subject site represents an opportunity for substantial and mutually beneficial development in the Kingsford area. As it currently exists, the site is underutilised and is potentially hampered by way of its low scale residential zoning. It is recommended that the site and surrounding properties be considered for R3 Residential zoning under the comprehensive LEP. This will enable the area to cater for medium density residential development.

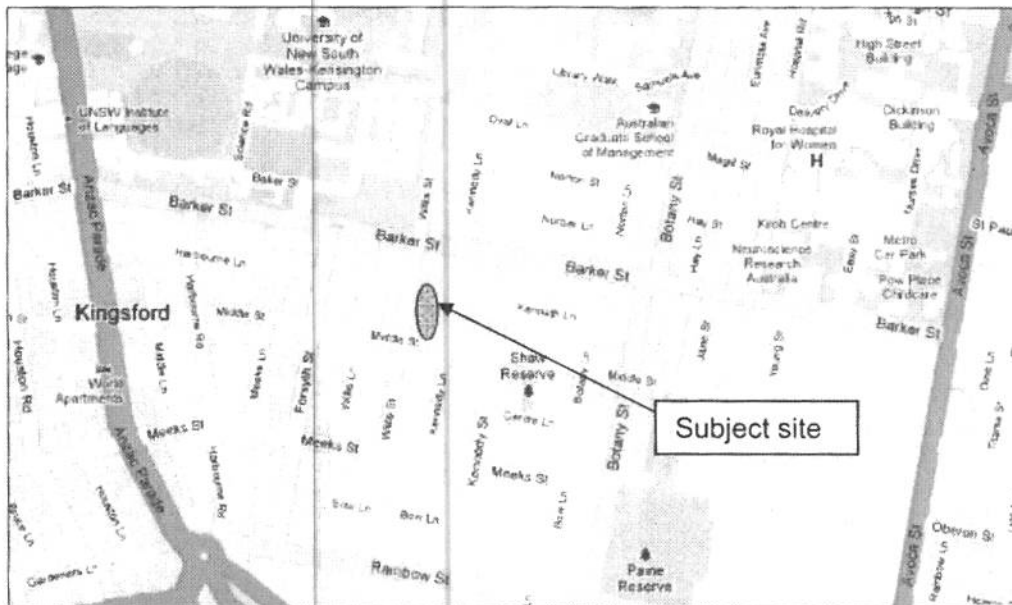
3. THE SITE

Site analysis is an important stage in the design process. Development proposals need to illustrate design decisions, which are based on a careful analysis of the site conditions and their relationship to the surrounding context. By describing the physical elements of the locality and the conditions impacting on the site, opportunities and constraints for future developments can be understood and addressed in the design.

3.1 Location

The subject site is located on the eastern side of Willis Street, north of Meeks Street and is bordered by Kennedy Lane at the rear. The site is known as No.27-45 Willis Street, Kingsford and No.40 Middle Street, Kingsford. The site is under the jurisdiction of Randwick City Council. The subject site has an approximate street frontage of 92m to Willis Street with an average site depth of 32m to the rear of the properties that border the eastern neighbours. The site also has a street frontage to Middle Street of approximately 54m and a street frontage of 22m to Kennedy Lane with an approximate site area of 3428sqm.

The sites are under one ownership and are legally defined as single allotments.



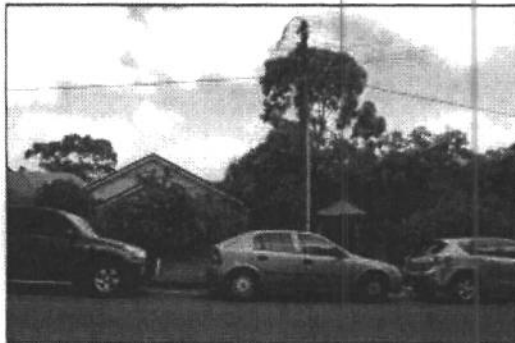
Location of subject site



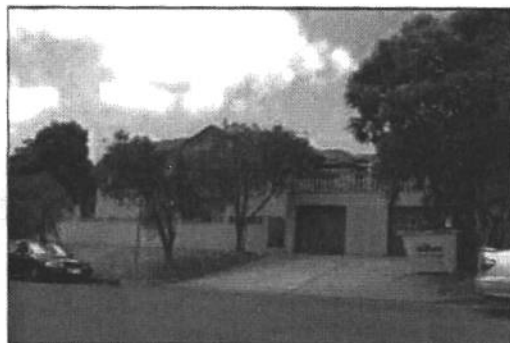
Aerial photo of subject site

3.2 Existing Use

The site is currently occupied by residential uses. The dwellings on the site have no heritage value and are not listed by Council of the State.



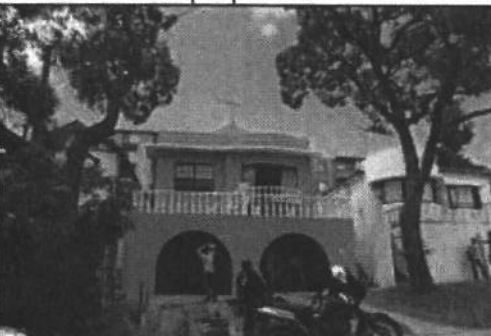
Willis Street properties



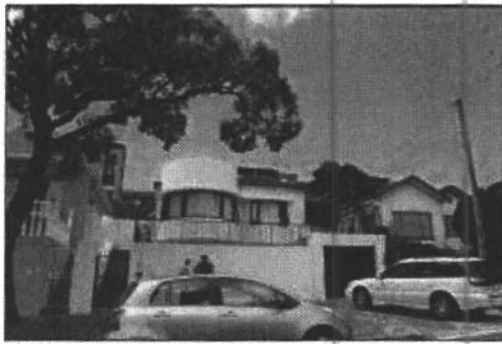
Willis Street properties



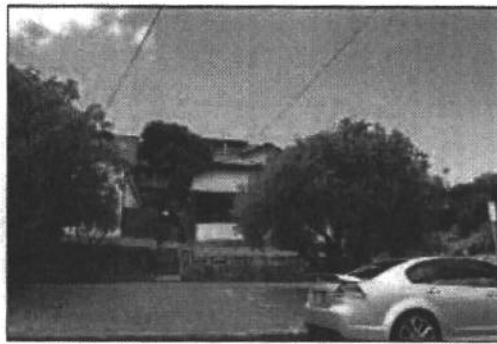
Willis Street properties



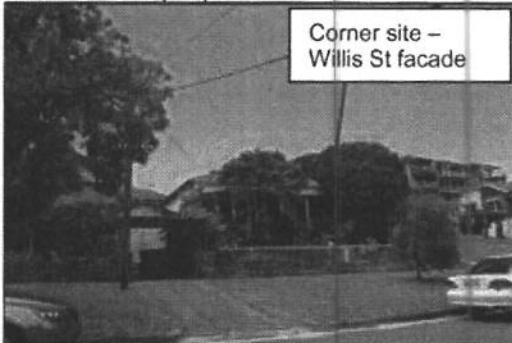
Willis Street properties



Willis Street properties



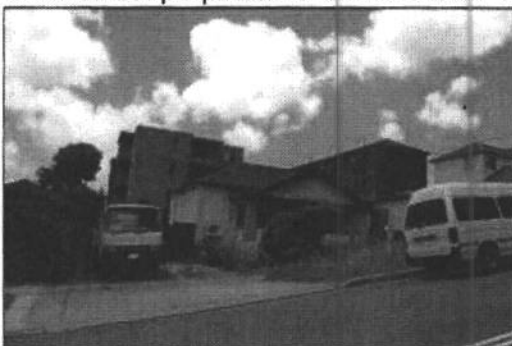
Willis Street properties



Willis Street properties & Crn of Middle St



Crn of Willis Street & Middle Street



Middle Street property

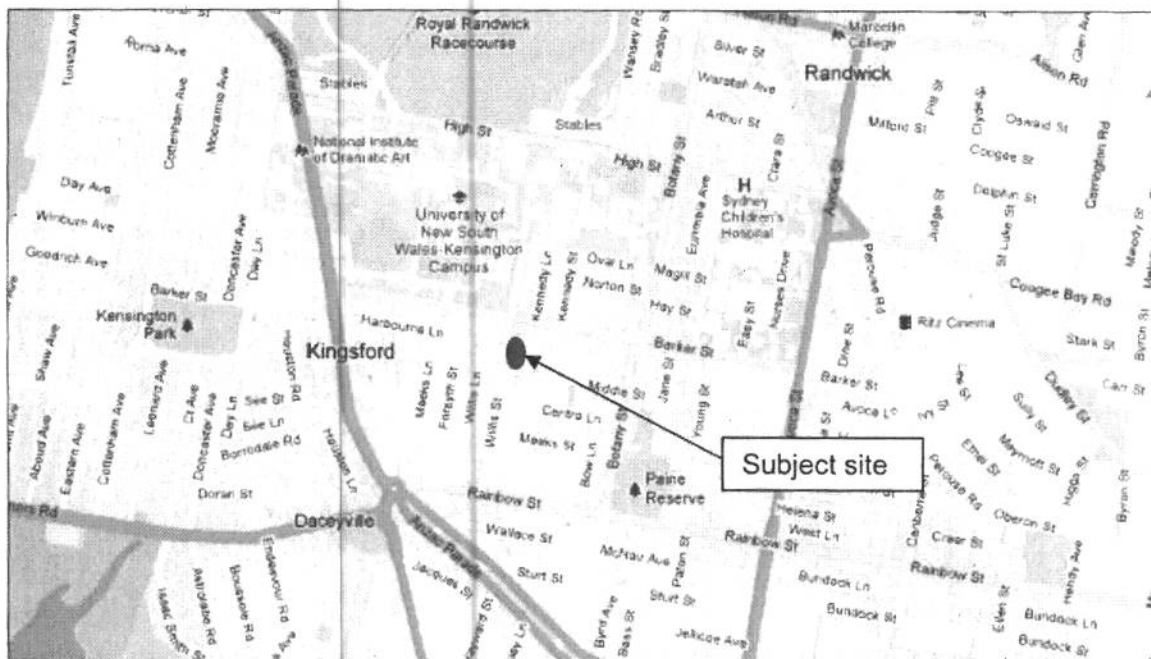


Corner of Middle Street & Kennedy Lane

4. CONTEXT

The site is situated approximately 5.5km southeast of the Sydney CBD. The site is located in the 'specialised centre' of the eastern suburb where the University of New South Wales and Prince of Wales Hospital are located. North of the University is the Randwick Racecourse which together form an important node and hub of activity within the region. It is well situated to access the commercial centres of Kingsford, Kensington, Randwick, Coogee, Bondi Junction and Maroubra Junction which are within 2km-4km of the site. The site is highly accessible to the airport and employment areas in a regional context, including Port Botany.

Within 1km to the east of the subject site is the Prince of Wales Hospital, Royal Hospital for Women and the Children's Hospital and the arterial Avoca Road. The University of New South Wales is further north of the subject site. The University and Hospitals form important 'anchors' and drivers for the local area and notably provide employment opportunities, but also require residential to service the uses. Further west of Willis Street is the arterial road of Anzac Parade which has a variety of multi-level commercial, residential and mixed use buildings with ground floor retail and upper level residential apartments (8 and 9 storeys).



Context Map

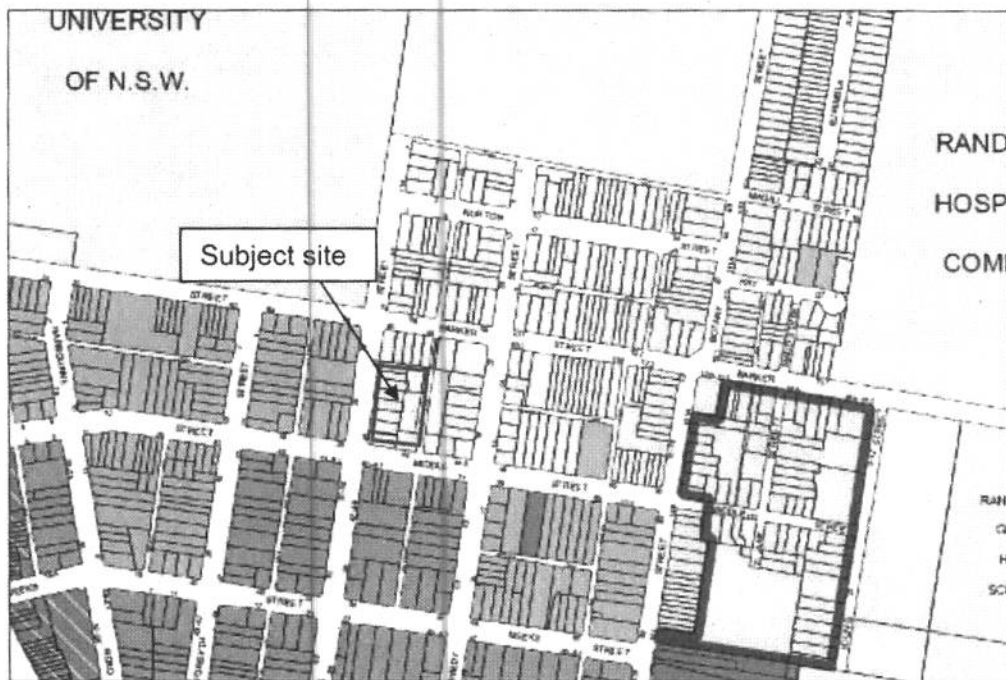
4.1 Land Use

The pattern of rezoning surrounding the site is definite in its classification of particular areas as different uses. Refer to the current zoning map below. However the zonings do not adequately address or respond to the sites proximity to services and facilities in the surrounding area.

There are many residential flat buildings of 3 and 4 storeys in the 2a and 2b zones which do not reflect their zoning.



Current zoning map indicating the surrounding uses



Current zoning map of the subject site

(a) Residential

Residential land uses are generally surround the site , however to the north and east these uses are dominated by the presence of the University of New South Wales and the Prince of Wales Hospital, Royal Hospital for Women and the Children's Hospital. To the west of site is Anzac Parade which contains large scale mixed retail, commercial and residential uses. Further south are residential uses mainly comprising of residential flat buildings and dwellings.

(b) Commercial / Retail

Anzac Parade which is less than 500m from west of the site, is dominated by commercial and mixed use commercial uses which address the length of the road from Barker Street south to Gardens Road. North of site from Barker Street Anzac Parade is dominated by the University of New South Wales.

(c) Educational

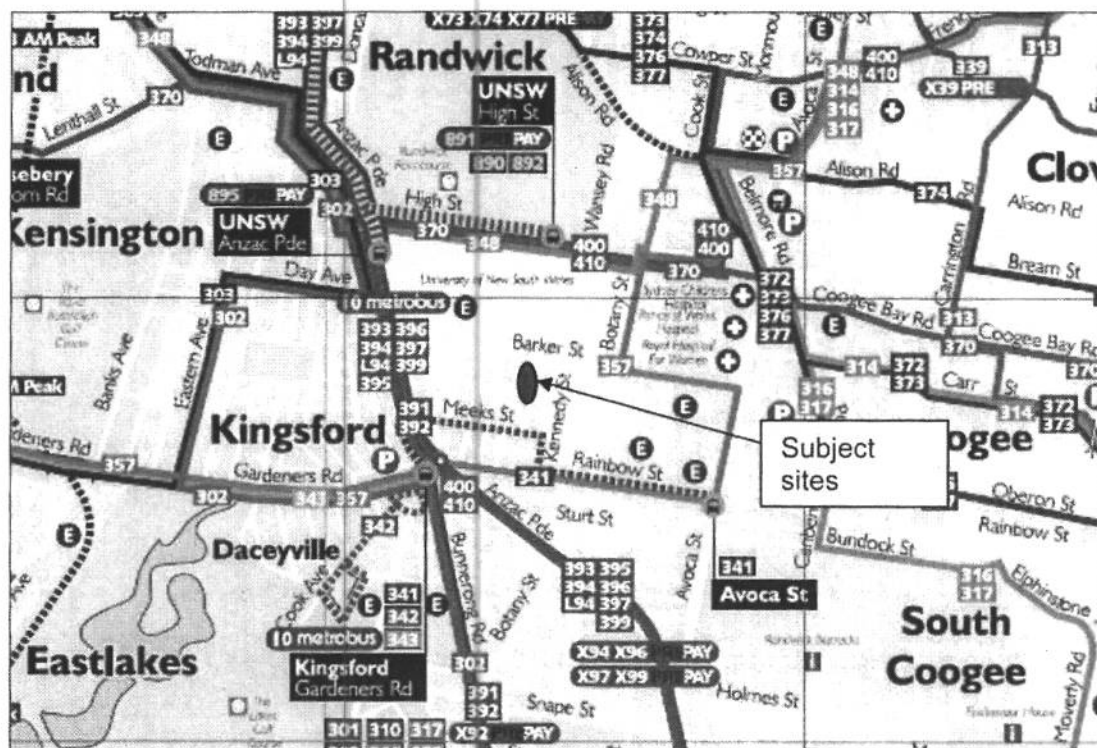
The state significant University of New South Wales is located immediately northwest of the subject site. The national Institute of Dramatic Art (NIDA) adjoins the University of New South Wales to the northwest. These tertiary educational uses attract significant numbers of students to the area. There are also numerous childcare, primary and secondary educational establishments, including Rainbow Street Public School, Randwick Girls High School, Randwick Boys High School all of which are located within a walking radius of the site.

(d) Open Space and Recreational

There are a variety of open space areas within walking distance from the site. Paine Reserve is located within 500m southeast of the site and another open space area is located at 83-85 Middle Street, which is two block east of the subject site. Kensington Oval is located approximately 1km west of the subject site.

(e) Transport

The surrounding area contains a number of different transportation opportunities for residents and workers. Public bus services in the area are operated by the Sydney Transit Authority. The site is within walking distance of Anzac Parade on which extensive buses travel frequently to the CBD, the Airport, Coogee Beach, Maroubra, East Gardens, Randwick, Town Centre, La Perouse and Bondi Junction.



Sydney Buses Route Map

5. LOCALITY

5.1 Surrounding Development

North

North of the subject site is No 29 Willis Street, a residential dwelling.

East

Directly east of the subject site (along the rear boundaries of the subject site) are 2 residential flat buildings in Kennedy Lane which comprise of 4 storeys.

South

Immediately south of the subject site is Middle Street with residential flat buildings across the road located at No. 55-61 Middle Street. Middle Street provides a transition between the Residential 2a and Residential 2c zone.

West

Immediately west of the subject site is Willis Street with Residential 2b zone properties across the street at No.28-34 Willis Street and No. 38 Middle Street.

5.2 Urban Structure

Urban Structure is the form of development and predominant land uses that exist in the immediate locality and whether the proposal will be consistent with the existing and future desired character of the area.

As demonstrated above the predominant land use in the immediate locality is residential and special uses consisting of the University of New South Wales. It is considered that the proposed zoning and development is consistent with the future desired character of the area given the surrounding land uses.

5.3 Built Form

The form, appearance, size and placement of buildings establishes the character of the urban environment. It is critical in determining the existing character of a locality, that the existing scale and form of development within a locality and the reasons for those forms are acknowledged, and that the new development is responsive to, and seeks to strengthen the character of the locality.

Below is an analysis of the surrounding built form demonstrating that parcels of land to the north, east, south and west have been developed up to 4-8 levels for residential, commercial, retail, or special uses.



The subject site is indicated in red while the surrounding sites that have been developed up to 4 to 8 levels are indicated in blue. The levels of existing buildings are indicated on the map.

5.4 Access

Accessibility to and from critical services including the CBD and immediate surrounds is important. The area is located within close proximity to the airport, University of New South Wales Hospital, Royal Hospital for Women and the Children's Hospital, numerous childcare centres, primary and secondary educational establishments and recreational facilities such as Randwick Racecourse, Paine Reserve, Coogee Beach and other coastal locations.

5.5 Streets

The surrounding area in general consists of a traditional rectilinear street pattern. Anzac Parade to the west of the site creates a dominant north-south arterial road. Avoca Road to the east also creates a dominant north-south arterial road. Willis Street is a north-south street that links Barker Street and Rainbow Street. Most streets in the area are wide and the strong grid street pattern facilitates easy vehicular access.

5.6 Ownership Pattern

The applicant has achieved ownership or support from owners of the properties which are the subject of this report.

5.7 Heritage

The subject site however does not contain any designated Heritage Items nor is it located in a Conservation Area.

There are also no heritage items in close proximity to the sites whose setting would be affected by the proposed rezoning nor by the recommended increased height or density. The sites are also considered to be sufficiently separated from the heritage conservation to the east which is approximately 300-metres to the east.



Zoning Map indicating the distance of separation from the heritage conservation area to the southeast of the subject site

6. POLICY CONTEXT

The following chapter will frame the potential development site within the relevant State and local planning and development policies.

6.1 Sydney Metropolitan Strategy

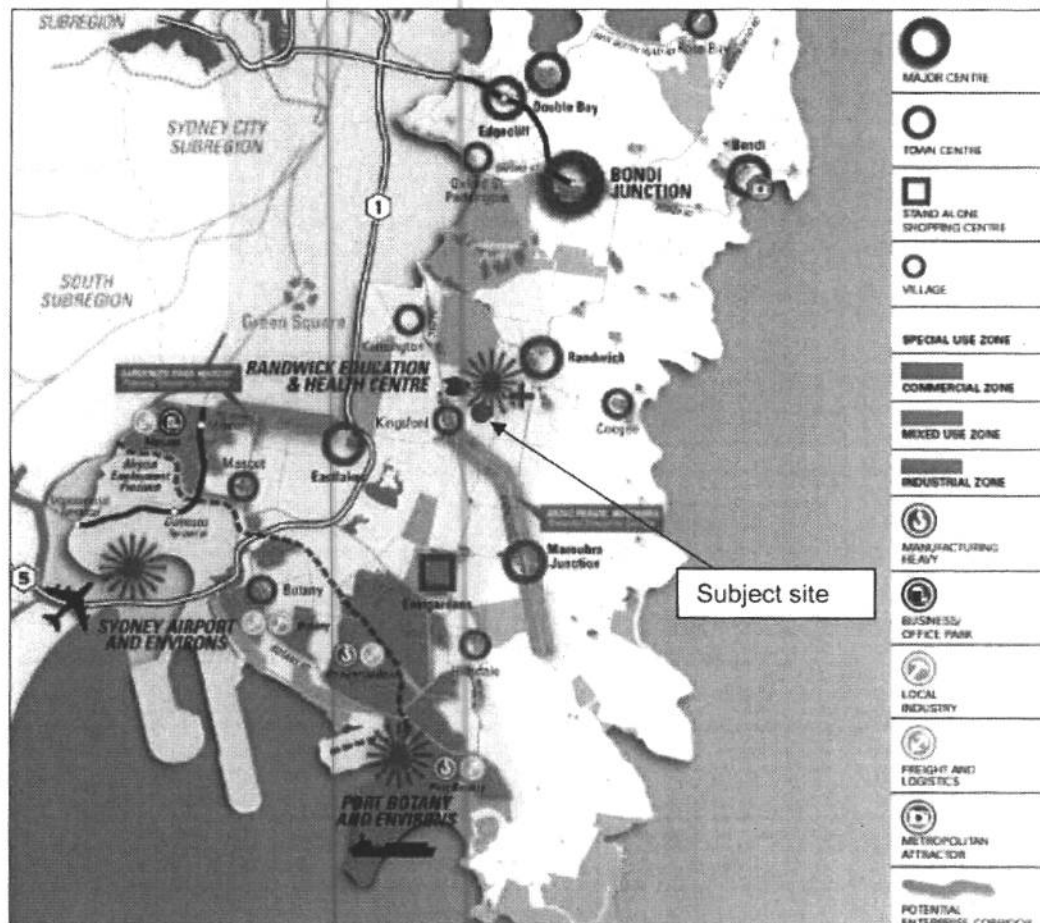
The Metropolitan Strategy is a broad framework and strategic document that outlines a vision for Sydney to 2031.

The subject site is located within the 'East Subregion' area of the Strategy. The Draft East Subregional Strategy provides an immediate step in implementing the Sydney Metropolitan Strategy at the local level and acts as a broad framework for the long terms development of the area, guiding government investment and linking local and state planning issues.

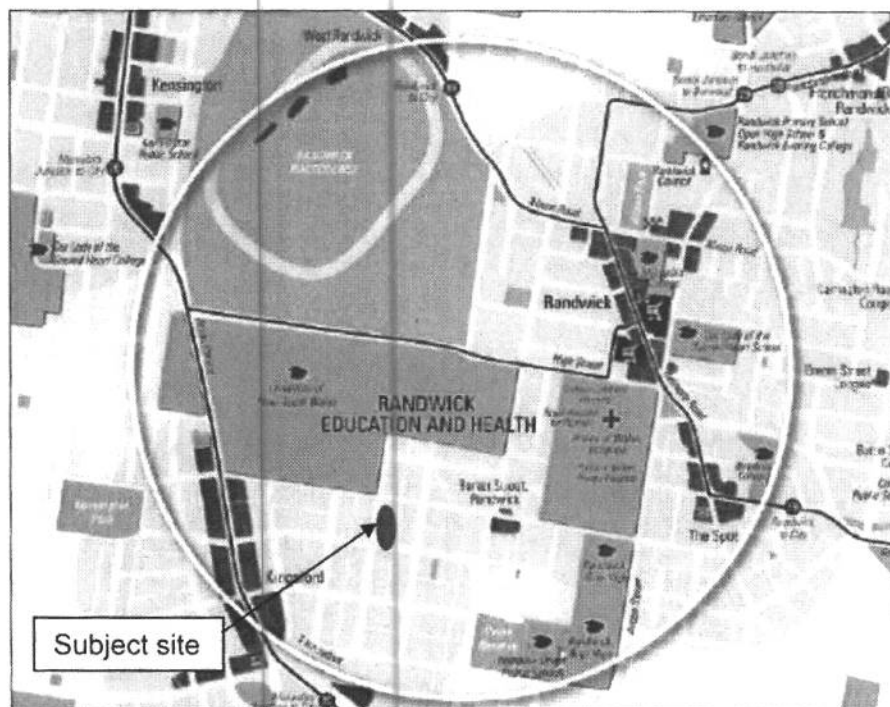
Both the Sydney Metropolitan Strategy and Draft East Subregional Strategy identify the site as being contained within the specialised strategic centre of Randwick Education and Health. This centre is described as containing magnetic infrastructure, which is infrastructure that enables a centre to distinguish itself from other centres and is concerned with the transformation of established centres to enable them to attain their economic and social potential. The centre currently employs 9,800 workers and is expected to grow to around 12,100 workers by 2031. The Randwick Education and Health Specialised Centre Precinct is a major economic and employment driver within the East Subregion.

The Sydney Metropolitan Strategy and Draft East Subregional Strategy support and encourage the further development of the specialised strategic centre of Randwick Education and Health. A precinct specific target for employment is +2,300 jobs by 2031 and an LGA target for housing +8,400 by 2031 is set in the Draft East Subregional Strategy. The Strategy highlights the need to improve affordability of housing in the region.

Planning for the Specialised Centre will consider the long-term opportunity to combine with the nearby centres, particularly Randwick, Kensington, and Randwick Racecourse to form a more intense node for research, employment and business.



Vision of east subregion



Randwick Educational and Health Specialised Centre

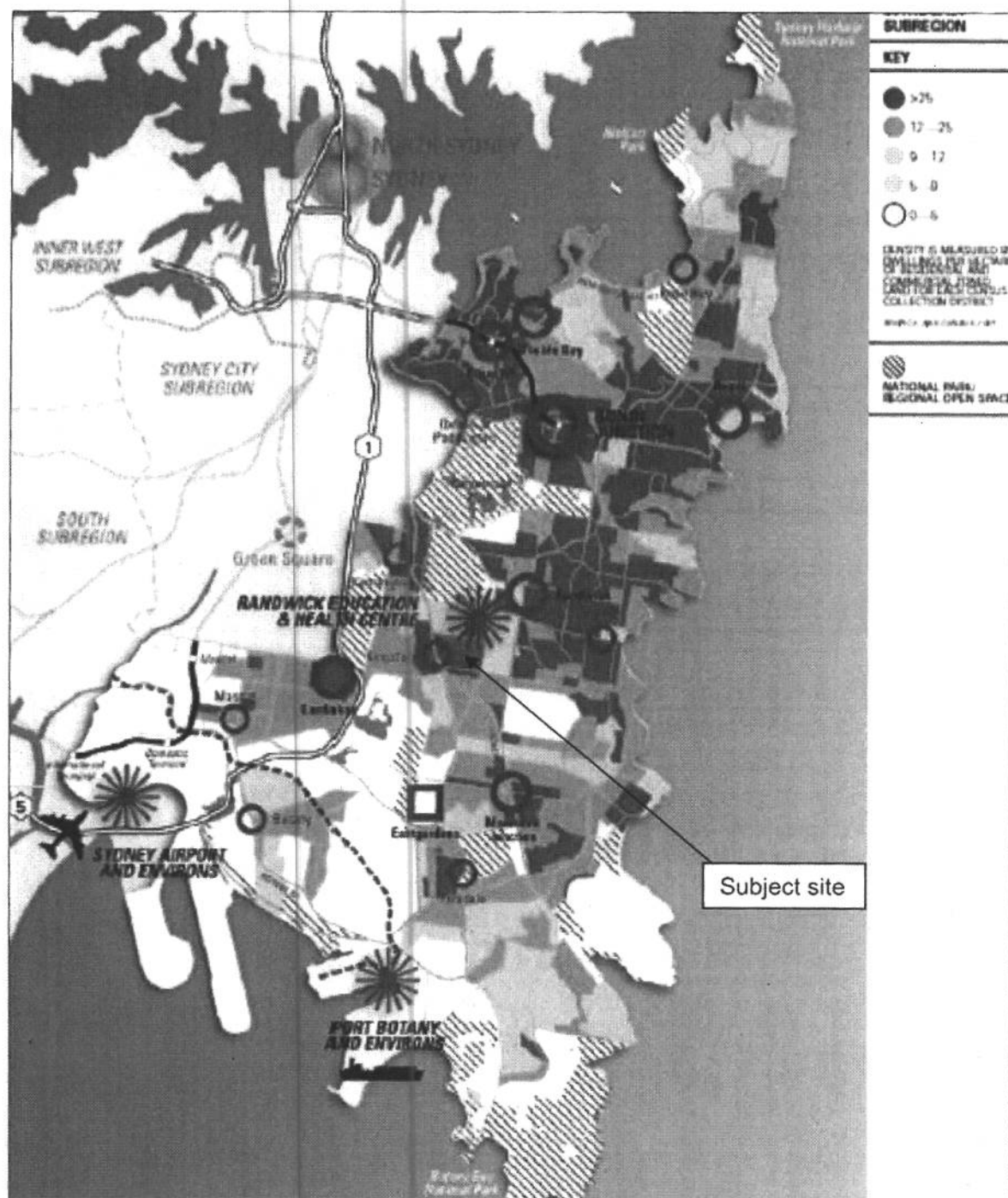
The Strategy's key actions for housing are set out below:

- Ensure adequate supply of land and sites for residential development;
- Plan for a housing mix near jobs, transport and services,
- Renew local centres;
- Improve housing affordability;
- Improve the quality of new development and urban renewal

In terms of housing, it appears to be an objective of the Strategy to increase the supply of residential units in centre which are close to a range of facilities and services.

The Strategy notes the benefits of focusing development in town centres including;

- Creating more interesting places to live: Local centres have been renewed with high quality residential development providing more customers for local shops and businesses. Places in decline will benefit from increased patronage and improved amenity.
- To optimise the use of services and infrastructure: Taking further advantage of very significant investment in existing services and infrastructure benefits the whole community. Increased housing in these areas also provides the basis for upgrades to services and infrastructure.
- Create more sustainable transport: Giving more people the option of taking public transport or walking or cycling rather than using a car. If services, education, jobs and shops are accessible, there is less need for travel by car.
- To allow for multiple use of facilities: Locating schools, childcare and shops close together means that one trip by whatever mode of transport will be able to serve a number of purposes.
- To provide an improved Housing Mix: Development in and around local centres has greater potential for providing a range of dwelling types at a range of prices. This appeals to a wider range of people than larger major centres which will tend to have higher rise apartments or suburban areas which will be primarily detached housing.



Housing Density in the East Subregion

6.2 State Environmental Planning Policies (SEPPs)

The subject site is located in an area that promotes a housing density of greater than 25 dwellings per hectare.

The proposal will be a catalyst for strengthening the attractiveness of the Education and Health Specialised Centre by providing opportunities to complement and provide for additional quality housing within the Precinct. The site has the potential to provide a diversity of units, which would help to deliver accommodation that meets the varying income levels of workers and users within the Randwick Education and Health Specialised Centre, which includes nurses, doctors, lecturers etc. as well as long term hospital patients and their family/carers.

6.3 Deemed SEPPs (formerly Regional Environmental Plans)

Various SEPPs are relevant to the subject site. The requirements of each of these are summarised below:

SEPP	Consistency/Response
1 – Development Standards	Not relevant
4 – Development without consent	Yes The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
6 – Number of Storeys	Yes The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
10- Retention of low cost rental accommodation	Not relevant
14 – Coastal Wetlands	Not relevant
19- Bushland in Urban Areas	Not relevant
21 – Caravan Parks	Not relevant
22 – Shop and Commercial purposes	Not relevant
26 – Littoral Rainforests	Not relevant
29- Western Sydney Recreation Area	Not relevant
30- Intensive Agriculture	Not relevant
32- Urban Consolidation (redevelopment of urban land)	Yes The policy aims: a) <i>Promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development, and</i> b) <i>Implement a policy of urban consolidation which will promote the social and economic welfare of the State and a better environment by</i>

	enabling: i) Location of housing in areas here there are existing public infrastructure, transport and community facilities, and ii) Increase opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and iii) The reduction in the rate at which land is released for development on the fringe of the existing urban area. As it currently exists, the site is underutilized and its potential hampered by way of its current low scale residential zoning. The rezoning of the site will promote urban consolidation as the combined sites are excellently positioned to a range of services and facilities. It is considered that the sites can take advantage of these benefits and create a sustainable and mutually beneficial outcome. It is recommended that the site and surrounding properties be considered for R3 Residential zoning under the comprehensive LEP. This will enable the area to cater for higher density residential development. It is considered that the rezoning of the site would be compatible with the aims and objectives of SEPP No.32
33- Hazardous and Offensive Development	Not relevant
36- Manufactured Home Estates	Not relevant
39- Spit Island Bird Habitat	Not relevant
41 – Casino Entertainment Complex	Not relevant
44- Koala Habitat Protection	Not relevant
47- Moore Park Showground	Not relevant
50- Canal Estate Development	Not relevant
52- Farm Dams and other Works in Land and Water Management Plan Areas	Not relevant
53- Metropolitan Residential Development	Not relevant
55 – Remediation of Land	Yes SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

		The planning proposal will be consistent with the SEPP as contamination matter will be investigated through contamination surveys for the site as part of the proposed development.
59- Central Western Sydney Economic and Employment Area		Not relevant
60- Exempt and Complying Development		Not relevant
62- Sustainable Aquaculture		Not relevant
64- Advertising and Signage		Not relevant
65- Design Quality of Residential Flat Development		Yes This policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design. SEPP 65 aims to improve the design quality of residential flat development in NSW through the application of a series of design principles. The combined site area and associated recommendations will not contain provisions that will conflict or obstruct the application of the SEPP.
70- Affordable Housing		Yes The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
71- Coastal Protection		Not relevant
BASIX 2004		Yes The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
Exempt and Complying Development Codes 2008		Yes The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
Housing for Seniors or People with a Disability 2009		Not relevant
Infrastructure 2007		Yes This SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the

	assessment period
	The planning proposal will not contain provisions that will conflict or obstruct the application of the SEPP.
Kosciuszko National Park – Alpine Resorts 2007	Not relevant
Major Development	Not relevant
Sydney Region Growth Centres 2006	Not relevant
Mining, Petroleum Production and Extractive Industries 2007	Not relevant
Temporary Structures and Places of Public Entertainment 2007	Not relevant
Rural Lands 2008	Not relevant
Western Sydney Employment Area 2009	Not relevant
Western Sydney Parklands 2009	Not relevant
Affordable Rental Housing	Not relevant

6.3 Deemed SEPPs (formerly Regional Environmental Plans)

There are no deemed SEPPs, which are former Regional Environmental Plans, relevant to the subject site.

6.4 Section 79C(1)(a) – Planning Controls

Under Section 79C(1)(a) of the Environmental Planning & Assessment Act 1979, the consent authority must take into consideration the provisions of the following policies when it assess development applications:

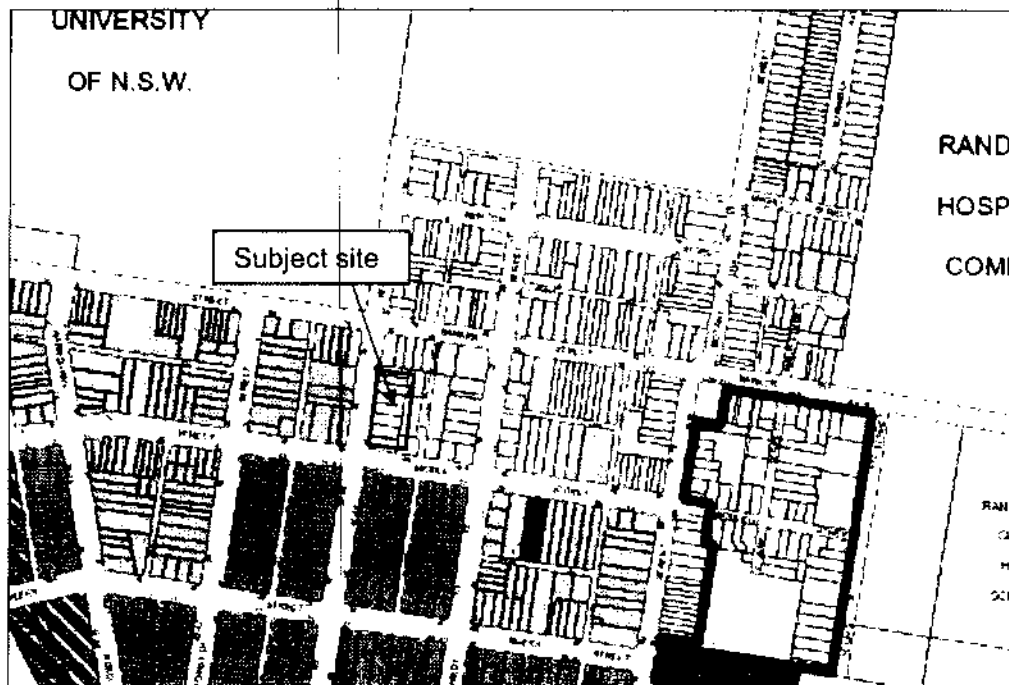
- Section 79C(1)(a)(i) Environmental Planning Instruments
- Section 79C(1)(a)(ii) Draft Environmental Planning Instruments
- Section 79C(1)(a)(iii) Development Control Plans
- Section 79C(1)(a)(iia) Planning Agreements
- Section 79C(1)(a)(iv) the Regulations

The environmental planning instruments and development control plans which are relevant to the site and likely to be applicable to any development application submitted in respect of the subject site include:

- Randwick Local Environmental Plan 1988 (RLEP 1988)
- Comprehensive Local Environmental Plan
- Randwick Development Control Plan (DCP)

6.5 Randwick Local Environmental Plan 1988 (RLEP 1988)

The existing zoning for the subject site is Residential 2a under the Randwick LEP 1988.



Zoning Map

The objectives of Zone No 2A are:

- (a) to provide a low density residential environment, and
- (b) to maintain the desirable attributes of established residential areas, and
- (c) to protect the amenity of existing residents, and
- (d) to allow for a range of community uses to be provided to serve the needs of residents, workers and visitors, and
- (e) to encourage housing affordability, and
- (f) to allow people to carry out a range of activities from their homes, where such activities are not likely to adversely affect the environment of the locality.

In terms of redevelopment potential, the site, even though it consists of 11 individual sites, is generally redistricted to dwelling houses or dual occupancies.

Given that the site is located in the Randwick Education and Health Specialised Centre and located in close proximity to the Kingsford Town Centre, public transport nodes, and other infrastructure including universities, schools and hospitals, the existing zoning is considered to be an inefficient planning restriction that greatly limits and reduces the potential of the site.

Re-zoning the site to accommodate residential development of a higher density is considered to be suitable as it would be consistent with the State and local development strategies.

6.6 Randwick Local Environmental Plan (LEP)

It is understood that in accordance with directions issued by the Department of Planning, Randwick Council is in the process of developing its new comprehensive local environmental plan (LEP)

it is recommended that the site and surrounding properties be considered for R3 Residential zoning under the comprehensive LEP. This will enable the area to cater for high density residential development. The comprehensive LEP will be based on the mandatory provisions of the standard instrument.

the principle development standards outlines in the proposed development concept are considered the best means of achieving the objectives and intended outcomes of the R3 zone; allowing for flexibility in design while maintaining the intended overall built form.

The proposal is consistent with the application Evaluation Criteria, as outlines in 'Department of Planning Circular PS06-005 - Local Environmental Plan Review Panel'. Given the nature of the Proposal, the most relevant criteria in the circular are those outlines in Category 1 - Spot Rezoning LEP. The consistency of the proposal with these criteria is outlines in the Table below:

Department of Planning Criteria	Statement of Consistency
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg: land release, strategic corridors, development within 800 meters of a transit node?)	Yes. The rezoning and future development of the subject site accords with State, regional and local strategic direction for development in the area. Retaining a zone of similar residential density in the Comprehensive LEP would be contrary to achieving the regional strategic direction for development for the site outlines in the NSW Draft East Subregional Strategy, which has identified the site as being contained within the specialised strategic centre of Randwick Education and Health, which plays a major role in delivering affordable housing and further enhancing the economic and employment capacity in the region. The proposal will enable an increase in housing within the established urban footprint; in an area well serviced with infrastructure, including public transport, shops, parks and employable opportunities.

Department of Planning Criteria	Statement of Consistency
Will the LEP implement studies and strategic work consistent with State and Regional Policies and Ministerial (Section 117) directions?	Yes. The Proposal enables residential growth, consistent with the broader strategic housing strategies for the Metropolitan Strategy, draft Sydney Subregional Strategy and Ministerial Directions, as outlined herein.
IS the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	Yes, the site is in the specialised Strategic Centre of Randwick Education and Health. The site has the potential to support the ongoing growth for the Centre through the provision of a range of dwelling units which will help to meet the shortfall in accommodation for key workers in the area. In addition, this increase in supply of houses will contribute to dwelling targets that have been set for the sub region in the NSW Draft East Subregional Strategy.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The proposal involves residential uses, therefore will not facilitate employment generating activity. As the proposal covers land that is currently used as and zoned for residential land uses, it would not result in the loss of employment lands.

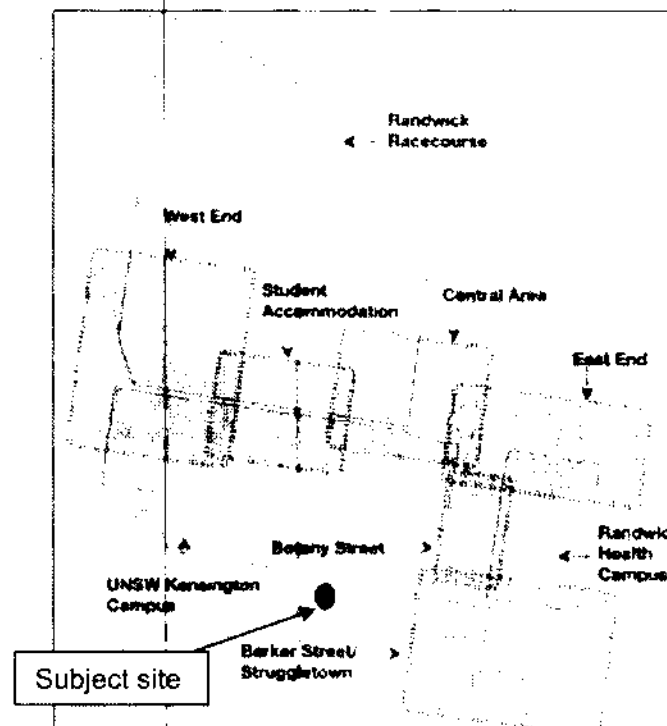
Department of Planning	Criteria	Statement of Consistency
Will the LEP be compatible / complementary with surrounding land uses?		Yes. The proposal is compatible with the surrounding residential and educational land uses. The proposed high density residential zoning will complement existing residential development in the area. The site's location in the Specialised Centre means that the proposed high density residential zoning can complement the Precincts objectives to provide residential opportunities for key workers in the area. The concept masterplan has been prepared having full regard to potential impacts on the privacy and amenity of surrounding land uses: • The proposed building form and design respects adjoining development and will result in minimal amenity impacts on adjoining properties; • The proposed building setbacks will maintain the integrity of neighbouring sites; • The proposal will address the parking needs generated by the development to minimise additional demand for on street parking.
Is the LEP likely to create a precedent; or create or change the expectations for the landowner or other landholders?		No. It is recommended that the subject site and surrounding properties all be considered R3 Residential zoning as part of the comprehensive LEP, therefore not creating a precedent. The sites location coupled with being situated within a strategic specialised centre of Health and Education at Randwick makes development of the site unique.
Will the LEP deal with a deferred matter in an existing LEP?		No.

Department of Planning Criteria	Statement of Consistency
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes, cumulative effects have been considered. Council have supported a similar rezoning proposal at 80-90 Barker Street which was based upon similar sound planning justification. Such rezoning is forming part of the comprehensive LEP review. Another spot rezoning that is being considered at present is Newmarket Stables at Randwick, which involves a larger area. It has been proposed to amend the principle Randwick LEP 1998 to allow for residential and neighbourhood scale commercial and retail mixed uses on the site. It is considered that the cumulative effect of both the above proposals are minimal when considered together with the current proposal. Both proposals provide for greater housing diversity in Randwick LGA. As the two planning proposals are the subject of separate extensive strategic and environmental impact assessment, they are not thought to result in any adverse cumulative impact.

6.6.1 Randwick Education and Health Specialised Centre Discussion Paper

The Randwick Education and Health Specialised Centre Discussion Paper is one of six papers being prepared to inform Randwick City Council's preparation of a Comprehensive LEP and DCP. The paper investigates and provides strategies to accommodate and direct growth in ways that enhance the Centre and surrounds. It also suggests planning and design controls for the Comprehensive LEP and DCP.

The subject site is located between the two investigation areas of UNSW Kensington Campus to the west and Barker Street/ Struggletown to the east. Both of these investigation areas suggest a building height of 24 meters on Barker Street, which equates to 7 - 8 residential storeys.



Investigation areas identified in the Randwick Education and Health Specialised Centre Discussion Paper

6.7 Randwick Development Control Plan (DCP) – Multi Unit Housing

The aims of the Multi Unit Housing DCP are:

1. Achieve Residential Diversity

- Encourage the provision of a varied residential environment which responds to the increasing diversity of household sizes and types;
- Ensure multi-unit housing is sensitive to the local environment and makes better use of existing infrastructure and is capable of adapting to meet the needs of people with disability;
- Encourage the provision of housing that is accessible and adaptable to meet the existing and future needs of all households, including people with disabilities.

2. Encourage Urban Design Excellence

- *encourage environmental and architectural design excellence to produce an urban environment which inspire the community;*
- *promote environmental design standards which respect and enhance the desired character of existing neighbourhoods;*

3. Ensure Neighbourhood Amenity

- *enhance the quality and safety of the physical environment of Randwick;*
- *minimise adverse impacts of development on surrounding land, including the loss of amenity;*

4. Implement Ecological Sustainability

- *implement the principles of ecologically sustainable development;*
- *encourage the use of energy efficient design techniques;*

5. Provide Clear and Consistent Controls

- *provide clear and concise design guidelines and development standards.*

Site Planning

The objectives of the DCP in relation to site planning are:

- *Ensure that local site conditions, positive attributes of the site, constraints and opportunities are taken into account in the design of development.*
- *Ensure that new development responds to the topography of the site and its surrounds.*
- *Ensure that the relationship of new development to adjoining development is considered in the design process and negative impacts are minimised.*
- *Ensure that the design of new development meets the lifetime needs of the community, including families, the elderly and people with a disability.*

The rezoning proposal can achieve these aims and objectives by providing a residential development that contains a mix of 1, 2 and 3 bedroom units, some of which could be utilized for affordable housing. The size of the combined sites is capable of providing medium-high density housing forms 3-storeys in height with allowance for appropriate setbacks, landscaping and parking. The combination of these factors can achieve designs which will have minimal adverse impacts on surrounding land, including retention of privacy, a green buffer, retention of solar access and preservation of views where reasonable. The proposal makes better use of the site and existing infrastructure in the area including the university, hospitals, schools, shops and public transport.

6.8 Randwick City Plan

Council has prepared a long term strategic plan for Randwick City, which identifies key issues and sets a series of actions and outcomes to be achieved by 2025. Randwick City Council's vision set out in the City Plan is to build a sense of community.

The Plan identifies the University of New South Wales and the Randwick Hospitals Complex as an important precinct within the City and seeks to support its growth and service role for the community. In addition, it seeks to identify associated housing opportunities in the vicinity of the precinct.

The Plan highlights the town centres along Anzac Parade, Kensington and Kingsford as being appropriate to provide for mixed use development and notes that infill development is expected to continue in these areas. It acknowledges that while housing west of Anzac Parade is mainly low density, there are opportunities for increased densities east of Anzac Parade in and around the University and Hospital precinct. The Plan identifies that this area has high numbers of young people, including many students. Council seeks to develop the long terms vision for Anzac Parade as a grand boulevard over the course of the plan.

The proposal presents a key opportunity to provide infill development in a manner that accords with the Randwick City Plan. The site is located to the east of Anzac Parade and the Specialised Health and Education Centre and has the capacity to accommodate increased residential densities based on its size, location and ready accessibility to public transport.

Key Issues

Key issues affecting the built environment in Randwick LGA and the manner in which the proposal can help to address them are outlined below:

- *Development opportunities and challenges: Managing the demands of development and infrastructure as a result of existing and future population growth and growth in visitor numbers.*

Council seeks to retain a diversity of building types within the City and encourages higher densities and renewal opportunities to be focused along key public transport routes, in and around town centres, and around key areas of activity and employment.

The University of New South Wales and Randwick Hospitals precinct is highlighted as being of importance in this regard. The Plan suggests that it will be critical to encourage a mix of service uses as well as residential development around this precinct to support the ongoing operation of these key organisations within Randwick City. The proposal will provide for high density residential development, ie: residential units, which will support the ongoing operation of key organisations within the University of New South Wales and Randwick Hospital precinct.

- *Diverse, adaptable and affordable housing: Ensuring there is a diverse and affordable range of housing to meet our housing needs*

Council seeks to maintain a diversity of housing types and to promote affordable and varied housing for all income groups and lifestyles.

The proposal seeks to address this issue and introduces higher density housing to the site that provides for a range of 1, 2 and 3 bedroom apartments that meet varying lifestyle and housing needs. In addition, the proposal will provide for a range of housing types including ground level accessibility units for the disabled and elderly and in this manner will facilitate 'aging in place'

6.9 Randwick City Council Affordable Housing Strategy

The Affordable Housing Strategy and Action Plan provides Council with an implementation framework to help realise the City Plan's vision for a 'livable city'. Implicit in this vision is the recognition that access to affordable housing plays an influential role in a persons general well-being, including their ties to family, community and their workplace. The strategy states that being able to ensure local households on different incomes can continue to live in their preferred locality encourages local economic stability.

The rezoning may encourage the provision of affordable housing developments either in the form of infill housing or as boarding house development. This would thereby assist with the continued provision of affordable housing which is appropriate given the proximity of the sites to the UNSW and Prince of Wales Hospital.

6.10 Randwick City Council Contaminated Land Policy 1999

The local planning policy sets out the provisions of the SEPP 55 requires Council to consider contaminated issues in rezoning proposals. As outlined in SEPP 55 Council will not include land in a zone that would permit a change of use of the land from the existing use unless:

7. CURRENT ZONING

As outlined in Section 6.3, the existing zoning for the subject sites are Residential 2a under Randwick LEP 1998. In terms of redevelopment potential, the site is generally restricted to dwelling houses or dual occupancies.

The analysis in this Report has identified that the site is located in a prime location. The site is strategically positioned in the Randwick Education and Health Specialised Centre and located close to the Kingsford Town Centre. It is accessible to a range of services and facilities and close to excellent public transportation routes and nodal points.

The existing zoning is considered to be an inefficient planning restriction. Re-zoning the site to accommodate residential development of a higher density is suitable as it would be consistent with the surrounding area and State and local planning strategies.

From a strategic planning view point, the low density residential zoning of the site is considered inappropriate for the following reasons:

7.1 Inappropriateness of the Current Zoning

a. Public Interest

The current low density residential zoning is an underutilization of the site and surrounding area owing to its excellent location in terms of transportation nodes, services, employment and education.

a. Sustainability

The low density residential zoning is an inefficient use of the site for the medium and long term. Given that the site is located in the Randwick Educational & Health Specialised Centre and is in close proximity to the Kingsford Town Centre, Anzac Parade, transportation nodes and various infrastructure including the University of New South Wales, schools and hospitals, it is considered that the site is well positioned to cater for additional residences and to take advantage of focusing development into local areas.

a. Compatibility with Surrounding and Uses

As already indicated in the site analysis, the subject site is surrounded by a number of residential flat developments and infrastructure including the University of New South Wales, schools and hospitals. Land to the south and west of the site is currently zoned for high density residential development. It is also noted that the sites to the north have also been mooted to be rezoned with increased FSR and height due to their appropriate location and context amongst higher density forms. The incorporation of suitable setbacks and compliance with SEPP 65 can protect the amenity of surrounding properties.

7.2 Implications of Proceeding with a Low Scale Residential Zoning

For the reasons stated above, it is considered that the current low scale residential zoning of the proposed development site is inappropriate.

As the site is a relatively large parcel and is strategically located in the Randwick Education and Health Specialised Centre and in close proximity to the Kingsford Town Centre, it is considered that in the longer term, the low scale residential zoning of the site and surrounding area maybe impede the proper and suitable development of the area. This is an ideal opportunity to redevelop larger amalgamated sites to cater for additional residences that can enjoy the surrounding services and facilities.

The application provides Council with the opportunity to rezone this site to better reflect its context today and into the future.

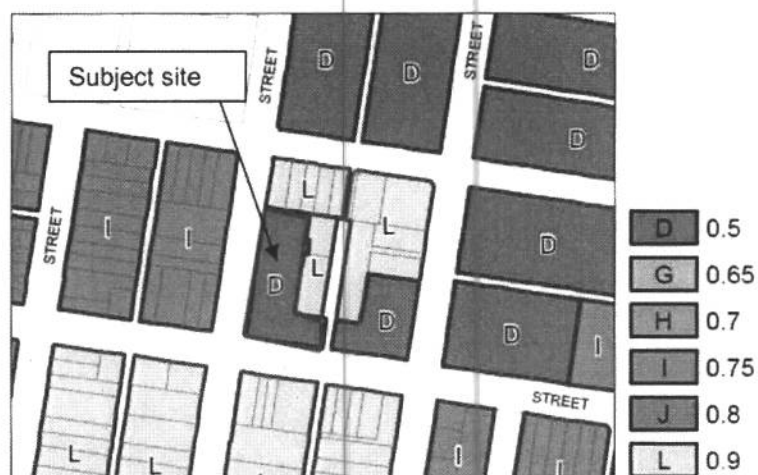
8. DRAFT RANDWICK LEP 2012

8.1 Zoning

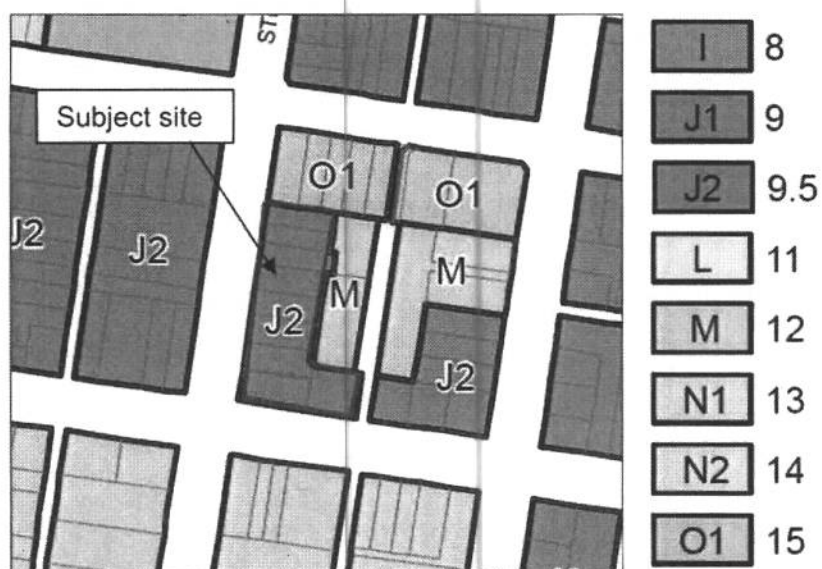


- R2** Low Density Residential
- R3** Medium Density Residential

8.2 FSR



8.3 Height



9. FUTURE ZONING ANALYSIS

Given that Randwick Council is in the process of developing its new comprehensive local environmental plan (LEP) a, the future zoning of the site should reflect a zoning which is relevant to the new LEP template.

This section of the report will assess the suitability of each zoning of the Standard Instrument - Principle LEP in terms of the subject development site.

9.1 Rural Zones

The existing site and surrounding area has been developed for residential uses and would be inappropriate to be zoned rural.

9.2 Residential Zones

The subject site is currently zoned for low density residential development. For reasons already stated in this report, it is considered that the use is inappropriate for the site and greatly limits and reduces the potential of the site.

A low residential zoning is considered an underutilisation of the site owing to its excellent location in terms of transportation nodes, services, employment and education.

Due to the surrounding residential flat development and the excellent location of the site in terms of employment, education, recreation, entertainment and transportation nodes a medium density residential zoning, such as R3 Medium Density Residential, for the site and surrounding area is considered appropriate.

9.3 Business Zones

The site is located within close proximity to a wide range of business opportunities. An extensive business zone already exists west and southwest along Anzac Parade towards Kingsford Town Centre. Furthermore, the immediate surrounding area is generally residential. A business zoning would therefore be considered inappropriate.

9.4 Industrial Zones

Given that there are no nearby industrial uses, an industrial zoning would be considered inappropriate. An industrial zoning would also be unacceptable for pollution, traffic, noise and amenity impacts in the area and to surrounding neighbours.

9.5 Special Purpose Zones

Uses typically associate with this zoning are not considered appropriate for privately owned land. Institution type uses as schools and hospitals may also produce unacceptable traffic, noise and amenity impacts in the area and are therefore not considered appropriate.

9.6 Recreation Zones

The site is located within close proximity to a variety of open space areas. Paine Reserve is located within 500m southeast of the site and another open space areas, located at 83-85 Middle Street, is 20m south of the site. The subject site is currently developed for residential uses. Residential development is consistent with State and local development strategies for the area. A recreation zoning would therefore be considered inappropriate.

9.7 Environment Protection Zones

The existing site and surrounding area have been developed and are not considered to be of environmental significance. An environmental protection zoning would therefore be considered inappropriate.

9.8 Waterway Zones

The existing site and surrounding area does not consist of any waterways. A water way zoning would therefore be considered inappropriate

10. CONCLUSION

This report demonstrates that the existing Residential 2a zoning creates an underutilisation of the site given the site's strategic location in an established urban area that is well serviced by public transport and in close proximity to major institutions such as the Prince of Wales Hospital University of New South Wales and to primary and secondary education facilities, shops, restaurants, libraries, parks and other community services.

Furthermore, the site is located in the 'East Subregion' area of the Sydney Metropolitan Strategy and is located within the Randwick Education and Health Specialised Centre in the Draft East Subregional Strategy.

The report therefore recommends that Council rezone the sites at Nos.33-45 Willis Street and 40 Middle Street Kingsford from Residential 2a to R3 medium density as part of the Comprehensive Draft LEP. It is also recommended that an FSR of 0.9:1 and height of 10.5m should apply to these sites.

The proposed rezoning of the site and surrounding area will be a catalyst for strengthening the attractiveness of the Education and Health Specialised Centre by providing opportunities to complement and provide for additional quality housing with the Precinct. The site has the potential to provide a diversity of units, which would help to deliver accommodation that meets the varying income levels of workers and users within the Precinct.

The proposed zoning change is considered to be consistent with State and Local Planning Directions by providing additional housing in an appropriate location in a suitable manner. The site's location in the Randwick Educational and Health Specialised Centre and proximity to the Kingsford and Kensington Town Centres justifies the additional housing density.

The combined site areas would allow for development in accordance with the rezoning that can be carried out in a manner which preserves privacy, views and sun access to its northern and eastern neighbours noting that Willis Street lies to the west and Middle Street lies to the south.

The bulk and scale of development associated with the recommended increased height and FSR would sit comfortably along the Willis and Middle Street frontages while the design and siting of the built forms maintains the amenity of surrounding neighbours.

Overall, the use of the site for a range of residential units will make much more effective use of this unique and strategically located site and will contribute to the dwelling targets set by Government for the East Sub Region.

If you require any additional information or clarification of any matters raised in this report, please contact the undersigned on 9386 9002, 0412 622 643 or email on anthony@abcplan.com.au

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