



Prepared for
Anson Group
Date
February 2026

Scoping Report

77-103 Anzac Parade, Kensington

Acknowledgement of Country

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Revision history

Issue Reference	Issue Date	Issue Status
A	1 December 2025	Draft
B	5 December 2025	Updated Draft
C	8 December 2025	Final
D	9 February 2026	Response to DPHI RFI
File Ref:		

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1. Introduction

1.1 Overview

This Scoping Report has been prepared by Architectus Australia Pty Ltd (Architectus) on behalf of Anson City Developments Pty Ltd (the applicant) for NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a concurrent State Significant Development Application (SSDA) and State-led rezoning for the proposed mixed-use redevelopment at 77-103 Anzac Parade, and 59A-71 Boronia St, Kensington (the site).

The proposed development includes demolition of existing structures and construction of a new shop top housing development across four buildings, including a ground floor supermarket, retail tenancies and approximately 357 residential apartments above, including a minimum of 15% affordable housing. Public domain upgrades, including a new through site link are also proposed.

To enable the proposed development, it is necessary to amend select planning controls that apply to the site under the Randwick Local Environmental Plan 2012 (LEP).

On 10 October 2025, the Housing Delivery Authority (HDA) recommended the proposed development be declared State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). This proposal has therefore been declared to be SSD for the purposes of the EP&A Act and requires the issue of Secretary's Environmental Assessment Requirements (SEARs) and concurrent rezoning study requirements to enable preparation of the Environmental Impact Statement (EIS).

This Scoping Report has been prepared in accordance with the DPHI's State Significant Development Guidelines to enable the preparation and issue of SEARs.

1.2 Applicant Details

The details of the applicant are outlined in **Table 1** below.

Table 1 Applicant Details

Applicant	Anson City Developments Pty Ltd
ABN	96 101 638 591
Address	A307/339 Sussex Street Sydney 2000

1.3 Project Objectives

The project seeks to provide additional housing and supporting retail uses in a highly accessible location. The objectives of the proposed rezoning and development are to:

- Demonstrate the strategic and site-specific merit of accommodating the proposed mix of uses and development on the site;
- Respond to the housing challenges facing Sydney through boosting the delivery of housing in a highly accessible location;
- Incorporate a mixed-use approach and use urban design principles to integrate retail and residential land uses;
- Appropriately respond to neighbouring development and the public domain by providing a built form with appropriate setbacks and massing, protecting solar access and minimising environmental impacts.

1.4 Site Location

The site is located at 77-103 Anzac Parade, and 59A-71 Boronia St, Kensington, and comprises a total of 14 allotments with an eastern frontage to Anzac Parade and a western frontage to Boronia Street. The site is located within the Randwick Local Government Area (LGA) and is located approximately 5km southeast of the Sydney CBD.

The site is irregular in shape, with a total area of approximately 6,296m² and currently comprises of several two (2) storey commercial and retail tenancies, as well as a single four (4) storey dwelling fronting Boronia Street.

The immediate surrounding area is characterised by low to high density developments, comprising shop top housing and residential flat buildings (RFBs) ranging from two (2) to seven (7) storeys. The site has frontage to Anzac Parade, a primary road characterised by commercial and retail tenancies. The site has a second frontage facing Boronia Street, characterised by low to medium density developments ranging from two (2) to four (4) storey RFBs, town houses, and detached dwellings.

The site is strategically located within the Kensington Town Centre. It is within walking distance from several community uses including places of worship, food and drink premises, open spaces such as Moore Park and Centennial Park, and the Royal Randwick Racecourse.

The site is well situated within an extensive transport network, benefiting from being 100m from the Kensington light rail stop with connections to the Sydney CBD, Circular Quay, Central Station, Surry Hills, Moore Park, Kingsford, and the University of New South Wales (UNSW). Additionally, there are several bus routes connecting the site to Circular Quay, Central Station, and Sydney's Eastern Suburbs.

The site has dual zoning under the LEP 2012 with 77-103 Anzac Parade and 65-71 Boronia Street zoned as B2 Local Centre and 59A-63 Boronia Street zoned as R3 Medium Density Residential.

The site is currently subject to the following development standards under the LEP 2012:

- Zoning: E2 Commercial Centre (fronting Anzac Parade) and part R3 Medium Density Residential (fronting Boronia Street)
- Height: Part 31m (eastern portion of the site) and part 9.5-17m (western portion of the site)
- FSR: Part 4.0:1 (parcels fronting Anzac Parade), with no FSR to remainder of site

The site is not identified as a heritage item and is not within a Heritage Conservation Area (HCA), however, adjoins a nearby contributory item at 103A Anzac Parade, immediately to the south of the site.

An aerial view of the site is provided at **Figure 1** below. Views of the subject site and surrounds are provided at **Figure 2** and **Figure 3** below.



Figure 1 Overview of Subject Site
Source: Nearmap with Architectus edits



Figure 2 View of the subject site looking east along Anzac Parade
Source: Google Maps



Figure 3 View of the subject site looking west along Boronia Street
Source: Google Maps



Figure 4 Extract of LEP 2012

Source: NSW E-Planning Spatial Viewer with Architectus edits

1.5 Legal Description

The site is located at 77-103 Anzac Parade, and 59A-71 Boronia St, Kensington, and comprises a total of 14 allotments. An overview of land that is subject to this proposal is provided at **Table 2** and at **Figure 5** below.

Table 2 Site details

Address	Lot	DP	Area (approx.)
77-79 Anzac Parade, Kensington	2	539543	583.24m ²
81-85 Anzac Parade, Kensington	A	345813	662.77m ²
87 Anzac Parade, Kensington	A	331643	579.46m ²
89 Anzac Parade, Kensington	1 & 2	605231	486.41m ²
91-93 Anzac Parade, Kensington	B	953401	575.69m ²
95 Anzac Parade, Kensington	22	3917	843.62m ²
97-99 Anzac Parade, Kensington	2	221584	360.08m ²
101 Anzac Parade, Kensington	C	30406	186.33m ²
103 Anzac Parade, Kensington	D	30406	199.94m ²
59A Boronia Street, Kensington	1	539543	393.37m ²
61 Boronia Street, Kensington	B	345813	322.93m ²
63 Boronia Street, Kensington	B	331643	379.56m ²
69-71 Boronia Street, Kensington	A	953401	338.63m ²
Total Site Area (approx.)			6,296m²

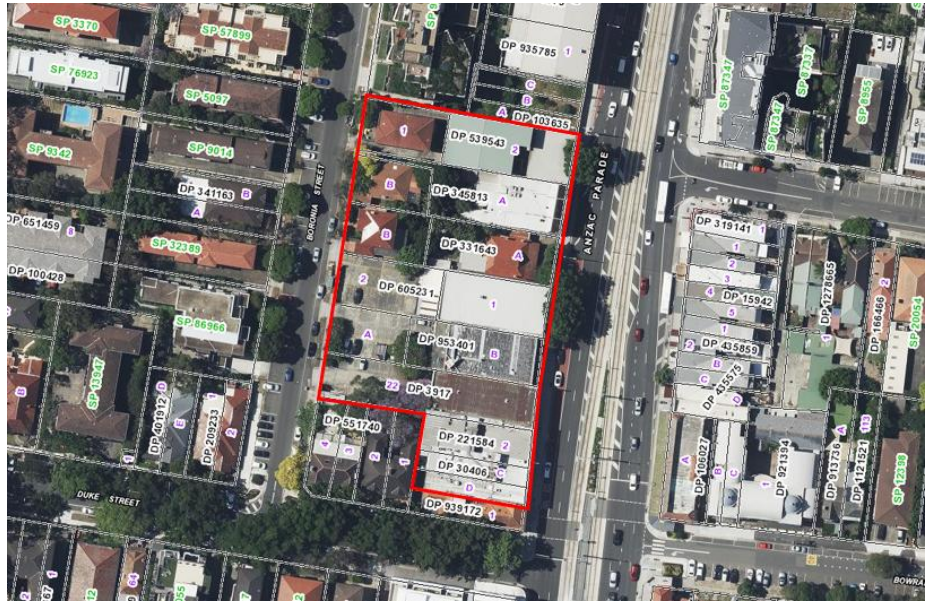


Figure 5 Site overview with Lot & DP overlay
Source: Six Maps with Architectus edits

1.6 Project Background

K2K Strategy

In 2018 Randwick Council prepared the 'Kensington to Kingsford' (K2K Strategy), Planning Proposal which sought to increase density and uplift between the two corridors. The Planning Proposal gained approval on 10 December 2019 and came into effect on 14 August 2020, amending the Randwick LEP to reflect new provisions responding to the strategic merit of the location and construction of the new southeast light rail line.

Following the approval of the K2K strategy, Randwick Council prepared the 'Randwick Comprehensive Planning Proposal' where several landowners rezoning requests were considered, including a request by Anson Group for the site's provisions to be revised. The request was recommended, enabling the following changes:

- The sites FSR controls were updated, removing provisions for all properties fronting Boronia Street and implementing a 4.0:1 FSR on the parcels fronting Anzac Parade; and
- Height controls were updated from 25m along Anzac Parade and 12m along Boronia Street to part 31m on the eastern portion of the site and part 9.5-17m on the western portion of the site.

Existing Approved DA/395/2022

The site benefits from an extant development consent under DA/395/2022, approved by the Sydney Eastern City Planning Panel on 31 January 2024 for:

"Integrated development for demolition of all structures on site, construction of new shop top housing development comprising four distinct buildings having 9 storey fronting Anzac Parade and 4 storey fronting Boronia Street with 2 basement levels for 245 parking spaces, ground level retail premises including a supermarket, a total of 197 dwellings including 6 affordable dwellings, communal open spaces, removal of trees, amalgamation of existing lots, associated site and landscape works".

This approval is consistent with existing planning controls that were implemented by the K2K Strategy and LEP 2012.

Potential for a Larger Supermarket

Following the approval of DA/395/2022, Anson Group initiated discussions with Randwick Council to deliver a larger supermarket at the site, equivalent to approximately 3,800-4,000m² GFA. However, this has been limited to preliminary design investigations only.

The site is well suited to accommodate a larger supermarket due to its direct interface with the Kensington light rail stop and the future Duke Street Plaza. There is comparably little availability at surrounding sites to accommodate a larger supermarket, especially as local retail demand continues to grow. As such, the proposal includes the provision of a larger supermarket at ground level to meet this demand.

Proposed Revised Scheme

To accommodate Council's desire for a larger supermarket, and in response to the current NSW Government's priority for additional housing density in well located areas, the project architect BVN has undertaken further design testing to maximise opportunities at the site, while responding to the strategic planning initiatives occurring within the K2K corridor.

The proposed revised scheme (as declared by the HDA) seeks to leverage the existing approval while maximising built form outcomes within an established transport corridor to facilitate housing delivery.

The revised proposal is supported by extensive public domain upgrades, including pedestrian connections enabling integration with the future Duke Street public plaza, providing a significant contribution to Kensington, and delivering a new landmark building within the town centre.

Refer to a detailed overview of the proposed development at **Section 2**.

2. The Proposed Development

2.1 Overview

The proposed development includes demolition of existing structures and construction of a new shop top housing development across four buildings, including a ground floor supermarket, retail tenancies and approximately 357 residential apartments above, including a minimum of 15% affordable housing. Public domain upgrades, including a new through site link are also proposed.

Refer to an overview of the proposal below and further detail in the supporting architectural plans, prepared by BVN at **Appendix A**.

Table 3 Numerical Overview

Building Height	Building A	4 storeys (RL45.9)
	Building B	5 storeys (RL 47.00)
	Building C	24 storeys (RL108.00)
	Building D	20 storeys (RL95.00)
Dwellings	Total	357
GFA	Residential	35,000m ²
	Supermarket	4,000m ²
	Total	39,000m ²
	FSR	6.2:1

2.2 Layout and Design

The proposal comprises four shop top housing developments between four (4) and twenty-four (24) storeys, delivering approximately 357 residential apartments, including 4,000m² retail GFA at ground level.

The buildings fronting Boronia Street will have a setback of 3m, with a 6m setback from the southern boundary, and a 3m setback from the northern boundary. The height, scale and form of these buildings otherwise remain the same as approved under the previous DA/395/2022.

Two tower forms are proposed fronting Anzac Parade, with heights of 20 and 24 storeys. These buildings will have a setback of 1.5m from Anzac Parade and a setback of 6m from northern and southern site boundaries. A setback of 11.9m is proposed between the buildings fronting Boronia Street and those fronting Anzac Parade.

Building height is focused to the east along Anzac Parade where a majority of high-rise developments are concentrated along the K2K Corridor. The proposed buildings along Boronia Street are each maintained at 4 and five storeys, consistent with the previous approval and to complement the surrounding lower density residential dwellings. This approach ensures consistency with the existing approval and other nearby developments, minimising bulk and scale impacts to the surrounding residential area.

Consistent with Council's K2K strategy, the proposed development also included public domain upgrades, with a new pedestrian link provided between Boronia Street and Anzac Parade adjoining the future Duke Street Plaza, providing direct connectivity from the Anzac Parade light rail stop to the residential areas to the west.

2.3 Amendments to Planning Controls

To enable the proposed development, it is necessary to amend select planning controls that apply to the site under the LEP 2012 as follows:

- Amend the maximum permitted building height on the site under Clauses 4.3, 4.3A and 6.17 of the LEP 2012, from 31m to a maximum of approximately 86m (RL112m), to enable construction of buildings up to twenty-four (24) storeys.
- To support this increase in building height, the proposal also seeks to amend the maximum permitted FSR under Clauses 4.4 and 6.19 of the LEP 2012, from 4.0:1 to approximately 6.2:1.
- Include a partial Additional Permitted Use (APU) for a supermarket and shop top housing within R3 zoned land.

Amendments to the LEP 2012 are required to enable delivery of the proposed shop top housing development, to include a mix of retail and residential floor space, and to provide for associated landscaping and public domain upgrades as outlined above.

3. Statutory Context

3.1 Overview

This section provides an overview of the key statutory requirements for the project, having regard to:

- The EP&A Act and EP&A Regulation
- Other relevant legislation
- Relevant environmental planning instruments

A review of the statutory context is provided below.

Table 4 Statutory context

Matter	Description																
Power to grant consent	Development consent will be sought under 'Division 4.7 - Stage Significant Development' of the EP&A Act. Section 4.36(3) of the EP&A Act states that: <i>(3) The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i> On 10 October 2025, the HDA recommended the proposed development be declared SSD and be concurrently rezoned under s4.36(3) of the EP&A Act. The proposed development was declared as SSD by the Minister in State Significant Development Declaration Order (No. 15) 2025, and the proposal is therefore declared to be SSD for the purposes of the EP&A Act.																
Permissibility	The proposed development is defined as part RFB and part shop top housing, containing retail uses on the ground floor with residential apartments above. Shop top housing and the proposed supermarket are permissible within the E2 zone, however are not permitted within the R3 zoned portion of the site. Notwithstanding this partial prohibition, development consent can still be granted pursuant to 4.38(3) of the EP&A Act, however for completeness it is proposed that this be assessed under the concurrent rezoning application to include a partial APU for shop top housing and a supermarket to this part of the site zoned R3 Medium Density Residential.																
Other approvals	An overview of additional approvals required is provided below. <table> <tr> <th>Instrument</th><th>Approval Required</th></tr> <tr> <td>Environment Protection and Biodiversity Conservation Act 1999</td><td>No</td></tr> <tr> <td>Heritage Act 1977</td><td>No</td></tr> <tr> <td>National Parks and Wildlife Act 1974</td><td>No</td></tr> <tr> <td>Rural Fires Act 1997</td><td>No</td></tr> <tr> <td>Fisheries Management Act 1994</td><td>No</td></tr> <tr> <td>Mine Subsidence Compensation Act 1961</td><td>No</td></tr> <tr> <td>Mining Act 1992 No Petroleum (Onshore) Act 1991</td><td>No</td></tr> </table>	Instrument	Approval Required	Environment Protection and Biodiversity Conservation Act 1999	No	Heritage Act 1977	No	National Parks and Wildlife Act 1974	No	Rural Fires Act 1997	No	Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992 No Petroleum (Onshore) Act 1991	No
Instrument	Approval Required																
Environment Protection and Biodiversity Conservation Act 1999	No																
Heritage Act 1977	No																
National Parks and Wildlife Act 1974	No																
Rural Fires Act 1997	No																
Fisheries Management Act 1994	No																
Mine Subsidence Compensation Act 1961	No																
Mining Act 1992 No Petroleum (Onshore) Act 1991	No																

	Protection of the Environment Operations Act 1997	No
	Pipelines Act 1967	No
	Water Management Act 2000	No
	Roads Act 1993	It is anticipated that a Section 138 permit will be required to enable public domain upgrades, however it is anticipated this can be implemented as a standard condition of consent.
Mandatory matters for consideration	The following legislation will be considered in preparation of the Environmental Impact Statement: – EP&A Act. – Environmental Planning & Assessment Regulation 2021. – Biodiversity Conservation Act 2016. – State Environmental Planning Policy (Planning Systems) 2021. – State Environmental Planning Policy (Housing) 2021. – State Environmental Planning Policy (Resilience and Hazards) 2021. – State Environmental Planning Policy (Sustainable Buildings) 2022. – State Environmental Planning Policy (Transport and Infrastructure) 2021 – Randwick Local Environmental Plan 2012.	

3.2 State Environmental Planning Policy (Housing) 2021

The proposed development has been designed with consideration to, and is capable of complying with, all relevant provisions within Chapter 4 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as it relates to the design quality of residential development, including the supporting Apartment Design Guide (ADG). A detailed overview of compliance with the ADG will be included in the EIS.

Pursuant to Chapter 2 of the Housing SEPP, the proposal includes a minimum 15% affordable housing provision, for a minimum period of 15 years. The final quantum, distribution and management of affordable housing will be detailed in the EIS.

3.3 State Environmental Planning Policy (Hazards and Resilience) 2021

The site has a long-standing retail and residential history. There is nothing to suggest that the site is contaminated to an extent that it would preclude the proposed development, noting that it is not identified on the NSW EPA Contaminated Land Record as significantly contaminated land. Potential contamination was also considered in assessment of the previous DA/395/2022, where the proposal was considered suitable subject to conditions of consent.

Pursuant to Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Hazards and Resilience SEPP), and with consideration to Ministerial Direction 4.4, the proposed development will be supported by necessary site investigations to confirm site conditions and whether any remediation works are required to support the proposed development.

3.4 Randwick Local Environmental Plan 2012

As noted in **Section 2**, amendments to height and FSR controls within the LEP 2012 are proposed to support the development. The EIS will be supported by a detailed rezoning report, prepared in accordance with the Department's Local Environmental Plan Making Guideline.

3.5 Randwick Development Control Plan 2013

Randwick Council has commenced a comprehensive review of their existing 2013 DCP, to be delivered in two stages. Stage 1 pertains to low density residential developments, alterations and additions to existing development in select areas, impacts to heritage, and development within the LGA's health and education centre. Stage 1 commenced on 1 September 2023, with Stage 2 currently being under review.

As per Section 2.10 of the Planning Systems SEPP, although DCP provisions do not apply to SSDs, consideration has been given to Council's DCP, and the proposal is capable of complying with relevant guidelines. A detailed assessment of compliance will be included in the EIS.

4. Engagement to be Undertaken

Extensive consultation was undertaken during preparation and assessment of the previous DA/395/2022. However, engagement has not yet been undertaken for the revised scheme as endorsed by the HDA and declared as SSD by the Minister.

Subject to receipt of SEARs, further engagement will be undertaken in preparation of the EIS, in accordance with the SEARs issued for the project, and DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*.

Subject to any additional requirements within the SEARs, it is anticipated that engagement will be undertaken with the following during preparation and prior to submission of the SSDA:

- DPHI.
- Council.
- NSW Government Architect (GANSW), via the State Design Review Panel (SDRP).
- Transport for NSW (TfNSW).
- Sydney Airport Corporation.
- Service providers, such as Ausgrid and Sydney Water.
- Community engagement.

Consultation is intended to take place following the submission of this Scoping Report and prior to lodgement of the EIS.

All consultation undertaken, including feedback received and how this has been incorporated into the design of the proposal will be detailed in the EIS and will be taken into consideration in the final design of the proposed scheme.

5. Consideration of Environmental Impacts

5.1 Land Use Mix

The proposal combines retail and residential uses and has been carefully considered through detailed design testing, market analysis, an understanding of strategic context, and considerations informed by Council's K2K Strategy and local demand for a larger supermarket.

The proposed development is defined as shop top housing, containing retail uses on the ground floor with residential apartments above. This land use is permitted within the E2 zone at the site.

However, the proposed supermarket and shop top housing extends within the R3 zone and represents a partial prohibition to this extent of the site. Notwithstanding this partial prohibition, development consent can still be granted pursuant to 4.38(3) of the EP&A Act, however for completeness it is proposed that this be assessed under the concurrent rezoning application to include a partial APU to this part of the site to enable shop top housing and the supermarket within the R3 portion of the site.

The proposed land use mix is considered appropriate for the site and surrounding context, particularly in light of the ongoing growth occurring within the K2K Corridor and Kensington Town Centre. The proposed uses are further supported by proximity to an extensive transport network, open spaces, and social infrastructure.

5.2 Built Form

The proposed built form is informed by the approved DA, as well as proximity to Anzac Parade and the Kensington light rail stop, immediately opposite the site.

The proposal comprises four shop-top housing buildings ranging from four (4) to twenty-four (24) storeys. The built form provides an appropriate transition to surrounding lower-density areas and responds sensitively to adjacent properties and complies with relevant ADG amenity provisions relating to building separation, solar access and visual privacy to the subject development and surrounding properties.

The proposed development continues the extensive work undertaken by the project team and Council to develop this well located and strategically important site, whilst delivering a much-needed supermarket and extensive public domain improvements, including connecting to the future Duke Street Plaza, strengthening pedestrian permeability and local activation. Integration of the supermarket with Anzac Parade further enhances the proposal's role within the Kensington Town Centre.

The proposed height and FSR optimise the site's potential to deliver high-quality housing, support local retail activity, and contribute to NSW Government housing targets. The scale and form of the development have been informed by detailed built form testing undertaken by BVN and are guided by the NSW Government's strategic emphasis on housing delivery in well-located centres, Council's K2K strategy, and the HDA pathway, which encourages flexible, site-specific outcomes.

The EIS will include a detailed design report and ADG assessment that outlines how the proposal delivers an exemplary built form outcome that responds to the site, public domain and the surrounding environmental constraints, including how the development will preserve residential amenity to surrounding properties.

5.3 Transport and Access

The proposed development will be required to consider the relationship between the increase in density at the site and the surrounding transport infrastructure. Specifically, the capacity of surrounding regional and local roads as well as public transport to accommodate the increased residential development and proposed retail offering.

The EIS and rezoning report will be supported by a Transport Impact Assessment to demonstrate traffic impacts on the existing and future road network and any mitigation or ongoing management measures, as required.

5.4 Infrastructure Availability

Utilities

There is sufficient services infrastructure (electricity, water, sewer and telecommunications) to support the proposed development.

Retail and Services

The site is located within the Kensington Town Centre and K2K corridor, both of which are strategic zones within the LGA characterised by commercial, retail and residential uses. The proposal will provide an extension of this by supporting the need for a larger supermarket to meet local demands for a growing community.

Economic advice will additionally be submitted alongside the EIS to analyse and demonstrate demand within the locality for the proposed supermarket offering.

Health and Education

The site is within close proximity to the UNSW and Prince of Wales and Sydney Children's Hospital education and health precinct. Additionally, there are several primary and secondary schools within the locality. It is considered there is a sufficient capacity within local schools and health district for residential uplift, and it is understood the proposal may be referred to both School Infrastructure NSW and Health Infrastructure NSW for comment.

Open Space

The site is located within close proximity to a number of open spaces, including the Royal Randwick Racecourse, Moore Park, and Centennial Park, all of which are within approximately 400-500m of the site. This level of access to green infrastructure will provide a high level of amenity and recreational opportunities for future residents.

A social impact assessment will be undertaken to determine the capacity of surrounding open space infrastructure and any additional measures to be incorporated within the proposed development.

6. Conclusion

This Scoping Report has been prepared by Architectus in support of a concurrent SSDA and State-led rezoning for the proposed mixed-use redevelopment at 77-103 Anzac Parade, and 59A-71 Boronia St, Kensington.

The proposed development seeks demolition of existing structures and construction of a new shop top housing development across four buildings, including a ground floor supermarket, retail tenancies and approximately 357 residential apartments above, including a minimum of 15% affordable housing. Public domain upgrades, including a new through site link are also proposed. To enable the proposed development, it is necessary to amend the sites planning controls under the Randwick Local Environmental Plan 2012.

The proposal provides an integrated development well suited to the current and future uses of the Kensington Town Centre and broader K2K corridor. The proposal will deliver additional retail offerings and housing options to meet the needs of a growing population. This will increase residential density and supply within the Kensington area and assist in achieving the relevant housing targets set by the NSW Government.

As detailed throughout this report, the proposal is considered to be consistent with the planning framework (except where it proposed to be amended) and there is strong strategic and site-specific merit to amend the planning controls applicable to the site.

Any feedback to this scoping proposal will be considered and incorporated within the scheme ahead of formal lodgement of the SSDA. Ongoing consultation will also be held with stakeholders as identified within this report.

Appendix A Architectural Plans, Prepared by BVN