

Strategic Centres Research

- Bankstown
- Blacktown
- Castle Hill
- Mt Druitt
- Crows Nest
- Bondi Junction
- Burwood
- Randwick
- Sutherland

BANKSTOWN

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
Bankstown	Central River City	No.	B4 Mixed Use	LZN_005	<i>Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.</i>	<p>4.4A Additional gross floor area for more sustainable development in Bankstown CBD commercial core</p> <p>Applies if the development includes the erection of one or more buildings for the purposes of commercial premises or a mixed use development.</p> <p>(3) Despite any other provision of this Plan, the consent authority may grant development consent to development to which this clause applies if the gross floor area of the buildings on the development site exceeds the gross floor area otherwise permitted by this Plan by no more than 0.5:1.</p> <p>(4) Before granting development consent to development under this clause, the consent authority must be satisfied that—</p> <p>(a) the part of any building used for the purposes of commercial premises (whether or not for the purposes of mixed use development) complies with the following standards—</p> <p>(i) the energy target is a maximum 135 kg/m2 per year,</p> <p>(ii) the water target is a maximum 0.47 kL/m2 per year for business premises and office premises and a maximum 1.68 kL/m2 per year for shops, restaurants and function centres, and</p> <p>(b) the part of any building that is a dwelling used for the purposes of mixed use development complies with the following standards—</p> <p>(i) the energy target is a minimum 10-point increase in the BASIX score compared to current requirements,</p> <p>(ii) the water target is a minimum BASIX 60, and</p> <p>(c) the building does not adversely impact on any neighbouring land in terms of visual bulk or overshadowing, and</p> <p>(d) a report prepared by a qualified consultant to the satisfaction of the Council verifies that, if all of the commitments relating to the building design (namely the built form and layout) listed in the report are fulfilled, the development will comply with both the energy and water targets.</p>	<p>Connective City 2036 is comprised of the 5 metropolitan directions for connective city 2036, 5 city directions for connective city 2035, and 10 evolutions. Within the 5 city directions, is the Chapel Road Precinct. It is noted that the Bankstown centre can facilitate taller towers with both residential and commercial land uses. Under the 10 evolutions to achieve the LSPS, it is noted that <i>maintaining and adding to the mix of housing in and around centres is essential to the long-term economic life of centres and offers opportunities for renewal and reinvestment in public spaces and local infrastructure.</i></p> <p>Initial review of the LSPS does not suggest specific provisions apply to incentivise standalone commercial within the Strategic Centre, rather encourages both residential and commercial to complement each other.</p>
						<p>6.7 Special provisions applying to business premises</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to permit business premises as part of live-work enterprises,</p>	

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
						<p>(b) to encourage home-based, small-scale businesses on the fringe of the Bankstown CBD as a way to promote local job opportunities.</p> <p>(2) This clause applies to land identified as “Area 4” on the Special Provisions Map.</p> <p>(3) The consent authority must not grant development consent to development for the purposes of business premises on land to which this clause applies unless the consent authority is satisfied that the development is part of a mixed use development that is comprised of business premises on the ground floor with access from the principal street frontage and where all business premises are connected internally to a dwelling.</p>	
						<p>6.9 Restrictions on development in Zone B4 Mixed Use</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to reinforce the status of the Bankstown CBD as the major centre for Bankstown and a place for employment,</p> <p>(b) to encourage the economic growth of the Bankstown CBD by having commercial floor space in the commercial core,</p> <p>(c) to promote active street frontages in the commercial core.</p> <p>(2) This clause applies to land identified as “Area 3” on the Special Provisions Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the ground floor and first floor of the building are to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.</p>	
Blacktown	Central River City	Yes – B3 Commercial Core Zone	B3 Commercial Core and B4 Mixed Use	LZN_014 and LZN_013	<p>B3 Zone</p> <p>Permitted with consent:</p> <p><i>Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4</i></p> <p>B4 – Mixed Use Permitted with consent</p> <p><i>Boarding houses; Centre-based child care facilities; Commercial</i></p>	<p>7.4 Active street frontages</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.</p> <p>(2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p> <p>(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—</p> <p>(a) entrances and lobbies (including as part of mixed use development),</p> <p>(b) access for fire services,</p> <p>(c) vehicular access.</p> <p>(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>7.7A Height of buildings exhibiting design excellence in Blacktown CBD and Mount Druitt CBD</p> <p>(1) The objective of this clause is to encourage commercial and residential development in the Blacktown central business district and Mount Druitt central business district that exhibits design excellence.</p> <p>(2) This clause applies to land identified on the Incentive Height of Buildings Map.</p> <p>(3) The consent authority may grant consent to development that results in a building on land to which this clause applies that has a height that exceeds that permitted by clause 4.3 if the consent authority is satisfied that—</p> <p>(a) no part of the building will have a height that exceeds the maximum height shown for the land on the Incentive Height of Buildings Map, and</p> <p>(b) the development exhibits design excellence.</p> <p>(4) Development consent must not be granted to development to which this clause applies unless—</p> <p>(a) an architectural design competition has been held in relation to the development, and</p> <p>(b) the design of the development is the winner of the architectural design competition, and</p> <p>(c) the consent authority considers that the development exhibits design excellence.</p> <p>7.12 Development in Zone B4</p> <p>(1) The objective of this clause is to promote employment opportunities on the land to which this clause applies.</p>	<p>The Blacktown LSPS seeks, for the Blacktown City Centre, to encourage a mix of commercial, residential, education and hospitality uses in the Strategic Centre. The following is noted:</p> <p><i>Most new infill housing will be developed in this precinct over the next 20 years, generally in the Blacktown Strategic Centre and Urban Renewal Precincts at Seven Hills, Doonside and Toongabbie. Detailed local planning and community consultation will determine the housing and employment capacity of each centre. Blacktown Strategic Centre will transform to create a diversity of new jobs and housing opportunities. Initiatives include a Blacktown health and education precinct, identified in the Region Plan and District Plan and associated with the expanded Blacktown Hospital, a university campus in the Blacktown CBD, the Warrick Lane redevelopment and renewal of the Blacktown employment precinct.</i></p> <p>As such, no specific provisions have been identified which suggest support for commercial only development in the strategic centre.</p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
					<i>premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4</i>	<p>(2) This clause applies to land in the Blacktown central business district that is within Zone B4 Mixed Use, identified as “clause 7.12(2)” on the Key Sites Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or to a change of use of a building on land to which this clause applies, unless the consent authority is satisfied that the ground floor and first floor of the building will be used for a purpose other than residential accommodation.</p>	
Castle Hill	Central River City	No B3 zoned land	B4 Mixed Use	LZN_024	Permitted with Consent: Backpackers’ accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home-based child care; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based	No controls specific to B4 / Castle Hill Commercial Core area noted. Controls relating to the Norwest Town Centre noted (Clause 7.9), however not applicable in this instance.	<p>Planning Priority 2 of the Hills Future 2036 LSPS aims to build strategic centres to realise their potential. The LSPS makes the following notes which supports the commercial expansion of strategic centres:</p> <p><i>The Greater Sydney Region Plan and Central City District Plan identify Norwest, Castle Hill and Rouse Hill as strategic centres. While the trend towards mixed use development – where traditional commercial or retail development is co-located with apartment developments – creates active neighbourhoods that are easy and safe to walk around, commercial office precincts such as Norwest are essential clusters of higher-order employment where businesses can agglomerate. Residential uses can detract from commercial functions and decrease the potential for agglomeration, which in turn decreases the viability and desirability of future commercial investment.</i></p> <p><i>Given that large parts of the Shire’s strategic centres are already considered suitable for high density residential</i></p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
					aquaculture; Any other development not specified in item 2 or 4		<p><i>development, we see no need for further residential development in significant employment land— especially given our continued focus on better pedestrian and cycle networks and higher density development around transport nodes.</i></p> <p><i>Instead, we will focus mainly on building employment and economic activity in strategic centres.</i></p> <p><i>Castle Hill is located close to where the workforce lives, as well as transport infrastructure, and has sites for potential office development. Growth is inhibited, however, as businesses move to business parks (Norwest in particular), and deal with traffic congestion and a lack of premium grade commercial office space.</i></p> <p><i>We need to set a vision for Castle Hill's commercial future and consider a catalyst to attract investors to the area.</i></p>
Mt Druitt	Western Parkland City	No B3	B4	LZN_009	Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4	<p>7.4 Active street frontages</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.</p> <p>(2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p> <p>(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—</p> <p>(a) entrances and lobbies (including as part of mixed use development),</p> <p>(b) access for fire services,</p> <p>(c) vehicular access.</p> <p>(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>7.7A Height of buildings exhibiting design excellence in Blacktown CBD and Mount Druitt CBD</p> <p>(1) The objective of this clause is to encourage commercial and residential development in the Blacktown central business district and Mount Druitt central business district that exhibits design excellence.</p> <p>(2) This clause applies to land identified on the Incentive Height of Buildings Map.</p> <p>(3) The consent authority may grant consent to development that results in a building on land to which this clause applies that has a height that exceeds that permitted by clause 4.3 if the consent authority is satisfied that—</p> <p>(a) no part of the building will have a height that exceeds the maximum height shown for the land on the Incentive Height of Buildings Map, and</p> <p>(b) the development exhibits design excellence.</p> <p>(4) Development consent must not be granted to development to which this clause applies unless—</p>	<p>Refer above for reference to the Blacktown LSPS, noting Mt Druitt is not referenced. There exists little incentive in the LSPS for incentivising commercial only in the B4 above the controls already contained within the LEP.</p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
						<p>(a) an architectural design competition has been held in relation to the development, and</p> <p>(b) the design of the development is the winner of the architectural design competition, and</p> <p>(c) the consent authority considers that the development exhibits design excellence.</p> <p>(5) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—...</p> <p>7.12 Development in Zone B4</p> <p>(1) The objective of this clause is to promote employment opportunities on the land to which this clause applies.</p> <p>(2) This clause applies to land in the Blacktown central business district that is within Zone B4 Mixed Use, identified as “clause 7.12(2)” on the Key Sites Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or to a change of use of a building on land to which this clause applies, unless the consent authority is satisfied that the ground floor and first floor of the building will be used for a purpose other than residential accommodation.</p>	
Crows Nest	Not specifically identified as a strategic centre within the Regional Plan	Yes – B3	B3 and B4	LZN_001	<p>Amusement centres; Backpackers’ accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Sex services premises; Signage; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals</p>	<p>4.4A Non-residential floor space ratios</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for development with continuous and active street frontages on certain land in Zone B1 Neighbourhood Centre, Zone B4 Mixed Use and Zone SP2 Infrastructure,</p> <p>(b) to encourage an appropriate mix of residential and non-residential uses,</p> <p>(c) to provide a level of flexibility in the mix of land uses to cater for market demands,</p> <p>(d) to ensure that a suitable level of non-residential floor space is provided to promote employment and reflect the hierarchy of commercial centres.</p> <p>(2) The non-residential floor space ratio for all buildings within a site on any land must not be less than the ratio shown for the land on the Non-Residential Floor Space Ratio Map.</p> <p>It is noted that Clause 6.1 provides for objectives that, among other things, seeks to encourage the provision of high grade commercial space with a floor plate, where appropriate, of at least 1,000 sqm; however rather than providing clauses which incentivise this, provides for clauses which ensures solar access on certain areas isn’t detrimentally impacted as a result of such building. As such, this clause has not been incorporated.</p> <p>6.12A Residential flat buildings in Zone B4 Mixed Use</p> <p>(1) The objective of this clause is to ensure that development for residential flat buildings on land in Zone B4 Mixed Use forms part of mixed use developments and does not impact on the activation of street frontages.</p> <p>(2) This clause applies to land in Zone B4 Mixed Use.</p> <p>(3) Development consent must not be granted for development for the purpose of a residential flat building on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the residential flat building is part of a mixed use development, and</p> <p>(b) no part of the ground floor of the building that is facing a street is used for residential accommodation.</p>	<p>The following is noted from the North Sydney LSPS:</p> <p><i>In 2017, the North Sydney CBD was the 4th largest office market in Sydney, accommodating over 822,00 square metres of commercial office space and over 60,400 workers.⁴² With significant commercial, retail and education uses, the North Sydney CBD attracts workers and students from across metropolitan Sydney.</i></p> <p><i>Council’s North Sydney CBD Land Use and Capacity Strategy (2017), identifies opportunities for commercial office growth which will be encouraged but carefully managed, and a balance will be struck between capacity for commercial growth and pedestrian and user amenity. Given the limited opportunities to expand laterally, this priority has been explored by a considered increase of building heights, whilst maintaining and where possible, improving solar amenity to important spaces and places and maximising solar access to adjoining residential zoned land. The North Sydney CBD will retain its commercial core zoning to ensure that employment capacity is provided for residential development is restricted to its peripheral locations. This will ensure that North Sydney continues to deliver a place that is reflective of the highest order centre assigned under the regional and district plans.</i></p>
Bondi Junction	Eastern Harbour City	Yes – B3	B3		<p>B3 Building identification signs; Business identification signs; Centre-based child care</p>	<p>6.5 Active street frontages in the Bondi Junction Centre</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core and Zone B4 Mixed Use in the Bondi Junction Centre.</p>	<p>The following is noted from the Waverly LSPS. It is clear the Council intent to retain and protect commercial floor space, however acknowledge the importance of the area in regards to</p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
					<p>facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Tank-based aquaculture; Any other development not specified in item 2 or 4</p>	<p>(2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.</p> <p>(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.</p> <p>(4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following—</p> <p>(a) entrances and lobbies (including as part of mixed use development),</p> <p>(b) access for fire services,</p> <p>(c) vehicle access.</p> <p>(5) In this clause, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.</p> <p>6.12 Development on certain land in Bondi Junction</p> <p>(1) The objective of this clause is to maintain the amount of non-residential floor space on certain land in Bondi Junction in Zone B4 Mixed Use.</p> <p>(2) This clause applies to development involving the erection of a new building or alterations to an existing building on land shown coloured light pink on the Key Sites Map.</p> <p>(3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the non-residential gross floor area of the building will be the same as or greater than the total non-residential gross floor area of all buildings on the site on 1 January 202</p>	<p>tourism and the like, thus there exists a need to balance competing land uses:</p> <p><i>A key challenge that the area faces is the loss of commercial floorspace due to residential redevelopment pressures. Bondi Junction Strategic Centre requires additional floorspace dedicated to commercial uses to achieve the job targets set by the District Plan. Waverley Council is working to create a Knowledge & Innovation Hub to support changing ways of working, and the professional services economy.</i></p> <p><i>Waverley Council will focus job growth within Bondi Junction to reinforce its role as a key Strategic Centre in the Eastern Suburbs. To do this Council will work to ensure commercial floor space is retained and increased in new developments, as well as working with key stakeholders to develop a Knowledge and Innovation hub. By growing job opportunities in Bondi Junction, residents may be able to relocate to Bondi Junction to work, thus reducing commuting time, as well as providing new employment opportunities for many of the new residents in Bondi Junction.</i></p>
Burwood	Eastern Harbour City	No B3 Zone	B4 Mixed Use	LZN_001	<p>Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors</p>	<p>4.4A Exceptions to floor space ratio</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to limit the density of residential development in certain business zones to ensure that it does not dominate non-residential development in those zones,</p> <p>(b) to limit the floor space of serviced apartments in certain business zones to ensure that they do not dominate service-providing and employment-generating commercial premises in those zones.</p> <p>(2) Despite clause 4.4, the floor space ratio for a dwelling house on land in Zone R2 Low Density Residential with a site area of more than 500 square metres is not to exceed 0.52:1.</p> <p>(3) Despite clause 4.4, the ratio of the gross floor area of any part of a building used for the purpose of residential accommodation to the site area must not exceed—</p> <p>(a) 2.0:1—if the building is on land in Area 1,</p> <p>(b) 3.0:1—if the building is on land in Area 2,</p> <p>(c) 2.7:1—if the building is on land in Area 3,</p> <p>(d) 2.3:1—if the building is on land in Area 4,</p> <p>(e) 2.2:1—if the building is on land in Area 5,</p> <p>(f) 1.4:1—if the building is on land in Area 6,</p> <p>(g) 0.2:1—if the building is on land in Area 7,</p> <p>(h) 1.8:1—if the building is on land in Area 8,</p> <p>(i) 7.16:1—if the building is on land in Area 9.</p> <p>(4) Despite clause 4.4, the ratio of the gross floor area of any part of a building used for the purpose of serviced apartments to the site area must not exceed—</p> <p>(a) 0.6:1—if the building is on land in Area 1,</p> <p>(b) 0.45:1—if the building is on land in Area 2,</p> <p>(c) 0.3:1—if the building is on land in Area 3,</p>	<p>The following is taken from Planning Priority 6 of the Burwood LSPS:</p> <p><i>While Burwood’s town centre performs an important role as a Strategic Centre in the Eastern City District, it needs to be protected and enhanced to meet the job projections with strategies to strengthen the local economy and grow new employment opportunities. An important way the town centre can be strengthened is to improve urban design, public domain and solar access outcomes to ensure that as Burwood becomes a more productive town centre, it also remains a great place to live and visit.</i></p> <p>The following is taken from Planning Priority 8 of the Burwood LSPS:</p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
					housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4	(d) 0.3:1—if the building is on land in Area 4, (e) 0.25:1—if the building is on land in Area 5, (f) 0.18:1—if the building is on land in Area 6, (g) 0.18:1—if the building is on land in Area 7, (h) 0.2:1—if the building is on land in Area 8, (i) 1.054:1—if the building is on land in Area 9. (5) Despite clause 4.4, the floor space ratio for a building	<i>The Employment and Investment Strategy found that the largest increase in floorspace demand by retail category within the Burwood LGA will be for supermarkets. It includes an objective to retain spaces for urban services, light industrial uses or low density retail uses along Parramatta Road.</i>
Randwick	Eastern Harbour City	No B3	B2		B2 Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential care facilities; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4	<p>4.3B Exceptions to height of buildings on land within Maroubra Beach Commercial Centre (1) The objective of this clause is to allow greater building heights on land within the Maroubra Beach Commercial Centre if lot consolidation is achieved and public open space and through-site links are provided. If all of the land identified as “Area 6” on the Height of Buildings Map is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the Alternative Building Heights Map. If all of the land identified as “Area 7” on the Height of Buildings Map is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the Alternative Building Heights Map.</p> <p>6.14 Certain residential accommodation in business zones (1) The objective of this clause is to enable the use of an existing dwelling house or residential flat building in certain business zones. (2) This clause applies to land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre. (3) Development consent must not be granted to a dwelling house or a residential flat building on land to which this clause applies unless— (a) the development relates to a building that existed when this Plan commenced and was designed or constructed for the purposes of a dwelling house or a residential flat building, and (b) the consent authority is satisfied that— (i) the development will not detrimentally impact on the desired future character of the locality, and (ii) the development will result in satisfactory residential amenity for its residents, and (iii) the degree of modification to the footprint and facade of the building is minor</p> <p>6.19 Non-residential floor space ratios at Kensington and Kingsford town centres (1) The objective of this clause is to ensure that a suitable level of non-residential floor space is provided to promote commercial and retail activity within the Kensington and Kingsford town centres. (2) Despite clause 4.4, development consent must not be granted for development on land in any area identified on the Non-Residential Floor Space Ratio Map unless the non-residential floor space ratio is at least the non-residential floor space ratio shown on the map in relation to that area. In this clause, non-residential floor space ratio means the ratio of the gross floor area of that part of a building used or proposed to be used for any purpose other than a residential purpose in a building on the site to the site area.</p> <p>6.21 Design excellence at Kensington and Kingsford town centres The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Kensington and Kingsford town centres.</p>	<p>The following comments are noted from the Randwick LSPS which support the retention of adequate commercial floor space within the Randwick Strategic Centre: <i>The Randwick Strategic Centre is defined in A Metropolis of Three Cities as a health and education precinct and also as a collaboration area, where a place based and multi-stakeholder approach is undertaken to solve complex urban issues. The Randwick Collaboration Area contains the cluster of the University of NSW, Randwick Hospitals Campus and the surrounding town centres of Kensington to Kingsford, Randwick Junction and the Spot and the Royal Randwick Racecourse. This LSPS contains a Structure Plan for the Randwick Strategic Centre which builds on the Place Strategy and will inform the future planning for this area. Opportunities for growth and strengthening the Randwick Collaboration Area include (among other things), Ensuring adequate floor space capacity to accommodate institutional, business and commercial activities and ancillary health uses.</i></p> <p>Further, the following is noted, emphasising the intent of Council to maintain population-servicing centres:</p> <p><i>The Randwick Economic Development Study, which was prepared in 2019, examines the role, function and character of our local and neighbourhood centres, including current land use and vacancies. The Study examined the LGA’s diverse range of centres, including the town centres, a range of neighbourhood centres, and the industrial areas in Matraville.</i></p>

List of Strategic Centres	Location	Commercial Core	Zoning	Zoning Map / Reference	Permissible Land Uses within the Relevant Zone	Planning Mechanism to ensure commercial (non-residential) uses are encouraged / included within the City Centre?	Background Context (LSPS)
							<i>The Study identified that hospitality and services, including food services, is the most significant floor space activity within the town and neighbourhood centres. Commercial related activities are limited, and mainly located in Maroubra Junction. This demonstrates that the town and neighbourhood centres in the LGA predominantly play a population serving role providing cafes, restaurants, supermarkets and hospitality.</i>
Sutherland	Eastern Harbour City	Yes – B3	B3 Commercial Core	LZN_005A	Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4	No clauses noted as containing incentive for commercial development within commercial core.	Planning priority 12 of the Sutherland LSPS is to grow strategic centre jobs. The following is noted regarding the co-location of both employment generating floor space along with residential floor space: <i>The South District Plan identifies Sutherland and Miranda as ‘strategic centres’. These will be the focus for creating conditions for growth and a wide mix of co-located activities (including residential development). In these centres, employment generating businesses including tourism, as well as art and cultural industries, will be encouraged. They are supported by higher density residential development in the core transitioning to the surrounding low density areas. In conjunction with public transport investment, these centres will contribute to the goal of the 30-minute city, providing good access to services and jobs.</i>