

Appendix 6 –Expansion of B1 Neighbourhood Centres

(as discussed in Section 4.3.6 of this Paper)

Frenchmans Road



Existing zoning map



Proposed zoning map

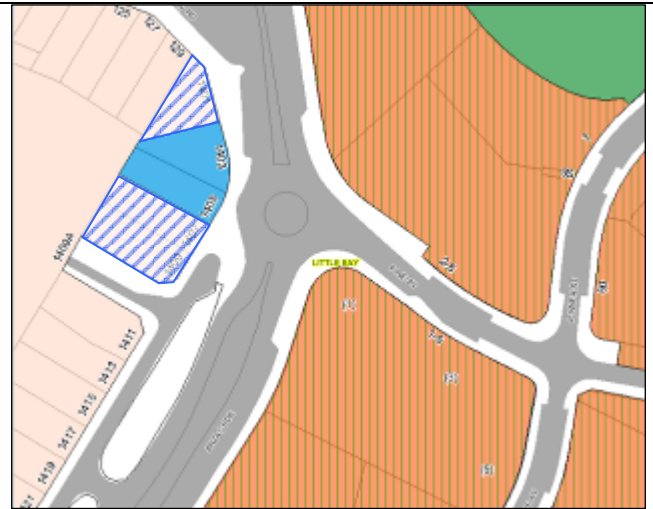


Hierarchy:	Small Village
Address:	2 St Marks Road, Randwick 76, 78, 80, 82 and 86 Clovelly Road, Randwick
Current Planning Controls:	
Current Zone:	2B and 2C Residential
Permitted FSR:	0.65:1 and 0.9:1
Permitted Height:	9.5m and 12m
Description:	
No. lots + total site area	Lots: 5, Total site area: 1500sqm (approx)
Services:	Hotel/Pub, takeaway store, drycleaner, business premises
Vacancy rate:	Low
Building Types:	Single storey shops, with one storey of residential flat buildings above.
Building Heights:	Predominantly 2 storeys
Streetscape:	Well kept streetscape with an established nature. Adjoining electricity substation provides a buffer to residential land uses.
Justification for change:	The zoning change will amend land use inaccuracies and better reflect the boundaries of the Frenchmans Rd centre. Given that the land is already utilised for business purposes, the change is expected to have negligible impacts on the surrounding area.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1.5:1 Proposed Height: 12m

Little Bay



Existing zoning map

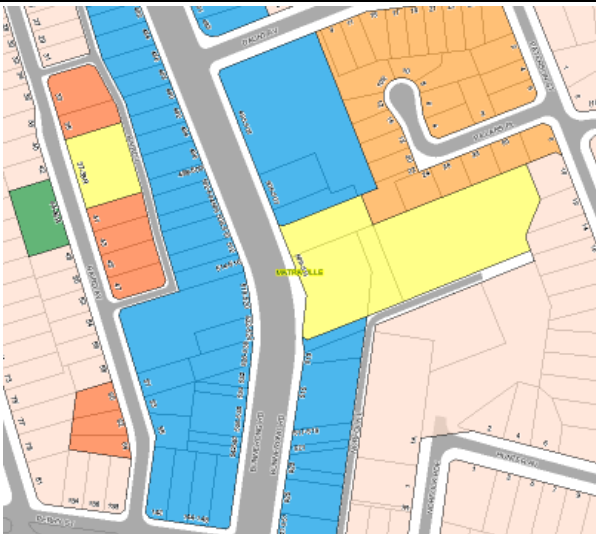


Proposed zoning map

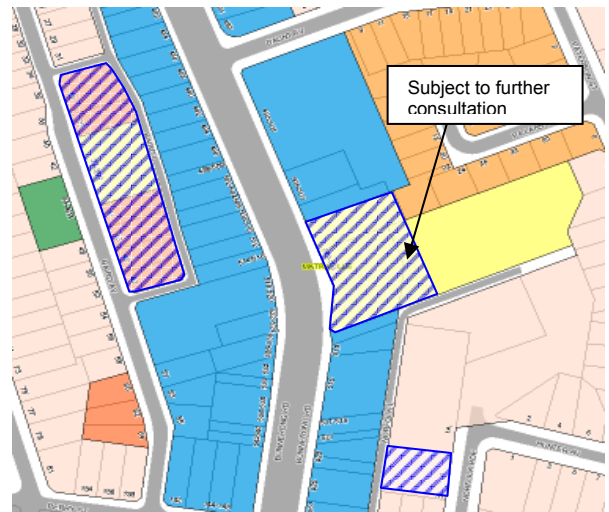


Hierarchy:	Neighbourhood Centre
Address:	1401, 1407 and 1409 Anzac Parade, Little Bay
Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 3, Total site area: 1600sqm (approx)
Services:	Cellars, workshop
Vacancy rate:	Low - 1
Building Types:	Single storey shops, with one storey of residential flat buildings above some buildings.
Building Heights:	1 – 2 storeys
Streetscape:	Well kept streetscape with 1-2 storey buildings.
Justification for change:	The zoning change will amend land use inaccuracies and better reflect the boundaries of the centre. The change is expected to reinforce the role of this centre and will have negligible impacts on the surrounding area.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Matrville



Existing zoning map



Proposed zoning map



Hierarchy:	Small Village
Address:	1 Norfolk Parade, Matrville 33, 35, 37-39R, 41, 43, 45 and 47 Baird Avenue, Malabar 509-511 Bunnerong Road, Matrville (subject to further consultation)
Current Planning Controls:	
Current Zone:	2A Residential, 2C Residential and 5 Special Uses
Permitted FSR:	0.5:1, 0.9:1 and 0.5:1 (for boarding house, dwellings or multi unit housing development)
Permitted Height:	9.5m, 12m and N/A respectively
Description:	
No. lots + total site area	Lots: 11, Total site area: 10,250 sqm (approx)
Services:	RSL Club, residential uses, school, church
Vacancy rate:	None
Building Types:	Mixture of building types to reflect the variety of uses within this area
Building Heights:	2-3 storeys
Streetscape:	Well kept streetscape which includes median planting and banners. Baird Street is generally residential in nature; Norfolk St is characterised with recreation and residential uses; Bunnerong Road is an established business centre.
Justification for change:	To maintain the current Matrville Town Centre boundary in the Comprehensive LEP.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre or B2 Local Centre Retain current heights and building envelope controls

Maroubra Beach



Existing zoning map

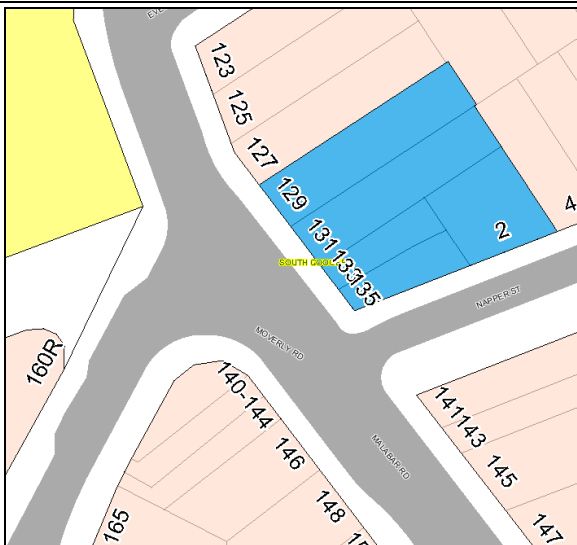


Proposed zoning map

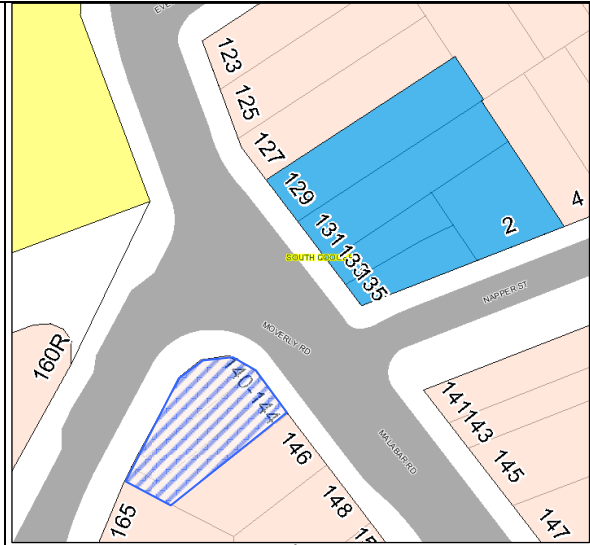


Hierarchy:	Small Village
Address:	25-29 and 31-33 McKeon Street, Maroubra
Current Planning Controls:	
Current Zone:	2C Residential
Permitted FSR:	0.9:1
Permitted Height:	12m
Description:	
No. lots + total site area	Lots: 3, Total site area: 950sqm (approx)
Services:	Drycleaner, café, business premise
Vacancy rate:	None
Building Types:	Single storey shops with two storeys residential flat building above. Dwelling house with business premise
Building Heights:	2-3 storeys
Streetscape:	Well kept streetscape with 2 – 3 storey buildings
Justification for change:	The zoning change will amend land use inaccuracies and better reflect the boundaries of the centre. The change is expected to reinforce the role of this centre and will have negligible impacts on the surrounding area.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 2:1 Proposed Height: 12m

Moverly Road (cnr Malabar Road), South Coogee



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Address:	140-144 Malabar Road, South Coogee
Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 3, Total site area: 510sqm (approx)
Services:	Cake shop/bakery, offices on first level
Vacancy rate:	Low-None
Building Types:	Two storey brick building with retail premises on street level and offices/dwellings on first floor
Building Heights:	2 storeys
Streetscape:	Well kept streetscape with a mixture of business and residential land uses.
Justification for change:	The zoning change will amend land use inaccuracies and better reflect the boundaries of the centre. The change is expected to reinforce the role of this centre and will have negligible impacts on the surrounding area.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Appendix 7 - Council owned land

(as discussed in Section 4.5.1 of this Paper)

1-11 and 13-21 Rainbow St, Kingsford

	
Site location	Existing zoning map
Property information:	Lot 1 DP 120465, Lot 1 DP 408111, Lot 1 DP 188265 and Lot 1 DP 1135723
Applicant:	Planning consultant on behalf of landowners: STA and Randwick City Council
Planning request:	Rezone to a business zone, to match the adjacent Kingsford business zone
Current Planning Controls:	
Current Zone:	2A Residential and 6A Open Space
Permitted FSR:	0.5:1 and N/A respectively
Permitted Height:	9.5m and N/A respectively
Analysis:	
Site Description:	The site was used for markets, commercial and community purposes including a greengrocer, weekend market, offices (including community organisations) and car parking. It currently has limited open space function or public amenity and the uses of the site do not reflect the recreational zoning. To the north-west lies the Kingsford town centre. To the south-east is the large scale Souths' Juniors club, and to the south-west is a triangular block that is the subject of a separate rezoning proposal (also for business uses). To the west adjoining the site are predominantly single dwellings, with multi-unit housing to the north. The site is located on a major intersection of Anzac Parade, and has high traffic volume, and high visual and noise exposure.
Justification:	A business centre zoning reflects the existing range of uses on the site more accurately than an open space zoning. The change will provide a continuous business zoning along Anzac Parade and will better connect the northern end of the centre to the South Sydney Junior Rugby League Club.
Preliminary consideration:	The site could be suitable for a business centre zoning, on the following conditions: - Any development of this site must include open space suitable for a large public plaza, facilitating connections to the rest of Kingsford town centre - The site should provide for a transport interchange/bus layover or future light rail station, and public car parking - The site should provide for community facilities Further consideration is needed of appropriate built form controls that provide appropriate relationships to the surrounding development, especially the transition to the residential areas to the north and east. Any future proposals for the site must follow a detailed master-plan/concept plan process that further explores the conditions above.

Appendix 8 - Rezoning requests

As discussed in Section 4.5.2 of this Paper, Table 1 lists submissions and requests relevant to residential or business lands in Randwick City that have been received from the community and property owners as part of the overall Comprehensive LEP/DCP project to date.

These submissions are a combination of detailed site-specific spot rezoning proposals, and more general correspondence. The majority are not discussed in detail at this stage, although preliminary considerations are included, where relevant, based on a review in the context of the Discussion Paper recommendations.

These and other submissions that will be received during the public exhibition of the discussion papers will be reviewed in detail following completion of the exhibition of all discussion papers, and final recommendations will be included in the draft LEP.

The draft LEP will involve a further public exhibition process before finalisation of any zones and controls.

Business Centres

Data sheets are included for submissions on ten sites in or around business centres that are within existing business zones, or are seeking a business zoning. Preliminary recommendations are made for these locations, in the context of the review in the Business Centres Discussion Paper. These will be further reviewed following public exhibition of the Paper, and recommendations incorporated into the draft LEP.

Residential Areas

Submissions in residential areas received to date are also listed in Table 1, and have been cross-checked against locations of zoning mismatches identified in the Residential Discussion Paper. A preliminary recommendation is made if these locations overlap, while other submissions are listed for information only and will be considered in detail in the draft Comprehensive LEP.

Location	Submission/request	Preliminary consideration
Requests for sites in or around business centres		
86 Clovelly Road, Randwick	Request to change from medium density residential to business zone (borders Frenchman's Road centre)	Refer attached data sheet
950 Anzac Parade, Maroubra	Spot rezoning proposal - low to medium density residential zone (borders Maroubra junction town centre, and adjacent to RSL)	Refer attached data sheet
391-417 Anzac Parade, Kingsford	Spot rezoning proposal - medium density residential to business zone (borders Kingsford town centre)	Refer attached data sheet
772-784 Anzac Parade, Maroubra	Spot rezoning proposal - low density residential to business zone (borders Maroubra Junction town centre)	Refer attached data sheet
131 Alison Road, Randwick	Randwick Labor Club spot rezoning - seeking additional permissible use of "clubs" to the site in existing 2C zone	Refer attached data sheet
131 Malabar Road, South Coogee	Request for increased height/density controls for existing neighbourhood business centre	Refer attached data sheet
1401-1409 Anzac Pde, Little Bay	Extend existing business zone, and review development standards (opposite Prince Henry site)	Refer attached data sheet
58-60 Carr Street, Coogee	Change from medium density residential to business zoning (borders Coogee village centre)	Refer attached data sheet
31-33 McKeon St, Maroubra Beach	Change from medium density residential to business zoning (borders Maroubra Beach centre)	Refer attached data sheet
1-11 Rainbow St, Kingsford	STA/Council land: change from open space to business zoning (borders Kingsford town centre)	Refer to Appendix 7
Requests in residential areas		
80-90 Barker Street, Kingsford	Spot rezoning proposal - low to medium/high density residential	To be considered in draft LEP
48-60 Pauling Ave, Coogee	Spot rezoning proposal - low to medium density residential	To be considered in draft LEP
88 and 90 Botany St, Kingsford	Request to upzone from residential 2B to 2C	To be considered in draft LEP
94 St Pauls St, Randwick	Request to upzone land from residential 2A	To be considered in draft LEP
34 Glebe St, Randwick	Request to upzone from residential 2A to 2C	To be considered in draft LEP
149-155 Belmore Rd, Randwick	Request to increase density controls from current 2B to facilitate redevelopment	To be considered in draft LEP
Struggletown precinct, Randwick	Request to upzone from 2A to 2B, and reduce minimum lot size for subdivision	To be considered in draft LEP
26 Oberon St, Randwick	Request to upzone land from 2A to 2B/C	To be considered in draft LEP
19 Howard St, Randwick	Request to upzone from low to medium density residential zone	To be considered in draft LEP
11-29 Middle St, Kingsford	Request to upzone from residential 2B to 2C	To be considered in draft LEP
978 Anzac Parade, Maroubra	Change from low to medium density residential zone	To be considered in draft LEP
555-563 Bunnerong Rd, Matraville	Change from low density to medium density residential zone	To be considered in draft LEP
2-4 Howard Place Randwick	Change from low density to medium density residential zone	To be considered in draft LEP

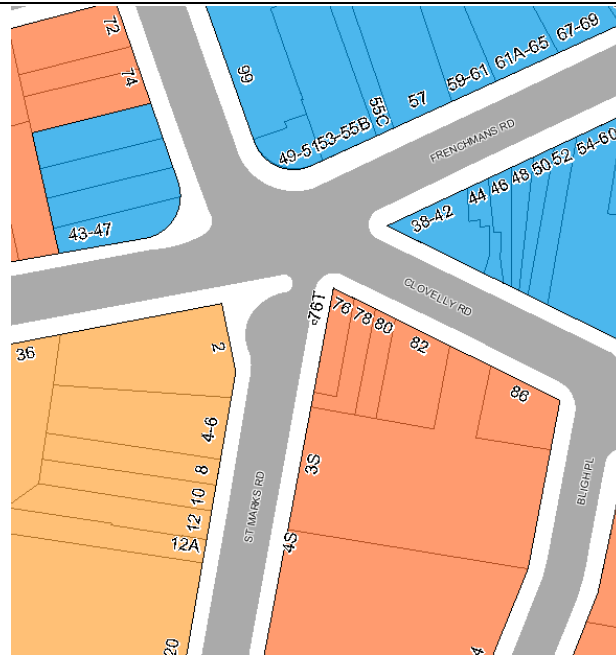
Table 1: Rezoning requests for residential or business zones

Data sheets for submissions relevant to business centres

86 Clovelly Rd, Randwick



Site location



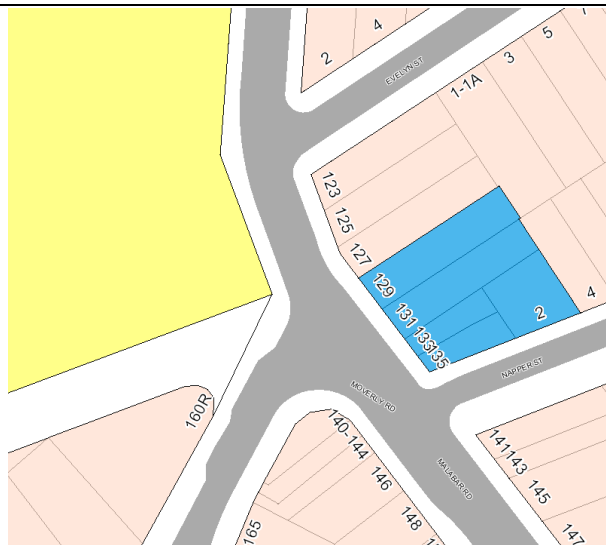
Existing zoning map

Property information:	Lot 2 DP 302854
Applicant:	Private landowner
Planning request:	Rezone to a commercial zone
Current Planning Controls:	
Current Zone:	2C Residential
Permitted FSR:	0.9:1
Permitted Height:	12m
Analysis:	
Site Description:	The site is on the corner of Clovelly Road and Bligh Place, Randwick. Surrounding development generally comprises retail/business premises to the north and west, and residential uses to the south and east. Directly to the east is a petrol station. A high frequency bus stop is located adjacent to the site. Directly adjacent to the east and south is an Energy Australia substation. The site is currently used for residential purposes and the location of the energy substation separates this site from the business premises that currently operate from 76-80 Clovelly Road.
Justification:	The zoning of a number of commercial properties on the south side of Clovelly Rd (76-80), including the Duke of Gloucester Hotel, is investigated for rezoning as part of the Frenchman's Rd village centre (see Appendix 6). This property could be considered for business zoning in conjunction with these properties, to zone the Clovelly Road frontage of this block for business purposes, with the exception of the substation.
Preliminary consideration:	Suitable for business zoning consistent with the existing Frenchman's Road centre controls.

129-131 Malabar Rd, South Coogee



Site location



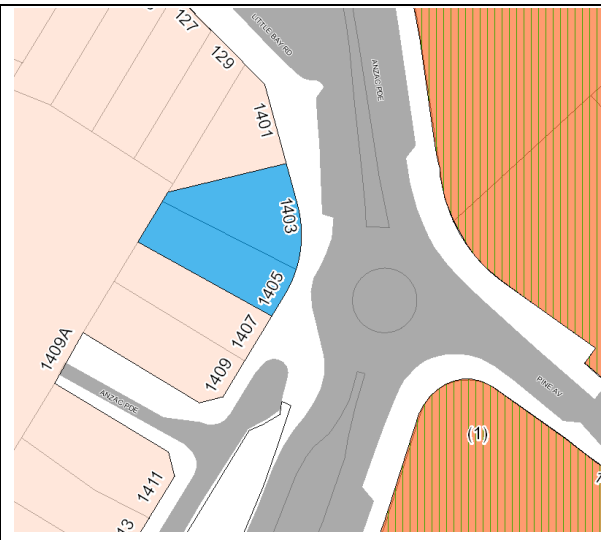
Existing zoning map

Property information:	Lot 10 DP 1070378, Lot 20 DP 75329
Applicant:	Private landowner
Planning request:	Increase FSR and maximum building height
Current Planning Controls:	
Current Zone:	Commercial 3B
Permitted FSR:	1:1
Permitted Height:	9m
Analysis:	
Site Description:	The lots are within a small neighbourhood centre, surrounded by mostly low density residential uses. Opposite to the west is Randwick Cemetery, and to the south-west is a group of 3 shops currently zoned residential. The subject sites are currently used for residential purposes.
Justification:	This cluster of shops is similar to several other small neighbourhood centres in Randwick City, which have the same height and floor space controls. It is recommended to rezone the properties on the opposite side of Malabar Road to the Neighbourhood Centre zone, reflecting the existing use of the shop top building for commercial purposes (ie: 140-144 Malabar Road). See Appendix 6 for more information.
Preliminary consideration:	Retain current controls except building height which is proposed to be increased to 9.5m, consistent with the lower-order B1 centre maximum height limit.

1401, 1407 & 1409 Anzac Parade, Little Bay



Site location



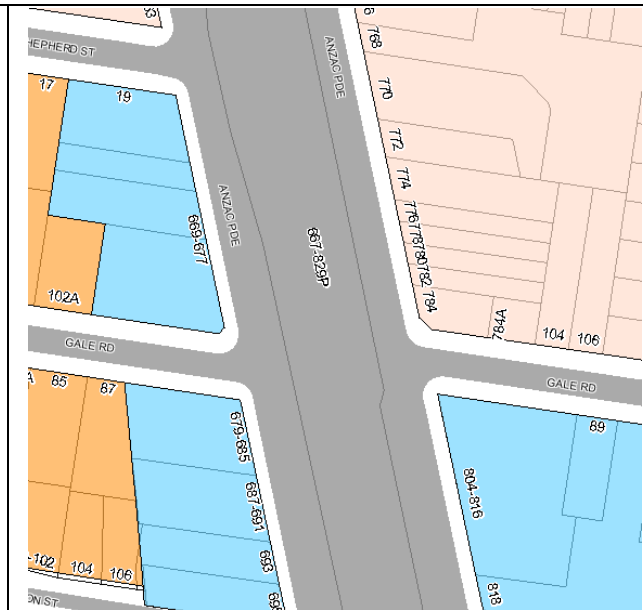
Existing zoning map

Property information:	Lot 1849, 2916, 2917, 2918 and 4253 DP 752015
Applicant:	Private landowners
Planning request:	Rezone properties to the B1 Neighbourhood Centre
Current Planning Controls:	
Current Zone:	Residential 2A and Local Business 3
Permitted FSR:	1:1 (business zone) FSR varies by lot size in residential zone
Permitted Height:	9m (business zone) 9.5m (residential zone)
Analysis:	
Site Description:	The properties are located at the Anzac Parade intersection with Pine Avenue which is currently being developed into 'gateway' neighbourhood centre for Little Bay as part of the Prince Henry site redevelopment. These buildings are up to 5 storeys high (see also Appendix 6).
Justification:	The sites have a mix of shops and houses and the zone does not reflect the current use. Rezoning this area would help draw the neighbourhood centre out of the Prince Henry site. It is located adjacent to the Little Bay bus terminus. Redevelopment would provide a transition between the surrounding development and Prince Henry site development which dominates the eastern side of Anzac Parade.
Preliminary consideration:	Suitable to rezone the following properties to the B1 Neighbourhood Centre. Appropriate height and floor space controls to be further considered – to achieve an appropriate relationship to the opposite business uses on the Prince Henry site, and the surrounding lower scale residential development.

772-784A Anzac Parade and 104 Gale Road, Maroubra Junction



Site location



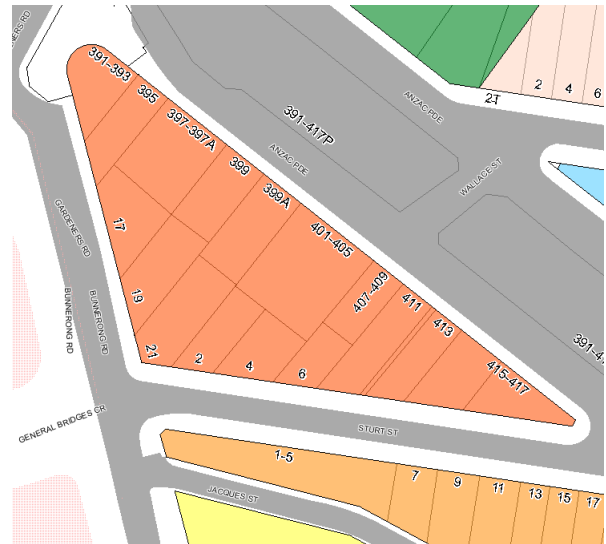
Existing zoning map

Property information:	772 Anzac Parade 774 Anzac Parade 776 Anzac Parade 778 Anzac Parade 780 Anzac Parade 782 Anzac Parade 784 Anzac Parade 784A Anzac Parade 104 Gale Road	Lot 6 DP 10883 Lot 1 DP 9393 Lot A DP 104305 Lot B DP 104305 Lot 1 DP 232828 Lot 2 DP 232828 Lot 51 DP 870403 Lot 52 DP 870403 Lot 5 DP 9393
Applicant:	ABC Planning on behalf of private landowners	
Planning request:	Rezone to a commercial zone eg B2 Local Centre, as part of the Maroubra Junction Town centre	
Current Planning Controls:		
Current Zone:	Residential 2A	
Permitted FSR:	Varies by lot size	
Permitted Height:	9.5m	
Analysis:		
Site Description:	The properties are directly north of the land zoned for the Maroubra Junction town centre. The town centre extends further north on the western side (including the block with Council's library) than it does on the eastern side. The site has good access to public transport. The block directly opposite is zoned for business uses Current development on the site includes residential flat buildings, a nursing home, and single dwellings. Surrounding development is generally low density residential.	
Justification:	A change in zoning and/or controls could provide for an appropriate transition from Maroubra Junction town centre. The need for additional business zoned land in Maroubra, however, is not justified. A change in controls for this site would need to consider the whole block frontage to Anzac Parade	
Preliminary consideration:	Consideration could be given to a medium density residential zone, with active ground floor uses, or a business zone which facilitates mixed use development. This zoning could be considered for the entire street frontage of Anzac Parade between Storey Street and Gale Road Height controls should be further considered, to provide a transition down from the town centre scale to the surrounding residential areas.	

391-417 Anzac Parade, 17-21 Bunnerong Road, and 2-6 Sturt Street Kingsford



Site location



Existing zoning map

Property information:	391-393, 395, 397-397A, 399, 399A, 401-405, 407-409, 411, 413, 415-417 Anzac Parade, 17, 19 and 21 Bunnerong Road, and 2, 4 and 6 Sturt Street
Applicant:	Urbis on behalf of private landowners
Planning request:	Rezone triangular precinct to a commercial zone eg B2 Local Centre, as part of the Kingsford village centre
Current Planning Controls:	
Current Zone:	Residential 2C
Permitted FSR:	0.9:1 or 0.65:1 (depending on lot size)
Permitted Height:	12m
Analysis:	
Site Description:	The block is bounded by Anzac Parade, Sturt St and Bunnerong Road, Kingsford and currently contains a range of uses including residential, a church and a number of commercial properties operating on existing use rights. Opposite Anzac Parade to the east is Souths' Juniors, a large scale club building, zoned for business uses. Also opposite to the north is land owned by Council and STA, (1-21 Rainbow St) which is also the subject of a rezoning proposal (see separate data sheet) To the west is a park and heritage conservation area within Botany Bay LGA. To the north is a major roundabout ("nineways")
Justification:	Consideration of the proposal for this site should be made in conjunction with review of the site at 1-21 Rainbow Street (Discussion on this site is contained within Appendix 7).
Preliminary consideration:	Rezoning the block for business uses which will allow mixed use development appears appropriate, and can act as a transition between the centre and the residential uses to the south. Further consideration of the appropriate scale is needed to allow a transition to the open space to the west, and the residential areas to the south. Controls could include a requirement that any future development proposal must have a master-plan or concept plan for the whole block.

31-33 McKeon Street, Maroubra Beach



Site location



Existing zoning map

Property information:	Lots 1 and 2 DP 301587
Applicant:	Private landowner
Planning request:	Rezone to a commercial zone, as part of the Maroubra Beach business centre
Current Planning Controls:	
Current Zone:	Residential 2C
Permitted FSR:	0.9:1 or 0.65:1, depending on lot size
Permitted Height:	12m
Analysis:	
Site Description:	Located at the corner of McKeon Street and Fenton Street, the existing development comprises a 2 storey residential building. Opposite, to the north and southeast is the existing business zoned area of Maroubra Beach, and contains a range of buildings including traditional shop top and newer mixed use developments. Adjacent to the north west is a 3 storey mixed use building with retail shopfronts at street level.
Justification:	The surrounding sites are currently used for commercial purposes, and the existing building on this site is inconsistent with its surrounds (see also Appendix 6).
Preliminary consideration:	In principle the site seems suited to a business zone. Detailed consideration for the rest of the centre is subject to a current separate planning review for Maroubra Beach commercial centre.

58-60 Carr Street, Coogee



Site location



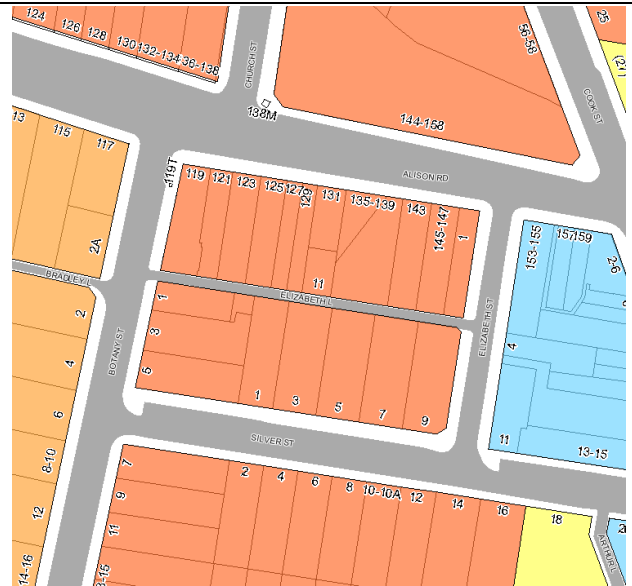
Existing zoning map

Property information:	Lot 2 DP 219220
Applicant:	David Gray Architects on behalf of landowners
Planning request:	Rezoning to permit business/retail uses at lower levels
Current Planning Controls:	
Current Zone:	Residential 2C
Permitted FSR:	0.9:1
Permitted Height:	12m
Analysis:	
Site Description:	Existing development comprises an 8 storey 1960's flat building. To the west is the Coogee village centre, with a multistorey serviced apartment building and podium retail uses. To the east adjoining the site is a 2 storey shop top building housing a café. To the south adjoining the site is a 2-3 storey dwelling house. Kurrawa Avenue is characterised by a mixture of multi-unit housing and single dwellings.
Justification:	Rezoning could provide the opportunity to activate the street front at Carr Street and would be complementary to the adjoining business zone.
Preliminary consideration:	As the existing building substantially exceeds the controls for its current zone and the adjoining business zone, the site is unlikely to be comprehensively redeveloped. Proposal to be further considered and addressed in the draft LEP.

131 Alison Road, Randwick



Site location



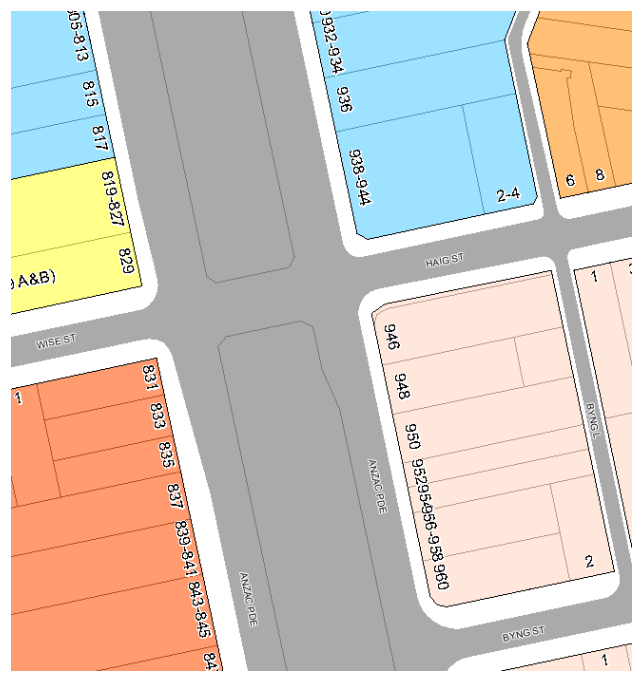
Existing zoning map

Property information:	Lot 1 DP 232239
Applicant:	Randwick Labor Club (landowner)
Planning request:	Additional use of "clubs" sought for the site. Note this proposal was considered at a Council meeting in May 2009.
Current Planning Controls:	
Current Zone:	Residential 2C
Permitted FSR:	0.65:1
Permitted Height:	12m
Analysis:	
Site Description:	The site is currently occupied by a 2 storey terrace house. To the east adjoining the site is the existing Labor Club (135-139 Alison Road), which currently operates under existing use rights. Further to the east is a mixed use development, and to the west are residential buildings. The Labor Club owns 8 of the 12 properties in this block. Opposite to the north is typically multi-unit housing development, and to the west of the block is a mixture of multi-unit housing, terraces and single dwellings. To the south are predominantly residential flat buildings.
Justification:	Options for the site include: - adding "clubs" as an additional permitted use to the site as originally requested - investigating a suitable zone for the entire block given the mix of uses
Preliminary consideration:	There is expected to be strong demand for business floor space in Randwick Town Centre, especially linked to health/medical uses and demand from the nearby hospitals campus and university. There is an opportunity to consider extending the business centre zone for Randwick Junction along this block and to correct the non-conforming use of the club. This should be further considered in conjunction with detailed analysis of feedback from the Education and Health Specialised Centre Discussion Paper in terms of the site's ability to provide for future medical/health uses.

950 Anzac Parade, Maroubra



Site location



Existing zoning map

Property information:	Lot 1406 DP 752015
Applicant:	Architect on behalf of landowner
Planning request:	Rezone from low to medium density residential
Current Planning Controls:	
Current Zone:	Residential 2A
Permitted FSR:	Varies according to lot size
Permitted Height:	9.5m
Analysis:	
Site Description:	The subject site contains a 2 storey older style walk-up residential flat building The block lies immediately to the south of Maroubra Junction town centre. To the north is the Maroubra RSL Club, and to the south is a mixture of single dwellings and multi-unit housing. The block is served by a rear lane. Opposite to the west the area is zoned for medium density residential uses, and contains predominantly flat buildings.
Justification:	The block is suitable for medium density residential zoning, consistent with the existing zone across Anzac Parade, and several of the existing buildings. It would provide an appropriate transition from Maroubra Junction town centre.
Preliminary consideration:	Medium density residential zoning is supported in principle.

References

NSW State Government
County of Cumberland Scheme (1951)
NSW State Plan (2006)
Sydney Metropolitan Strategy (2005)
Metropolitan Plan for Sydney 2036 (2010)
Draft East Subregional Strategy (2007)
Department of Planning : Standard Instrument (Local Environmental Plans) Order 2006
Draft Centres Design Guidelines (2011)
State Environmental Planning Policy No 1 – Development Standards
State Environmental Planning Policy No 22 – Shops and Commercial Premises
State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Land)
State Environmental Planning Policy 65 – Design Quality of Residential Flat Development
State Environmental Planning Policy (Building Sustainability Index: BASIX)
Major Development State Environmental Planning Policy (2005)
Infrastructure State Environmental Planning Policy (2007)
State Environmental Planning Policy (Exempt and Complying Codes) 2008
Draft Competition State Environmental Planning Policy (2010)
Section 117 Ministerial Directions
Randwick City Council (Strategies, data, Plans and Commissioned Studies)
Residential Discussion Paper
Industrial Lands Discussion Paper
Open Space and Environment Discussion Paper
Special Uses Discussion Paper
Randwick Planning Scheme Ordinance (1978)
Randwick City Plan (2006), Update (2010)
Randwick Community Profile (sourced from ABS)
SGS Economics and Planning: Randwick City Economic Activity Study (2008)
Randwick Local Environmental Plan (LEP) 1998 (Consolidation)
Maroubra Beach Commercial Centre Renewal Study (currently being prepared)
Matraville Town Centre DCP (2006)
Maroubra Junction Town Centre DCP (2003)
Kensington Town Centre DCP (2002)
Maroubra Beach Commercial Precinct DCP (2000)
Randwick Junction (1999)
DCP 16: Kingsford Commercial Centre (1996)
DCP 22: The Spot & surrounds (1995)
DCP 6: Land bounded by Kemmis Street, Frenchmans Road and Clovelly Road, Randwick (1986)
Exempt and Complying Development DCP (2008)
Footpath Dining and Trading DCP (2004)
Backpacker Accommodation (2000)
Outdoor Advertising (1998)
Parking DCP (1998)
DCP 21: Amusement Centres (1994)
Draft Late Night Trading DCP
Private Stormwater Code
Contaminated Land Policy
Subdivision Code
Rainwater Tank Policy

Next Steps

The Business Centres Discussion Paper was reported to Council on 9 August 2011, seeking endorsement to commence public consultation and exhibition process, for community feedback on its content and proposals.

This Paper is on exhibition from Tuesday 23 August until Friday 14 October 2011.

Council welcomes your written comments on the Paper.

Please send your comments, clearly marked 'Business Centres Discussion Paper' to:

General Manager
Randwick City Council
30 Frances Street
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Or email:

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