

3.4 Eastern Distributor

The section of the Eastern Distributor (M1) between the CBD and Zetland has been the subject of significant increases in height and density, as compared with surrounding areas.

This urban outcome has been carefully managed through a number of masterplanned developments, that include:

- Victoria Park
- Lauchlan Precinct
- Crown (Moore Park)



3.5 Anzac Parade

There are a number of centres along Anzac Parade that include:

- Sydney CBD
- Darlinghurst
- Kensington
- Kingsford
- Maroubra
- Malabar
- Little Bay

With the exception of the Sydney CBD, Kingsford currently has the highest allowable building heights in the corridor.

Another key consideration is that density along Anzac Parade is 'lost' to large areas of open space/special use, making the importance of concentrated density around future light rail stations critical.



3.6 Local Context - Local Centres

The following sections focus on two areas of Anzac Parade: Kensington Local Centre, and Kingsford Local Centre, due to their appropriateness for density:

- Located on a bus and future light rail route
- Closest areas of Anzac parade to the city
- Need to support Sydney's growth targets generally
- Leverage the Randwick Education and Health Precinct

This section examines the urban parameters that will influence development in these centres - the things that need to be considered in order to create buildings, streets and spaces that respond to the local context and contribute to creating a great door to door experience.

Kensington - local character



Kingsford - local character



3.7 Local Context - Movement



- Anzac parade is the main arterial road running north-south through Randwick
- Primary and secondary movement corridors run east-west

Legend

- Site
- Arterial Road
- Primary Road
- Secondary Road
- Bicycle Route

3.8 Local Context - Public Transport



- Anzac parade is a key corridor for bus movement between the south east and the city, and is the connecting spine for many routes running east-west

Legend

- Site
- Light Rail Route
- Bus Route
- Light Rail Stop
- Bus Stop

3.9 Local Context - Open Space



- Mixture of public and private open spaces
- Golf courses and race courses contribute a high % of the open space along the sides of the corridor
- Public open space, outside of Centennial Park, is smaller in scale and size

Legend

- Site
- Light Rail Route
- Light Rail Stop
- Private Open Space
- Public Open Space

3.10 Local Context - Key Institution



- The corridor is positioned within a health and education precinct, with a number of the facilities within an 800m catchment of the new light rail stations

Legend

- Site
- Light Rail Route
- Light Rail Stop
- Key Institution

3.11 Local Context - Strata Development



- Strata development sites are clustered at the north and south of the corridor

Legend

- Site
- Light Rail Route
- Light Rail Stop
- Strata Development
- Recent Development

3.12 Local Context - Developable Land



- Developable land is spread along the length of the corridor, with slightly more to the west of Anzac Parade

Legend

- Site
- Light Rail Route
- Light Rail Stop
- Developable Land

3.13 Constraints overlay

Key Development Constraints can be identified as follows:

- Heritage items and conservation areas;
- Recently developed sites
- Strata developments
- Other areas unlikely to redevelop in the near to mid term eg Daceyville

