

Draft amendments to Randwick Local Environmental Plan 2012

XX Height of buildings and flood space ratio at Kensington and Kingsford town centres

- (1) *The objectives of this clause are as follows:*
 - (a) *to allow greater building heights and densities where Kensington and Kingsford town centres community infrastructure is also provided,*
 - (b) *to ensure that such greater heights and densities reflect the desired character of the localities in which they are allowed and minimise adverse impacts on the amenity of those localities,*
 - (c) *to provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure.*

- (2) *The consent authority may consent to development that results in additional building height and/or additional gross floor area in accordance with subclause (4) if the development includes Kensington and Kingsford town centres community infrastructure.*

- (3) *In deciding whether to grant development consent, the consent authority:*
 - (a) *must be satisfied that the development is consistent with the objectives of this clause, and*
 - (b) *must be satisfied that the Kensington and Kingsford town centres community infrastructure is reasonably necessary within the town centres, and*
 - (c) *must take into account the nature of the Kensington and Kingsford town centres community infrastructure and its value to the Kensington and Kingsford town centres community.*

- (4) *Under subclause (2), a building on land in an Area specified in paragraph (a), (b), (c), (d), or (e) is eligible for an amount of additional building height and/or additional gross floor area determined by the consent authority but no more than that which may be achieved by applying the maximum height and maximum floor space ratio specified in the relevant paragraph to the building:*
 - (a) *Area 1 – Height of 31m and floor space ratio of 4.0:1, (Kensington spine)*
 - (b) *Area 2 – Height of 31m and floor space ratio of 4.0:1, (Kingsford spine)*
 - (c) *Area 3 – Height of 54m and floor space ratio of 5.0:1 (Todman Square)*
 - (d) *Area 4 – Height of 54m and floor space ratio of 5.0:1(Kingsford Mid-Town)*
 - (e) *Area 5 – Height of 51m and floor space ratio of 5.0:1 (Kingsford Junction)*

- (5) *In this clause:*
Kensington and Kingsford town centres community infrastructure means development within Kensington and Kingsford town centres for the purposes of recreation areas, recreation facilities (indoor), recreation facilities (outdoor), public roads, drainage and/or community facility.