

Kensington, Kingsford & Randwick Junction

Economic impact of light rail: Stage 2 Report

August 2016 – Final report

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Introduction

Report purpose

MacroPlan Dimasi has been commissioned by Randwick City Council to undertake an assessment of the economic impacts of the CBD and South East Light Rail project on three centres within the Randwick Local Government Area (LGA), namely Kensington, Kingsford and Randwick.

Our analysis is presented in two stages. This report presents the second stage of our engagement and should be read in conjunction with the Stage 1 report previously prepared.

The Stage 1 report reviewed the centres hierarchy in Randwick; provided case studies of comparable centres – particularly those with light rail infrastructure; reviewed the current composition/context of the three subject centres; and then provided preliminary recommendations as to the appropriate role and function for each centre following the development of light rail.

The Stage 2 report contains additional detail, including quantitative analysis in relation to future population and employment growth across the Randwick LGA; projected retail floorspace demand; and provides recommendations in relation to the appropriate provision of employment floorspace across the three key centres by 2036.

The Stage 2 report also has regard to the economic drivers/key industries across the Randwick LGA and the potential implications/impacts of the light rail on the three centres.

Summary of Stage 1 report

The previous report was used to inform two issues papers that were prepared by Randwick Council planning staff. Namely,

- Kingsford & Kensington – Town Centre Review Draft Issues Paper 2016, and;
- Randwick Junction – Town Centre Review Issues Paper (Draft May 2016).

These issues papers were prepared to justify the inclusion of several key strategic sites within each of the three centres i.e. to expand the area of B2 – Local centre zoned land. We understand that Randwick Council upheld the inclusion of these additional key sites.

Our Stage 1 report identified key trends of relevance within each of the three identified centres and provided our initial recommendations as to the appropriate strategic direction for each centre. We have generally summarised the key direction for each centre below:

- **Kensington** - a key residential node that should be investigated to accommodate additional residential dwellings, including affordable type accommodation (e.g. student/worker).
- **Kingsford** - key residential node, particularly affordable accommodation for students/workers, and could provide increased retail offer, in particular full-line supermarket facilities. Potential for small scale innovation/start-up space (possible synergies with UNSW).
- **Randwick** – at capacity and should be expanded to allow significant economic multipliers associated with UNSW/Randwick Health precinct to be realised. The area south and west of Belmore Road with frontage to High Street appears to be the most logical area for extension to the Local Centre zoning.

Introduction

Explanatory notes

Various data sources used throughout this report and have been explained as follows:

ABS data: we have relied on ABS Estimated Residential Population (ERP) data for estimates of existing population at the small area level, i.e. SA1 level, which are published up to June 2015. We have utilised 2011 ABS Census of Population and Housing data when providing analysis of the existing socio-demographic profile within selected areas. We have examined ABS Dwelling Approvals data at the SA1 level, to understand recent residential dwelling activity as well as relying on known dwelling approval information from Cordell and Randwick City Council.

NSW BTS data: we have relied on NSW Bureau of Transport Statistics (BTS) population and worker projections throughout this report, which are published on its website. These are published and dated September 2014.

These data are available at the Transport Destination Zone (TDZ) level (which is a very small area defined by NSW BTS for the purposes of transport planning). The NSW Department of Planning (DPE) also produces population and dwelling projections over the period 2011 to 2036 at the LGA level (available on its website). The NSW BTS projections of population at the TDZ level aggregate to the population projections produced by the NSW DPE for the Randwick LGA.

The projections that have been relied on in this report are not the 'targets' that the NSW DPE is likely to outline for the LGA as part of the District Planning process. The projections in this report have been used as a general guide to provide a broad background context in the absence of specific NSW DPE targets at this point in time.

The District planning process is still underway, and the NSW DPE has not yet published the Central District Plan. There are no specific employment or population/dwelling targets at this stage that apply to Randwick City Council or the Kensington/Kingsford/Randwick Junction centres.

Statistical data versus centre boundaries

We have defined the boundaries for each centre in accordance with Randwick City Council's definitions for the centres (i.e. the B2 – Local Centre zoned land at Kingsford, Kensington and Randwick.

The smallest statistical boundaries from which we have drawn data (i.e. SA1s and TDZs) do not align perfectly with the B2 zoned areas. As a result some of the analysis in this report refers to broader areas, we have explained this where relevant in the report, in the form of maps and explanatory notes, with a summary provided on the following page.

Some of the analysis, however, including floorspace estimates of ground/first floor uses, relate specifically to the area within the B2 zones.

Introduction

Centre catchments

We have defined catchments for each of the centres to understand the current size and composition of the surrounding population and workforce as well as the growth in these areas. These have been based on the smallest areas of statistical geography that enable all parts of each centre to be included (i.e. the B2 zoned land for each centre is fully covered by each catchment). These catchments are shown on the adjacent map.

According to the NSW BTS the population projections that have been derived for each of these catchments have general regard to historical trends and land use zonings but do not fully encapsulate local constraints/capacity parameters such as heritage conservation areas, strata titled buildings, detailed planning controls and the market capacity/feasibility to accommodate forecast growth.

Detailed investigations by Randwick City Council will be required to test the assumptions and projections through the local planning process.

Kensington catchment:

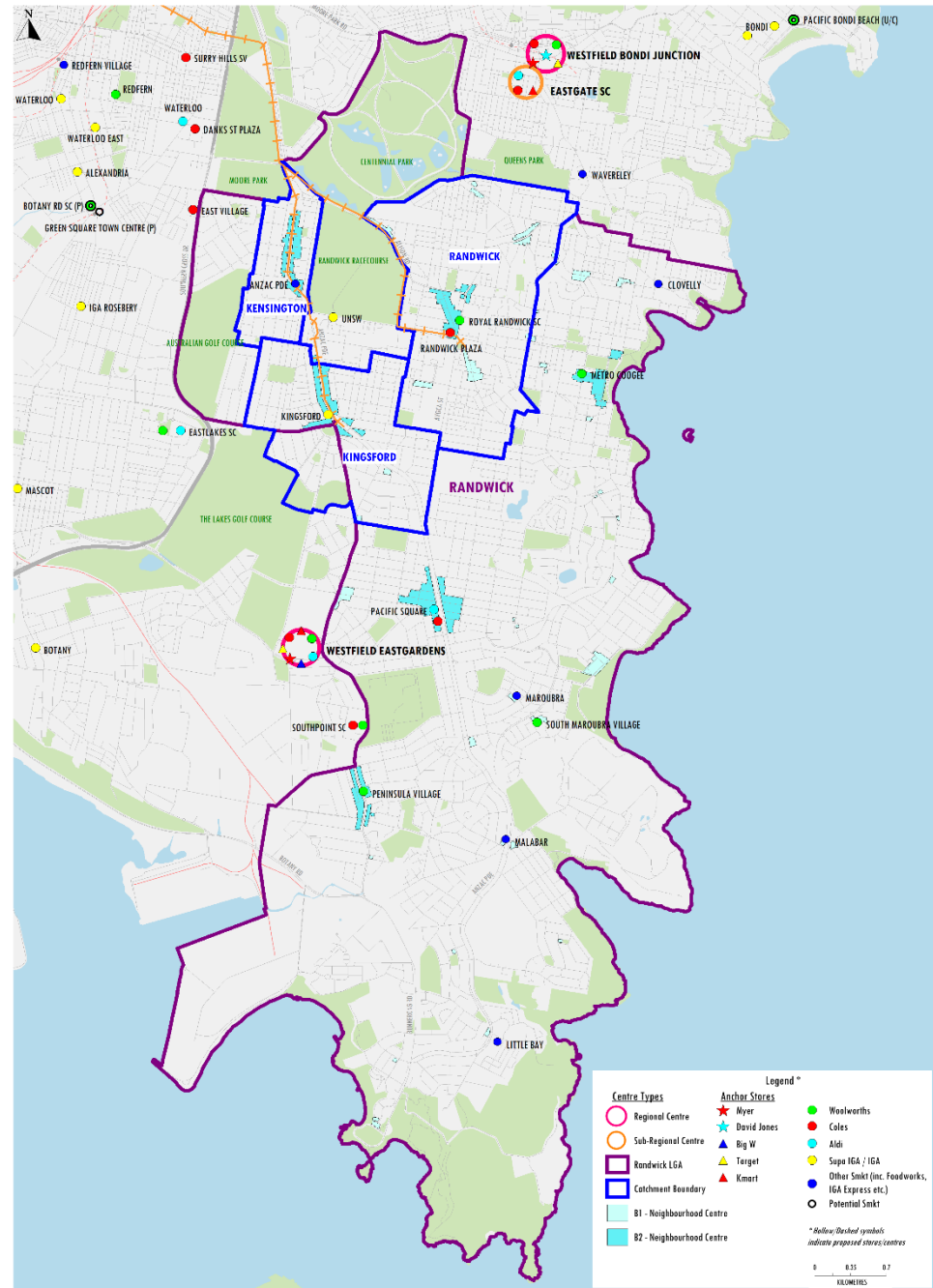
The Kensington catchment has been defined to include the following three TDZs: 611, 613, 615. These three TDZs have been relied on for both population and worker projections for the Kensington catchment.

Kingsford catchment

The Kingsford catchment has been defined to include the following three TDZs: 617, 618, 619, 620, 621, 420 (which is in Botany LGA).

Randwick catchment

The Randwick catchment has been defined to include the following three TDZs: 657 (generally covers most of the B2 zone), 659 (Hospital precinct) and 650, 651, 652, 654, 655, 658, 660, 661.



Section 1 – Population and employment growth Randwick LGA

Section 1: Population & employment growth

1.1 Randwick LGA population growth

Table 1.1 presents an the most recent population projections for the Randwick LGA, disaggregated into smaller areas, based on the small area forecasts produced by the NSW Bureau of Transport Statistics (BTS). These areas aggregate to the Randwick LGA total and include:

- Randwick Junction catchment
- Kensington catchment
- Kingsford catchment (ex-area in Botany LGA)
- Maroubra catchment
- The rest of the Randwick LGA.

The estimated resident population (ERP) for 2016 is based on the most up to date official population data released by the ABS, which includes ERPs for the year to June 2015, and is grown forward based on the latest NSW BTS projections (i.e. 2014 release).

Table 1.1 shows that the LGA population is projected to increase by about 23 – 24% over the next 20 years, or 35,300 persons – from 151,200 to 186,600 persons.

Approximately one-third (34%) of the future growth is expected to be accommodated within the Randwick Junction, Kensington and Kingsford centres and their surrounding catchments. A further 10% is expected to be accommodated in the Maroubra catchment (the other larger centre in the LGA) and 56% across the rest of the LGA.

As mentioned in the introduction the NSW BTS projections were published in 2014 and may be revised once the new District plans are released.

Table 1.1 Randwick LGA - Population growth (2016 - 2036)*							
Trade area sector	ERP 2016	Projected population				Change 16-36	Share (%) of total
		2021	2026	2031	2036		
<u>Three centres**</u>							
• Randwick	30,030	31,730	33,180	34,730	36,180	6,150	17%
• Kensington	7,830	8,480	9,230	9,980	10,680	2,850	8%
• Kingsford***	<u>15,920</u>	<u>16,830</u>	<u>17,480</u>	<u>18,190</u>	<u>18,800</u>	<u>2,880</u>	<u>8%</u>
Total three centres	55,110	58,410	61,310	64,360	67,160	12,050	34%
<u>Other Randwick LGA</u>							
• Maroubra**	9,060	9,860	10,860	11,810	12,660	3,600	10%
• Remainder LGA	<u>88,400</u>	<u>94,050</u>	<u>98,750</u>	<u>103,650</u>	<u>108,250</u>	<u>19,850</u>	<u>56%</u>
Total other	97,460	103,910	109,610	115,460	120,910	23,450	66%
Randwick LGA	151,240	160,950	169,500	178,360	186,570	35,330	100%
Trade area sector	2016	Avg. Ann. Growth				Change 16-36	Share (%) of total
		2021	2026	2031	2036		
<u>Three centres**</u>							
• Randwick	1.7%	1.1%	0.9%	0.9%	0.8%	20.5%	17%
• Kensington	2.0%	1.6%	1.7%	1.6%	1.4%	36.4%	8%
• Kingsford***	<u>1.9%</u>	<u>1.1%</u>	<u>0.8%</u>	<u>0.8%</u>	<u>0.7%</u>	<u>18.1%</u>	<u>8%</u>
Total three centres	1.8%	1.2%	1.0%	1.0%	0.9%	21.9%	34%
<u>Other Randwick LGA</u>							
• Maroubra**	1.1%	1.7%	2.0%	1.7%	1.4%	39.7%	10%
• Remainder LGA	<u>2.0%</u>	<u>1.2%</u>	<u>1.0%</u>	<u>1.0%</u>	<u>0.9%</u>	<u>22.5%</u>	<u>56%</u>
Total other	1.9%	1.3%	1.1%	1.0%	0.9%	24.1%	66%
Randwick LGA	1.9%	1.3%	1.0%	1.0%	0.9%	23.4%	100%
*As at June							
**Refers to 'catchments' surrounding these centres (generally of about 1km or so).							
***Excludes small part not in Randwick LGA (i.e. south of Gardeners Rd) - (about 1,300 - 1,400 persons)							
Source: ABS Census 2011; ABS ERP 2015; NSW Bureau of Transport Statistics (BTS) 2014; MacroPlan Dimasi							

Section 1: Population & employment growth

1.2 Randwick LGA dwelling growth

Under the old NSW DPE Draft East Subregional Strategy, Randwick LGA had previously been allocated a dwelling target of 8,400 dwellings (between 2011 and 2031).

Analysis undertaken by Council shows that this demand can be met across the LGA (in town centres, infill development, and major sites).

According the most recent official NSW BTS projections, the Randwick LGA is projected to grow by about 35,300 persons over the next 20 years (i.e. between 2016 and 2036), equivalent to demand for around 15,000 new dwellings or 750 dwellings per annum. Refer Table 1.2.

Table 1.2 shows that approximately 5,400 new dwellings will be required, within the Randwick Junction, Kensington and Kingsford centres and their surrounding catchments (excluding the part of Kingsford's catchment beyond Randwick LGA).

The potential for these centres to accommodate some of this dwelling demand will be examined in further detail in the development of town centre strategies.

Table 1.2 Randwick LGA - Implied dwelling growth (2016 - 2036)*							
Trade area sector	ERP 2016	2021	Projected population			Change 16-36	Share (%) of total
			2026	2031	2036		
Three centres**							
• Randwick	30,030	31,730	33,180	34,730	36,180	6,150	17%
• Kensington	7,830	8,480	9,230	9,980	10,680	2,850	8%
• Kingsford***	<u>15,920</u>	<u>16,830</u>	<u>17,480</u>	<u>18,190</u>	<u>18,800</u>	<u>2,880</u>	<u>8%</u>
Total three centres	53,780	57,040	59,890	62,900	65,660	11,880	34%
Other Randwick LGA							
• Maroubra**	9,060	9,860	10,860	11,810	12,660	3,600	10%
• Remainder LGA	<u>88,400</u>	<u>94,050</u>	<u>98,750</u>	<u>103,650</u>	<u>108,250</u>	<u>19,850</u>	<u>56%</u>
Total other	97,460	103,910	109,610	115,460	120,910	23,450	66%
Randwick LGA	151,240	160,950	169,500	178,360	186,570	35,330	100%
Trade area sector	2016	2021	Est. dwelling demand			Change 16-36	Share (%) of total
			2026	2031	2036		
Three centres**							
• Randwick	13,057	13,826	14,489	15,199	15,868	2,812	19%
• Kensington	3,480	3,777	4,121	4,465	4,789	1,309	9%
• Kingsford***	<u>6,633</u>	<u>7,027</u>	<u>7,314</u>	<u>7,627</u>	<u>7,899</u>	<u>1,266</u>	<u>8%</u>
Total three centres	23,170	24,630	25,923	27,291	28,557	5,387	36%
Other Randwick LGA							
• Maroubra**	3,775	4,117	4,544	4,952	5,319	1,544	10%
• Remainder LGA	<u>34,786</u>	<u>37,081</u>	<u>39,000</u>	<u>41,005</u>	<u>42,902</u>	<u>8,116</u>	<u>54%</u>
Total other	38,561	41,198	43,544	45,957	48,221	9,660	64%
Randwick LGA	61,731	65,828	69,467	73,248	76,778	15,047	100%
*As at June							
**Refers to 'catchments' surrounding these centres (generally of about 1km or so).							
***Includes a small part not in Randwick LGA (i.e. south of Gardeners Rd)							
Source: ABS Census 2011; ABS ERP 2015; NSW Bureau of Transport Statistics (BTS) 2014; MacroPlan Dimasi							

Section 1: Population & employment growth

1.3 Randwick LGA jobs

As at the ABS Census of Population and Housing, in 2011, there were approximately 47,700 jobs within the Randwick LGA. By 2016, the NSW BTS estimated that this figure increased to around 50,000 jobs and is projected to increase by around 26% - 27% by 2036 (i.e. slightly above expected population growth of 23% - 24% over this time).

The majority of these jobs are located around the Kensington, Kingsford and Randwick Junction 'economic triangle' – with around 62% of jobs located in these three centres and their surrounding catchments and at UNSW. Almost 70% of future jobs growth to 2036 is ear-marked to be accommodated in this economic triangle.

The UNSW is expected to accommodate around 17% of future jobs growth and the Hospital precinct around 22% of future jobs growth across the LGA to 2036. In regards to the composition of the Randwick LGA workforce, we note the following:

- Around 52% of jobs were held by women, compared with the Sydney average of 48%. 65% of workers in the 'Randwick catchment' were women.
- Around 37 – 38% of workers were professionals, compared with the Sydney average of 27%, although there were less managers than average (10% v 14%).
- The average salary of Randwick LGA workers was slightly below the Sydney average.
- Public transport usage across the LGA (15%) was below average (20%), although the share of work from home/on-site (e.g. UNSW) or walking to work was higher than average at 27% (versus 21%).
- Public transport usage in each of the three centres is above average.

Table 1.3
Randwick LGA - Projected jobs growth (2016 - 2036)*

Trade area sector	Jobs				Change	
	2016		2036		16-36	
	No.	Share	No.	Share	No.	Share
University of NSW	7,010	14%	9,289	15%	2,279	17%
<u>Randwick catchment**</u>						
• Randwick Local Centre***	3,255	7%	4,087	6%	832	6%
• Hospital precinct****	8,023	16%	10,966	17%	2,943	22%
• Rest of Randwick catchment	<u>5,702</u>	<u>11%</u>	<u>7,077</u>	<u>11%</u>	<u>1,375</u>	<u>10%</u>
Total Randwick catchment	16,980	34%	22,130	35%	5,150	39%
<u>Kensington catchment**</u>						
Total Kensington catchment	1,520	3%	1,920	3%	400	3%
<u>Kingsford catchment**</u>						
• Within Randwick LGA	2,442	5%	2,936	5%	494	4%
• Not in Randwick*****	<u>388</u>	<u>n.a.</u>	<u>544</u>	<u>n.a.</u>	<u>156</u>	<u>n.a.</u>
Total Kingsford catchment	2,830	n.a.	3,480	n.a.	650	n.a.
<u>Other Randwick LGA</u>						
• Maroubra**	3,160	6%	3,960	6%	800	6%
• Remainder LGA	<u>15,730</u>	<u>31%</u>	<u>19,051</u>	<u>30%</u>	<u>3,321</u>	<u>25%</u>
Total Other Randwick LGA	18,890	38%	23,011	36%	4,121	31%
Randwick LGA*****	50,002	100%	63,246	100%	13,244	100%

*As at June

**Refers to 'catchments' surrounding these centres (generally of about 1km or so).

***Randwick Local Centre = TDZ 657

****Hospital precinct = TDZ 659

*****Area south of Gardeners Rd is not in Randwick LGA (i.e. TDZ 420)

*****Does not include area in Kingsford catchment outside of Randwick LGA

Source: NSW Bureau of Transport Statistics (BTS); MacroPlan Dimasi

Section 1: Population & employment growth

1.4 Randwick LGA employed residents

According to the NSW BTS, as at 2016, of the 153,000 persons living in the Randwick LGA approximately 80,900 were employed (refer Table 1.4).

However, as identified earlier there are about 50,000 local jobs available within the LGA, which means there is a net outflow of around 30,900 jobs equivalent to a ratio of 62%.

The NSW BTS generally projects this ratio to remain constant over the next 20 years. Essentially, the number of employed residents is expected to outpace the number of new jobs created by a ratio of about 3 to 2.

Approximately, 20,400 of these jobs (or around 43% self-sufficiency) are undertaken by local residents, which means that the share of local employed residents with a local job is around 27% (i.e. self-containment).

In this context, Randwick LGA is a significant net exporter of jobs, with the greatest jobs leakage to the City of Sydney (35%). Around 73% of local employed residents leave the LGA for work each day.

However, Randwick LGA also attracts a significant proportion of workers from outside the LGA, with around 57% of local jobs filled by people from beyond the Randwick LGA.

In this context, quality transport access is important in facilitating the ongoing growth of jobs and driving the Randwick economy, including the light rail and improved bus services for non-CBD oriented trips. Cross region bus routes will be very important in moving workers directly to jobs in Randwick for those south of the CBD.

Appropriate town planning responses in key centres will also need to be put in place to ensure such growth can be accommodated.

Table 1.4
Randwick LGA - Employed residents versus local jobs (2016 - 2036)*

Indicator	At Census	Est. jobs		Change
	2011	2016	2036	
Local jobs	47,657	50,002	63,246	13,244
Employed residents	<u>75,550</u>	<u>80,882</u>	<u>100,937</u>	<u>20,055</u>
Net loss from LGA	27,893	30,880	37,691	6,811
Jobs v emp. resident ratio	63.1%	61.8%	62.7%	n.a.
Local jobs by Randwick residents	20,399	n.a.	n.a.	n.a.
Self-containment ratio	27.0%	n.a.	n.a.	n.a.
Self-sufficiency ratio	42.8%	n.a.	n.a.	n.a.

*As at June

Self-containment = Share of resident employed working in Randwick LGA

Self-sufficiency = Share of local jobs filled by working resident in Randwick LGA.

Source: NSW Bureau of Transport Statistics (BTS); MacroPlan Dimasi

Section 1: Population & employment growth

1.5 Randwick LGA job & worker composition

Table 1.5 presents a summary of the composition of local jobs by industry, across the Randwick LGA and compares this with industry profile of employed residents in the Randwick LGA.

These data are drawn directly from the 2011 ABS Census of Population and Housing and do not match the NSW BTS numbers in Table 1.4. We understand the NSW BTS estimates are adjusted at the small area where census details from respondents are too general. The following key points are noted:

- **Health care and social assistance** is the largest industry of employment, comprising almost a quarter of all jobs in the LGA, followed by **Education and training** (20%). These proportions are more than twice the Sydney average for these industries.
- The proportion of local **retail trade** jobs is well below average, at 6% of all jobs, whereas this comprises around 10 – 11% of all jobs across metropolitan Sydney.
- Employment in **professional, scientific and technical services** is well below average (at about 5%), yet this is one of the largest industries of employment for local employed residents (comprising around 12%). This is the industry with greatest 'net leakage'.
- There is a considerable lack of 'white-collar/office' type jobs in the LGA, with considerable net leakage in ICT and finance jobs. This reflects the fact that the Randwick LGA does not contain a major commercial office market however this is not necessarily a major issue, due to the relative proximity to the Sydney CBD, Surry Hills and Bondi Junction office markets.

Table 1.5
Randwick LGA - Resident employment versus local jobs (2011)

Industry of employment	Employed resi.		Local jobs		Difference
	No. jobs	Share	No. jobs	Share	No. jobs
Agriculture, forestry and fishing	93	0%	48	0%	-45
Mining	105	0%	6	0%	-99
Manufacturing	2,726	4%	1,022	3%	-1,704
Electricity, gas, water and waste services	425	1%	109	0%	-316
Construction	3,739	6%	1,878	5%	-1,861
Wholesale trade	2,324	4%	732	2%	-1,592
Retail trade	4,852	8%	2,250	6%	-2,602
Accommodation and food services	4,173	7%	2,943	8%	-1,230
Transport, postal and warehousing	3,093	5%	2,306	6%	-787
Information media and telecommunications	2,434	4%	336	1%	-2,098
Financial and insurance services	4,724	8%	581	1%	-4,143
Rental, hiring and real estate services	1,324	2%	650	2%	-674
Professional, scientific and technical services	7,448	12%	2,099	5%	-5,349
Administrative and support services	2,196	3%	1,086	3%	-1,110
Public administration and safety	3,981	6%	2,950	8%	-1,031
Education and training	6,393	10%	8,292	21%	1,899
Health care and social assistance	7,731	12%	9,254	24%	1,523
Arts and recreation services	1,591	3%	997	3%	-594
Other services	1,974	3%	1,211	3%	-763
Inadequately described/Not stated	1,458	2%	350	1%	-1,108
Total workers	62,784	100%	39,100	100%	-23,684

Note: based on workers within the immediate centre (i.e. the B zoned land)

Source: ABS Census of Population and Housing 2011; MacroPlan Dimasi

Section 1: Population & employment growth

1.6 Retail floorspace demand growth

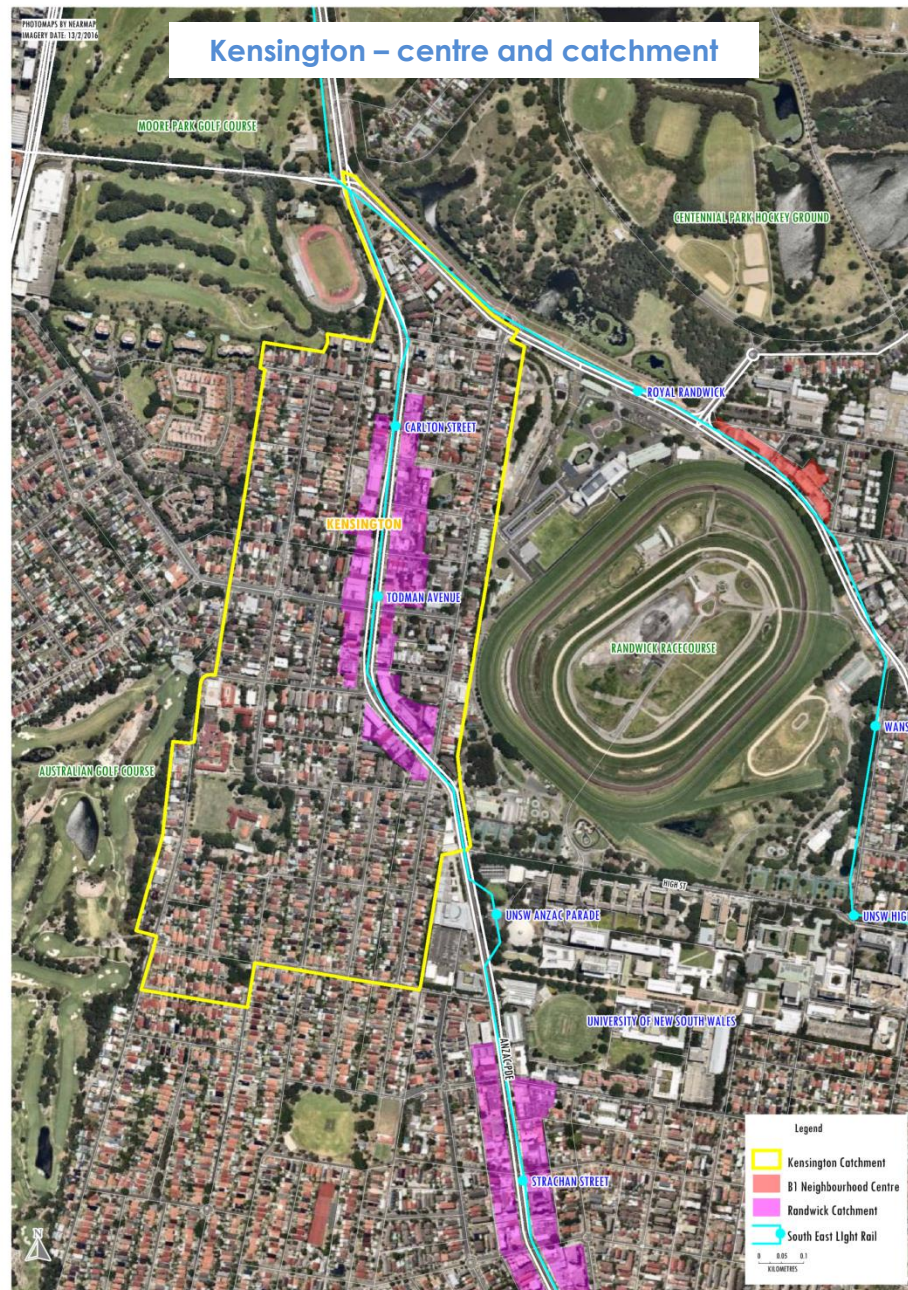
Table 1.6 presents an indicative assessment of the current and future projected retail floorspace demand generated by the Randwick LGA population – with the demand generated by the three centres' catchments also shown. We have presented estimated floorspace demand for 'traditional' retail floorspace only (i.e. excluding bulky goods) and for 'supermarket' retail (a sub-set of traditional retail).

As indicated in our Stage 1 report, there is a noticeable lack of full-line supermarket facilities in the northern part of the Randwick LGA limited to the Coles supermarket at Randwick Shopping Centre. The Woolworths at Royal Randwick is only half-sized. The following key points are noted from Table 1.6:

- The Randwick LGA population generates demand for traditional retail floorspace equivalent to around 240,000 sq.m, and this is projected to increase by about 30% by 2036, or 72,000 sq.m.
- Not all of this demand would be, nor should be captured by retail facilities within the Randwick LGA. Indeed, Randwick LGA does not contain any shopping centre facilities of a sub-regional scale or larger (i.e. there is no discount department store anchored centre such as a Marrickville Metro or a Leichhardt Marketplace).
- There are significant regional shopping centres on the doorstep of the LGA, though (e.g. Westfield Eastgardens and Westfield Bondi Junction), as well as several shopping centres/retail precincts nearby including the likes of East Village.
- The population within three centres' catchments as well as those living at UNSW generate around 20,000 sq.m of supermarket floorspace demand, which is projected to grow by around 5,600 sq.m by 2036; and around 90,000 sq.m of traditional retail floorspace demand, which is projected to grow by 25,600 sq.m by 2036.

Table 1.6						
Randwick LGA - Retail floorspace demand growth (2016 - 2036)*						
Trade area sector	2016	2021	Year			Change
			2026	2031	2036	16-36
<u>Population growth - BTS NSW</u>						
• Randwick	30,030	31,730	33,180	34,730	36,180	6,150
• Kensington	7,830	8,480	9,230	9,980	10,680	2,850
• Kingsford**	15,920	16,830	17,480	18,190	18,800	2,880
• UNSW	<u>2,600</u>	<u>2,710</u>	<u>2,810</u>	<u>3,000</u>	<u>3,220</u>	<u>620</u>
Sub-total	56,380	59,750	62,700	65,900	68,880	12,500
Rest of Randwick LGA	<u>94,860</u>	<u>101,200</u>	<u>106,800</u>	<u>112,460</u>	<u>117,690</u>	<u>22,830</u>
Total Randwick LGA	151,240	160,950	169,500	178,360	186,570	35,330
<u>Indicative retail demand per capita (sq.m/capita)</u>						
• Supermarket per capita	0.35	0.35	0.36	0.36	0.37	
• Traditional retail per capita***	1.60	1.62	1.64	1.66	1.68	
<u>Supermarket floorspace demand (sq.m)</u>						
• Randwick	10,511	11,245	11,907	12,619	13,311	2,801
• Kensington	2,741	3,005	3,312	3,626	3,929	1,189
• Kingsford	5,572	5,965	6,273	6,609	6,917	1,345
• UNSW	<u>910</u>	<u>960</u>	<u>1,008</u>	<u>1,090</u>	<u>1,185</u>	<u>275</u>
Sub-total	19,733	21,175	22,500	23,945	25,342	5,609
Rest of Randwick LGA	<u>33,201</u>	<u>35,865</u>	<u>38,325</u>	<u>40,863</u>	<u>43,301</u>	<u>10,100</u>
Total Randwick LGA	52,934	57,040	60,825	64,808	68,643	15,709
<u>Traditional retail floorspace demand (sq.m) (inc. supermarket demand)</u>						
• Randwick	48,048	51,406	54,430	57,689	60,852	12,804
• Kensington	12,528	13,738	15,141	16,577	17,963	5,435
• Kingsford	25,472	27,266	28,675	30,215	31,620	6,148
• UNSW	<u>4,160</u>	<u>4,390</u>	<u>4,610</u>	<u>4,983</u>	<u>5,416</u>	<u>1,256</u>
Sub-total	90,208	96,801	102,856	109,464	115,851	25,643
Rest of Randwick LGA	<u>151,776</u>	<u>163,954</u>	<u>175,200</u>	<u>186,803</u>	<u>197,946</u>	<u>46,170</u>
Total Randwick LGA	241,984	260,755	278,057	296,267	313,797	71,813
*As at June						
**Excludes that part of Kingsford catchment beyond the Randwick LGA.						
***Includes supermarket floorspace per capita but excludes bulky goods retail						
Source: ABS Census 2011; ABS ERP 2015; NSW Bureau of Transport Statistics (BTS) 2014; MacroPlan Dimasi						

Section 2 – Kensington



Section 2: Kensington

2.1 Existing centre overview

Summary of MacroPlan Dimasi key findings

Kensington is designated as a village centre and performs a localised role and function with local retail/commercial services, with some destinational/unique attractors (e.g. Peters of Kensington).

The centre accommodates a broad and dispersed range of retail and commercial uses with no real anchor or critical mass in any particular part of the centre. Key retail tenancies within Kensington include Peter's of Kensington and Auto One.

There is no supermarket, the Foodworks (200 sq.m) is very small and performs as a convenience shop. Other retail uses include cafes, restaurants and takeaway food outlets and convenience retail/services, such as a newsagency, pharmacy and optometrist.

As at June 2015, Kensington Village centre was estimated to contain an immediate resident population (purple shaded area on map) of 3,970 persons, an increase of around 2.1% per annum since the 2011 ABS Census.

As at June 2015, there were around 7,500 persons in the broader surrounding Kensington 'catchment' (see yellow boundary on map).

We note this area differs from the defined boundary of the Kensington suburb, which also includes the UNSW.

Draft Issues paper – March 2016

In the preparation of the draft issues papers published earlier this year, Randwick Council collected detailed information on the composition of floorspace within each of the three centres (during December 2015) – specifically focussing on the ground level and first floor. We have reviewed the draft issues paper and make the following key summary comments in relation to the Kensington Local Centre:

- The centre consists of 60,200 sq.m of land area, and 42,300 sq.m of commercial building floorspace.
- Around 34% of ground floor space in the centre is residential and around 61% of first floor space is residential.
- Accommodation and food services (17%) and retail trade (15%) account for around 32% of ground floor space in the centre. Almost all of the Accommodation and food services category consists of food and beverages premises, with limited accommodation floorspace.
- There was an estimated 12% ground floor vacancy rate.
- All properties are privately owned and there are only a few pockets of multiple ownership within the town centre, mainly on the western side of Anzac Parade.
- As at the 2011 Census, around 70% of all dwellings in the suburb of Kensington were flats, units apartments and around 49% of dwellings are rented. This includes most of the UNSW campus.
- The average housing density is around 2.38 persons per dwelling within the Kensington suburb.
- Around 27% of Kensington residents caught the bus to work, 40% primarily used their car and 28% walked, biked or did not travel for work.

Section 2: Kensington

2.2 Estimated jobs growth by industry

Jobs growth by industry

As identified earlier in this report, the NSW BTS estimates the Kensington village centre to grow from 1,540 jobs to around 1,890 jobs by 2036, an increase of around 23%.

Table 2.1 presents a detailed projection of jobs growth, by industry, for the Kensington village centre based on NSW BTS data (i.e. TDZs 611, 613 and 614).

As shown, most of the future jobs growth is expected to occur in the industries of Retail trade; Accommodation & food services; Education & training; and Health care & social assistance. These industries are estimated to account for around 70% of future growth in the Kensington Village centre.

Translation to broad land use types

Table 2.3 (following Table 2.2) then translates these job projections by industry into estimates of floorspace demand by broad land use type, for the period 2016 to 2036. We have defined the various land use types as follows:

- Office/commercial = Industries J, K, L, M, N, and O.
- Accommodation = 20% of Accommodation & food services.
- Retail = Retail trade plus 80% of Accommodation & food services.
- Education = Education & training
- Medical/health = Health care & social assistance
- Arts/other services = Arts & recreation services and Other services
- Other = Not stated.

Table 2.1
Kensington - Local jobs by industry (2016 - 2036)

Code	Industry of employment	Est. jobs					Change 16-36
		2016	2021	2026	2031	2036	
A	Agriculture, forestry and fishing	7	8	8	8	9	1
B	Mining	0	0	0	0	0	0
C	Manufacturing	29	33	36	40	44	14
D	Electricity, gas, water and waste services	0	0	0	0	0	0
E	Construction	73	79	85	91	97	24
F	Wholesale trade	41	41	41	42	43	2
G	Retail trade	270	283	294	304	316	46
H	Accommodation and food services	250	262	275	288	303	53
I	Transport, postal and warehousing	10	10	10	10	10	-1
J	Information media and telecommunications	22	23	23	24	25	3
K	Financial and insurance services	15	15	15	16	16	1
L	Rental, hiring and real estate services	17	17	17	17	17	0
M	Professional, scientific and technical services	97	102	108	115	122	25
N	Administrative and support services	32	34	36	38	40	7
O	Public administration and safety	10	11	12	12	13	2
P	Education and training	270	292	315	339	363	93
Q	Health care and social assistance	150	166	180	193	207	57
R	Arts and recreation services	135	131	132	135	137	2
S	Other services	68	70	72	75	78	10
n.a	Inadequately described/Not stated	42	45	47	49	51	9
Total workers		1,540	1,620	1,707	1,796	1,890	349

Note: Based on jobs in the TDZs 611, 613, 614

Source: ABS Census of Population and Housing (2011); NSW BTS (2014)

Section 2: Kensington

2.3 Current floorspace supply

Existing floorspace 'in-centre' (audit excel data)

Table 2.2 presents a summary of the ground and first floor space within the Kensington Village centre as at December 2015, which was the date at which Randwick Council conducted a high level audit of the centre. This data is based on the excel data file provided by Randwick Council as part of the project.

As shown, there is an estimated 61,700 sq.m of ground and first floor space within the defined boundary of the Kensington Village centre (Refer Table 2.2) of which around 33,400 sq.m is considered to be occupied employment generating floorspace – including 23,900 sq.m of ground floor employment generating floorspace.

Approximately 2,500 – 2,600 sq.m of all ground and first floorspace is deemed vacant and around 25,700 sq.m is designated as residential or 'non-employment' generating uses.

Existing commercial floorspace – Issues Paper

We note that this 33,400 sq.m estimate differs from the 42,300 sq.m of commercial building area cited on page 41 and page 66 of the Draft Issues paper. The 33,400 sq.m estimate refers to occupied employment uses on the ground and first floor levels only whereas the 42,300 sq.m referred to in the Draft Issues paper is an old reference (from the 2008 Economic Activity Study) and potentially includes other levels, vacant space and space that has now been converted to residential uses.

We have referred to the data estimates in Table 2.2 throughout our analysis.

Table 2.2
Kensington - Land use mix: Ground and first floor (December 2015)*

Industry/land use	Ground Floor	First Floor	Total Ground + First
Accommodation and food services	11,555	1,768	13,323
Administrative and support services	335	0	335
Arts and recreation services	2,816	2,693	5,509
Education and training	0	335	335
Healthcare and social assistance	526	115	641
Information media and telecom	84	0	84
Other services	2,254	1,862	4,116
Rental, hiring and real estate services	83	242	325
Retail trade	5,615	2,482	8,098
Transport, postal and warehousing	610	0	610
Sub-total employment uses	23,878	9,498	33,377
Vacant	1,598	956	2,554
Residential	7,964	17,763	25,727
Sub-total vacant/residential	9,562	18,719	28,281
Total GFA	33,440	28,217	61,658

*Based on excel data file provided by Randwick Council
Source: Randwick Council; MacroPlan Dimasi*

Section 2: Kensington

2.4 Projected employment floorspace demand

Floorspace demand methodology

Once each industry has been allocated to a broad land use type, we have then translated the jobs by land use type into estimates of floorspace demand as follows:

- Applied a 'share in centre' percentage to reflect the proportion of local jobs that would be retained/located within the defined Kensington Village centre (noting that the job estimates are for three BTS transport zones which are larger than the centre itself).
- We have generally assumed around 90 - 95% of jobs in most categories would be located in the Kensington Village Centre, however for some categories – the share in centre would be much lower. For example, education jobs tend to be located in schools which are outside the B2 – Local centre zone.
- We have then applied industry average employment density ratios (i.e. sq.m per job) for each broad land use type to estimate the employment floorspace demand by land use type.
- These estimates do not match the supply audit from Table 2.2 exactly due to differences arising from the ABS 2011 Census time lag, as well as possible categorisation differences between Council and individuals' census forms, however, this analysis provides a reasonably accurate picture of the implied floorspace demand over the period to 2036, based on the BTS job projections.

Employment floorspace growth

As shown, employment floorspace demand 'in-centre' is estimated to grow by around 5,500 – 6,000 sq.m by 2036.

We have applied a sensitivity factor on the future growth in jobs of 10%, which results in employment floorspace growth of around 6,000 - 6,500 sq.m, to account for the light rail (which we discuss later).

Table 2.3
Kensington - Projected jobs growth & implied floorspace demand (2016 - 2036)

Industry/land use	Jobs			Share in centre (%)	Ratio (sq.m/job)	Est. floorspace demand		
	2016	2036	16-36			2016	2036	16-36
Based on NSW BTS projections								
Office/commercial	195	233	39	90%	30	5,255	6,296	1,041
Accommodation	50	61	11	95%	100	4,757	5,762	1,004
Retail/F&B	470	558	88	95%	25	11,169	13,260	2,090
Education	270	363	93	10%	30	810	1,088	278
Health/medical	150	207	57	25%	30	1,123	1,551	428
Manufacturing/blue collar	161	202	41	10%	75	1,205	1,515	310
Arts/other services	202	215	12	90%	50	9,111	9,672	560
Other	42	51	9	n.a	n.a	n.a	n.a	n.a
Total	1,540	1,890	349			33,432	39,143	5,712

Potential 'uplift' from light rail

Uplift factor	10%	on growth		Uplift factor	10%	on growth	
Total jobs	<u>1,540</u>	<u>1,924</u>	<u>384</u>	Total floorspace	<u>33,432</u>	<u>39,714</u>	<u>6,283</u>
Difference	0	35	35	Difference	0	571	571

Notes

1. Office/commercial includes industries J, K, L, M, N, O
2. Accommodation includes approx. 25% of Accommodation and food services
3. Retail/F&B includes 75% of Accommodation and food services and 100% Retail trade
4. Education includes Education and Training
5. Health/medical includes Health care and social assistance
6. Manufacturing/blue collar includes industries A, B, C, D, E, F, I
7. Arts/other services includes Arts and recreation and Other services
8. Other is not stated/inadequate data.

Source: NSW Bureau of Transport Statistics (2014); MacroPlan Dimasi

Section 2: Kensington

2.5 SWOT analysis

We previously prepared a SWOT assessment for the Kensington Village centre in the Stage 1 report, which we have summarised below:

Strengths and opportunities

- Already undergoing an organic transformation to higher density, with several recently completed multi-storey apartment developments and more than 190 apartments proposed or underway within the Kensington centre.
- Located within 12 – 15min from Central Station, close to CBD and proximate to UNSW and major parks. Highly desirable residential destination.
- Improved access to the town centre generated by the light rail.
- Resident mix will include a skew towards working professionals (with jobs in CBD and jobs in Randwick) and students (attending UNSW) – generally a younger demographic with less reliance on cars.
- Constrained sites/lots is an issue for major retail development but much less so for residential development.
- Retail mix, which is tired/low quality could be revitalised through redevelopment of sites within local centre. Iconic tenant Peter's of Kensington provides an identity to the precinct.

Risks, constraints and issues

- Light rail is not expected to invoke a significant uplift in localised activity within the precinct, given the precinct is already well serviced by buses and is mainly a point of origin precinct (i.e. not a major job precinct). However, increased east-west bus movements via Todman Avenue could enhance localised potential.
- Lack of retail anchor tenants is an issue and is likely to remain an issue due to the lot depth issues on both sides, particularly the western side of Anzac Avenue. Ultimately means that precinct will struggle to attract much visitation from beyond its immediate catchment (excepting the iconic Peter's of Kensington).
- Relatively under-developed nature of precinct means significant potential to absorb future residential dwelling growth, to meet dwelling targets, including affordable accommodation options (e.g. for students/workers).
- Loss of street car-parking on Anzac Parade will be an issue for retailers. Council is looking at an parking offset strategy to minimise the impacts of the loss of parking. Commuter activity will be generally around AM/PM peak and there will be commuter demand generated by UNSW and school students in the mornings and afternoons.
- Unlikely to support any multi-storey commercial/office development (single use building) as such uses tend to cluster around existing nodes with critical mass (e.g. CBD, city fringe, Bondi Junction), near complementary businesses (e.g. business parks) or will go to new nodes (e.g. Green Square TC).

Section 2: Kensington

2.6 Recommendations

Dwelling growth

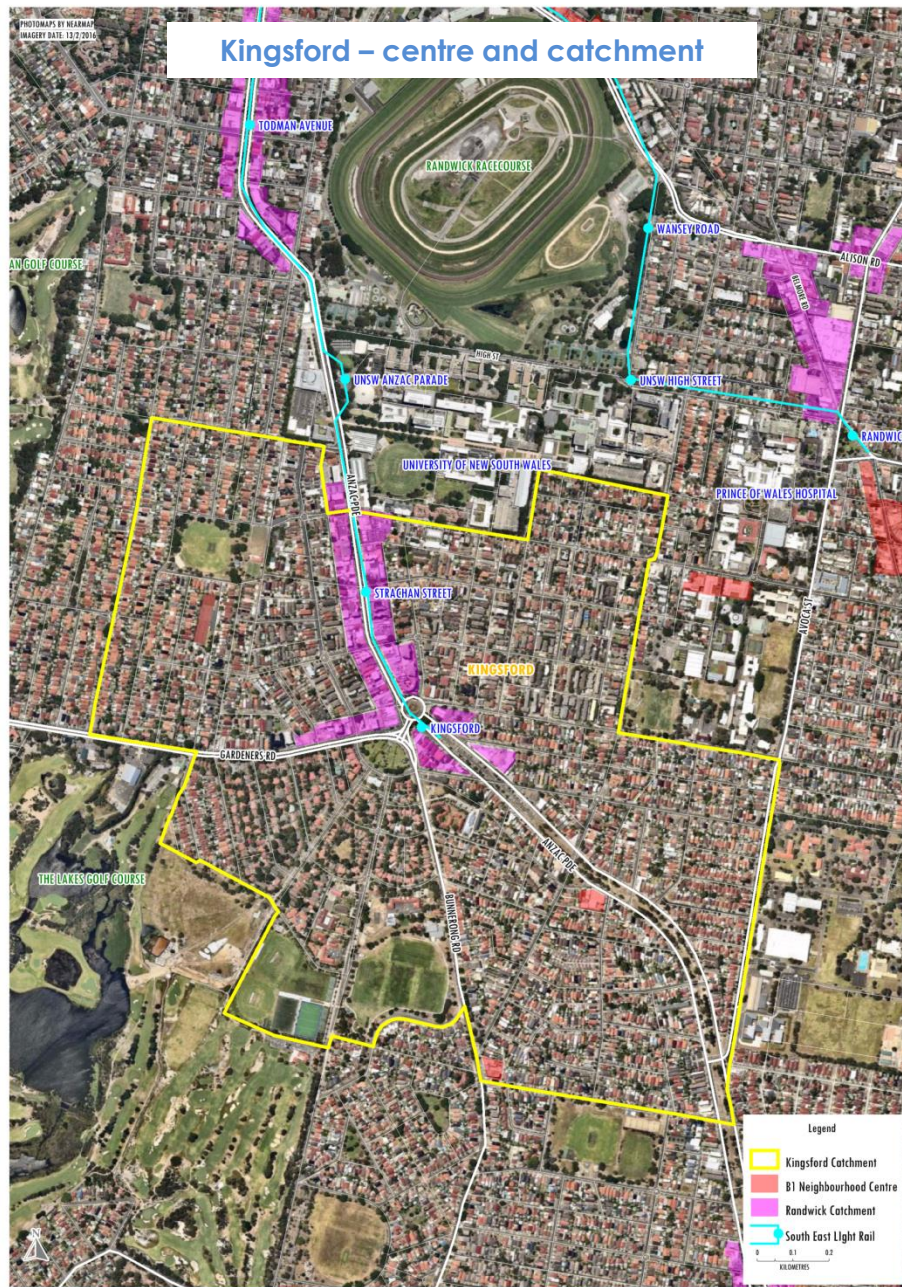
- Due to constraints in Randwick and lack of major employment critical mass we recommend the Kensington precinct is investigated to accommodate additional residential dwellings, including affordable type accommodation (e.g. student/worker).
- The residential population in the Kensington catchment is estimated to grow by around 2,800 persons by 2036, equivalent to a requirement for around 1,300 dwellings. A 5 – 10% uplift in this demand would be equivalent to around 1,400 – 1,500 dwellings. At an average dwelling size of 75 sq.m, this equates to around 105,000 – 110,000 sq.m of residential floorspace demand. Not all of this dwelling supply will be located within the B2 zoned land in the Kensington Village Centre. While the draft issues paper indicated such a volume could theoretically be accommodated within the current planning controls for the centre, it is very unlikely that all of this space could be practically developed (due to ownership/feasibility constraints). A percentage of around 50% is considered to be a reasonable upper-limit, which would equate to a practical capacity for around 750 - 800 dwellings.
- Increased residential development will help to drive localised activity within the precinct to help support local businesses. Increased residential activity will also help to drive night-time activation.

Employment floorspace demand

- There is currently an estimated 36,000 – 37,000 sq.m employment generating floorspace within the Kensington Village Centre, including around 2,500 – 2,600 sq.m of vacant floorspace. The NSW BTS estimates jobs growth of around 23% by 2036, equivalent to around 300 jobs, in the Kensington Village Centre.

- **We do not expect the light rail to drive any noticeable increase in job demand, in particular because Kensington Village centre is a small, localised centre with limited critical mass.**
- **The light rail plus improved cross region bus services will help to enable the continued growth in the workforce within the UNSW and Hospital precinct - which are expected to accommodate almost 40% of all future jobs in the Randwick LGA by 2036.**
- Even if the light rail were to drive a 10% uplift in the future growth in jobs and employment floorspace, this would be equivalent to around 550 - 600 sq.m, which is not a significant amount in the context of the current provision of employment floorspace.
- In summary, we estimate around **6,000 – 6,500 sq.m** of future employment generating floorspace be allowed for within the Kensington Village centre, to sufficiently accommodate future jobs targets while also potentially enabling the development of additional convenience based retail facilities.
- Given the amount of vacant floorspace and potential redevelopment of existing sites, there is no overwhelming indication that additional business zoned land is required for the Kensington village centre to meet its future jobs targets. Although we recommend investigating potential for larger sites to enable supermarket/other anchors as part of mixed use developments.
- Todman Avenue and Carlton Street will be key point of origin stations. Ground level retail activation should be encouraged around these nodes to support local residents (i.e. small/medium supermarket, convenience retail/take-away food/dining).
- Other uses in the centre could include child care, medical, small commercial/incubator business/co-working space.

Section 3 – Kingsford



Section 3: Kingsford

3.1 Existing centre overview

Summary of MacroPlan Dimasi key findings

Kingsford is designated as a village centre in the Randwick Economic Development Strategy (March 2009). The centre performs a localised role and function with local retail/commercial services, and is very popular with students from nearby UNSW. Indeed, we understand some businesses in the local centre shut-down or reduce trading hours during the university break.

The Kingsford strip does not contain any major retail anchor tenant or major shopping centre. There is only a small IGA supermarket and several small Asian supermarkets. The centre supports a significant and vibrant provision of food catering (i.e. cafes, restaurants and takeaway food), with a focus on Asian cuisines and several pubs. Other retail uses include retail services (e.g. hairdressers, beauty, optometrists etc).

Non-retail and commercial uses include medical and allied health facilities, real estate agencies, banks and pubs.

As at June 2015, Kingsford Village centre was estimated to contain an immediate resident population (purple shaded area on map) of 4,771 persons, an increase of around 0.7% per annum since the 2011 ABS Census.

As at June 2015, there were around 16,500 – 17,000 persons in the broader surrounding Kingsford 'catchment' (see yellow boundary on map), including some population technically beyond Randwick LGA.

We note this area differs from the defined boundary of the Kingsford suburb, as it also includes an area south of Gardeners Road that falls within the Botany LGA.

Draft Issues paper – March 2016

We have reviewed the draft issues paper and make the following key summary comments in relation to the Kingsford Local Centre:

- The centre consists of 96,962 sq.m of land area, and 38,000 sq.m of commercial building floorspace.
- Around 9% of ground floor space in the centre is residential and around 55% of first floor space is residential.
- Accommodation and food services (35%) and retail trade (28%) account for around 63% of ground floor space in the centre. Almost all of the Accommodation and food services category consists of food and beverages premises, with limited accommodation floorspace.
- There was an estimated 9% ground floor vacancy rate as at December 2015.
- Most properties are privately owned with two Council owned sites around Meeks Street and the former Market site. there are only a few pockets of multiple ownership within the town centre, mainly south around Souths Juniors football club and north around Barker Street.
- As at the 2011 Census, around 63% of all dwellings in the suburb of Kingsford were high density (flats/units apartments) and around 46% of dwellings are rented. This includes most of the UNSW campus.
- The average housing density is around 2.61 persons per dwelling within the Kensington suburb.
- Around 26% of Kingsford residents caught the bus to work, 43% primarily used their car, and 26% walked, biked or did not travel for work.

Section 3: Kingsford

3.2 Estimated jobs growth by industry

Jobs growth by industry

Table 3.1 presents a detailed projection of jobs growth, by industry, for the Kingsford village centre based on NSW BTS data (i.e. TDZs 617 - 621).

As identified earlier in this report, the NSW BTS estimates the Kingsford village centre to grow from 2,400 jobs to around 2,950 jobs by 2036, an increase of around 22%. These job figures are greater than those outlined in the Kingsford Town Centre Strategy, as the centre now includes the new areas south of Rainbow Street, that were zoned in the RLEP 2012.

As shown, most of the future jobs growth is expected to occur in the industries of Accommodation & food services and Health care & social assistance. These industries are estimated to account for around 47% of future growth in the Kingsford Village centre.

Translation to broad land use types

Table 3.3 (following Table 3.2) then translates these job projections by industry into estimates of floorspace demand by broad land use type, for the period 2016 to 2036. We have defined the various land use types as follows:

- Office/commercial = Industries J, K, L, M, N, and O.
- Accommodation = 20% of Accommodation & food services.
- Retail = Retail trade plus 80% of Accommodation & food services.
- Education = Education & training
- Medical/health = Health care & social assistance
- Arts/other services = Arts & recreation services and Other services
- Other = Not stated.

Table 3.1
Kingsford - Local jobs by industry (2016 - 2036)

Code	Industry of employment	Est. jobs					Change 16-36
		2016	2021	2026	2031	2036	
A	Agriculture, forestry and fishing	9	9	9	9	10	1
B	Mining	0	0	0	0	0	0
C	Manufacturing	61	63	66	68	72	11
D	Electricity, gas, water and waste services	12	13	13	14	15	2
E	Construction	209	226	243	260	278	69
F	Wholesale trade	53	53	54	55	56	3
G	Retail trade	252	264	274	284	295	43
H	Accommodation and food services	571	597	627	657	692	121
I	Transport, postal and warehousing	59	56	55	55	55	-3
J	Information media and telecommunications	15	15	16	16	17	2
K	Financial and insurance services	51	52	53	54	56	4
L	Rental, hiring and real estate services	98	98	98	98	98	0
M	Professional, scientific and technical services	187	196	207	221	234	47
N	Administrative and support services	94	99	104	109	115	21
O	Public administration and safety	22	23	24	25	27	5
P	Education and training	104	113	122	131	140	36
Q	Health care and social assistance	326	362	391	420	450	124
R	Arts and recreation services	89	86	87	88	90	1
S	Other services	136	140	145	151	157	21
n.a	Inadequately described/Not stated	77	81	86	89	93	16
Total workers		2,425	2,545	2,673	2,807	2,949	524

Note: Based on jobs in the TDZs 617, 618, 619, 620, 621

Source: ABS Census of Population and Housing (2011); NSW BTS (2014)

Section 3: Kingsford

3.3 Current floorspace supply

Existing floorspace 'in-centre' (audit excel data)

Table 3.2 presents a summary of the ground and first floor space within the Kingsford Village centre as at December 2015.

The data provided by Council consisted of counts of business/properties, not floorspace estimates. We have generally assumed that there is around 50,000 sq.m of commercial/employment generating floorspace in the village centre.

We estimate there to be around 74,500 sq.m of ground and first floor space within the defined boundary of the Kingsford Village centre (Refer Table 3.2) of which around 50,000 sq.m is considered to be occupied employment generating floorspace.

Approximately 4,000 – 4,250 sq.m of all ground and first floorspace is deemed vacant and around 20,000 – 21,000 sq.m is designated as residential or 'non-employment' generating uses.

Existing commercial floorspace – Issues Paper

The Draft Issues Paper indicated there was an estimated 38,000 sq.m of commercial/employment generating floor area on p.61, as per the 2008 Economic Activity Study, however the issues paper acknowledged the additional zoned area south of Rainbow Parade.

We have referred to the data estimates in Table 3.2 throughout our analysis.

Table 3.2
Kingsford - Approximate land use mix: Ground and first floor (December 2015)*

Industry/land use	Ground Floor	First Floor	Total Ground + First
Accommodation and food services	15,647	2,546	18,193
Administrative and support services	265	2,970	3,235
Arts and recreation services	796	424	1,220
Education and training	265	212	477
Financial and insurance services	1,326	636	1,963
Healthcare and social assistance	1,326	849	2,175
Information media and telecom	0	0	0
Other services	2,652	1,061	3,713
Professional, scientific and technical services	530	636	1,167
Rental, hiring and real estate services	1,061	424	1,485
Retail trade	12,730	1,273	14,003
Transport, postal and warehousing	<u>1,326</u>	<u>1,061</u>	<u>2,387</u>
Sub-total employment uses**	37,924	12,093	50,018
Vacant	2,917	1,273	4,190
Residential	<u>3,978</u>	<u>16,337</u>	<u>20,315</u>
Sub-total vacant/residential***	6,895	17,610	24,505
Total GFA	44,820	29,703	74,523

*Based on excel data file provided by Randwick Council which contained counts of businesses.

**Floorspace est. are derived by applying an approximate total of 50,000 sq.m and the distribution, by number.

***Areas are based off an implied 50,000 sq.m of occupied employment floorspace.

Source: Randwick Council; MacroPlan Dimasi

Section 3: Kingsford

3.4 Projected employment floorspace demand

Floorspace demand methodology

Once each industry has been allocated to a broad land use type, we have then translated the jobs by land use type into estimates of floorspace demand as follows:

- Applied a 'share in centre' percentage to reflect the proportion of local jobs that would be retained/located within the defined Kensington Village centre (noting that the job estimates are for three BTS transport zones which are larger than the centre itself).
- We have generally assumed around 85% of jobs in most categories would be located in the Kingsford Village Centre. We have applied a lower share 'in-centre' because the transport zones covering the village centre are significantly larger than the village centre itself.
- We have then applied industry average employment density ratios (i.e. sq.m per job) for each broad land use type to estimate the employment floorspace demand by land use type.
- These estimates do not match the supply audit from Table 3.2 exactly due to differences arising from the ABS 2011 Census time lag, and due to the nature of the Kingsford audit – which was based on counts. However, this analysis provides a reasonably accurate picture of the implied floorspace demand over the period to 2036, based on the BTS job projections.

Employment floorspace growth

As shown, employment floorspace demand 'in-centre' is estimated to grow by around 9,000 – 9,500 sq.m by 2036.

We have applied a sensitivity factor on the future growth in jobs of 10%, which results in employment floorspace growth of around 10,000 – 10,500 sq.m, to account for the light rail (which we discuss later).

Table 3.3 Kensington - Projected jobs growth & implied floorspace demand (2016 - 2036)								
Industry/land use	Jobs			Share in centre (%)	Ratio (sq.m/job)	Est. floorspace demand		
	2016	2036	16-36			2016	2036	16-36
<u>Based on NSW BTS projections</u>								
Office/commercial	467	547	80	85%	30	11,909	13,945	2,035
Accommodation/pub	114	138	24	85%	75	7,286	8,824	1,538
Retail/F&B	709	848	139	85%	25	15,072	18,030	2,958
Education	104	140	36	10%	30	313	420	107
Health/medical	326	450	124	30%	30	2,934	4,053	1,119
Manufacturing/blue collar	403	485	83	10%	75	3,019	3,638	619
Arts/other services	225	247	22	85%	50	9,544	10,496	951
Other	<u>77</u>	<u>93</u>	<u>16</u>	n.a	n.a	<u>n.a</u>	<u>n.a</u>	<u>n.a</u>
Total	2,425	2,949	524			50,078	59,407	9,328
<u>Potential 'uplift' from light rail</u>								
Uplift factor	10%	on growth		Uplift factor	10%	on growth		
Total jobs	2,425	3,001	576	Total floorspace	50,078	60,339	10,261	
Difference	0	52	52	Difference	0	933	933	
<u>Notes</u>								
1. Office/commercial includes industries J, K, L, M, N, O								
2. Accommodation includes approx. 25% of Accommodation and food services								
3. Retail/F&B includes 75% of Accommodation and food services and 100% Retail trade								
4. Education includes Education and Training								
5. Health/medical includes Health care and social assistance								
6. Manufacturing/blue collar includes industries A, B, C, D, E, F, I								
7. Arts/other services includes Arts and recreation and Other services								
8. Other is not stated/inadequate data.								
Source: NSW Bureau of Transport Statistics (2014); MacroPlan Dimasi								

Section 3: Kingsford

3.5 SWOT analysis

We previously prepared a SWOT assessment for the Kingsford Village centre in the Stage 1 report, which we have summarised below:

Strengths and opportunities

- Highly accessible like Kensington, located within 15 min from Central Station, and proximate to UNSW.
- Highly desirable residential destination, that is very popular UNSW students as well as nearby worker at UNSW / Hospital precinct and CBD workers.
- Critical mass of localised street level retail/dining and business/medical services. Vibrant/active precinct driven by student/staff population. UNSW has more than 53,000 student enrolments plus staff of 7,000 workers.
- Resident mix expected to continue being skewed towards students (attending UNSW) and workers (with jobs nearby) professionals (with jobs in CBD and jobs in Randwick). Generally younger demographic which can survive without cars.
- Already contains many high density residential apartment blocks and student housing. Excellent location for additional student housing development, pending site availability.
- Excellent centralised location to accommodate full-scale supermarket facilities/retail anchors. If not possible, small/medium supermarket/convenience opportunities around key light rail stops.
- Potential for small scale/boutique office space for entrepreneurial firms/start-ups/creative industries businesses.
- Desire for innovation space e.g. start-up/co-working spaces drawing on proximity to the education/research activities in the UNSW and Hospital precinct (Not necessarily just in Kingsford centre but other places nearby).

Risks, constraints and issues

- Light rail is expected to result in an uplift in localised activity within the precinct, particularly given this precinct contains a key terminus/interchange with bus services. It will help to move more people through Kensington but may not necessarily invoke significant additional demand for employment/services.
- Centre already contains high density apartment developments, some of which are aged/dated. To some extent, this limits the potential for the centre to accommodate significant additional residential development.
- Extensive street/strip retail environment with multiple ownership. Site amalgamation appears more difficult than in Kensington precinct. However there is a gateway site at the southern end of the centre that provides some opportunities.
- Loss of street car-parking on Anzac Parade will be an issue for retailers. Council is looking at an parking offset strategy to minimise the impacts of the loss of parking. Commuter activity will be generally around AM/PM peak and there will be commuter demand generated by UNSW and school students in the mornings and afternoons.
- Unlikely to support any significant multi-storey commercial/office development (single use building) as such uses tend to cluster around existing nodes (e.g. CBD, city fringe, Bondi Junction) or will go to new nodes (e.g. Green Square TC).
- There is little evidence of major multi-storey commercial office space (single use building) being taken near University campuses generally such product exists because University happens to be near major CBDs or business parks. Although there is a shift towards universities taking office space in CBDs/office precincts e.g. UWS has taken 20,000 sq.m of office space for a new vertical campus in the Parramatta CBD.

Section 3: Kingsford

3.6 Recommendations

Dwelling growth

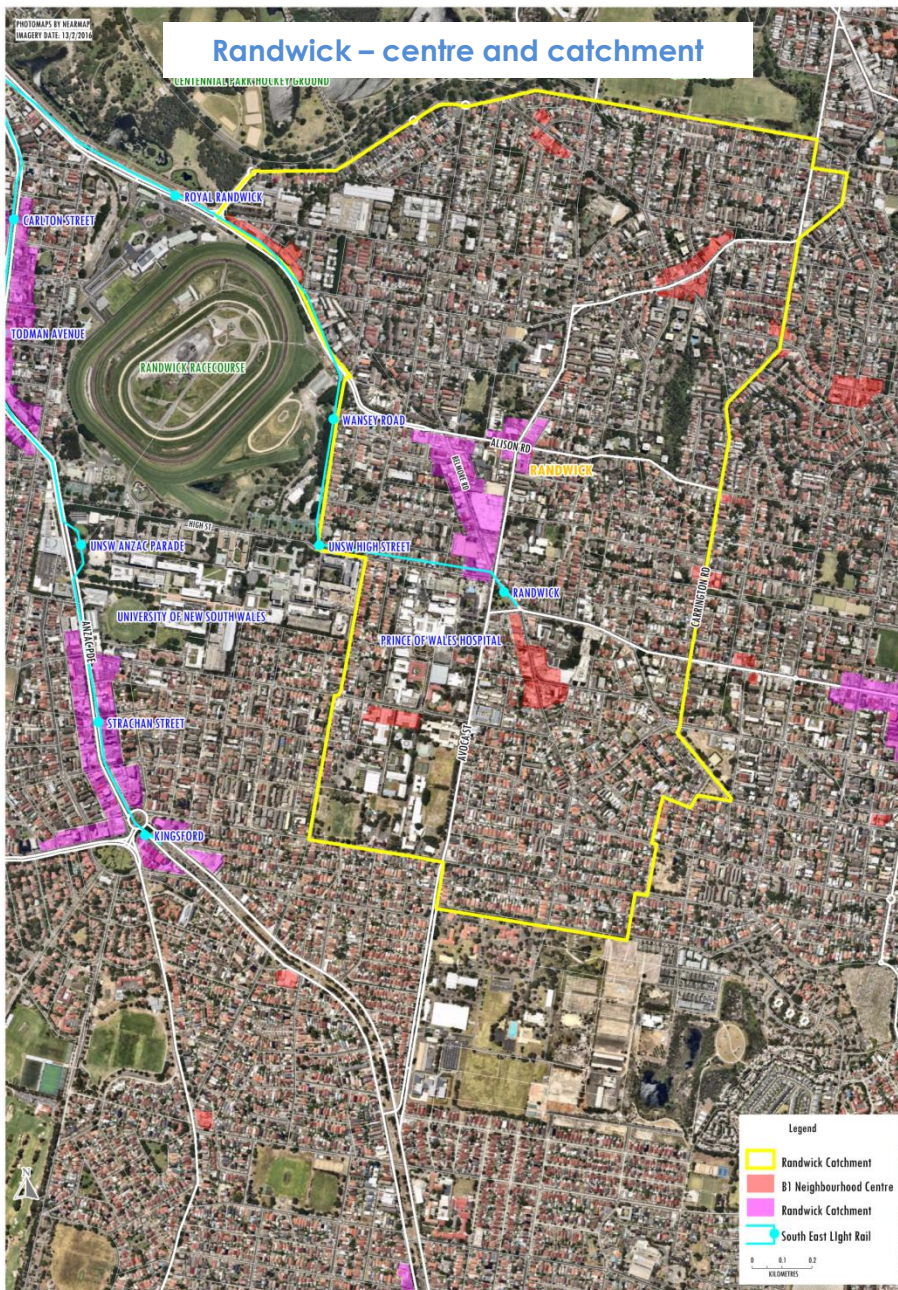
- Kensington will not be able to provide all new dwelling capacity and Randwick is constrained. Similar to Kensington, we support further greater residential densification within the centre (with ground level activation), including affordable accommodation (e.g. student/worker).
- Student accommodation facilities (which tend to provide little or no car-parking) should be encouraged to add diversity to precinct and to maximise the benefits of light rail.
- High density redevelopment may allow some parts of the centre to rejuvenate and new/modern retail/commercial services to be provided at ground level.
- The residential population in the Kingsford catchment is estimated to grow by around 2,900 persons by 2036, equivalent to a requirement for around 1,250 – 1,300 dwellings. A 5 – 10% uplift in this demand would be equivalent to around 1,400 – 1,500 dwellings.
- At an average dwelling size of 75 sq.m, this equates to around 105,000 – 110,000 sq.m of residential floorspace demand. According to the draft issues paper such a volume could theoretically be accommodated within the current planning controls for the Kingsford centre, however, some of this demand will be accommodated in the residential zoned areas beyond the B2 zoned centre.
- Increased residential development will help to drive localised activity within the precinct to help support local businesses. Increased residential activity will also help to drive night-time activation.

Employment floorspace demand

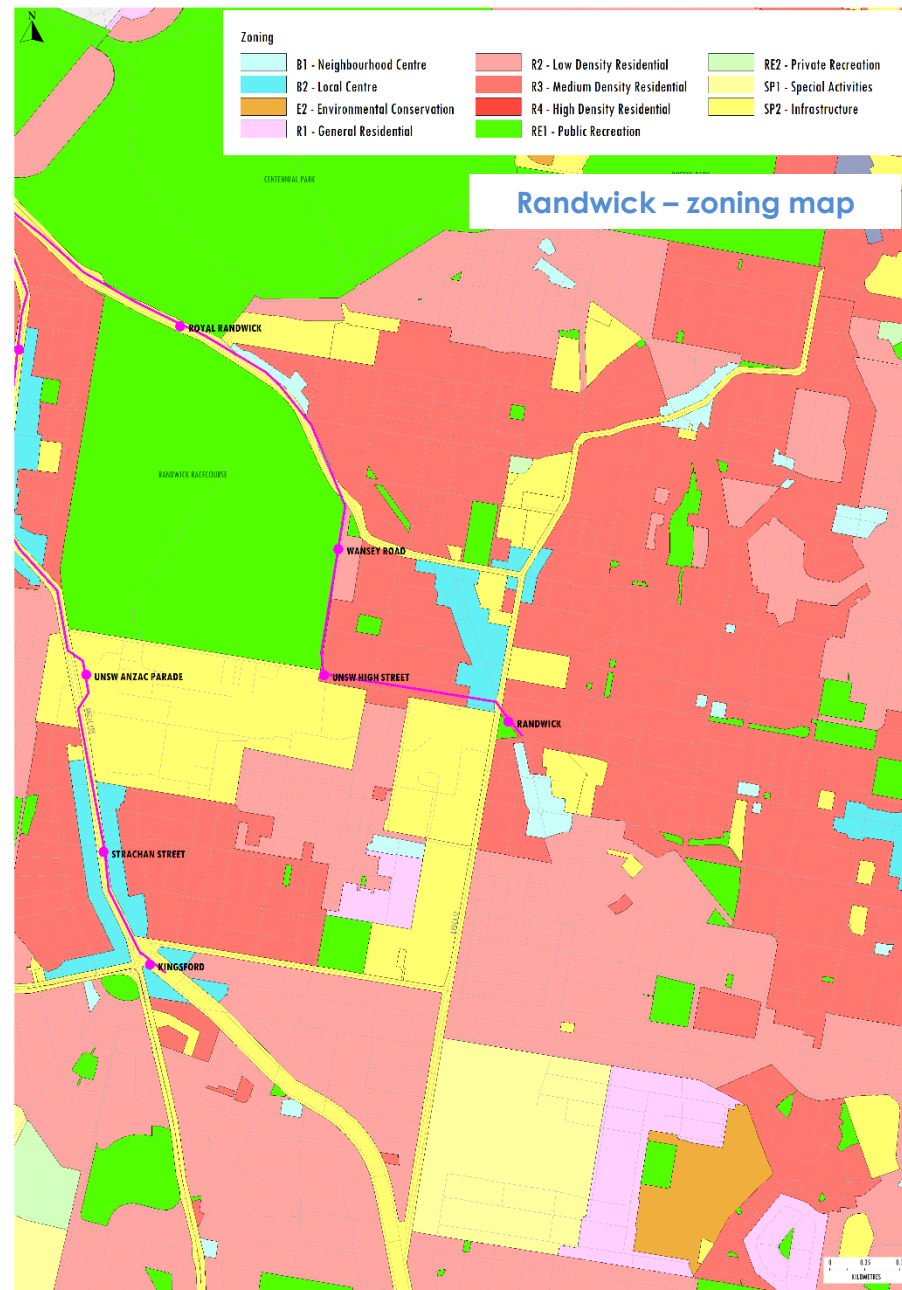
- There is currently an estimated 50,000 sq.m employment generating floorspace within the Kingsford Village Centre, including around 4,100 – 4,200 sq.m of vacant floorspace. The NSW BTS estimates jobs growth of around 22% by 2036, equivalent to around 500 – 550 jobs, in the Kensington Village Centre.
- **In our view the proposed light rail will not necessarily invoke a significant increase in job demand within the Kingsford Village Centre.**
- Even if the light rail were to drive a 10% uplift in the future growth in jobs and employment floorspace, this would be equivalent to around 550 – 600 sq.m, which is not a significant amount in the context of the current provision of employment floorspace.
- In summary, we estimate around **9,500 – 10,000 sq.m** of future employment generating floorspace be allowed for within the Kingsford Village centre, to sufficiently accommodate future jobs targets while also potentially enabling the development of additional convenience based retail facilities.
- Large supermarket facilities are encouraged where possible, given the lack of such facilities north of Maroubra and west of Randwick. We recommend investigating potential for larger sites to enable supermarket/other anchors as part of mixed use developments.
- Investigate opportunity for small scale innovation/start-up space (possible synergies with UNSW).
- Given the amount of vacant floorspace, allowing for some redevelopment and the under-utilised land south of Rainbow Street, there does not appear to be a need to increase the size of the B2 zoned area within the Kingsford village centre to meet future jobs targets.

Section 4 – Randwick Junction

Randwick – centre and catchment



Randwick – zoning map



Section 4: Randwick Junction

4.1 Existing centre overview

Summary of MacroPlan Dimasi key findings

Randwick is designated as a town centre in the Randwick Economic Development Strategy (March 2009).

The centre performs a sub-regional role and function as it contains supermarket/shopping centre facilities and an extensive strip retail/commercial offer – which combine with nearby schools, civic uses and a major hospital precinct (i.e. Prince of Wales Hospital, Prince of Wales Private Hospital, Royal Hospital for Women, and Sydney Children's Hospital).

The key retail features within Randwick Junction include the Royal Randwick shopping centre which accommodates over 9,000 sq.m of retail floorspace and Randwick Plaza, which provides around 4,400 sq.m of retail floorspace, including a Coles supermarket of 3,080 sq.m.

Other retail uses within Randwick Junction include catered food, convenience retailing, retail services and boutiques. There is also an extensive provision of non-retail uses – particularly medical related uses (e.g. specialist consulting, medical centres, allied health etc).

According to the 2009 SGS Randwick Economic Development Strategy Randwick accommodated around 78,000 sq.m of employment floorspace, of which over 50% was attributed to retail trade, cafes and restaurants and personal services.

As at June 2015, Randwick Junction was estimated to contain an immediate resident population (approximately the purple shaded area on map) of 1,875 persons, a population which has been virtually flat since the 2011 ABS Census.

As at June 2015, there were around 29,000 persons in the broader surrounding Randwick Junction 'catchment' (see yellow boundary on map).

Draft Issues paper – May 2016

We have reviewed the draft issues paper and make the following key summary comments in relation to the Randwick Junction Town Centre:

- According to the 2008 Economic Activity Strategy there was around 79,000 sq.m of employment generating floorspace within Randwick Junction as at 2008.
- Randwick Junction sits amongst the Randwick Education and Health Specialised Centre – which contained around 14,400 jobs in 2011, including comprising around 2,754 in Randwick Junction.
- The majority of ground floor uses within the centre are commercial (i.e. non-residential). There are 230 (approximately) dwellings in the centre plus 106 hotel/serviced apartment rooms (p.23).
- Accommodation and food services (26%) and retail trade (30%) account for around 56% of businesses on the ground level in the town centre.
- Health care & social assistance (13%) was the third largest category – although this understates the true picture in the locality, given there are many medical services located in re-fit residential dwellings beyond the B2 zone.
- There was an estimated 5% ground floor vacancy rate.
- Around 90% of land in the town centre is privately owned.
- Around 15% of Randwick Junction workers caught the bus to work, 58% primarily used their car, and 22% walked, biked or did not travel for work.
- A detailed capacity analysis was undertaken on p.29-31, which indicated there to be only around 10,000 sq.m of theoretical capacity in the town centre (based on short and medium term opportunities). However, many of these sites are smaller scale. Many of the large site opportunities were identified as longer term (where there is a further 6,500 sq.m of theoretical capacity).

Section 4: Randwick Junction

4.2 Estimated jobs growth by industry

Jobs growth by industry

Table 4.1 presents a detailed projection of jobs growth, by industry, for the Randwick Junction Town Centre based on NSW BTS data (i.e. TDZs 657).

NSW BTS projects jobs to grow from approximately 3,260 to around 4,100 by 2036, an increase of 26%.

Most of the future jobs growth is expected to occur in the industries of Education and training and Health care & social assistance (60%), with Accommodation & food services and Retail trade (21%) also expected to contribute significantly to future jobs growth.

Translation to broad land use types

Table 4.3 (following Table 4.2) then translates these job projections by industry into estimates of floorspace demand by broad land use type, for the period 2016 to 2036. We have defined the various land use types as follows:

- Office/commercial = Industries J, K, L, M, N, and O.
- Accommodation = 20% of Accommodation & food services.
- Retail = Retail trade plus 80% of Accommodation & food services.
- Education = Education & training
- Medical/health = Health care & social assistance
- Arts/other services = Arts & recreation services and Other services
- Other = Not stated.

Table 4.1
Randwick Junction - Local jobs by industry (2016 - 2036)

Code	Industry of employment	Est. jobs					Change 16-36
		2016	2021	2026	2031	2036	
A	Agriculture, forestry and fishing	7	8	8	8	9	1
B	Mining	0	0	0	0	0	0
C	Manufacturing	39	44	50	56	62	23
D	Electricity, gas, water and waste services	0	0	0	0	0	0
E	Construction	85	92	99	106	113	28
F	Wholesale trade	8	8	8	8	8	0
G	Retail trade	513	538	559	579	600	87
H	Accommodation and food services	428	447	469	492	518	90
I	Transport, postal and warehousing	19	18	18	18	18	-1
J	Information media and telecommunications	26	27	28	29	30	4
K	Financial and insurance services	90	91	93	95	98	8
L	Rental, hiring and real estate services	108	108	108	108	108	0
M	Professional, scientific and technical services	185	194	205	218	232	47
N	Administrative and support services	92	97	102	107	113	21
O	Public administration and safety	15	15	16	17	18	3
P	Education and training	608	657	710	764	817	209
Q	Health care and social assistance	730	810	877	942	1,009	279
R	Arts and recreation services	111	108	109	111	113	2
S	Other services	127	131	136	141	147	20
n.a	Inadequately described/Not stated	62	66	69	72	75	13
Total workers		3,255	3,458	3,663	3,871	4,087	832

Note: Based on jobs in TDZ 657 (does not include 655 and 654 which include Randwick Council and nearby schools).

Source: ABS Census of Population and Housing (2011); NSW BTS (2014)

Section 4: Randwick Junction

4.3 Current floorspace supply

Existing floorspace 'in-centre' (audit excel data)

Table 4.2 presents a summary of the distribution of businesses occupying ground and first floor space within Randwick Junction Town Centre based on the audit conducted by Randwick Council for the draft Issues Paper (refer p.22 and 23).

The data provided by Council consisted of counts of business/properties, not floorspace estimates.

Given the established nature of the Randwick Junction precinct, we have generally assumed the amount of commercial building floorspace is relatively similar to the amount identified in the 2008 Economic Activity Study, i.e. around 78,000 – 80,000 sq.m of ground and first floor space.

The estimated vacancy rate is relatively low in Randwick Junction, at around 3%. Note this includes first floor tenants as well as ground floor, hence the slight difference between the chart reference of 5% on p.22 of the draft Issues Paper.

Hospital precinct and UNSW

For both the Kensington and Kingsford Village centres, in sections 2 and 3, we generally focused on the jobs growth within the defined centres (i.e. the B2 areas). Randwick Junction is situated within a major Strategic employment node that includes UNSW and the Hospital precinct, and there are surrounding schools, Council offices and employment/commercial uses in non-B2 zoned land surrounding the centre.

We have given consideration to this in forming our views /recommendations for the Randwick Junction Town Centre.

Table 4.2
Randwick Junction - Employment uses: Ground and first floor (December 2015)*

Industry/land use	Total (no.)	Share (%)
Accommodation and food services	61	21%
Administrative and support services	3	1%
Arts and recreation services	9	3%
Construction	1	0%
Education and training	3	1%
Financial and insurance services	11	4%
Healthcare and social assistance	66	23%
Information media and telecom	3	1%
Other services	35	12%
Professional, scientific and technical services	8	3%
Rental, hiring and real estate services	10	3%
Retail trade	71	24%
Manufacturing	1	0%
Transport, postal and warehousing	1	0%
Vacant	10	3%
Total businesses	294	100%

Est. total employment GFA**

78,000 - 80,000 sq.m

**Based on excel data file provided by Randwick Council which contained counts of businesses, scaled to match p.22 of issues paper*

***Based on floorspace estimate from 2008 Economic Activity Study.*

Source: Randwick Council; MacroPlan Dimasi

Section 4: Randwick Junction

4.4 Projected employment floorspace demand

Floorspace demand methodology

Once each industry has been allocated to a broad land use type, we have then translated the jobs by land use type into estimates of floorspace demand as follows:

- Applied a 'share in centre' percentage to reflect the proportion of local jobs that would be retained/located within the defined Kensington Village centre (noting that the job estimates are for three BTS transport zones which are larger than the centre itself).
- We have generally assumed around 90 - 95% of jobs in most categories would be located in the Randwick Junction Town Centre, however for some categories – the share in centre would be much lower. For example, education jobs tend to be located in schools which are outside the B2 – Local centre zone.
- We have then applied industry average employment density ratios (i.e. sq.m per job) for each broad land use type to estimate the employment floorspace demand by land use type.
- These estimates do not match the supply audit from Table 4.2 exactly due to differences arising from the ABS 2011 Census time lag, and due to the nature of the Randwick Junction audit – which was based on counts. However, this analysis provides a reasonably accurate picture of the implied floorspace demand over the period to 2036, based on the BTS job projections.

Employment floorspace growth

As shown, employment floorspace demand 'in-centre' is estimated to grow by around 15,000 – 15,500 sq.m by 2036.

We have applied a sensitivity factor on the future growth in jobs of 10%, which results in employment floorspace growth of around 16,500 - 17,000 sq.m, to account for the light rail (which we discuss later).

Table 4.3 Randwick Junction - Projected jobs growth & implied floorspace demand (2016 - 2036)								
Industry/land use	Jobs			Share in centre (%)	Ratio* (sq.m/job)	Est. floorspace demand		
	2016	2036	16-36			2016	2036	16-36
<u>Based on NSW BTS projections</u>								
Office/commercial	517	599	82	95%	30	14,731	17,074	2,343
Accommodation/pub	86	104	18	95%	75	6,093	7,379	1,286
Retail/F&B	855	1,014	159	95%	30	24,377	28,913	4,536
Education	608	817	209	35%	30	6,389	8,583	2,194
Health/medical	730	1,009	279	40%	30	8,765	12,107	3,343
Manufacturing/blue collar	158	209	51	10%	75	1,184	1,570	385
Arts/other services	238	260	21	95%	60	13,583	14,798	1,215
Other	<u>62</u>	<u>75</u>	<u>13</u>	n.a	n.a	<u>n.a</u>	<u>n.a</u>	<u>n.a</u>
Total	3,255	4,087	832			75,122	90,424	15,301
<u>Potential 'uplift' from light rail</u>								
Uplift factor	10%	on growth		Uplift factor	10%	on growth		
Total jobs	3,255	4,171	916	Total floorspace	75,122	91,954	16,832	
Difference	0	83	83	Difference	0	1,530	1,530	
<u>Notes</u>								
1. Office/commercial includes industries J, K, L, M, N, O								
2. Accommodation includes approx. 25% of Accommodation and food services								
3. Retail/F&B includes 75% of Accommodation and food services and 100% Retail trade								
4. Education includes Education and Training								
5. Health/medical includes Health care and social assistance								
6. Manufacturing/blue collar includes industries A, B, C, D, E, F, I								
7. Arts/other services includes Arts and recreation and Other services								
8. Other is not stated/inadequate data.								
*Some employment ratios differ compared with Tables 2.3 and 3.3, in order to match estimated employment floorspace								
Source: NSW Bureau of Transport Statistics (2014); MacroPlan Dimasi								

Section 4: Randwick Junction

4.5 SWOT analysis

We previously prepared a SWOT assessment for Randwick Junction Town Centre in the Stage 1 report, which we have summarised below:

Strengths and opportunities

- Randwick Junction is already a vibrant, functional retail/commercial precinct with a diverse mix of convenience retail (inc. supermarkets), dining/take-away shops, ancillary medical services, allied health, localised commercial/business services.
- The centre is the only activity centre in northern Randwick LGA to contain large supermarket and enclosed shopping centres. Royal Randwick and Randwick Plaza are major retail anchors which drive activity through the day and through the weekend and serve a sub-regional catchment.
- Key employment anchors and regional attractors located adjacent to town centre, i.e. Hospital precinct; Randwick Council; UNSW; and several schools nearby. Randwick Junction is, and will continue to be an important service provider and support precinct for these major economic drivers.
- This is an opportunity to enhance the medical/health oriented offer around the Hospital precinct. Additional medical consulting facilities, hotels/temporary accommodation and staff/student accommodation facilities would also be appropriate, to help drive the economic benefits associated with the Hospital precinct.

Risks, constraints and issues

- There are some heritage issues and height constraints. The centre is close to its theoretical maximum capacity of floorspace. While there is identified theoretical capacity, many of these sites are small, particularly those identified as short-medium term opportunities.
- Furthermore, some of the identified FSR capacity would result in height limits being exceeded, were it to be taken up.
- There is limited opportunity for new medical related businesses and other commercial businesses to establish within the existing Local Centre zone. There is considerable observed demand for ancillary medical suites/premises being met by non-preferred buildings (i.e. residential dwellings within and outside the zoned B2 land).
- Limited short-term/temporary accommodation facilities in immediate vicinity of POW hospital. There are no facilities with more than 60 rooms within the area – Medina Classic at Randwick and stock is mainly small/independent operators. The closest large facilities are located at Coogee.
- Parking in the town centre on Belmore road, Alison Road, Avoca Street and Short Street is not affected by light rail (with the exception of a few spaces at the southern end of Belmore road).

Section 4: Randwick Junction

4.6 Recommendations

Dwelling growth

- The residential population in the Randwick Junction catchment is estimated to grow by around 6,200 persons by 2036, equivalent to a requirement for around 2,800 dwellings. This is a larger area than the Kensington and Kingsford catchments. A 5-10% uplift in this demand would be equivalent to around 3,000 dwellings.
- At an average dwelling size of 75 sq.m, this equates to around 225,000 sq.m of residential floorspace demand. Not all of this demand could be accommodated within the Randwick Junction centre – which we estimate contains only around 6% of the total population in the Randwick Junction catchment (i.e. around 1,900 of around 30,000).
- Much of this demand would be expected to be accommodated in the medium/high density residential zones surrounding the town centre, at UNSW and around the Hospital precinct.
- An extension to the B2 zone defining the Randwick Junction Town Centre would allow the town centre to absorb some of this projected dwelling demand – ideally an area that would enable relatively high multi-storey dwelling towers – with supporting ground/lower level retail and commercial floorspace.

Employment floorspace demand

- There is currently an estimated 78,000 – 80,000 sq.m employment generating floorspace within the Randwick Junction Town Centre with a relatively low vacancy rate. The NSW BTS estimates jobs growth of around 26% by 2036, equivalent to around 800 – 850 jobs, in the Randwick Junction Town Centre.
- The proposed light rail and enhanced cross region bus services will help to enable these job targets to be achieved as well as facilitate the growth of the Hospital precinct and UNSW, more broadly. More business zoned land will be needed though to also enable jobs growth, given capacity issues.

- Even if the light rail were to drive a 10% uplift in the future growth in jobs and employment floorspace, this would be equivalent to around 1,500 sq.m, which is not a significant amount in the context of the current provision of employment floorspace.
- In summary, we estimate around **15,000 – 17,000 sq.m** of future employment generating floorspace be allowed for within the Randwick Junction Town Centre, to sufficiently accommodate future jobs growth.
- Future jobs growth in Randwick Junction Town Centre will be needed to help support the expected future growth across the broader Randwick Health and Specialised precinct – which is a major economic activity driver for the LGA. Given its capacity constraints, Randwick Town Centre should be considered for expansion to enable multiplier benefits to be realised from this major economic precinct.
- The area south and west of Belmore Road with frontage to High Street appears to be the most logical area for extension to the Local Centre zoning, given the light rail passes by this area. An expanded area would enable the development of purpose built medical premises with dedicated car-parking, potentially integrated with temporary accommodation and student/staff housing, or standard residential uses. New retail opportunities would be presented at ground level.
- It is possible that new medical research facilities (with linkages to UNSW and hospital precinct) could be accommodated within this area, particularly if UNSW continues to acquire sites in this area.
- Moderate scale mixed-use development is recommended for Belmore Road to preserve character (i.e. the existing Local Centre area should not become a high-density residential precinct).
- However, higher density residential development could be achieved in newly identified areas, supported by ground floor commercial/community uses (e.g. retail, medical, child care, co-working/small business).