

Prince Henry site | Little Bay

Community facilities information sheet

The site

The former Prince Henry Hospital site is listed on the State Heritage Register, covers 85 hectares including the golf course and beach, and has 35 ha of developable area. The site is being redeveloped for residential purposes, with a community centre, parks, an upgrade to Little Bay Beach and a small shopping centre. Heritage buildings, structures and natural bushland areas are being conserved and re-used.

Planning for the community facilities

Across NSW, development contributions are levied by councils to address the anticipated demands of the incoming population on community/public facilities and services. These contributions generally provide for new or upgraded parks, community buildings and roads. They are calculated based on the anticipated needs and impacts of the new population, not any existing demands of the surrounding community.

Development contributions can be required as:

- standard monetary payment
 - dedication of land
 - carrying out of works-in-kind such as a building
 - providing a public benefit such as operating a community bus
- OR
- a combination of any of the above.

The NSW legislation also sets out procedures for legally binding Agreements to be made where alternatives to a standard monetary payment are proposed.

For the Prince Henry site, the Council negotiated with Landcom for a combination of dedication of land and works-in-kind, as set out in a Deed of Agreement endorsed by both parties in 2005, and as summarised below.

Community facilities:

- Prince Henry Centre – a multi-purpose community centre with a focus on cultural activities and events such as theatre, music and dance performances, covering 1,500 sq metres of floor space, with public parking for both the centre and the beach
- Three public parks (covering 2.68 ha) – including children’s play equipment and sculptures/site interpretation
- Stormwater infrastructure across the site and irrigation systems for the parks
- Little Bay Beach and foreshore
- Public toilet, shower and stairs at Little Bay Beach
- Public roads and footpaths, including street trees and street lighting
- Eight affordable housing units (two have been dedicated to Council and six are still in design/construction; these are providing affordable rental housing for key/essential workers in Randwick City).



Planning for the site

Development must address the controls in the Council's Local Environmental Plan (LEP) and guidelines in its Prince Henry site Development Control Plan (DCP), which are based on a masterplan prepared by the site owner Landcom and approved by the Council. The planning provides for about 800-850 dwellings and over 2000 new residents. To read more about the Council's plans, visit www.randwick.nsw.gov.au

Importantly, the Deed is based on the development scenarios set out in Council's plans (LEP/DCP). Should any specific development proposal exceed these scenarios (measured through the "built form numerical controls", such as height and floor space but not dwelling numbers), the Deed entitles the Council to charge for additional development contributions. These would be charged according to our city wide S94A Contributions Plan (as a percentage levy of the cost of development).

Background – how development contributions operate

The Council has received several queries over the years about how the development contributions operate for the site and whether the resulting community/public facilities exceed or are reduced from what should have been received, given that they differ from the proposed facilities in the original masterplan prepared by Landcom in 2001.

In subsequent masterplan amendments, Landcom put forward more specific parameters for the proposed community facilities, which were approved by the Council as suitable to its identified community needs. These facilities and parameters were specified in the 2005 Deed. For example, the Council identified the need for a multi-purpose community centre with a focus on cultural activities (rather than recreational activities such as a gym and tennis courts as proposed in the masterplan). Nevertheless, the new community centre also provides for low key indoor recreational uses such as yoga classes. The community centre is actively managed with bookings to optimise a variety of users, and does not have a drop-in function (as suggested in early Landcom community consultations on the masterplan) given that our nearby libraries provide this function.

The Council successfully negotiated the resulting facilities for the benefit of the new residents and our broader community. Estimates in 2005 were that the Deed provided for facilities worth approximately \$51.7 million. Alternatively, under our Contributions Plan, the Council would have received a maximum of approximately \$3.2 million.

Beyond the Deed arrangements and the facilities dedicated to the Council, Landcom has also separately provided facilities enabling the existing community groups to remain on the site, including the coast centre for seniors, a nurse's chapel and museum, and surf life saving offices.

Any questions?

If you would like any further planning information, please contact Council's Strategic Planning team on 9399 0992 or visit Council's website at www.randwick.nsw.gov.au. Council staff at the Prince Henry Centre can provide further information about the Centre on 8020 0758.