

Randwick Local Environmental Plan 1998 (Draft Amendment No 27)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act, 1979 (S02/00458/S69)

ANDREW REFSHAUGE MP
Minister for Planning

Sydney, 2002.

Randwick Local Environmental Plan 1998 (Amendment No 27)

1. Name of the plan

This plan is called *Randwick Local Environmental Plan 1998 (Amendment No 27)*.

2. Aims of the plan

This plan aims to do the following:

- (a) to introduce new planning and design provisions for Kensington Town Centre to promote its urban renewal,
- (b) to promote vehicular access to the rear of the Kensington Town Centre where appropriate to facilitate redevelopment and ensure adequate off-street car parking within Kensington Town Centre,
- (c) to encourage high quality design in all new development and the public domain within Kensington Town Centre,
- (d) to encourage a mix of land uses and development on land zoned for residential purposes within Kensington Town Centre that compliment and support the commercial centre,
- (e) to identify and protect an item of heritage significance within Kensington Town Centre.

3. Land to which plan applies

This plan applies to land comprising the Kensington Town Centre, as shown edged heavy black edged on the map marked “Randwick Local Environmental Plan 1998 (Amendment No 27)” deposited in the office of Randwick City Council.

4. Amendment of Randwick Local Environment Plan 1998

The *Randwick Local Environmental Plan 1998* is amended as set out in Schedule 1.

Schedule 1 Amendments

(clause 4)

[1] Clause 42B

Insert after clause 42A:

42B Kensington Town Centre

- (1) This clause applies to the land comprising the Kensington Town Centre, as shown edged heavy black on the map marked “Randwick Local Environment Plan 1998 (Amendment No 27)” deposited in the office of Randwick City Council.
- (2) The Council must not grant consent to the carrying out of development on land within the Kensington Town Centre unless it is satisfied that the proposed development is consistent with the following objectives for the Kensington Town Centre:
 - (a) to achieve high quality design in all new development and improvements undertaken in the public domain,
 - (b) to encourage a vibrant and active town centre that provides a range of facilities and services that benefit the locality,
 - (c) to provide opportunities for residential development in the town centre that compliment the primary business function of the town centre,
 - (d) to encourage a variety of medium density housing forms that compliment the development within the town centre and that do not have an adverse impact on surrounding residential areas,
 - (e) to encourage the amalgamation of land to facilitate redevelopment within the town centre,
 - (f) to facilitate development within the town centre that supports the regional entertainment industry,
 - (g) to ensure that social and cultural needs are considered with any development proposals in the town centre,

- (h) to encourage and facilitate the provision of vehicular access and off-street parking to support the local businesses,
 - (i) to ensure that public transport and associated facility needs are considered and promoted with any development proposals and public domain improvements in the town centre,
 - (j) to ensure appropriate conservation of the environmental heritage and recognition of the characteristics of buildings with architectural merit,
 - (k) to require and encourage environmentally sustainable approaches to future land use and development,
 - (l) to improve the overall environmental quality of the Kensington Town Centre.
- (3) Clauses 31, 32, 33 and 35 do not apply to the land within the Kensington Town Centre.
- (4) The following requirements of the Kensington Town Centre Development Control Plan adopted by the Council on 26 November 2002 apply to the development of land within the Kensington Town Centre as if they were incorporated into this plan:
- (a) maximum number of storeys,
 - (b) maximum height of development,
 - (c) minimum frontage for development,
 - (d) minimum allotment size for development.
- (5) For the purpose of this subclause (4):
- (a) ground level is to be calculated as an average of levels across the allotment frontage, and
 - (b) height is to be calculated as the height measured vertically from ground level to the underside of the ceiling of the topmost floor

[2] Clause 49 Definitions

Insert at the end of the definition of *the map*:

Randwick Local Environmental Plan 1998 (Amendment No 27).

[3] Schedule 2 Development of the land for certain additional purposes

Insert at the end of the Schedule in Columns 1, 2 and 3, respectively:

Land shown on the map marked “Randwick Local Environmental Plan 1998 (Amendment No 27)” that is in Zone No 2C (Residential C Zone).	All development that is permissible within Zone No 3B (Local Business Zone).	Only if it is located at the ground floor, or the ground floor and first storey of motels, multi-unit housing and serviced apartments. Any proposed retail development must be subject to an economic assessment of its impact on existing retail development in the town centre. The development must be in accordance with the Kensington Town Centre Development Control Plan adopted by the Council on 26 November 2002.
Land shown on the map marked “Randwick Local Environmental Plan 1998 (Amendment No 27)” that is in Zone No 3B (Local Business Zone).	Serviced apartments.	The development must be in accordance with the Kensington Town Centre Development Control Plan adopted by the Council on 26 November 2002.

[4] Schedule 3 Heritage items

Insert in Schedule 3, in alphabetical order of street name, the following:

Cnr Anzac Parade and Doncaster Avenue, Kensington (Cor. Lot 102, DP 1005785	Doncaster Hotel	434
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