

FOR ACTION

COUNCIL

10/10/2019

TO: Director, Planning, Environment and Regulatory (Monks, Peter)

Subject: Centennial Park - State Environmental Planning Policy
Item Number: CM/6.1/19.10
Target Date: 24/10/2019
File Reference: A03/0943
Notes:

CM/6.1/19.10 Centennial Park - State Environmental Planning Policy (A03/0943)

MOTION / UNANIMOUS DECISION

Mover: Cr Masselos

That Council:

1. Writes to those Councils adjoining Centennial Park (City of Sydney, Randwick and Woollahra) to seek their support in urging the Minister for Planning and Public Spaces to investigate the preparation of a State Environmental Planning Policy to provide appropriate protection to Centennial Park and the surrounding residential areas which contribute to this important setting.
2. Requests the Minister for Planning and Public Spaces to investigate the preparation of a State Environmental Planning Policy (SEPP) for Centennial Park to protect this important public place from the potential of future development adversely affecting its aesthetic and heritage significance by considering the application of appropriate controls on land within the vicinity of the Park under various local government jurisdictions.
3. Notes that Centennial Park falls within the Randwick local government area, and that the park facilities are used by the residents of Waverley.

Background

The recent gazettal of the planning proposal at 194 Oxford Street, Bondi Junction, to permit high-rise development has been met with concern related to the potential of this planning proposal being a precedent for future planning proposals in this area, transforming it from a transition zone of relatively small-scale buildings to an extension of the Bondi Junction commercial core. Significantly, due to the site's proximity to Centennial Park, the gazetted LEP amendment could set a precedent for high-rise development in other locations adjacent to Centennial Park, impacting on the park's amenity with overshadowing or view impact.

Centennial Park has outstanding heritage significance and is listed on both the state and national register. The Park needs an appropriate physical and visual curtilage to ensure that new development on land surrounding the Park does not negatively impact on this historic precinct, including nearby heritage streetscapes that form part of its historic setting.

Four local government areas adjoin Centennial Park, and each Council has its own LEP and DCP development controls that are quite varied from each other.

Better consistency of approach and protection of Centennial Park could be delivered through the preparation of a SEPP that considers the potential for future development impacting on the character of Centennial Park. The purpose of any future SEPP would be to ensure that any future planning recognises the importance of the park and the adjoining heritage streetscapes, and ensures that these areas are protected by the application of appropriate planning controls on the perimeter of Centennial Park to protect the Park's heritage, setting and

amenity for generations to come.

The precedent for this type of SEPP exists in both the Western Sydney Parklands SEPP and the Moore Park Showgrounds SEPP, which recognise, protect and enhance the cultural and heritage significance of these important spaces.

It is important that, as a Council, we express our support for a SEPP to be prepared to ensure that all Councils that border Centennial Park respect the significance of the Park to ensure that it is not impacted by similar planning proposals in the future.

At 8.15 pm, during the consideration of this item, the meeting adjourned for a short break.

At 8.19 pm, the meeting resumed.