

Strategic Framework

The other significant components of the Eastern City District Plan that apply at district level include:

- 1. The Eastern City District is identified for significant housing growth, with a demand for 157,500 additional dwellings from 2016-2036, equating to 22% of Sydney’s total growth. This growth calls for the strategic planning of urban renewal and infill development, supported by increased infrastructure, services and amenity.
- 2. The Eastern City District is anchored by the Harbour CBD Metropolitan Centre.
- 3. The site is located within the Randwick LGA, anchored by Randwick Health and Education Precinct and major centre.
- 4. Within the Randwick LGA, an urban renewal precinct is identified along the Anzac Parade Corridor.
- 5. The extension of the light rail from Kingsford to Maroubra is identified for investigation over the next 10-20 years.
- 6. The extension of the Sydney Metro West line from the Harbour CBD to Malabar via Randwick is identified for investigation over the next 10-20 years. This line terminates close to the subject site and within the surrounding study area.
- 7. A public transport link is proposed between Bondi Junction and La Perouse.



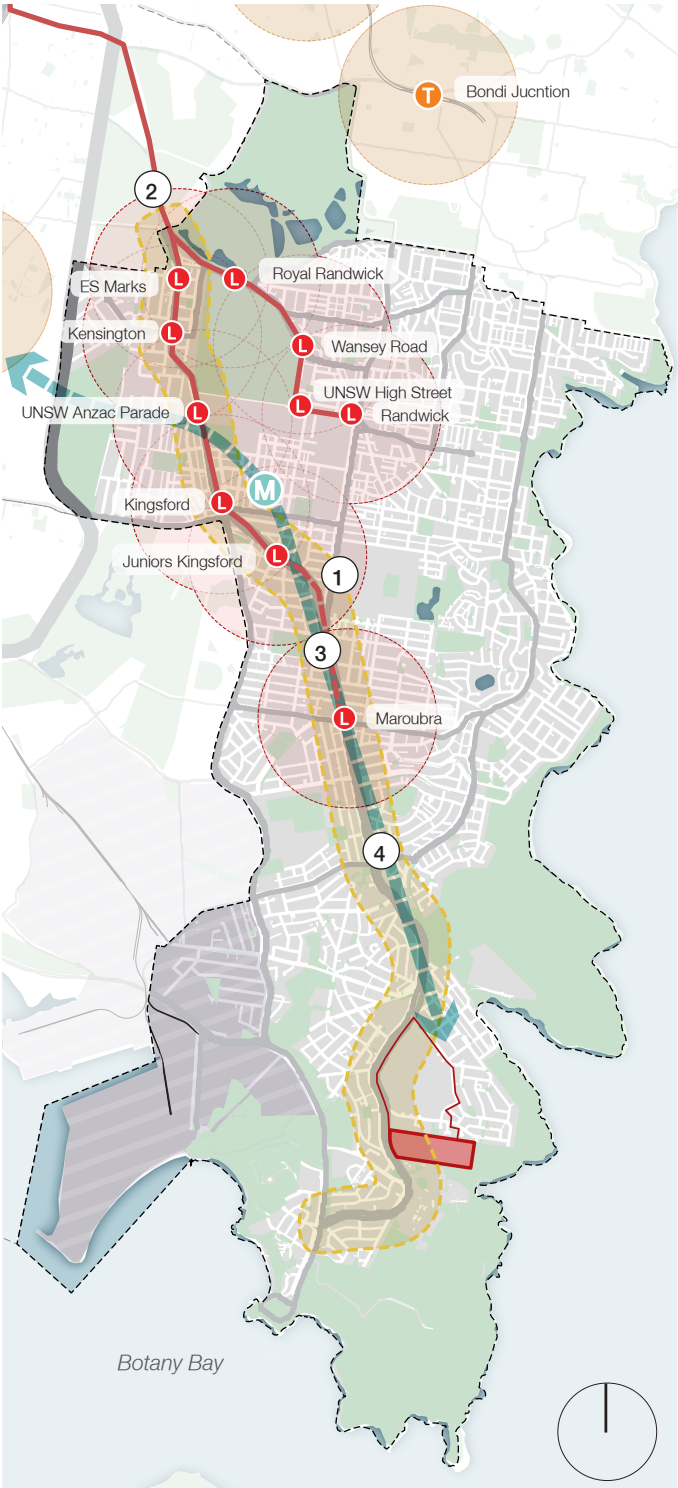
Strategic Framework

3.4 Randwick Local Government Area

At the local level of the Randwick LGA the following key land use and movement are important informants:

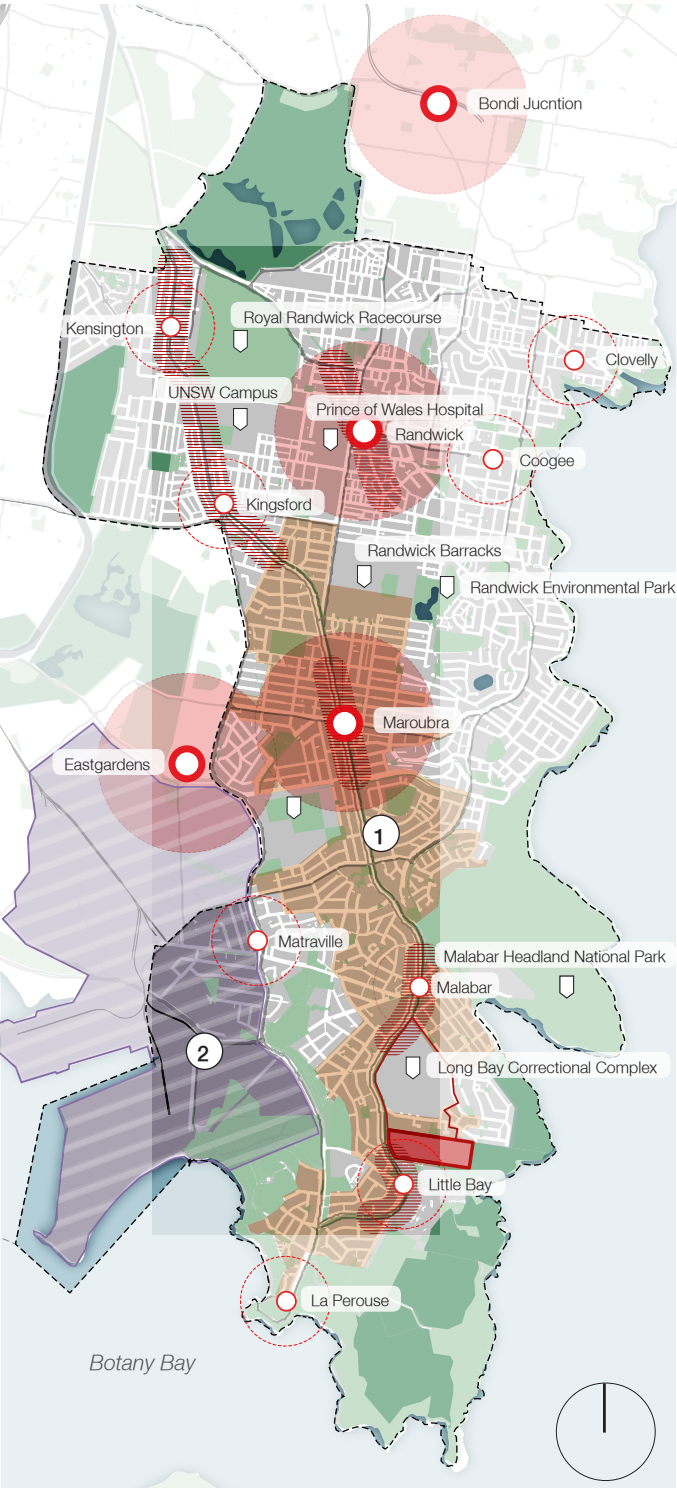
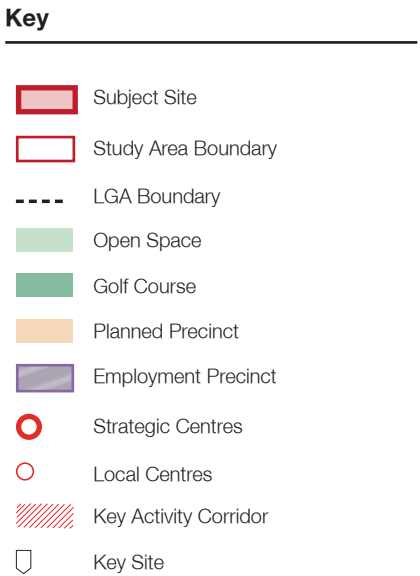
Movement

- 1. Anzac Parade is a key vehicular movement corridor that runs north-south through the LGA and defines the western boundary of the subject site and study area.
- 2. Currently under construction, the future light rail line runs from the Sydney CBD to the north-west area of the Randwick LGA, terminating at Kingsford and Randwick.
- 3. A potential extension of the light rail from Kingsford to Maroubra is identified for future investigation.
- 4. A potential metro link between the Harbour CBD to Malabar, in the vicinity of the subject site, is identified for future investigation.



Land Use and Activity

- 1. The site is located within the revised boundary for the Anzac Parade Corridor Planned Precinct. The Department of Planning and Environment (DPE) identified growth opportunity within the precinct, leveraging off the area's excellent access to regional services and proximity to surrounding employment precincts. As of As of December 2013, investigation for the precinct was placed on hold.
- 2. The Port Botany employment precinct falls within the LGA to the south-west and is located within 1km of the subject site.
- 3. Activity, including retail, commercial and community uses, is focused around the strategic centres located within and in the immediate vicinity of the LGA.
- 4. Secondary retail and other services are mostly located within local centre nodes across the LGA.



3.5 Existing Major Centres



The above diagrams provide an assessment of the infrastructure, land use, density and amenity provided within existing major centres in Sydney's South East. This analysis reveals key characteristics that shape these major activity centres and helps to expose any gaps that may exist in the provision of services and infrastructure within the site's broader context.

The central location of key uses such as retail and health facilities is a common occurrence across all centre and suggests a high number of employment opportunities. Access to schools and local open space is fairly consistent, while the level of transport amenity varies somewhat depending on proximity to the Sydney CBD. This analysis highlights an opportunity for Little Bay to provide local services and residential development to support the surrounding employment areas and to safeguard industrial lands to the west.

Key

Suburb Boundary

Train Line

Public Open Space

Private Open Space

Light Rail - Under Construction

Public Transport Catchment

Bus Interchange

Major Retail Centre

Educational Facility

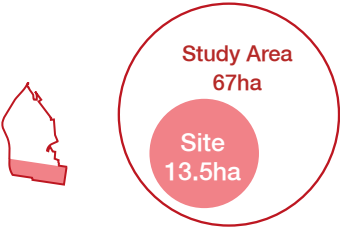
Hospital

= 10 people/hectare

Population data accessed from: <https://profile.id.com.au>

3.6 Precinct Benchmarking

Based on our analysis of the Eastern City, focusing on Sydney’s South East, the site at Little Bay provides an opportunity to create a local scale centre with high density residential supported by essential infrastructure and services. The benchmarking analysis below provides examples of other urban renewal precincts across Sydney of a similar scale, level of transport service and development context. The key learnings from this analysis have informed the development proposal for the subject site.



Development precinct	 Pagewood	 Melrose Park	 Telopea	 Wentworth Point	 North Ryde	 Wolli Creek
Precinct site area	16ha	28ha	64ha	18.6ha	12.7ha	35ha
Former predominant land use/ownership	 Manufacture	 Industrial	 LAHC housing / privately owned residential	 Roads & Maritime Services	 Industrial	 Industrial
Centre Typology	 Local Centre	 Local Centre	 Local Centre	 Local Centre	 Local Centre	 Local Centre
Number of Dwellings	 3,500	 5,050 Industrial	 4,500	 2,300	 3,000	 6,100
Maximum height	 20	 18	 20	 25	 30	 30
FSR Ranges	2:1 - 3.2:1	1.5:1 - 3:1	0.5:1 - 3.7:1	1:1 - 2.6:1	0.5:1 - 3.5:1	2:1 - 4:1
% of RE1 open space within precinct	 25%	 12%	 9%	 25%	 22%	 4%
Land use	 Residential Mixed Use	 Residential Mixed Use Commercial	 Residential Community Mixed Use	 Residential Mixed Use School	 Residential Mixed Use Community	 Residential Mixed Use
Public transport within 800m (planned or existing)	 B	 B L	 L	 F B	 M	 T B