

Precinct resolution

PRECINCT: Kensington West Kingsford Precinct **EMAIL:** kwkprecinct@gmail.com

MEETING DATE: 03 February 2025 **FILE:** F2004/08211

ACTIONED TO: Tony Lehmann, Manager Integrated Transport

RESOLUTION NUMBER: Resolution 03022025(1)

Resolution

Resolution 03022025(1): The Precinct table the petition to council to install a zebra crossing at Houston Rd and Strachan Sts and request the Council to action the petition.

[Petition file reference: D05612082]

Council Response

Thank you for the Precinct's input to this matter. As known to the Precinct, new pedestrian facilities are proposed as integral components of Stage 3 of the Kingsford to Centennial Park Walking and Cycling Improvements project. In addition to the recently installed raised pedestrian crossing across Houston Road, at Barker Street, this project proposes raised pedestrian crossings across Houston Road at both Strachan Street and at Borrodale Avenue.

The view of the Precinct that the Strachan Street crossing be positioned on the southern side of the intersection is noted. The Precinct's view will certainly be considered when detailed design of Stage 3 is undertaken.

Council contact

Tony Lehmann - Manager Integrated Transport
19 February 2025

Precinct resolution

PRECINCT: Kensington West Kingsford Precinct **EMAIL:** kwkprecinct@gmail.com

MEETING DATE: 03 February 2025 **FILE:** F2004/08211

ACTIONED TO: Stella Agagiotis, Manager Strategic Planning

RESOLUTION NUMBER: **Resolution 03022025(2)**

Resolution

Resolution 03022025(2): That the Council respond to the following questions regarding Kingsford Town Centre Development relating to the following:

- Developments approved in the K2K corridor
- Transport matters in the K2K corridor
- Development contributions expenditure
- Rainbow Street site update

Council response

In response to the resolution of the Kensington West Kingsford Precinct (KWK) meeting (03 February 2025), the following has been prepared by Council's Strategic Planning Team.

Kensington and Kingsford Town Centres

Proposed and approved development in the Kensington and Kingsford Town Centres (K2K) have generally comprised a mix of land uses including boarding houses, co-living housing, residential and mixed use/shop top housing. The predominant development within the K2K corridor has been approved for the purposes of boarding houses and co-living development which typically comprise single bedroom dwellings catered towards students attending nearby tertiary institutions. Residential development approvals often comprise a mix of one, two and three bedroom dwellings catering to a range demographics and household types.

In K2K, five separate large developments have been approved for residential uses (not including boarding/co-living housing). In total these approvals will deliver 455 dwellings ranging from 1-3 bedrooms. Currently, the overall number of bedrooms for approved and completed dwellings within the LGA are tracked through Australian Bureau of Statistics (ABS) Census Data which provides a comprehensive overview of the number of bedrooms per dwelling within the LGA.

Further, data identifying the suburb location and dwelling type based on bedroom numbers can be found on the following link:

<https://profile.id.com.au/randwick/bedrooms>

Traffic and transport modelling was undertaken during the preparation of the K2K Planning Strategy and Planning Proposal and the Housing Investigation Areas. The future capacity of the road and public

transport network was a key consideration during the early planning stages of these projects, especially the SE Sydney Light Rail servicing the Anzac Pde corridor. Transport for NSW has advised Council that demand management strategies for the area are utilised to supplement and support light rail services including express and all-stops buses providing cross regional routes. It is understood that Transport for NSW uses travel data to anticipate network improvements. Whilst improvements, upgrades and servicing of public transport is a matter for Transport for NSW (TfNSW), Council is committed to improving active transport connections to key destinations such as the light rail termini and to the extensive bicycle networks to our north. The Randwick Bicycle Plan details the series of cycleways that, over time, will create a network throughout our City.

Active transport options including new cycleways that link town centres with surrounding suburbs ease pressure off road and transport infrastructure. Two cycleway projects currently underway include the Kingsford to Centennial Park cycleway and the South Coogee to Kingsford cycleway. Other active transport options including through site links and cycleways within K2K are to be completed as part of works from development contributions which will likely assist in easing pressure on public transport. Council's Integrated Transport Strategy contains actions and targets for increasing active transport mode share to 35% from a baseline of 26%.

The Strategy can be found here: [Integrated-Transport-Strategy.pdf](#)

Development Contributions in K2K

In line with the K2K Development Contributions Plan and Community Infrastructure Contributions Plan, all contributions accumulated from new developments within the K2K town centre boundary, are allocated to the K2K Town Centre and immediately surrounding area to support planned growth. As part of the K2K legislated planning controls a higher s7.12 development contributions levy (2.5% of development cost) and community infrastructure contribution was approved by the NSW Government and now applies to development within the two town centres. Together with improvements to streetscapes and the public domain that are delivered from new development, the development contributions received by Council will provide improved amenity and revitalisation of the existing town centres. The identified schedules of works endorsed under the s7.12 Plan and CIC plan are currently being utilised to plan for new infrastructure and public domain works including community and recreational facilities, footpath upgrades, cycleways, local road improvements and public art.

A copy of the relevant plans can be found within the link below:

K2K CIC Plan: https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0009/295173/Kensington-and-Kingsford-Town-Centres-Community-Infrastructure-Plan.pdf

K2K s7.12 Plan: https://www.randwick.nsw.gov.au/__data/assets/pdf_file/0010/295174/Kensington-and-Kingsford-Town-centres-s7.12-Plan.pdf

Some of the works to be undertaken within the K2K corridor have been negotiated under various Voluntary Planning Agreements as Works in Kind (WIK) in lieu of monetary contributions. The timing of these works vary but generally must be delivered prior to the Occupation Certificate stage of new developments.

Rainbow Street Site

In relation to an update to the Rainbow Street Site, Council Officers are in the process of preparing a brief for a feasibility and options study for potential future uses on the site. The study will outline potential strategies to inform decision making for potential future uses at the site including residential/affordable housing components, community centres and Council offices. Options will be reported to Council once investigations are completed which is expected to be mid-2025.

Council contact

Stella Agagiotis

Manager, Strategic Planning

21 March 2025

Precinct resolution

PRECINCT: Kensington West Kingsford Precinct **EMAIL:** kwkprecinct@gmail.com

MEETING DATE: 03 February 2025 **FILE:** F2004/08211

ACTIONED TO: Stella Agagiotis, Manager Strategic Planning

RESOLUTION NUMBER: Resolution 03022025(3)

Resolution

Resolution 03022025(3): In relation to the Anzac Parade/ Strachan St development site can the Council inform the KWK Precinct:

1. What were the reasons for the complete demolition of the “contributory” building?

We confirm that the site at 281-291 Anzac Parade Kingsford was identified as having contributory items within the Kingsford Town Centre under Part E: Kensington and Kingsford, Section 9.1 of the Randwick Development Control Plan (DCP) 2013. DA/477/2022 relates to construction of a new 18 storey student accommodation development at the subject site behind the existing contributory items’ façades.

City Plan Heritage (CPH) was engaged by Richard Crookes Constructions on behalf of Iglu Pty Ltd to provide built heritage consultancy services to address DA/477/2022 consent conditions. CPH developed a Schedule of Conservation Works (SCW) based on retaining the contributory facades as approved by the Sydney Eastern City Planning Panel in September 2023. Subsequent investigations into the structural stability of these facades revealed significant issues. Mahaffey Associates’ brick testing indicated that the mortar was below standard strength, and found that the brick ties were corroded, rendering a standard facade retention design unsuitable. In response, EA & Associates (engineering team) developed a modified retention design involving approximately 300 steel fixings with epoxy, angles, and cleats to recreate non-compressive brick ties, along with the need to drill threaded rods into both bricks and mortar. A review of the existing footings suggested that underpinning might be necessary, adding further complexity and potential structural risks.

Given the risks—ranging from possible further damage to the brickwork, additional framing after window removal, weatherproofing challenges, and even catastrophic failure impacting Anzac Parade—a peer review was conducted. Structural engineers TTW, after assessing masonry investigations and geotechnical advice, recommended demolition and reconstruction of the two-storey masonry facade. They argued that, due to the poor condition and low heritage significance of the existing facade, removal and rebuilding (potentially using salvaged bricks and new deeper footings) offered a safer, more robust solution. Revised facade drawings by Bates Smart have been prepared, with the dismantling and reconstruction to be overseen by the appointed built heritage specialist throughout the project.

CPH review of the proposal argued:

while it is not an ideal outcome, given consideration to the findings and advice of three engineering consultants, Mahaffey Associates, Enstruct Structural and TTW as well as the Geotech investigations by JK Geotechnics, CPH is convinced that the existing façade would not be able to

stand with only repairs and repointing or minimum level of structural stabilisation. Therefore, CPH support the careful dismantling and reconstruction of the existing façade by salvaged bricks as detailed in the [below] recommended methodology matching the existing façade and specifications of the Schedule of Conservation Works by CPH under the instructions of the undersigned [Kerime Danis CPH]. It is noted that a full scan and measured drawings of the façade will be undertaken prior to the dismantling of the façade to ensure the dimensions and sizes of the façade elements and fenestration can be reconstructed accordingly.

Recommended methodology:

- 1. Establish scaffold around the perimeter of the wall*
- 2. Set up exclusion zone for mechanical demolition, all demolition to the existing contributory façade is to be completed by hand to minimise chance of damaging bricks*
- 3. Carefully remove of roof sheets, detach roof framing and cladding by hand*
- 4. Remove the bricks to first floor walls by hand for salvage. Salvaged and cleaned bricks are to be stored on timber pallets, and carefully removed from site for a safe storage (to be agreed by the built heritage specialist) until they are to be reused for the reconstruction of the facades*
- 5. Remove timber flooring by hand*
- 6. Remove the bricks to ground floor walls. Then store the salvaged bricks on timber pallets and carefully relocate from site to the safe storage space, the same as the salvaged bricks from Level 1.*
- 7. Label all salvaged bricks and pallets as "Salvaged Heritage Bricks - Do not remove or relocate without the instructions of the Site Manager NAME & CONTACT #"*

2. What was the process to make the determination including the decision process and authority?

Pre-lodgement consultation was undertaken with the proponent (Iglu) and Council staff regarding the assessment pathway and key considerations to address structural safety concerns and the reconstruction of the façade via the abovementioned Schedule of Conservation works / Material salvage plan. The application was accepted by Council as a Section 4.55(1A) noting that the proposal would amend the approved development to demolish and reinstate the existing historic shop front wall façade on Strachan Street and Anzac Parade with improved structural integrity to protect the public during all phases of the redevelopment.

The modification proposal DA/477/2022/B was processed by Council's Coordinator under delegated authority, as the Randwick Local Planning Panel (RLPP) delegation only relates to the 'demolition of a heritage item' listed under the Randwick Local Environmental Plan (LEP) 2012. The contributory façade is identified under Part E: Kensington and Kingsford, Section 9.1 of the Randwick Development Control Plan (DCP) 2013 and is not listed as a 'heritage item' under the Randwick LEP 2012. The intention to re-integrate the materials and overall form the historic shopfronts will continue to facilitate the requirements and objectives of the Development Control Plan, given that the modification will enable the façade to be adaptively reused as a part of the new 18 storey student accommodation development. The structural integrity and overall condition of the façade had not been reviewed in detail at the time of the original approval and the proponent (Iglu) has undertaken further analysis as a part of actioning their onsite works and construction certificate, which has informed the determination by Council's Planning and Heritage Staff.

3. Having set a precedent at this site, what guarantee will the Council provide the other "contributory" buildings will not face the same outcome?

As explained above this is a site-specific decision made based on the extensive investigations and consultation with engineering and heritage experts. The issues raised in relation to conservation of contributory façades at 281-291 Anzac Parade are site specific and are not necessarily applicable to other

sites. Applications will always be considered by Council on a contextual basis and only having regard to expert advice and the individual circumstances of the site.

If you have any further questions please do not hesitate to contact me.

Council contact

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Heritage Planner

24 February 2025