

ATTACHMENT F(1)

Data Sheets

(Neighbourhood Centres)

Datasheets (Neighbourhood Centres and Rezoning Requests)

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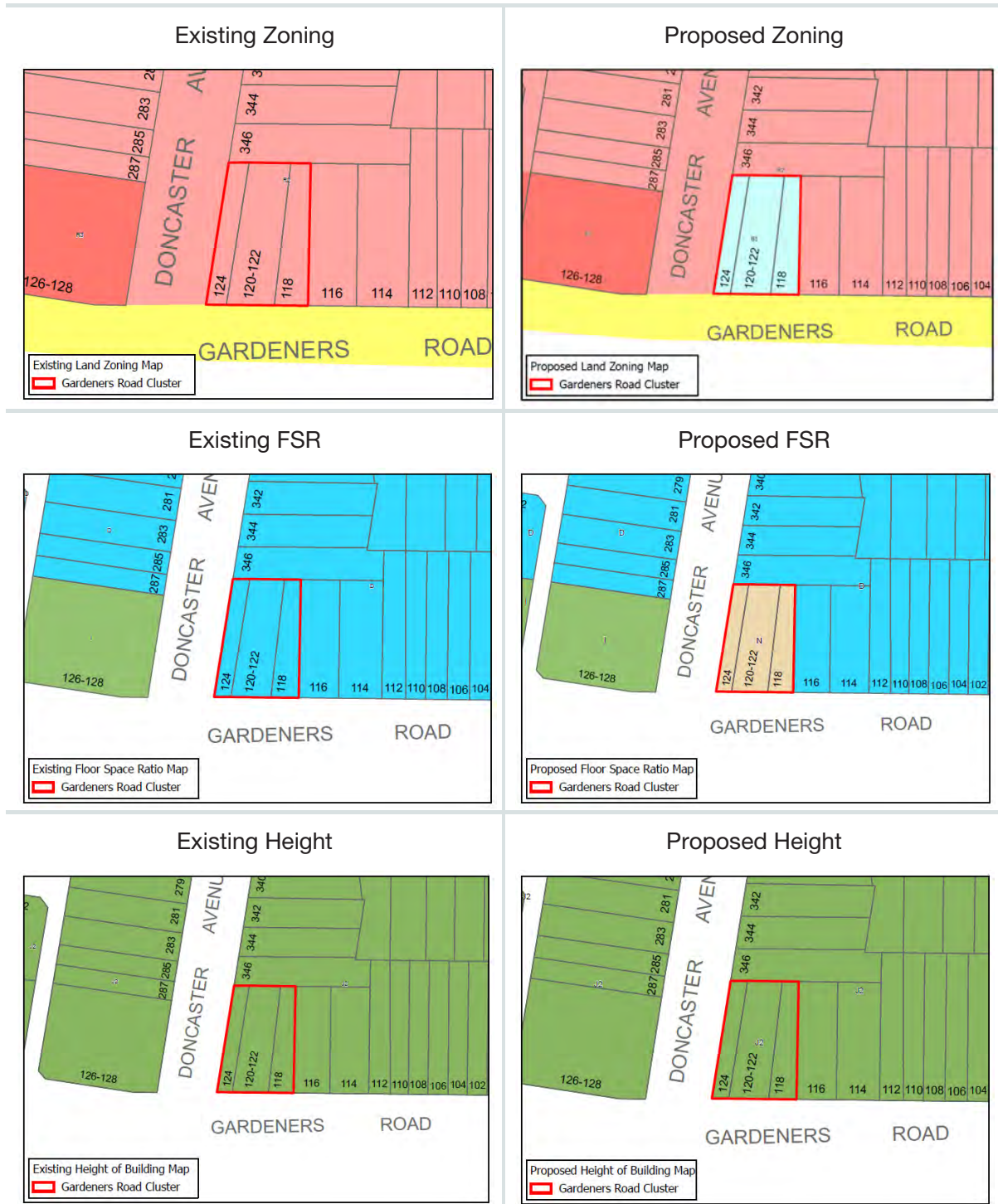
- 98-104 Beach Street

1.20. Dudley Street Cluster: 54

- 63A Dudley Street,
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1.1. Gardeners Road Cluster:

118 Gardeners Road, 120-122 Gardeners Road, 124 Gardeners Road – KINGSFORD



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5: 1
Permitted Height:	9.5m

1.1. Gardeners Road Cluster:

Description

No. lots + total site area	Lots: 3, Total site area: 847m ² (approx.)
No. Buildings	3
Type of Buildings	2 single shops and 1 shop top at the corner
Building Height	2 storeys at the corner and 1 storey for the other two buildings
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops involving funeral services lend themselves to being a neighbourhood centre. Whilst they are located within 300m of the Kingsford Local Centre their geographic location serves the surrounding neighbourhood and walking distance of Kingsford Business Centre.
Recommendation:	Proposed Zone: Employment zone equivalent of B1 (Local Business Centre) Proposed FSR: 1:1 Proposed Height: 9.5m

Streetview and surroundings:



1.2. Todman Avenue Cluster:

57 Todman Avenue, 59 Todman Avenue, 61 Todman Avenue – KENSINGTON



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.2. Todman Avenue Cluster:

Description	
No. lots + total site area	Lots: 3, Total site area: 611.08m ² (approx.)
No. Buildings	3
Type of Buildings	3 semi-detached shop-top housing buildings
Building Height	2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There are no other shops within reasonable walking distance. The closest town centres are the Zetland Shopping Centre, Kingsford Town Centre and the Supa Centre.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:

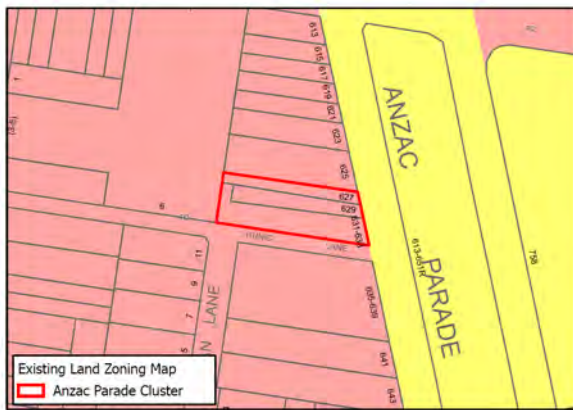




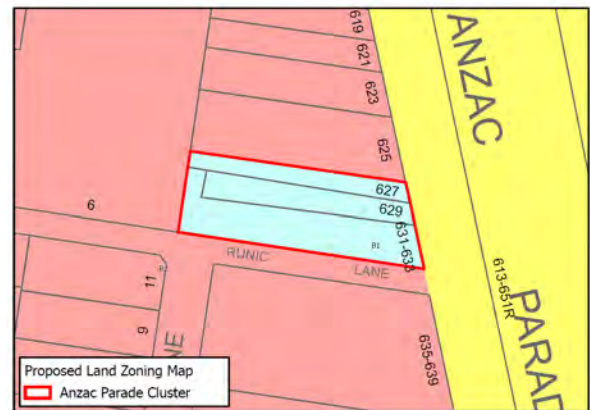
1.3. Anzac Parade Cluster:

627 Anzac Parade, 629 Anzac Parade, 631-633 Anzac Parade – MAROUBRA

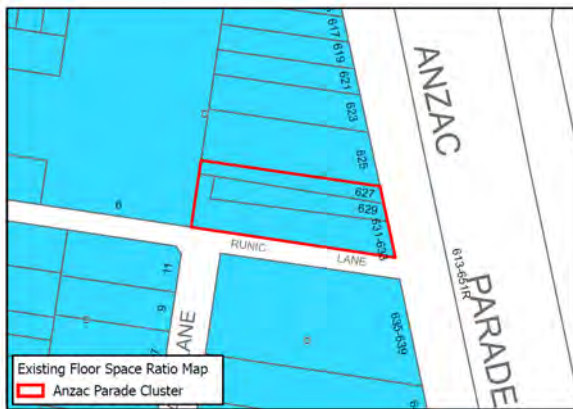
Existing Zoning



Proposed Zoning

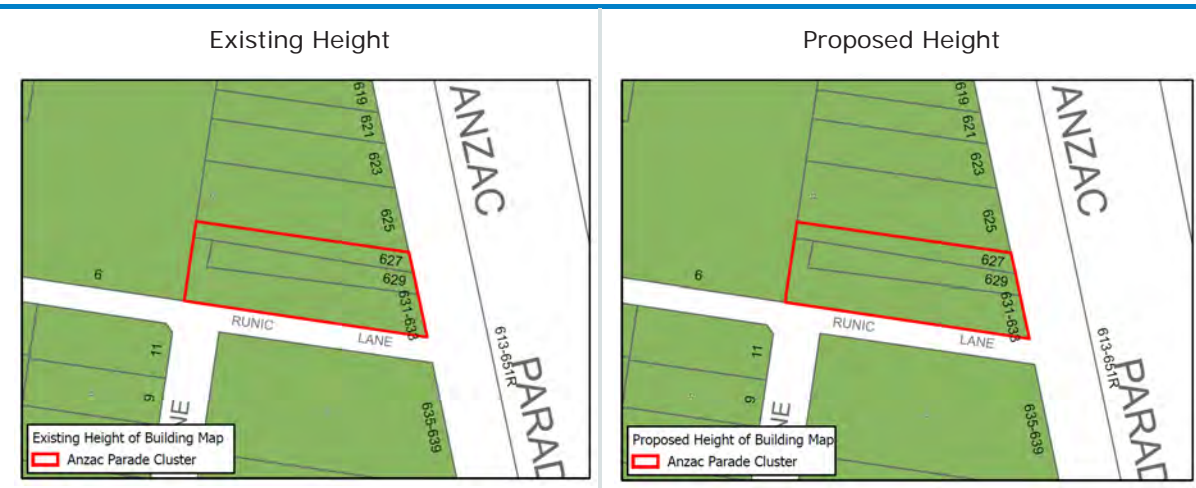


Existing FSR



Proposed FSR





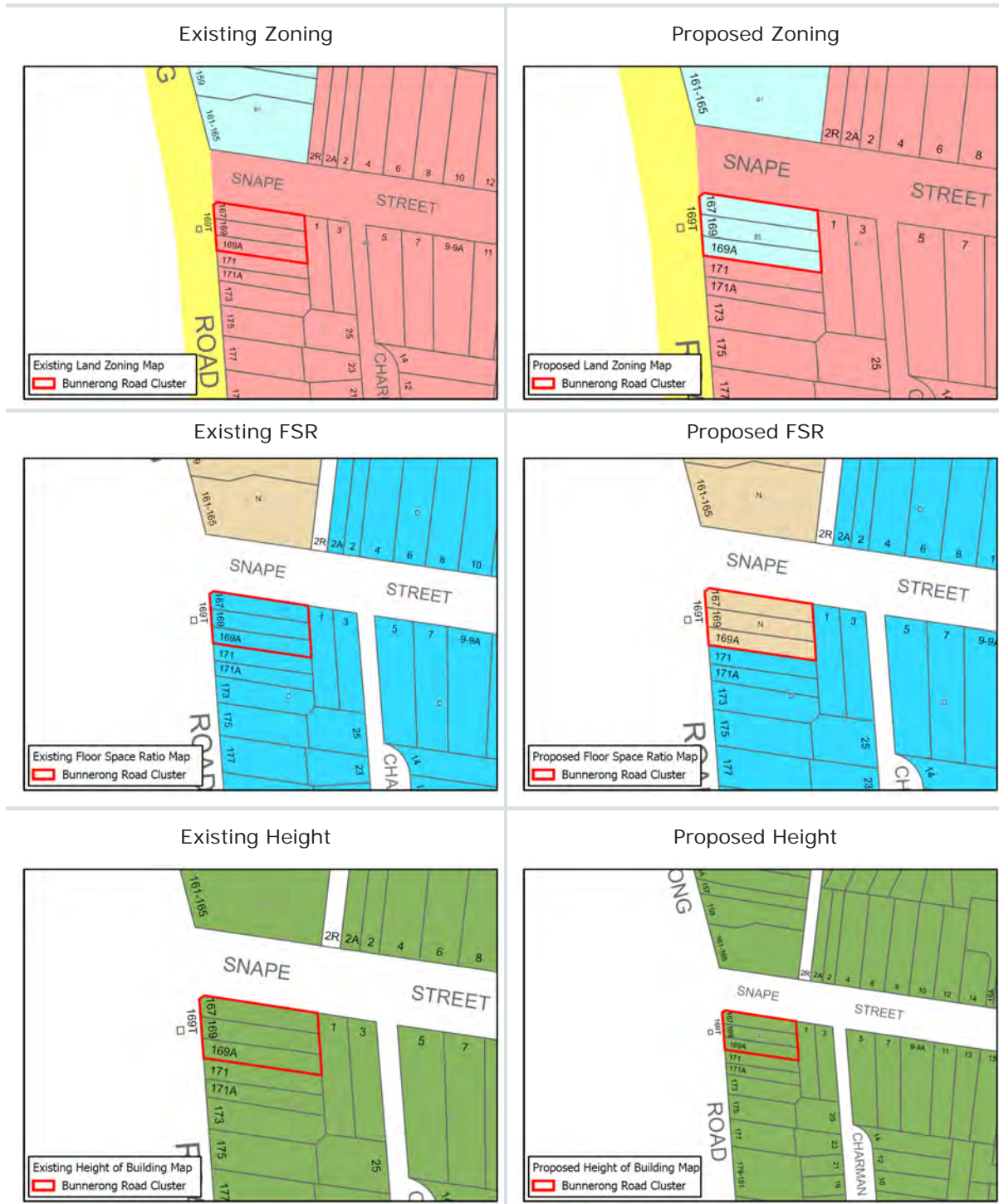
Current Planning Controls	
Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m
Description	
No. lots + total site area	Lots: 3, Total site area: 1,198m ² (approx.)
No. Buildings	3
Type of Buildings	3 semi-detached shop-top housing buildings
Building Height	2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. They are close to public transport stops. Located 250m from the Maroubra Town Centre
Recommendation:	Proposed Zone: Employment zone equivalent of B1 (Local Business Centre) Proposed FSR: 1:1 Proposed Height: 9.5m

Streetview and surroundings:



1.4. Bunnerong Road Cluster:

167 Bunnerong Road, 169 Bunnerong Road, 169A Bunnerong Road - MAROUBRA



Current Planning Controls

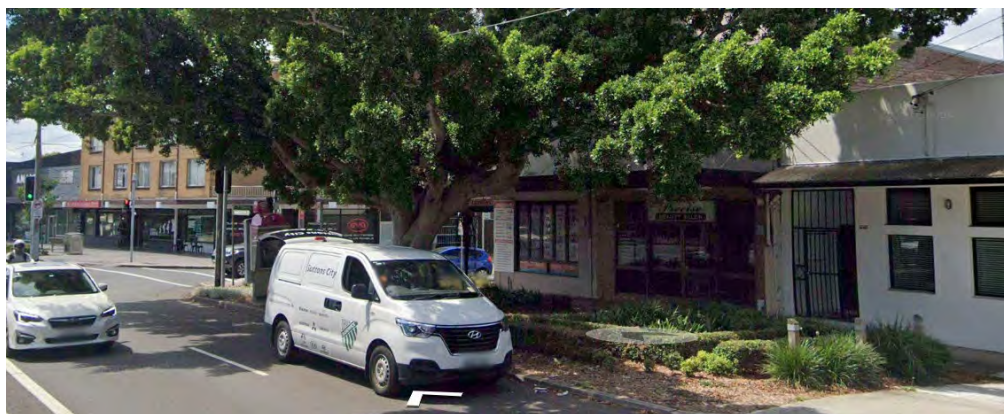
Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.4. Bunnerong Road Cluster:

Description

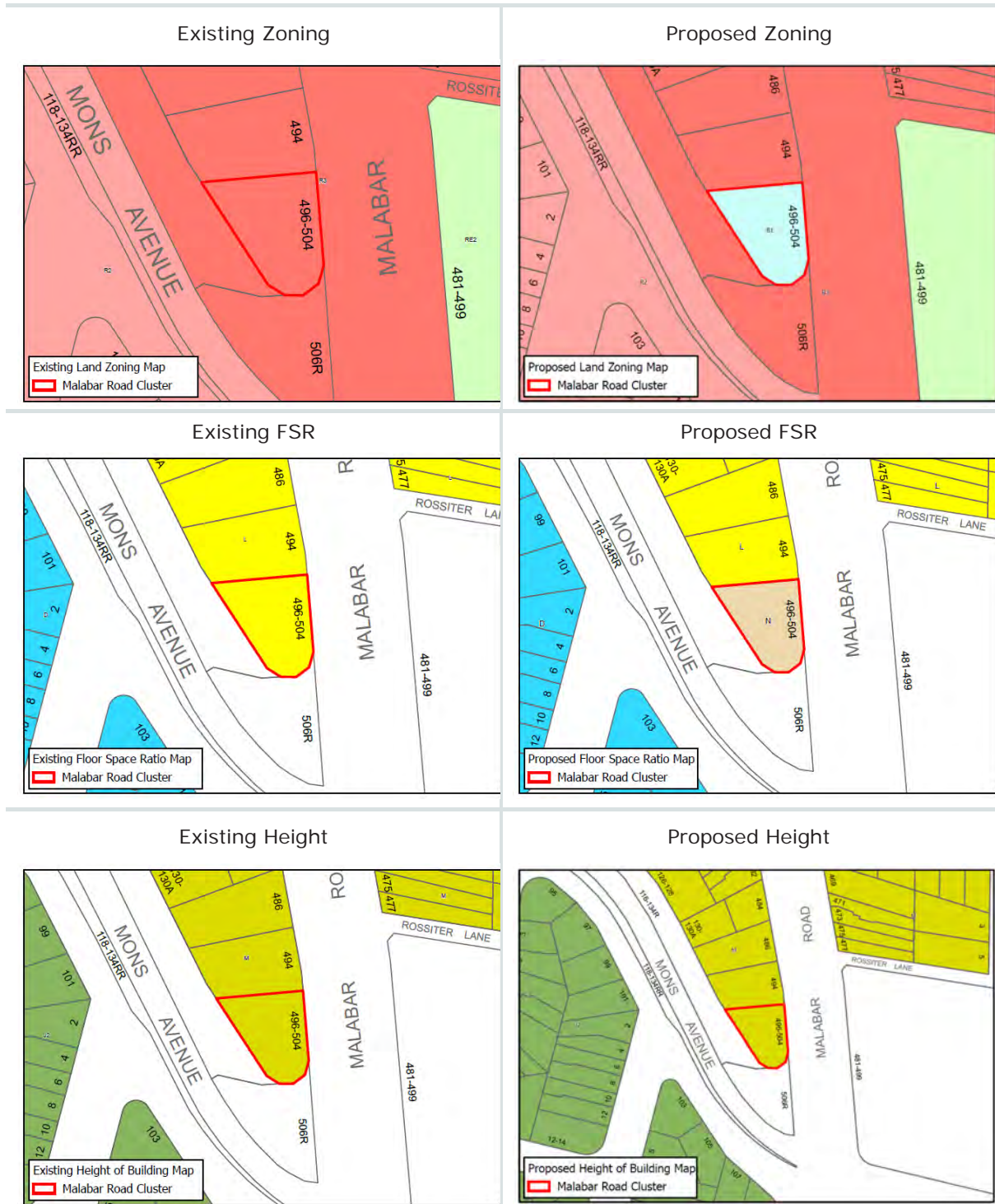
No. lots + total site area	Lots: 3, Total site area: 670m ² (approx.)
No. Buildings	3
Type of Buildings	1 shop top housing building, a single storey commercial building with two-storey dwelling at rear, and a single dwelling
Building Height	Generally, two storey buildings
Key justification for planning change	The building typology, urban form and current uses would be better suited to the neighbourhood centre zoning. There is a neighbourhood centre immediately to the north and rezoning these properties would be a natural extension of the existing neighbourhood centre.
Recommendation:	Proposed Zone: Employment zone equivalent of B1 (Local Business Centre) Proposed FSR: 1:1 Proposed Height: 9.5m

Streetview and surroundings:



1.5. Malabar Road Cluster:

496-504 Malabar Road MAROUBRA



Current Planning Controls

Current Zone:	R3 Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12m

1.5. Malabar Road Cluster:

Description

No. lots + total site area	Lots: 6 strata lots, Total site area: 612m ² (approx.)
No. Buildings	1
Type of Buildings	1 shop-top housing building containing 5 separate shops on the ground floor
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current uses of the building would be better suited to the neighbourhood centre zoning. There is a bus-stop directly outside the building, the building is approximately 400m from the Maroubra Beach neighbourhood centre and the building is located directly opposite a significant seniors housing development currently under construction.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 12m</p>

Streetview and surroundings:





1.6. Moverly Road Cluster:

56 Moverly Road, 58 Moverly Road, 60 Moverly Road – MAROUBRA



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.6. Moverly Road Cluster:

Description

No. lots + total site area	Lots: 3, Total site area: 693.70m ² (approx.)
No. Buildings	3
Type of Buildings	3 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There are no other shops within reasonable walking distance. There is a bus stop directly at the buildings.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:



1.7. Avoca Street Cluster:

341-347 Avoca Street - RANDWICK



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.7. Avoca Street Cluster:

Description

No. lots + total site area	Lots: 1, Total site area: 919m ² (approx.)
No. Buildings	1
Type of Buildings	Double storey shop top building and service station
Building Height	Generally, 2 storeys
Key justification for planning change	The current Mixed use in non-conformant in the current zone. The property is close to a bus stop and serves as the only neighbour shop in the area. The property is under single ownership which would trigger a 'spot rezoning', however the land area is significant in the context of surrounding residential properties for future developments. The property is at the intersection of two State/regional roads.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p> <p>The proposed zoning would result in the service station becoming a non-conforming use. Therefore, it is proposed to amend the Schedule 1 of the Randwick LEP to add "Petrol Station" as an additional permitted use.</p>

Streetview and surroundings:





1.8. Barker Street Cluster:

140-142 Barker Street, 144-146 Barker Street, 148 Barker Street – RANDWICK



1.8. Barker Street Cluster:



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5: 1
Permitted Height:	9.5m

Description

No. lots + total site area	Lots: 3, Total site area: 1,355m ² (approx.)
No. Buildings	3
Type of Buildings	3 double frontage shop top housing buildings
Building Height	Generally, 2 storeys

Key justification for planning change

The building typology, urban form and current mixed land uses of the buildings would be better suited to the neighbourhood centre zoning. There is an adjacent neighbourhood centre zone immediately to the east and the inclusion of these properties would be a logical extension of the New Market neighbourhood centre to the east. 148 Barker Street has previously applied for a rezoning but was refused on spot rezoning grounds. It should be also noted that the buildings are within the Struggle Town heritage conservation area, opposite the hospital and near the Magill Street HIA.

Recommendation:

Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)

Proposed FSR: 1:1

Proposed Height: 9.5m

Streetview and surroundings:



1.9. Canberra Street Cluster 1:

1 Canberra Street, 3 Canberra Street, 5 Canberra Street, 7 Canberra Street – RANDWICK



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.9. Canberra Street Cluster 1:

Description

No. lots + total site area	Lots: 4, Total site area: 736m ² (approx.)
No. Buildings	4
Type of Buildings	4 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There is a bus stop directly by the buildings. The buildings are approximately 300m from The Spot neighbourhood centre.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:



1.10. Canberra Street Cluster 2:

16-18 Canberra Street, 20 Canberra Street, 22 Canberra Street, 22A Canberra Street – RANDWICK



Current Planning Controls

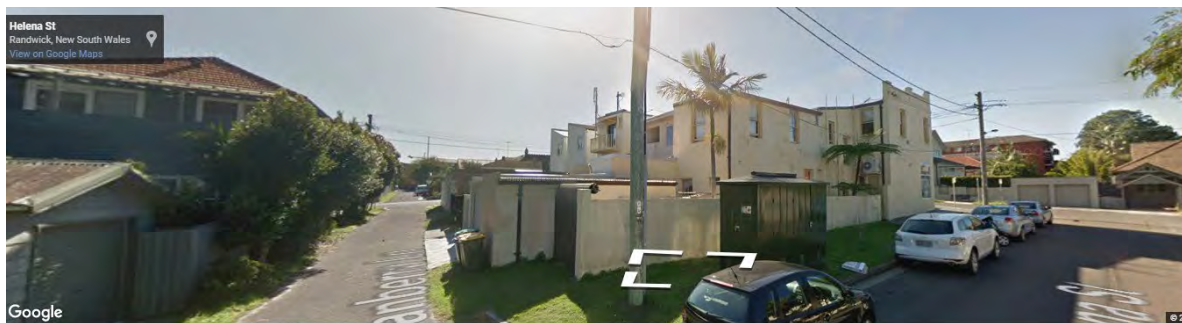
Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.10. Canberra Street Cluster 2:

Description

No. lots + total site area	Lots: 4, Total site area: 985m ² (approx.)
No. Buildings	4
Type of Buildings	4 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There is a bus stop directly the buildings. The buildings are approximately 360m from The Spot neighbourhood centre.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:





1.11. Carrington Road Cluster:

33-37 Carrington Road, 48 Carrington Road, 50-54 Carrington Road – RANDWICK



Current Planning Controls

Current Zone:	R3 Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12m

1.11. Carrington Road Cluster:

Description

No. lots + total site area	Lots: 6 (3 properties), Total site area: 2020m ² (approx.)
No. Buildings	3
Type of Buildings	Service station/garage and 2 shop top housing buildings
Building Height	1 to 3 stories
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. The petrol station is currently a non-conforming use in the current R3 zone.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 12m</p> <p>The proposed zoning for 33-37 Carrington Road would result in the service station becoming a non-conforming use. Therefore, it is proposed to amend the Schedule 1 of the Randwick LEP to add "Petrol Station" as an additional permitted use.</p>

Streetview and surroundings:

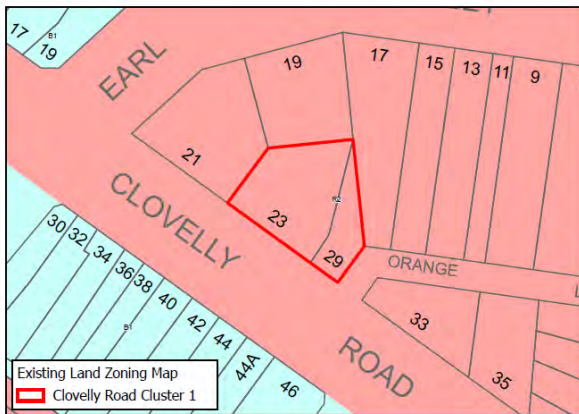




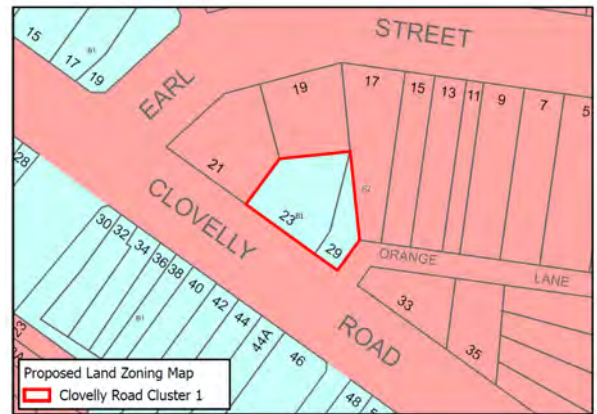
1.12. Clovelly Road Cluster 1:

23 Clovelly Road, 29 Clovelly Road – RANDWICK

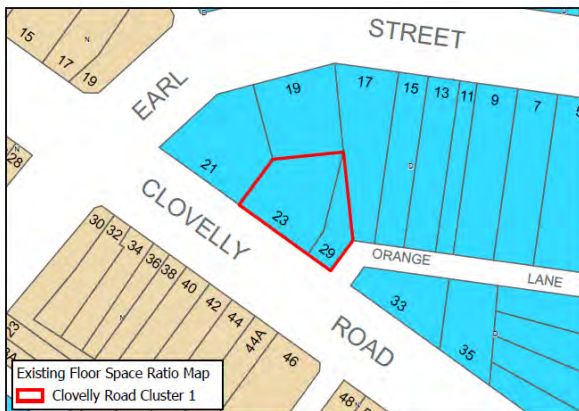
Existing Zoning



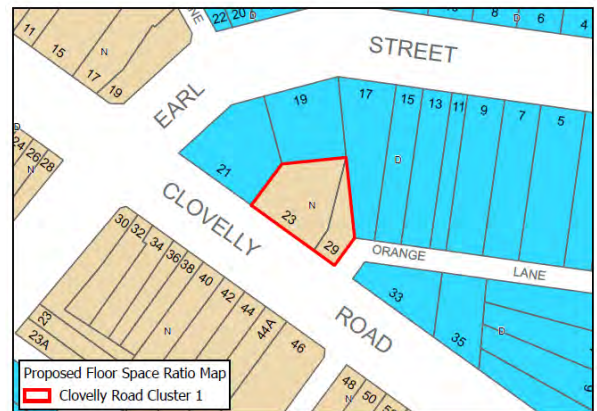
Proposed Zoning



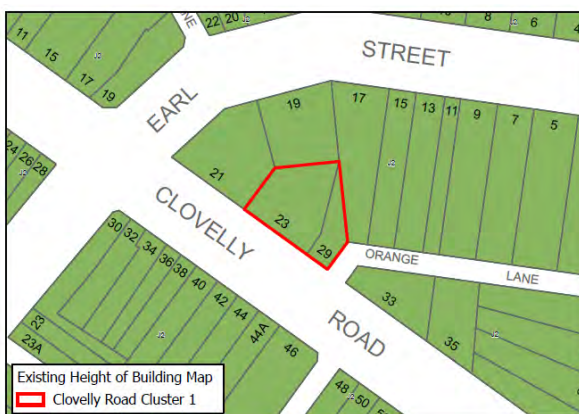
Existing FSR



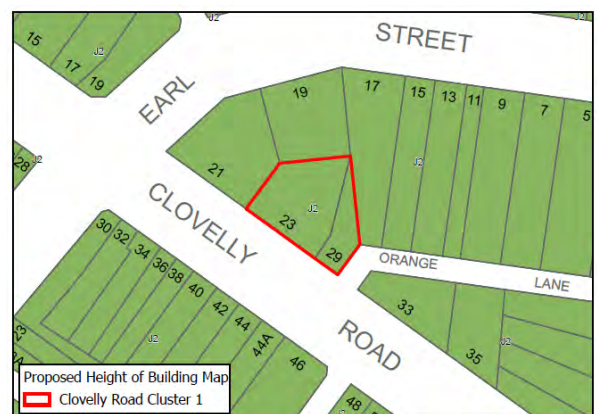
Proposed FSR



Existing Height



Proposed Height



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5: 1
Permitted Height:	9.5m

1.12. Clovelly Road Cluster 1:

Description

No. lots + total site area	Lots: 2, Total site area: 521m ² (approx.)
No. Buildings	2
Type of Buildings	2 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. The shops are informally a part of the North Randwick – Clovelly Road neighbourhood centre
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:



1.13. Clovelly Road Cluster 2:

49 Clovelly Road, 51 Clovelly Road, 53 Clovelly Road, 1 Gildershorpe Avenue – RANDWICK



Current Planning Controls

Current Zone:	R3 Residential (Medium Density) and R2 Residential (Low Density)
Permitted FSR:	0.9: 1 and 0.5: 1
Permitted Height:	12m and 9.5m

Description	
No. lots + total site area	Lots: 6 Total site area: 1,691m ² (approx.)
No. Buildings	5
Type of Buildings	4 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. The shops and offices are connected by a five-ways intersection that also connects with the Randwick Literary Institute.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 12m and 9.5m</p>

Streetview and surroundings:





1.14. King Street Cluster:

101 King Street, 103 King Street, 105 King Street – RANDWICK



Current Planning Controls

Current Zone:	R3 Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12m

1.14. King Street Cluster:

Description

No. lots + total site area	Lots: 3, Total site area: 777m ² (approx.)
No. Buildings	3
Type of Buildings	3 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There are no other neighbourhood centres or shops within reasonable walking distance
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 12m</p>

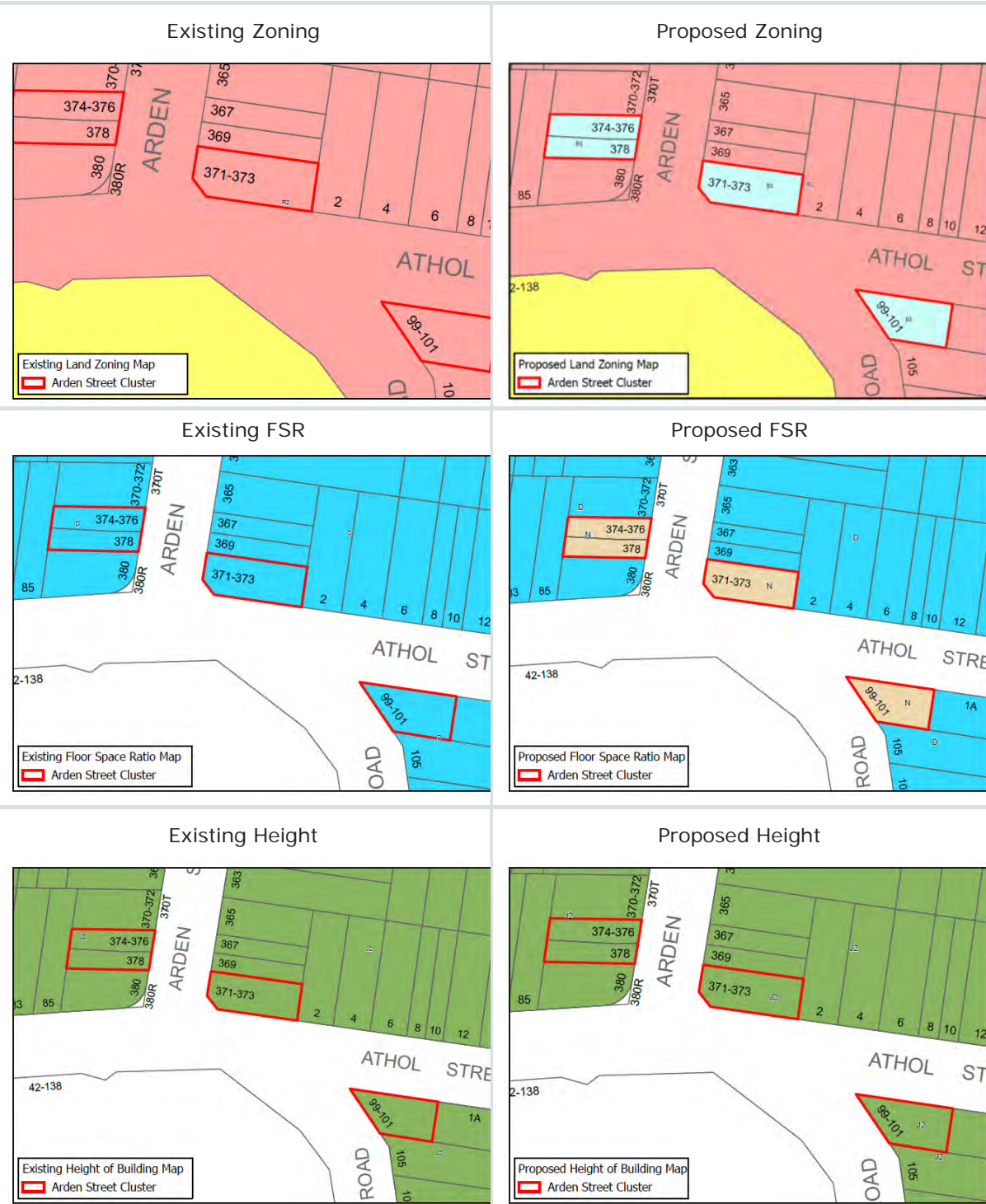
Streetview and surroundings:





1.15. Arden Street Cluster:

371-373 Arden Street, 374-376 Arden Street, 378 Arden Street, 99-101 Malabar Road - SOUTH COOGEE



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5: 1
Permitted Height:	9.5m

1.15. Arden Street Cluster:

Description

No. lots + total site area	Lots: 4, Total site area: 1032m ² (approx.)
No. Buildings	4
Type of Buildings	4 shop top housing buildings
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. The buildings are linked by the Malabar Road and Arden Street regional road intersection and main entrance to the Cemetery. There are bus stops on both sides of Arden street.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

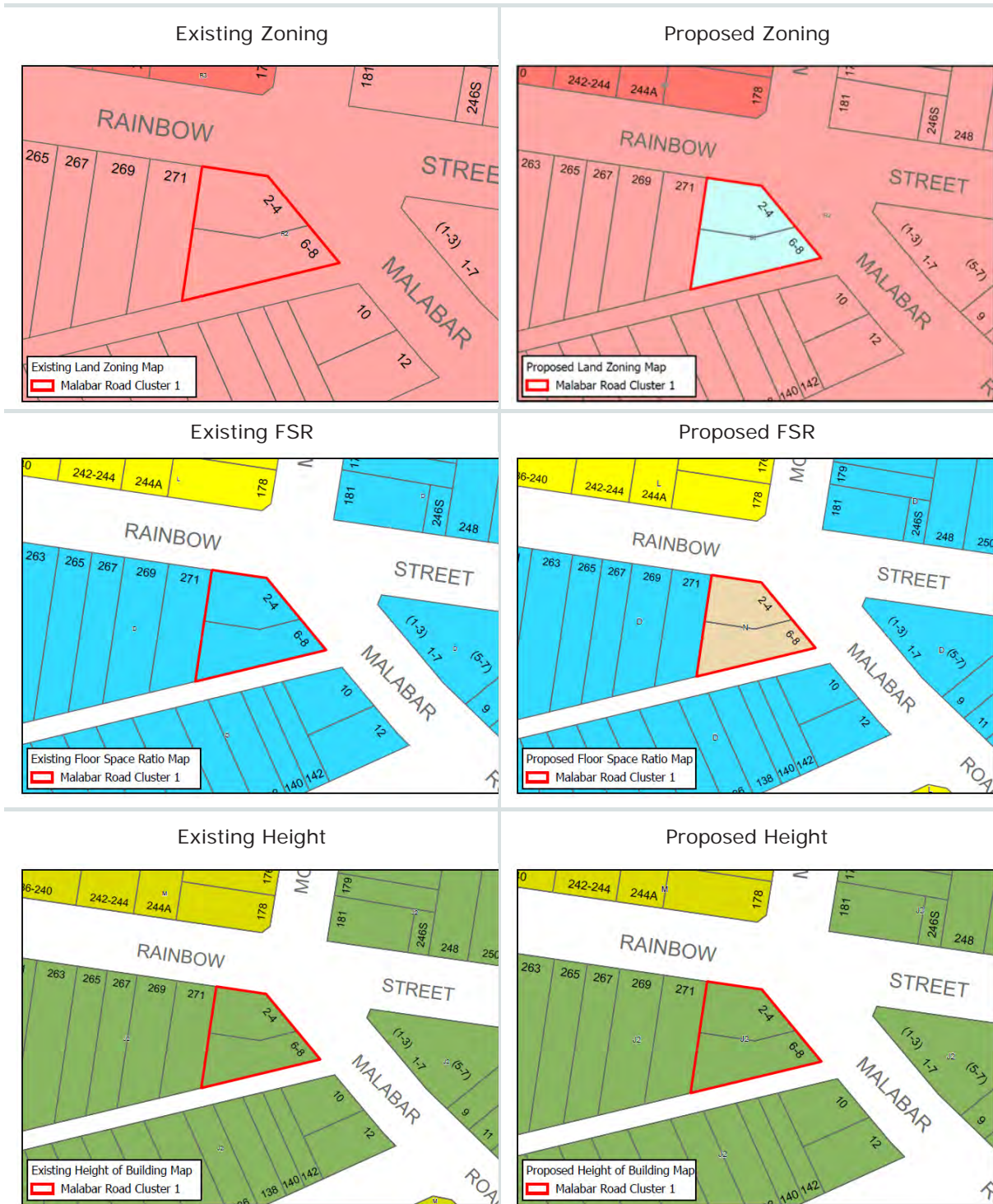
Streetview and surroundings:





1.16. Malabar Road Cluster 1:

2-4 Malabar Road, 6-8 Malabar Road - SOUTH COOGEE



Current Planning Controls

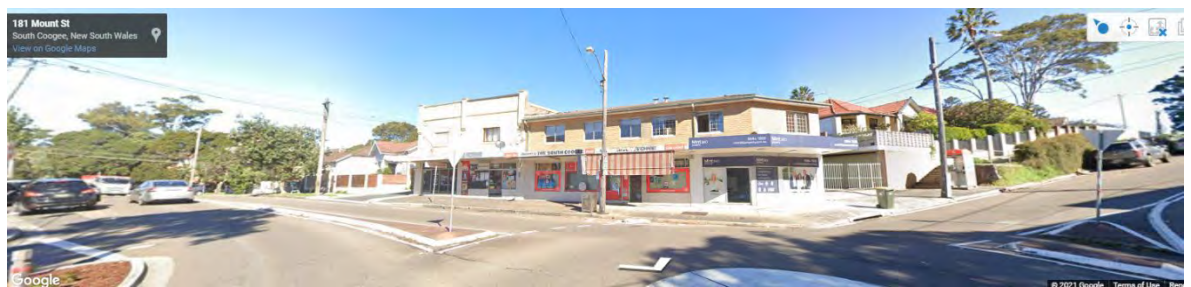
Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1 (applicable to attached dual occupancies only)
Permitted Height:	9.5m

1.16. Malabar Road Cluster 1:

Description

No. lots + total site area	Lots: 2, Total site area: 800m ² (approx.)
No. Buildings	2
Type of Buildings	2 shop top housing developments
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. There are no other neighbourhood centres or shops within reasonable walking distance
Recommendation:	Proposed Zone: Employment zone equivalent of B1 (Local Business Centre) Proposed FSR: 1:1 Proposed Height: 9.5m

Streetview and surroundings:



1.17. Malabar Road Cluster 2:

169-173 Malabar Road, 175-177 Malabar Road - SOUTH COOGEE



Current Planning Controls

Current Zone:	R2 Residential (Low Density)
Permitted FSR:	0.5:1
Permitted Height:	9.5m

1.17. Malabar Road Cluster 2:

Description

No. lots + total site area	Lots: 2, Total site area: 1709m ² (approx.)
No. Buildings	2
Type of Buildings	1 service station/garage and 1 double-frontage shop top housing building
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre and occupies a corner holding. The land area is significant in the context of surrounding residential properties for future developments.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p> <p>The proposed zoning for 169-173 Malabar Road would result in the service station becoming a non-conforming use. Therefore, it is proposed to amend the Schedule 1 of the Randwick LEP to add "Petrol Station" as an additional permitted use</p>

Streetview and surroundings:





1.18. Burnie Street Cluster:

17 Burnie Street, 21 Burnie Street, 25 Burnie Street, 27 Burnie Street, 29 Burnie Street, 31 Burnie Street, 37 Burnie Street, 39 Burnie Street, 41-43 Burnie Street, 45-51 Burnie Street, 34 Burnie Street, 36 Burnie Street, 38 Burnie Street, 40 Burnie Street, 42 Burnie Street, 44 Burnie Street, 46 Burnie Street, 48 Burnie Street, 50 Burnie Street – CLOVELLY



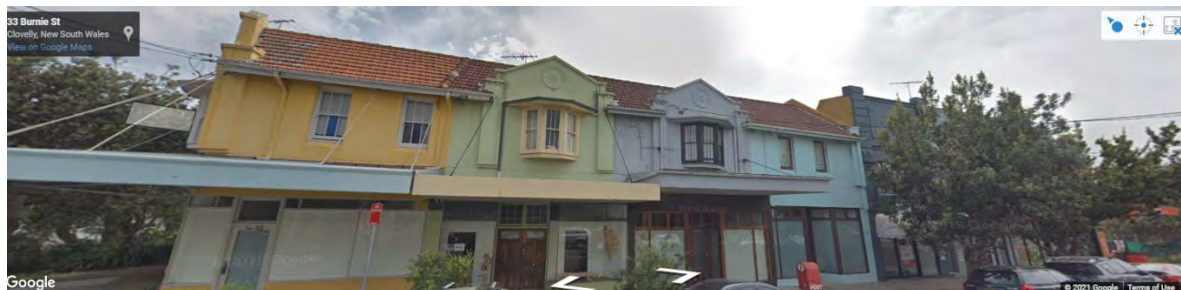
Current Planning Controls

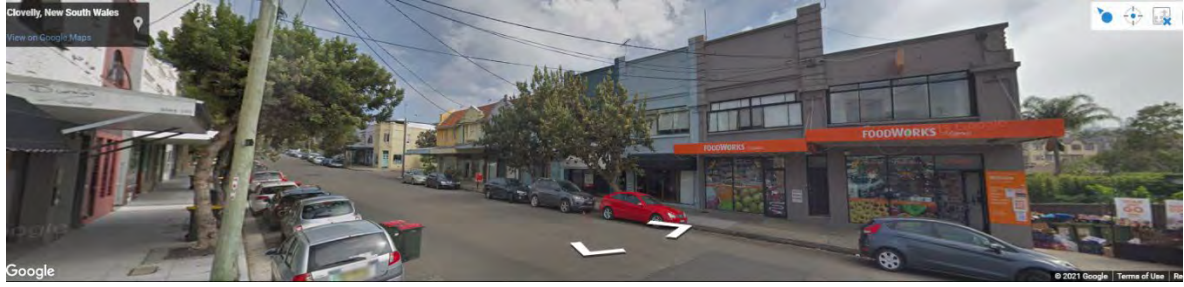
Current Zone:	R2 Residential (Low Density) AND R3 (Medium Density)
Permitted FSR:	0.5:1 AND 0.75:1

1.18. Burnie Street Cluster:

Permitted Height:	9.5m AND 9.5m
Description	
No. lots + total site area	Lots: 25, Total site area: 13,668m ² (approx.)
No. Buildings	20
Type of Buildings	20 shop top housing buildings and one vacant block. Four properties are currently used for residential purposes and have been excluded from the proposed changes.
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. This is a cluster with several properties and can benefit largely from Night-time Economy activities. Please note the area is covered by the Burnie Street Heritage Conservation Area
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 9.5m</p>

Streetview and surroundings:





1.19. Beach Street Cluster:

98-104 Beach Street – COOGEE



Current Planning Controls

Current Zone:	R3 Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12m

1.19. Beach Street Cluster:

Description

No. lots + total site area	Lots: 1, Total site area: 357.6m ² (approx.)
No. Buildings	1
Type of Buildings	1 shop top building with 3 shops at the frontage
Building Height	Generally, 2 storeys
Key justification for planning change	The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. Although it is 150 meters away from the Coogee Beach B2 zone, it has its own character, serves a more local population, and occupies a corner holding with easy access to public parking. It is also under single ownership.
Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1:1</p> <p>Proposed Height: 12m</p>

Streetview and surroundings:





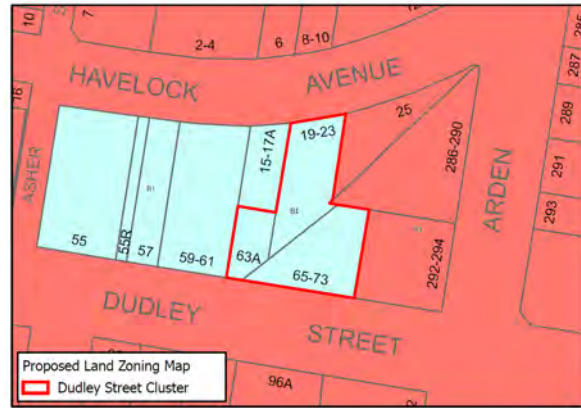
1.20. Dudley Street Cluster:

63A Dudley Street, 65-73 Dudley Street, 19-23 Havelock Avenue – COOGEE

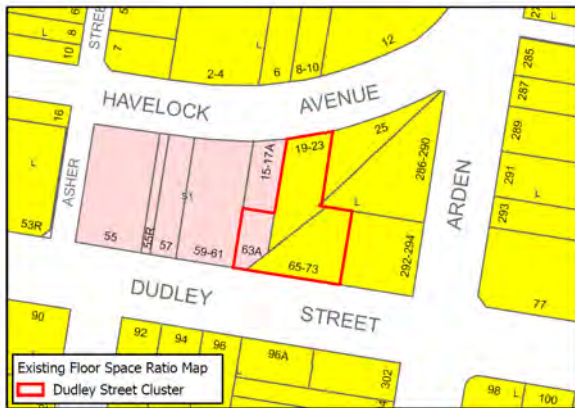
Existing Zoning



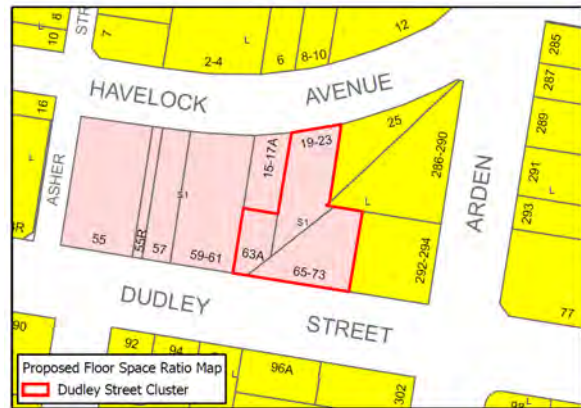
Proposed Zoning

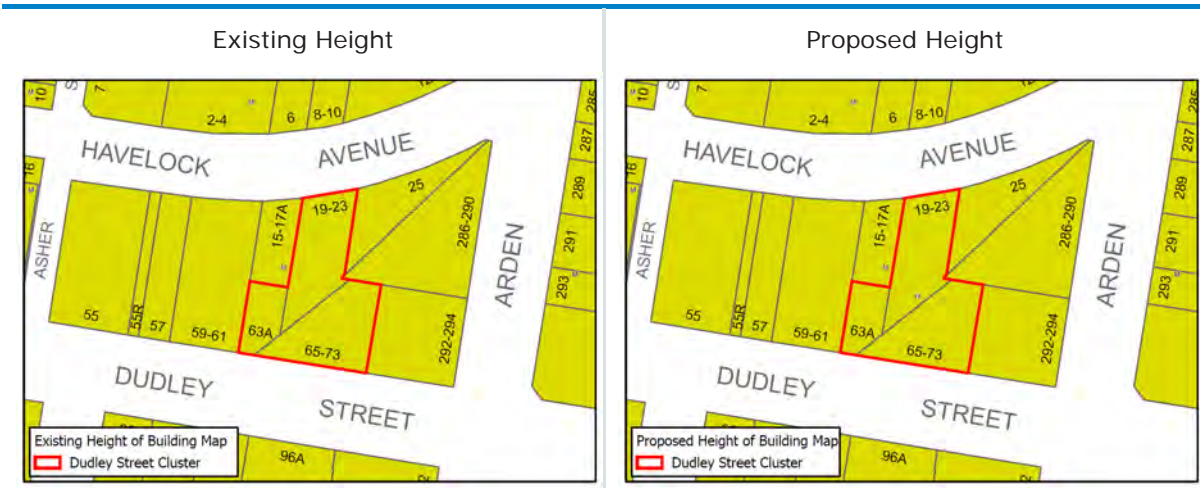


Existing FSR



Proposed FSR





Current Planning Controls

Current Zone:	R3 Residential (Medium Density)
Permitted FSR:	0.9:1
Permitted Height:	12m

Description

No. lots + total site area	Lots: 3, Total site area: 1,253m ² (approx.)
No. Buildings	3
Type of Buildings	3 residential flat buildings (multi-unit housing) with 5 shops
Building Height	Generally, 3 storeys

Key justification for planning change

The building typology, urban form and current land uses of this cluster of shops lend themselves to being a neighbourhood centre. The buildings are adjacent to the B1 zone at Havelock Avenue and are a natural extension of the zone.

Recommendation:	<p>Proposed Zone: Employment zone equivalent of B1 (Local Business Centre)</p> <p>Proposed FSR: 1.5:1</p> <p>Proposed Height: 12m</p>
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Streetview and surroundings:



