

Appendix 1 – Dwelling Numbers

(as discussed in Section 3.9 of this Paper)

Dwelling Targets

The Sydney Metropolitan Strategy (2005) and associated draft Sydney East Subregional Strategy (2007) set 25 year dwelling targets for the overall Sydney Metropolitan region, each subregion and each local government area. Although meeting these targets is not mandatory, they must be considered in local planning processes. For Randwick City, a target of an additional 8400 dwellings between 2005 and 2031 is identified in the draft Sydney East Subregional Strategy.

Approach

Randwick City's planning and policy approach in terms of meeting current and future housing needs, is to focus the majority of new dwellings in and around town centres (within walking distance of shops, jobs, public transport, facilities and services) as well as within carefully planned master planned developments on large surplus sites.

Analysis

The following analysis of dwellings completed since 2004-05, and likely growth to 2031 shows that the dwelling target for Randwick City will be able to be met without significant changes to current planning controls.

Dwellings completed 2004 – 2010

Since 2004-05, approximately 3300 additional dwellings have been constructed in Randwick City. The data in the table below from the Department of Planning and Infrastructure's Metropolitan Urban Development Program (MUDP) calculates additional dwellings recorded from new Sydney Water connections.

This method is used by the MUDP across the Sydney Metropolitan region to record and track new dwelling completions. Some categories of dwellings may not be captured through this method (eg. where individual water connections are not installed), such as some student housing.

Information provided by the MUDP on the overall number of additional dwellings completed between 2004 and 2010 indicates around 3300 have been completed in total.

To date a breakdown of this data by location is available up to the year 2008-09. Table 1 shows a total of 2474 new dwellings completed since 2004-05, and the distribution is illustrated on Map 1.

Year	Infill Areas					Business Centres	Specialised Centre	Major Sites
	1 dwelling	2-10	11-50	51-100	101+			
2004-05	13	47	30			183	29	34
2005-06	49	71	88	93		286	18	11
2006-07	33	42	77		110	367	34	13
2007-08	60	58	41			184	40	170
2008-09	32	45				117	34	65
TOTAL	187	263	236	93	110	1137	154	293

Table 1: Dwellings completed between 2004/5 and 2008/9 based on new Sydney Water connections (Source: MUDP – NSW Department of Planning and Infrastructure)

Commentary

Dwellings in infill locations

Infill locations cover all areas in Randwick City excluding town centres, large master-planned sites or the Randwick Education and Health Specialised Centre. From Table 1, an average of 178 additional infill dwellings per year have been completed over a 5 year period, but shows a high degree of variation from year to year, ranging from a low figure of 77 dwellings per year to a high figure of 301 in 2008/09 and 2005/06 respectively).

Infill development shown in Table 1 is broken down by development type and size:

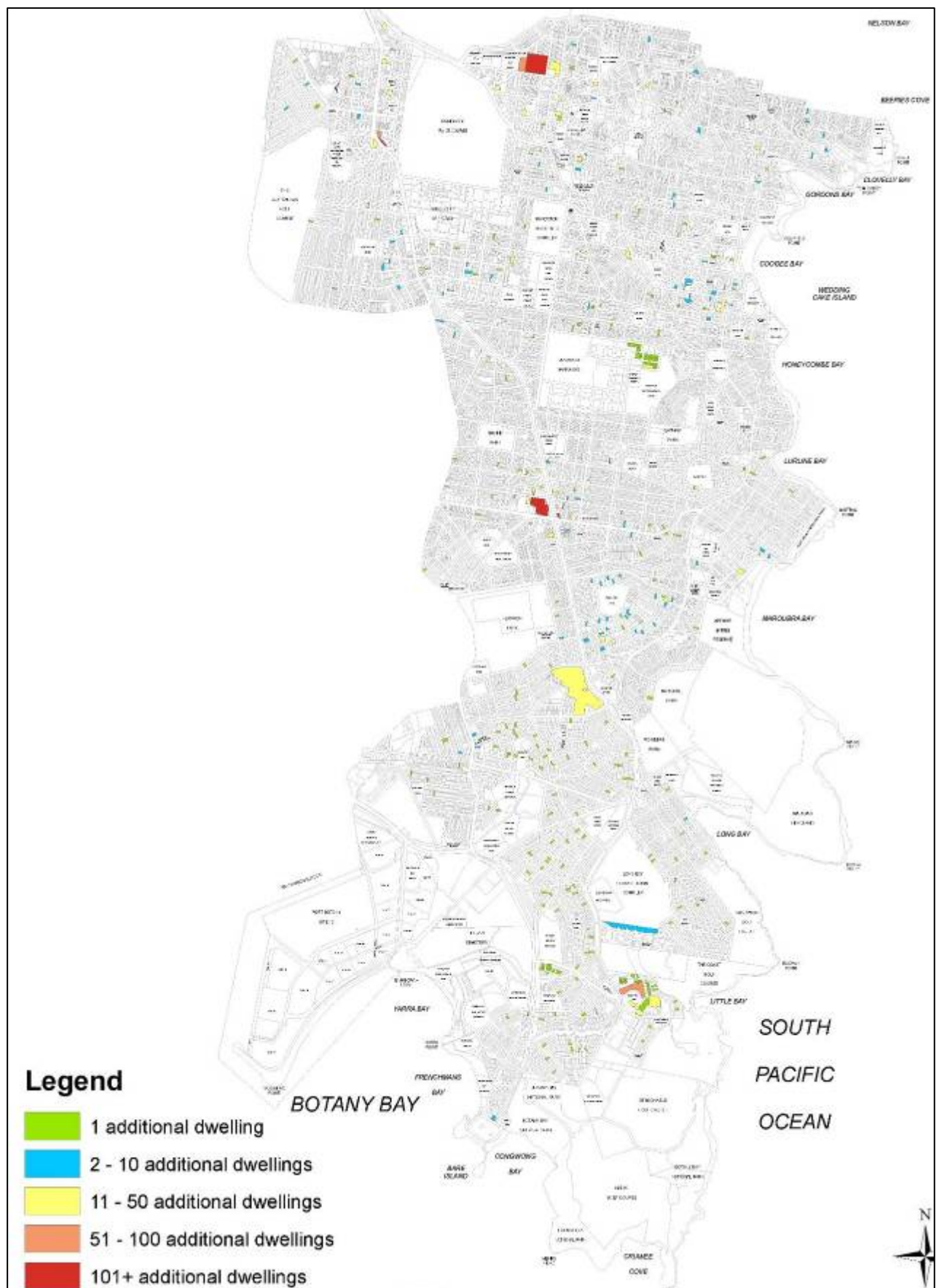
- Additional single dwellings capture dual occupancy developments and new single houses (eg, on vacant lots or new subdivisions). These primarily occur in the southern part of the LGA.
- 2-10 dwellings captures townhouse or smaller scale flat buildings (eg: replacing older single houses on large blocks)
- 11-50 dwellings commonly includes 3 to 4 storey walk-up flat buildings that can be accommodated on larger single sites, or amalgamated lots
- Larger developments of over 50 dwellings in infill locations are infrequent, but some examples are included in the snapshot of recently completed developments below.

Examples of completed developments

The table below provides a snapshot of a range of residential developments completed since 2004/05 in a range of locations across Randwick City, including larger developments in business centres and surplus sites, student accommodation and medium density walk-up apartment developments.

Location/Address	Dwelling number	Notes
Major Development sites		
Bundock Street Randwick	51	
Prince Henry site, Little Bay	317	
Business Centres		
737 Anzac Parade Maroubra	263	Pacific square phase 2
892-906 Anzac Pde Maroubra	104	Cnr Maroubra road
438 Anzac Pde Kingsford	74	Castellorizian site
305 Anzac Parade Kingsford	47	Boarding house
159-171 Anzac Pde Kensington	55	Unilodge site
268-270 Anzac Pde Kensington	164	Capella site
14-18 Darling St Kensington	68	Corner Anzac Parade
36 McKeon St Maroubra Beach	30	
178-180 Marine Pde Maroubra Bch	47	
Specialised Centre		
UNSW Village, High Street	303	303 units, 1013 beds. Completed 2010
New College, UNSW	260	319 beds
Barker Lodge, UNSW	65	Completed 2010
Infill/Other		
30-36 Dangar St Randwick	115	Montefiore (276 aged care beds)
88-96 King Street Randwick	93	Former brickworks site
68-76 Wentworth Ave Randwick	22	Pindari (stage 1)

Table 2: Examples of completed residential developments between 2004/5 and 2010



Map 1: Distribution of dwellings completed between 2004/5 and 2008/09
(source: MUDP)

Future Dwelling Estimates

Table 3 below shows a breakdown of where new dwellings are estimated to occur over the next 20 years, from 2011 to 2031. These figures are estimates only, and are based on an analysis of the likely dwelling capacity under existing planning controls.

When combined with the 3300 dwellings completed between 2004/05 and 2010, it shows that the dwelling target for Randwick City of 8400 is able to be met without requiring significant planning changes.

Locations	Estimated Dwellings 2011 - 2031	
	Low	High
Business Centres	1500	1800
Randwick Education & Health Specialised Centre	1500	1500
Major Development (ie: master-plan) sites	1100	1700
▪ Prince Henry site, Little Bay (500 -600)		
▪ Bundock Street, Randwick (50 – 450)		
▪ Charter Hall site, Little Bay (450)		
▪ Endeavour House site, Randwick (140)		
Infill areas	1000	2500
TOTAL	5100	7500

Table 3: Estimate of new dwellings between 2011 and 2031 (rounded)

Dwelling demand

While the population growth rate in Randwick City itself is projected to remain generally low, the continued fall in average household size coupled with demographic changes (such as an ageing population) and decline in housing affordability indicates that the demand for dwellings is set to continue in the years to come.

Dwelling demand will be also be driven by other factors such as the City's positive attributes including:

- The aesthetic, natural and cultural characteristics of the LGA such as foreshore areas and parks
- Proximity to employment centres including the Sydney CBD and the Randwick Education and Health Specialised Centre
- Access to educational and health facilities including the University of New South Wales, Randwick TAFE and Randwick Health (Hospitals) Campus
- The extent and accessibility to public transport infrastructure (particularly near the town centres)

The table above shows a range of figures to account for the unpredictable nature of development activity. Factors that can affect the rate of development include:

- General economic conditions and market variables affecting development feasibility (e.g. value of some properties may be higher as a single dwelling compared to town houses)
- Site constraints and availability of suitable land (eg: location, lot size and ownership)

- Local demand factors and demographic trends
- Willingness of owners to redevelop.

Business Centres

Dwellings in business centres relate to the areas currently zoned for business uses. All Randwick City's business centres permit residential uses, which helps to provide for dwellings close to transport connections, jobs and local services.

Approximately 1200 additional dwellings were completed between 2004/05 and 2010 in our business centres (over 1/3 of total new dwellings). A large majority of these were located in Maroubra Junction.

An analysis of the remaining capacity for additional dwellings in our centres between 2011 and 2031 shows that between 1500 and 1800 could be likely. This analysis considered actual residential growth in each centre over the last 5 years, and reviewed the remaining capacity for additional dwellings on a block-by-block basis under the existing planning controls. Estimated growth rates were based on historical trends, with reduced growth rates applied to sites requiring amalgamation, or with fragmented ownership patterns. Properties with strata, institutional or government ownership (eg: schools) were excluded from calculations.

The majority of additional dwellings over the next 20 years will continue to be in larger centres and/or centres that have undergone detailed planning reviews such as Maroubra Junction, Kensington, Kingsford and Matraville. These centres are estimated to have a total likely capacity of around 1200 to 1500 additional dwellings over the next 20 years, with around 300 distributed in other town and neighbourhood centres.

Randwick Education and Health Specialised Centre

The Randwick Education and Health Specialised Centre is identified in the draft Sydney East Subregional Strategy as a strategic centre of excellence in tertiary education, research and health. It is Randwick City's largest employment centre, and provides services and economic benefits to the local community and surrounding town centres.

This Centre is considered in detail in a separate Discussion Paper, which identifies the importance of providing housing for students and key workers close to their place of study or work. It is estimated that the Centre could accommodate an additional 1500 dwellings over the next 20 years.

Major Development Sites

These sites are commonly large government or institutional lands that have been identified by their owners as surplus to their needs. The sites below have undergone a detailed planning review and have approved master-plans or staged development applications (DAs), which identify the maximum number of dwellings possible. Each site is at a different stage of the development process: partially complete, under construction, or at the detailed development approval phase.

- **Prince Henry Redevelopment, Little Bay:** This site comprises a major urban renewal of the former Prince Henry Hospital at Little Bay into a mix of single dwellings, townhouses, multi-unit dwellings and seniors housing. The gross potential for the site is about 989 dwellings. A total of 317 dwellings have been completed and occupied since 2006 (figures include seniors housing).

- **Bundock Street, Randwick:** Former Defence Site bounded by Avoca Street and Bundock Streets. Approved master plan and DCP allows up to 600 single and multi-unit dwellings at completion. Part of Stage 1 is complete and occupied equating to a total of 51 dwellings.
- **Former University of New South Wales land, Little Bay (Charter Hall site):** this site is located adjacent to the Prince Henry site. An approved Stage 1 development application has capacity for 450 dwellings.
- **Endeavour House Redevelopment, South Coogee:** This former Defence land is located on Moverley Road. The site is under construction for around 140 single dwellings.

An analysis of the dwellings likely to be completed for these sites over the next 20 years indicates a range, recognising that some sites may not be fully developed. In particular, the Bundock Street site has developed relatively slowly to date. The Department of Defence is currently reviewing its future needs in this location, and dwelling estimates consider that only a small number of additional dwellings may be provided here.

Infill

The large range of additional dwellings estimated for infill locations is consistent with the variation seen in the last 5 years. Estimates for the next 20 years are based on a low average rate of 50 additional dwellings per year, and a high average rate of 125 additional dwellings per year (2.5 times higher).

This range recognises the highly unpredictable nature of development in this category. The average growth rate estimates indicated are lower than historical trends, recognising that many of the larger sites suitable for redevelopment have already been developed. Remaining sites are often constrained by high land values limiting feasibility of redevelopment, strata ownership, smaller lot sizes, or difficulties in site amalgamation.

Other Dwellings

Future major redevelopment sites

Specific estimates are not identified for additional dwellings that may be provided through future major redevelopment (master-planned) sites. This includes the Inglis Newmarket site, which is subject to a current planning proposal. It also includes land owned by the Aboriginal Land Council in La Perouse, which will be the subject of a future detailed study.

- **Inglis Newmarket site:** Located on Barker Street, Randwick. The site is subject to a current rezoning proposal to allow mixed density residential and neighbourhood uses on the 5ha site. Technical studies prepared by the applicant will assist in determining the suitable density for the site and will be reported to Council prior to formal public exhibition of the proposal. No dwelling numbers have been formally considered at this time.
- **La Perouse Aboriginal Lands Council Land:** Located at Anzac Parade, La Perouse (Karoo Ave); Jennifer Street; and Elaroo Street. Council has successfully obtained a grant through the NSW Planning Reform Fund to clarify the suitable land uses and density for 14ha of La Perouse Aboriginal Lands Council owned lands. This grant will enable a partnership approach with the land owners and consultation with the La Perouse community to investigate environmental constraints.

The capacity for any additional dwellings on these two sites will be confirmed following completion of these activities.

Affordable Housing

It is difficult to predict how many new dwellings will be taken up under the Affordable Rental Housing SEPP, which operates outside of local planning controls and permits new dwellings such as granny flats and floor space bonuses for affordable rental housing.

Current dwelling approvals

The table below provides a snapshot of existing approved residential developments, either with development consent or under construction, but not completed at this time. This is not a comprehensive list, and does not include smaller scale approvals such as small groups of townhouses, single dwellings or dual occupancy developments, but provides an indication of known larger developments likely to occur over the coming years.

Location/Address	Dwelling number	Notes
Specialised Centre		
13-17 Botany Street Randwick	53	Former vet site
201-207 Barker Street Randwick	117	Former car showroom
Business Centres		
495-503 Bunnerong Rd, Matraville	111	Theos site
390 Anzac Parade Kingsford	36	
57-75 Anzac Pde Kensington	14	Peters of Kensington; townhouses
112-124 Anzac Pde Kensington	62	
165 Maroubra Rd, Maroubra	22	Corner of Anzac Parade
Major Development sites		
Bundock Street	514	Total approval 600. 35 completed prior to 2005. 51 completed between 2005 and 2010
Charter Hall	450	
Prince Henry	672	Total approval 989. 317 completed since 2006 (includes seniors housing)
Endeavour House	140	
Infill/other		
66A Doncaster Ave	82	Former STA land at Randwick Racecourse.
1-81 Little Bay Road, Little Bay	47	New subdivision; single dwellings
645-651 Anzac Parade Maroubra	15	

*Table 4: Snapshot of approved dwellings
(Source: MUDP, Department of Planning 2011)*

Appendix 2 - Zoning analogy: 3A zone and B2 zone

The following table provides a detailed analogy of the current RLEP 3A General Business zone with the proposed B2 Local Centre zone, as noted in Sections 4.1.2 and 4.2.2 of this Paper.

	3A General Business	B2 Local Centre
Objectives	(a) to maintain the viability of existing business centres, and (b) to facilitate the orderly and economic development of land as business centres, for commercial, retail, residential and community purposes by: (i) introducing controls for the bulk and scale of buildings, and (ii) encouraging economically viable retail cores which are centrally located and in close proximity to public transport, and (iii) improving employment opportunities, and (iv) servicing the needs of the local and regional community, and (v) encouraging the provision and use of public transport, and (vi) providing and improving pedestrian and public open space areas for shoppers and workers, and (vii) maintaining and improving the environmental and aesthetic qualities of the City of Randwick, and (c) to minimise the impact of development on adjoining and nearby residential zones, and (d) to encourage housing affordability.	1. To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. 2. To encourage employment opportunities in accessible locations. 3. To maximise public transport patronage and encourage walking and cycling. 4. To enable residential development that is well-integrated with, and supports the primary business function of the zone. 5. To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the local community
Permitted without consent	Bushfire hazard reduction; Public utility undertakings; Recreation	Home occupations; Recreation areas;
Permitted with consent	Any development not included in subclause (2) or (4) requires development consent.	Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Group homes; Helipads; Home businesses; Hostels; Information and education facilities; Markets; Medical centres; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential care facilities; Residential

	3A General Business	B2 Local Centre
		flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Sex services premises; Shop top housing; Signage; Tourist and visitor accommodation; Veterinary hospitals; Any development not specified in item 2 or 4
Prohibited development	Animal establishments; Bulk stores; Caravan parks; Container depots; Generating works; Hazardous industries; Hazardous storage establishments; Heliports; Industries; Landscape and garden supplies; Offensive industries; Offensive storage establishments; Panel beating workshops; Potentially hazardous industries; Potentially offensive industries; Transport depots; Warehouses; Waste management facilities	Agriculture; Airstrips; Air transport facilities; Animal boarding and training establishments; Attached dwellings; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home industries; Home occupations (sex services); Industries; Industrial retail outlets; Industrial training facilities; Jetties; Landscaping material supplies; Marinas; Moorings; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Port facilities; Recreation facilities (major); Restriction facilities; Roadside stalls; Rural industries; Rural supplies; Rural workers dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewerage systems; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Items in red denotes Council added information

Appendix 3 – Zoning analogy: 3B and B1 zones

The following table provides a detailed analogy of the current RLEP 3B Local Business zone with the proposed B1 Neighbourhood Centre zone, as noted in Sections 4.1.2 and 4.3.2 of this Paper.

	3B Local Business	B1 Neighbourhood Centre
Objectives	(a) To provide opportunities for local retail and business development in the City of Randwick, and (b) to provide opportunities for associated development such as car parking and service industries, and (c) to provide opportunities for residential accommodation in local business centres where it does not interfere with the primary business function of the zone, and (d) to minimise the impact of development on adjoining and nearby residential zones, and (e) to encourage housing affordability, and (f) encourage the provision and use of public transport.	1. To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. 2. To enable residential development that is well-integrated with, and supports the primary business function of the zone. 3. To minimise the impact of development on adjoining and nearby residential zones.
Permitted without consent	Bushfire hazard reduction; Public utility undertakings; Recreation	Home occupation; Recreation areas;
Permitted with consent	Any development not included in subclause (2) or (4) requires development consent.	Bed & breakfast accommodation; Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Entertainment facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Garden centres; Group homes; Hardware and building supplies; Health consulting rooms; Home businesses; Home industries; Hospitals; Hotel or Motel accommodation; Information and education facilities; Kiosks; Markets; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor), Registered clubs; Research stations; Respite day care centres; Roads; Service stations; Shops; Shop top housing; Signage; Veterinary hospitals; Any development not specified in item 2 or 4
Prohibited development	Amusement centres; Animal establishments; Automotive uses; Backpacker accommodation; Brothels; Bulk stores; Bulky goods premises; Caravan	Agriculture; Air strips; Air transport facilities; Animal boarding and training establishments; Amusement centres; Attached dwellings; Backpacker

	3B Local Business	B1 Neighbourhood Centre
	parks; Container depots; Dwellings (other than those attached to buildings involved in other uses which are permissible in this zone); Generating works; Hazardous industries; Hazardous storage establishments; Helicopter landing sites; Heliports; Industries; Light industries; Multi-unit housing (other than dwellings attached to buildings involved in other uses which are permissible in this zone); Offensive industries; Offensive storage establishments; Panel beating workshops; Plant and equipment hire; Potentially hazardous industries; Potentially offensive industries; Restricted premises; Serviced apartments; Transport depots; Warehouses; Waste management facilities	accommodation; Boat building and repair facilities; Boat launching ramps; Boat sheds; Bulky goods premises; Camping grounds; Caravan parks; Cemeteries; Cellar door premises; Charter & tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupation (sex services); Hostels; Industries; Industrial retail outlets; Industrial training facilities; Jetties; Landscaping material supplies; Marinas, Moorings; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Plant nurseries; Port facilities; Recreation facilities(outdoor), Recreation facilities(major); Residential flat buildings; Restricted premises; Restriction facilities; Roadside stalls; Rural industries; Rural supplies; Rural worker's dwellings; Secondary dwellings; Semi-detached dwellings; Serviced apartments; Sex services premises; Sewerage systems; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair station; Vehicle sale or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Items in red denotes Council added information

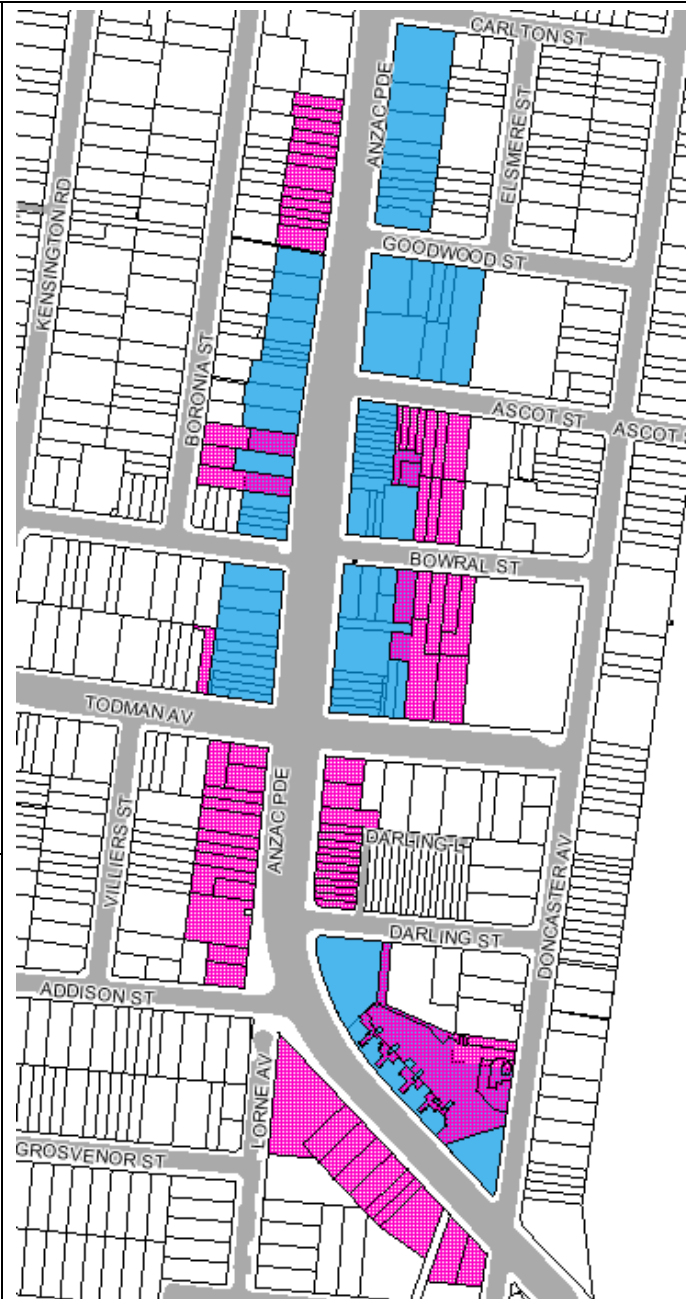
Appendix 4 –Expansion of B2 Local Centres

(as discussed in Section 4.2.6 of this Paper)

Kensington



Existing zoning map



Proposed zoning map (Lots in pink to be rezoned B2)

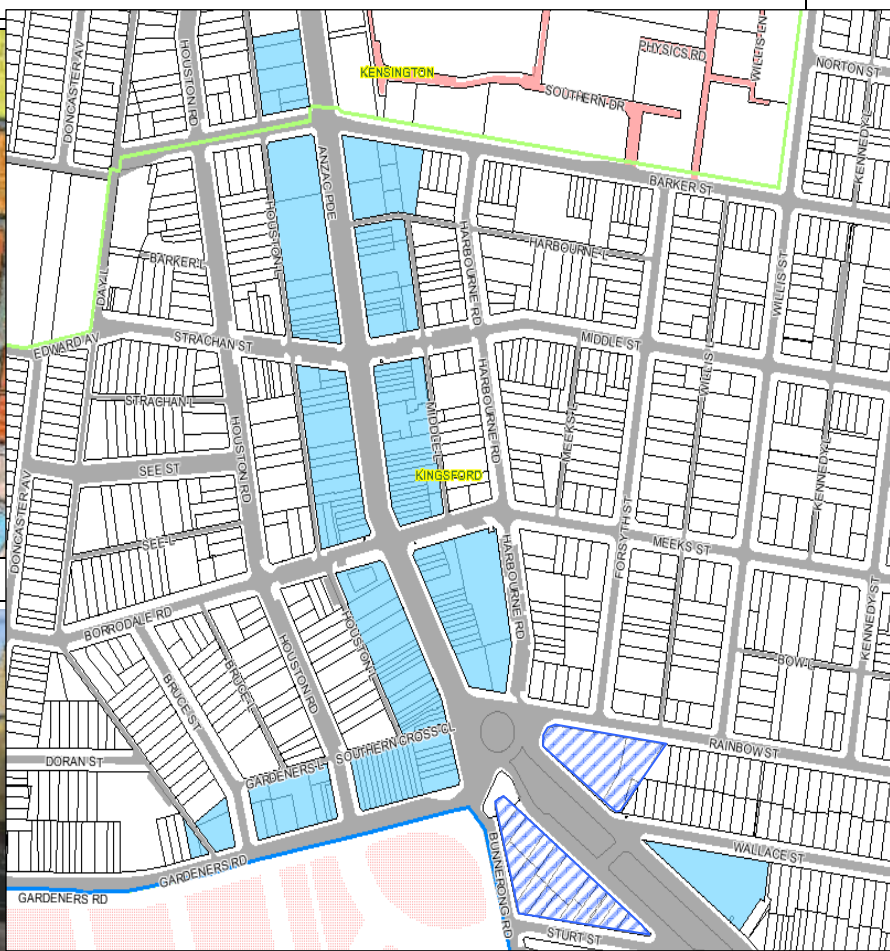
Hierarchy:	Village
Address:	26 Ascot Street, Kensington 69-71 Boronia Street, Kensington 101-107 and 103-105 Doncaster Avenue, Kensington 112, 122 and 151 Todman Avenue, Kensington 14, 16, 18, 20, 22 and 24 Ascot Street, Kensington 3A, 5, 7, 9, 10, 12, 14 and 16 Bowral Street, Kensington 31, 33, 35, 37, 39, 41, 41A, 43, 45, 47, 49, 51-53A, 89, 95, 128, 130, 127-135, 132, 137, 139, 141, 143, 145, 145A, 147-151, 147S, 153-155, 157-157A, 159-171, 173-175, 177, 179-

	181, 182-184, 183-185, 186-188, 187, 189, 190, 191-197, 192, 194, 196, 198, 199-201, 200, 202, 203-207, 204-204A, 206, 208, 210, 212, 250, 254, 260 and 264 Anzac Parade, Kensington
Current Planning Controls:	
Current Zone:	3B Local Business
Permitted Height/building envelope:	Various – depends on site
Description:	
No. lots + total site area	Lots: 70, Total site area: 30,000sqm (approx)
Services:	Service station, hotel accommodation, retail premises, restaurants
Building Types:	Predominantly single storey shops, with residential uses on levels above, mixed use buildings
Building Heights:	2- 6 storeys
Streetscape:	Established commercial centre with well kept streetscape and diverse range of shops. Residential uses interspersed within certain parts of the centre
Justification for change:	Given that a substantial amount of town centre uses have eventuated on land zoned for residential purposes (particularly on land fronting Anzac Parade) it is considered appropriate to rezone land within the identified Kensington Town Centre boundaries to the B2 Local Centre zone.
Recommendation:	Proposed Zone: B2 Local Centre Retain current heights and building envelope controls

Kingsford



Existing zoning map



Proposed zoning map

Hierarchy:	Village
Address:	2, 4 and 6 Sturt Street 1-11 and 13-21 Rainbow Street, Kingsford 17, 19 and 21 Bunnerong Road, Kingsford 391-393, 395, 397-397A, 399, 399A, 401-405, 407-409, 411, 413, 415-417 Anzac Parade, Kingsford
Current Planning Controls:	
Current Zone:	3A General Business
Permitted FSR:	3:1
Permitted Height:	24m
Description:	
No. lots + total site area	Lots: 6, Total site area: 7300sqm (approx)
Services:	Retail premises, restaurant, mechanic, offices, car park
Vacancy rate:	Low
Building Types:	Predominantly 2 storeys with retail at ground floor and residential on second floor.
Building Heights:	1-2 storeys
Streetscape:	Well kept streetscape with established commercial uses.
Justification for change:	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.
Recommendation:	Proposed Zone: B2 Local Centre Proposed FSR: 3:1 Proposed Height: 24m

Appendix 5 –New B1 Neighbourhood Centres

The following datasheets provide a snapshot of the nine areas proposed to be rezoned to the B1 Neighbourhood Centre zone (see Section 4.3.4). While these unzoned business centres differ in terms of the location, size and scale, the rezoning of these centres are all based on the same rationale and will have result in similar implications.

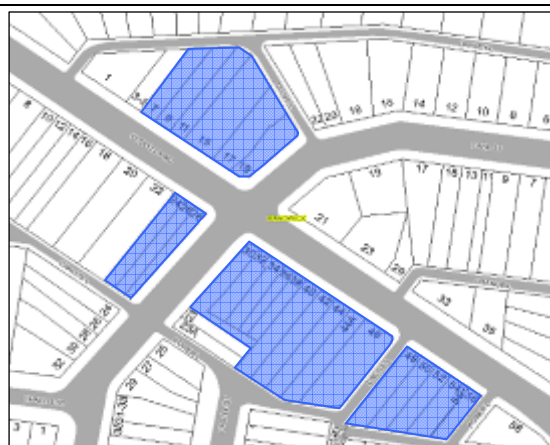
Summary of implications:

- Recognises existing land uses and business trends that are occurring within Randwick City;
- Encourages commercial uses and centre vitality;
- Optimises local infrastructure;
- Enables existing residential land uses to stay within centres (via the introduction of a new clause, as discussed in Section 4.5.4);
- Rates will not be affected by the proposed zoning change – rates are calculated according to land use, not land zoning;
- Fosters sustainable communities by encouraging walking and cycling to centres;
- New commercial/retail development will be subject to a DA and community consultation for community evaluation.

Clovelly Road, North Randwick



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	7, 9, 11, 15, 17, 19, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 44A, 46, 48, 50, 52, 54 and 56 Clovelly Road, Randwick
Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 24, Total site area: 6550sqm (approx)
Services:	Convenience stores, cafés, cycle hire, mechanic, butcher, yoga studio, physiotherapist, restaurant, jewellery store, florist
Vacancy rate:	Low - around 3
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 2 storeys
Streetscape:	Well kept streetscape with 1 and 2 storey brick buildings.
Transport:	Yes – Bus stop in Coogee Bay Rd
Other comments:	Residential uses interspersed between business uses (approximately 4) Rear laneway access exists.
Key justification for planning change:	The proposed change reflects the predominant land use and built form of the area. The sites already have a business function, is well serviced by public transport and identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Arden St (and Clovelly Rd), Clovelly



Existing zoning map



Proposed zoning map

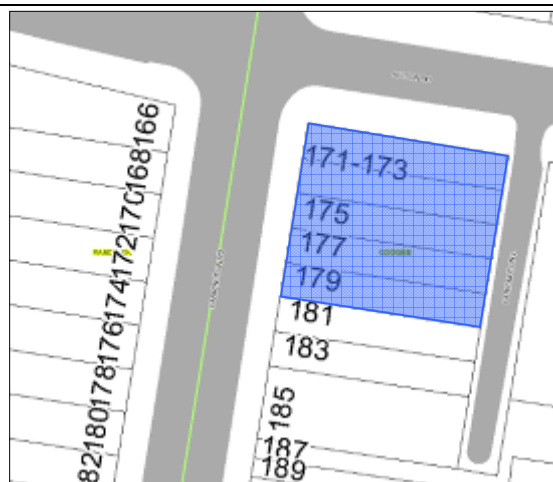


Hierarchy:	Neighbourhood Centre
Addresses:	266-270, 272-282, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337-339 and 343-355 Clovelly Road, Clovelly
Current Planning Controls:	
Current Zone:	2A Residential and 2B Residential
Permitted FSR:	0.5:1 and 0.65:1 respectively
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 20, Total site area: 5100sqm (approx)
Services:	Accommodation, hairdressers, cafes, restaurants, mechanic, supermarket, real estate
Vacancy rate:	Low – around 2
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 3 storeys
Streetscape:	Well kept streetscape with 1 and 2 storey buildings.
Transport:	Yes – Bus stop in Clovelly Rd
Other comments:	Partial rear lane access from Arden Lane.
Key justification for planning change:	The proposed change reflects the predominant land use and built form of the area. The sites currently provide local business/retail services, is well serviced by public transport and identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Alison Rd (and Carrington Road), Coogee



Existing zoning map

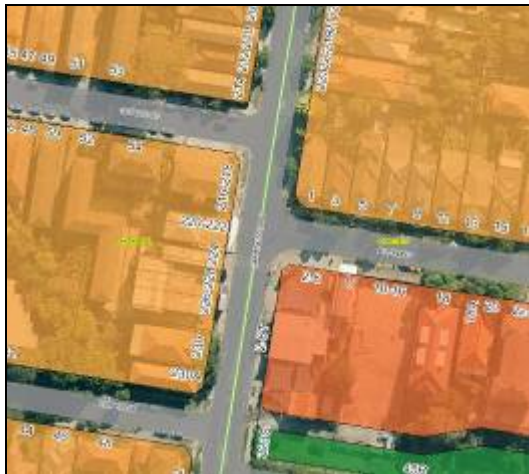


Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	171-173, 175, 177 and 179 Carrington Road, Coogee
Current Planning Controls:	
Current Zone:	2B Residential
Permitted FSR:	0.65:1
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 5, Total site area: 1100 sqm (approx)
Services:	Convenience store, restaurant, laundry, business premises
Vacancy rate:	None
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 2 storeys
Streetscape:	Well kept streetscape with 1 and 2 storey brick buildings dwellings with a corner store.
Transport:	Yes – Bus stop in Carrington Road
Other comments:	Small local business centre, with a well kept streetscape and variety of shops.
Key justification for planning change:	The proposed change reflects the predominant land use and built form of the area. While there are a smaller cluster of businesses in this location, the sites are strategically located on key thoroughfares and identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Bream St (and Carrington Road), Coogee



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	2-6, 8 and 10-16 Bream Street, Coogee 220-222, 224 and 226-228 Carrington Road, Randwick
Current Planning Controls:	
Current Zone:	2B Residential and 2C Residential
Permitted FSR:	0.65:1 and 0.9:1 respectively
Permitted Height:	9.5m and 12m respectively
Description:	
No. lots + total site area	Lots: 9, Total site area: 3400sqm (approx)
Services:	Accommodation, hairdressers, cafes, restaurants, mechanic, supermarket, real estate, car wash
Vacancy rate:	Low – around 1
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 3 storeys
Streetscape:	Well kept streetscape with 1 and 3 buildings
Transport:	Yes – Bus stop in Bream Street
Other comments:	Established commercial centre, with well kept streetscape and variety of shops. No rear laneway access.
Key justification for planning change:	The proposed change reflects the predominant land use and built form of the area. The centre provides a variety of local services, is well serviced by public transport and identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1.5:1 Proposed Height: 12m

Havelock Ave (and Dudley St), Coogee



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	15-17A Havelock Ave, Coogee 55, 55R, 57 and 59-61 Dudley Street, Coogee
Current Planning Controls:	
Current Zone:	2C Residential
Permitted FSR:	0.9:1 respectively
Permitted Height:	12m respectively
Description:	
No. lots + total site area	Lots: 5, Total site area: 2000sqm (approx)
Services:	Massage, physio, shops, convenience store, café, restaurant, beautician
Vacancy rate:	Low to None
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	2 - 3 storeys
Streetscape:	Well kept streetscape with 1 to 3 storey brick buildings.
Transport:	Yes – Bus stop in Havelock Ave
Other comments:	Established commercial centre, with well kept streetscape and variety of shops. No rear laneway access.
Key justification for planning change:	The proposed change reflects the predominant land use and built form of the area. While the site is located in close proximity to Coogee, the centre provides local services to people who live or work in the immediate locality. The centre is well serviced by public transport and identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1.5:1 Proposed Height: 12m

Byron St (and Coogee Bay Rd), Coogee



Existing zoning map



Proposed zoning map

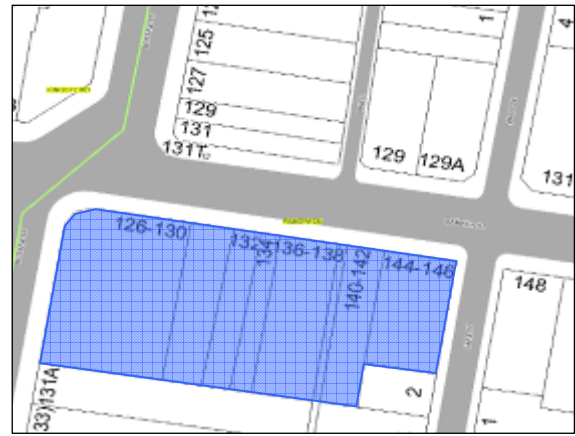


Hierarchy:	Neighbourhood Centre
Addresses:	114-122, 123-125, 124-128, 127-131, 130-132 and 134 Coogee Bay Road, Coogee
Current Planning Controls:	
Current Zone:	2B Residential and 2C Residential
Permitted FSR:	0.65:1 and 0.9:1 respectively
Permitted Height:	9.5m and 12m respectively
Description:	
No. lots + total site area	Lots: 8, Total site area: 3800sqm (approx)
Services:	Shops, restaurant, newsagent, hairdresser
Vacancy rate:	Moderate – about 4
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	2 - 3 storeys
Streetscape:	Well kept streetscape with 3 storey buildings.
Transport:	Yes – Bus stop in Coogee Bay Rd
Other comments:	Established commercial centre, with well kept streetscape and variety of shops. No rear laneway access.
Key justification for planning change:	The change will reflect the predominant land use and built form of the area and reinforce the role of this centre in meeting the convenience needs of the surrounding population. The centre is strategically located and is identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1.5:1 Proposed Height: 12m

Barker St, Kingsford



Existing zoning map

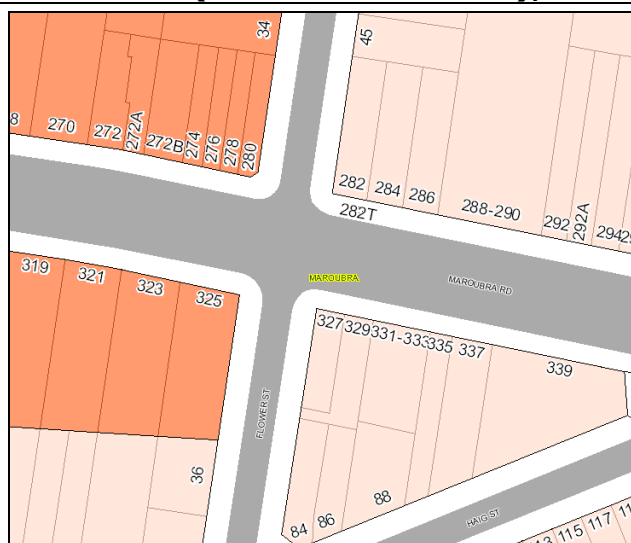


Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	126-130, 132, 134, 136-138, 140-142 and 144-146 Barker Street
Current Planning Controls:	
Current Zone:	2A Residential
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 7, Total site area: 3400sqm (approx)
Services:	Petrol station, takeaway food, shops, dry cleaning
Vacancy rate:	Moderate – 2 stores
Building Types:	Single storey shops, with an additional residential storey above.
Building Heights:	1-3 storeys
Streetscape:	Well kept streetscape with 1 and 2 storey buildings.
Transport:	Yes – Bus stop in Botany Street
Other comments:	See also the Education and Health Specialised Centre Discussion Paper which suggests this centre should be used as a neighbourhood centre or activity strip.
Key justification for planning change:	The change will reflect the predominant land use and built form of the area. The centre is strategically located and is identified in the Subregional Strategy as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Flower St (and Maroubra Rd), Maroubra



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	274, 276, 278, 280, 327, 329, 331-333A, 335, 337 and 339 Maroubra Road, Maroubra
Current Planning Controls:	
Current Zone:	2A Residential and 2B Residential
Permitted FSR:	0.5:1 and 0.65:1 respectively
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 10, Total site area: 3100 sqm (approx)
Services:	Child care centre, business premises, skin therapist, party supplies, wedding dress shop, butcher, spare parts, laundry, dog grooming
Vacancy rate:	Low
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 2 storeys
Streetscape:	Well kept streetscape along Maroubra Road with 1 and 2 storey brick buildings.
Transport:	Yes – Bus stop in Clovelly Road
Other comments:	Established commercial centre, with well kept streetscape and variety of shops. One residential dwelling in between shops (Lot 337)
Key justification for planning change:	The change will reflect the predominant land use and built form of the area and reinforce the role of this centre in meeting the convenience needs of the surrounding population. The centre is strategically located and will not affect nearby centres.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m

Carrington Rd (and Clovelly Rd), Randwick



Existing zoning map



Proposed zoning map



Hierarchy:	Neighbourhood Centre
Addresses:	81A Carrington Road, Randwick 145-149, 151, 153, 155, 157, 159, 161, 163, 162-164, 166-168 and 170 Clovelly Road
Current Planning Controls:	
Current Zone:	2A Residential and 2B Residential
Permitted FSR:	0.5:1 and 0.65:1 respectively
Permitted Height:	9.5m
Description:	
No. lots + total site area	Lots: 12, Total site area: 3100 sqm (approx)
Services:	Hairdresser, shop, restaurant, bakery, convenience store, antiques shop, piano shop, alterations, gallery
Vacancy rate:	Low – around 2
Building Types:	Single storey shops, often with one or two storey residential flat buildings above.
Building Heights:	1 - 2 storeys
Streetscape:	Well kept streetscape with an established character.
Transport:	Yes – Bus stop in Maroubra Road
Other comments:	N/A
Key justification for planning change:	The change will reflect the predominant land use and built form of the area and reinforce the role of this centre in addressing the needs of the surrounding population. The centre is strategically positioned at a major intersection and is identified as a neighbourhood centre.
Recommendation:	Proposed Zone: B1 Neighbourhood Centre Proposed FSR: 1:1 Proposed Height: 9.5m