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# Kensington and Kingsford Draft Planning Strategy Fact Sheet

Randwick City Council has prepared a draft planning strategy to guide the future of Anzac Parade in Kensington and Kingsford. The strategy proposes new building heights and extensive public improvements. Extensive consultation with the community is required in early 2017 before any decisions can be made.



*Artist impression: corner Anzac Parade and Meeks Street, Kingsford*

## What developers propose

In the past two years, Randwick City Council and the Joint Regional Planning Panel have received five significant planning proposals from developers for tower buildings up to 25 storeys (85m high) along Anzac Parade. Council has refused them all on the basis they are too tall, with no public benefits and not in the public interest. Council is aware of other developers also interested in building to similar heights along Anzac Parade.



## Council taking control

Throughout 2016 Council has been developing a draft planning strategy for the area to provide a vision for the town centres of Kingsford and Kensington, control development and maximise public benefits.

Because Council has started this process, we have successfully been able to defend the community against inappropriate development like the 25 storey tower buildings from being built.

## What if Council does nothing?

Without a planning strategy in place, it is likely that more planning proposals will be lodged. The developers of the refused planning proposals would likely re-lodge their proposals. Other developers are waiting to see what Council does and may also submit proposals. In the absence of a strategy, the State Government may be forced to approve one of the 25-storey proposals which once approved is likely to set a precedent for more height.



Artist impression of what Kensington could become if Council does not put in place appropriate planning controls.



## What are the benefits of a planning strategy?

With a planning strategy in place, Council can control how tall buildings are and how dense they 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.

## Timeline

- 6 Dec 2016:**  
Council Planning Committee
- Jan 2017:**  
State Government approval to publicly exhibition proposal
- Feb-March 2017:**  
Community consultation
- Mid 2017:**  
Council meeting to consider community feedback on the Planning Strategy and make any changes



## Public benefits

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

### 8 New Plazas



Proposed: 9,685m<sup>2</sup>

Existing: 2,060m<sup>2</sup>

### New shared laneways



Proposed: 2.6km

Existing: 1.37km

### New public spaces



Proposed: 50,077m<sup>2</sup>

Existing: 22,918m<sup>2</sup>

### 15 new pedestrian mid-block links



200 new affordable homes dedicated to Council



Wider footpaths



Minimum 5-Star Green rating for new significant buildings



\$3M for an innovation centre to encourage start-up businesses



Funds to build new car parks and extend existing ones



Underground power lines



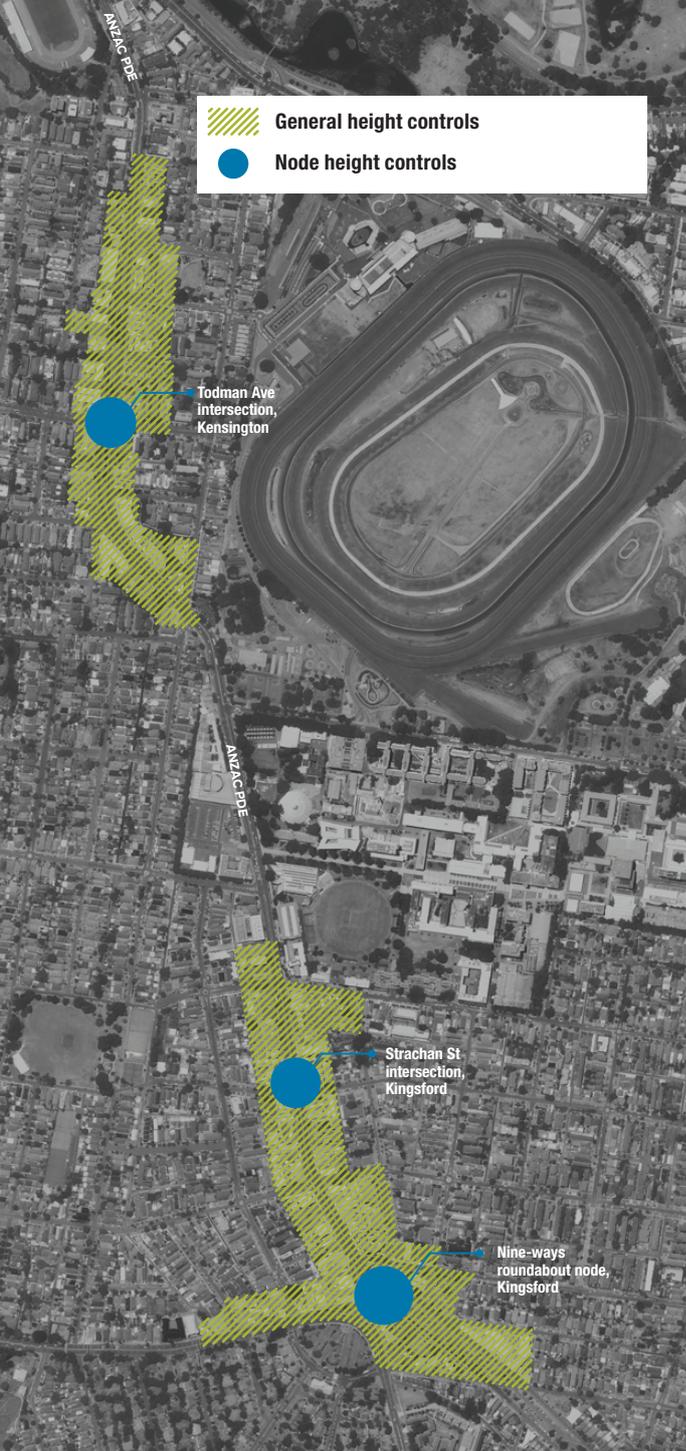
A new multipurpose community centre and exhibition space



Separated cycleways and a bicycle hire scheme



Automated waste collection for new properties



The Kensington and Kingsford town centres

### More information

Extensive community consultation will be conducted to ensure all residents and ratepayers can comment on the proposal. Full details will be released in 2017 and available on [www.yoursayrandwick.com.au](http://www.yoursayrandwick.com.au)

### Randwick City Council

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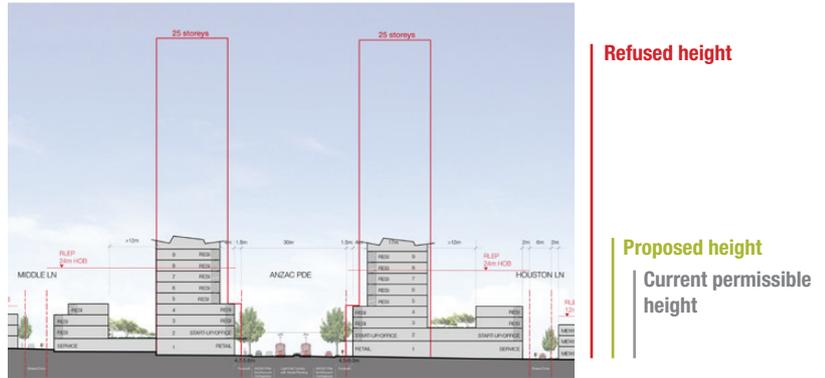


## Key changes

The Kensington and Kingsford Draft Planning Strategy 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.

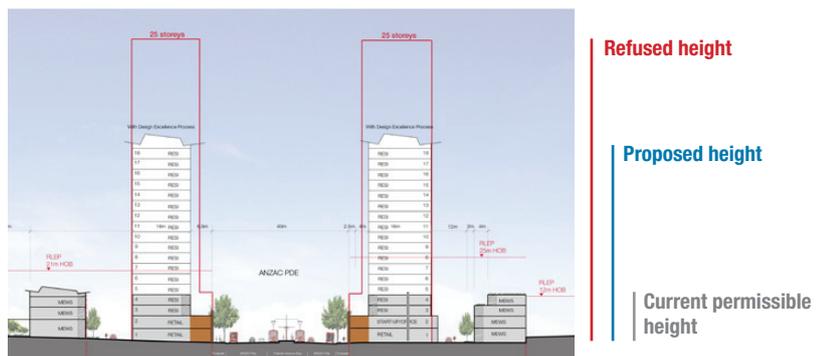
### General height controls:

	Current permissible height	Proposed maximum height
<b>Kingsford</b>	7 storey (24m)	9 storey (31m)
<b>Kensington</b>	6-7 storey (25m)*	9 storey (31m)



### Node height controls:

	Proposed maximum height
<b>Todman Ave intersection, Kensington</b>	18 storey (60m)
<b>Strachan St intersection, Kingsford</b>	18 storey (60m)
<b>Nine-ways roundabout node, Kingsford</b>	17 storey (57m)



3D model of proposed maximum heights



\* The number of storeys in Kensington is currently restricted to 7 (due to envelope controls) despite the slightly higher permissible height compared to Kingsford.