



IPC CONCLUDES KENSINGTON AND KINGSFORD GATEWAY DETERMINATION REVIEW

Monday 29 October 2018

A review by the state's Independent Planning Commission has backed Randwick City Council's right to levy developers to help fund local infrastructure as part of a major revitalisation of Kensington and Kingsford.

Council submitted a \$300 million proposal to transform the Anzac Parade corridor into vibrant communities by encouraging new residential and commercial development in Kensington and Kingsford to the Department of Planning and Environment for approval in February last year.

The *Kensington and Kingsford Planning Proposal (K2K)* sought to increase maximum building heights and density limits in both town centres and introduce higher levies on new development to fund much-needed community infrastructure.

That included the introduction of a Community Infrastructure Contribution (CIC) scheme for developers who take advantage of the new height and density limits.

The Department issued a Gateway determination last December recommending significant changes to the K2K, including the removal of the CIC, prior to it going on public exhibition.

The matter was referred to the Commission in August this year after Council asked the Department for the determination to be independently reviewed.

IPC Chair, Professor Mary O'Kane AC, appointed a two-member Panel, comprising Mr John Hann (Chair) and Mr Stephen O'Connor, to conduct the review and provide advice to the Greater Sydney Commission.

The Panel met with representatives of Council and the Department on several occasions and inspected several key sites in the Kensington and Kingsford areas.

Having considered all the material before it, the Commission has today (Monday 29 October) handed down the findings of its Review.

It's found the proposed CIC is not dissimilar to schemes already operating in other Local Government Areas, including at Green Square in the City of Sydney LGA and Burwood Town Centre in the Burwood LGA.

The Commission said it's satisfied the CIC scheme outlined in K2K is "a valid mechanism to attain contributions towards community infrastructure" in the Kensington and Kingsford town centres", subject to revisions.

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It's recommended to the Greater Sydney Commission that Council be required to adopt a revised CIC clause which "clearly addresses both height and FSR (floor space ratio) and more clearly defines community infrastructure" as recreation areas, recreation facilities (indoor and outdoor), public roads, drainage and community facilities.

The revised clause will ensure developers who take advantage of increased maximum building height and FSR in Kensington and Kingsford by choosing to participate in the CIC scheme contribute fairly to appropriate community infrastructure.

The IPC's recommendations are not binding on the Greater Sydney Commission.

The Independent Planning Commission's full Gateway Determination Review Report is available here:
http://bit.ly/IPC_KensingtonKingsford

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