

3.14 Opportunities

- Gateways which book-end the corridor.
- The creation of centres and hearts.
- The transition of height and density in an east-west direction.
- The opportunity to focus height along the corridor.
- East-west green connections.
- Key institutions

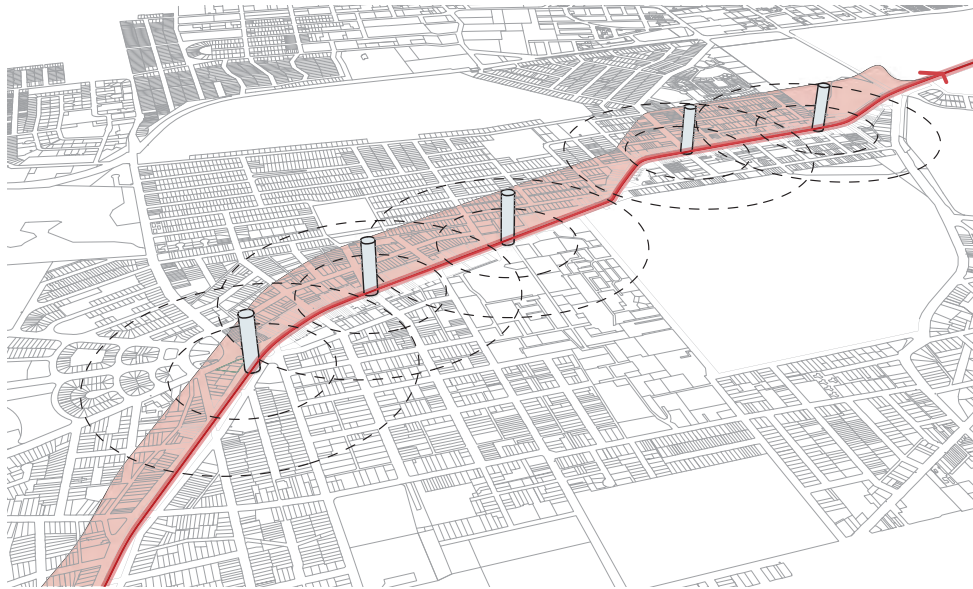




Anzac Parade Corridor Strategy

The following section defines eight principles for the Anzac Parade Corridor and how this could be achieved at each station.

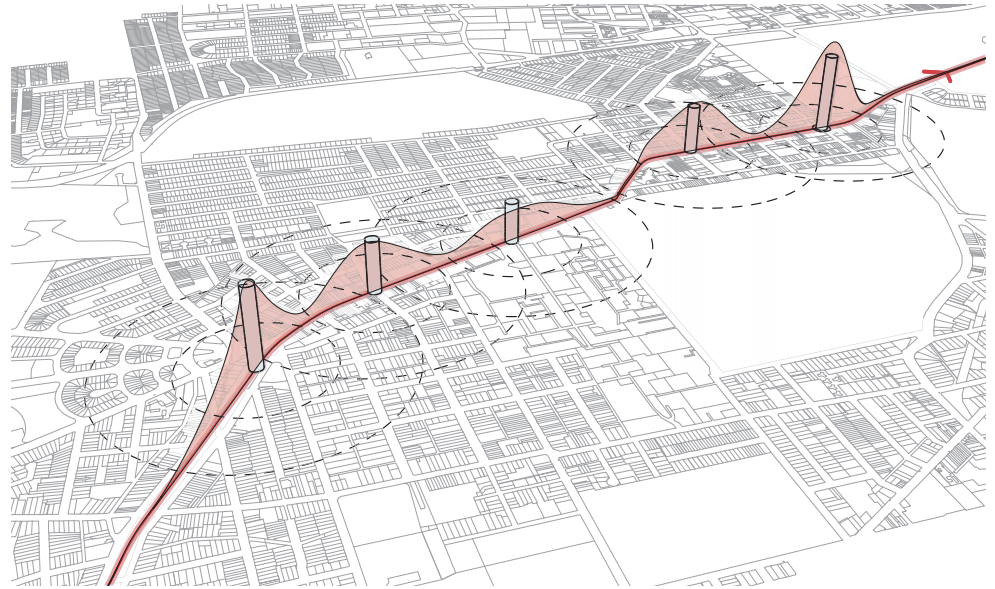
4.1 Corridor Principles



Principle 1

Focus of height around light rail stations

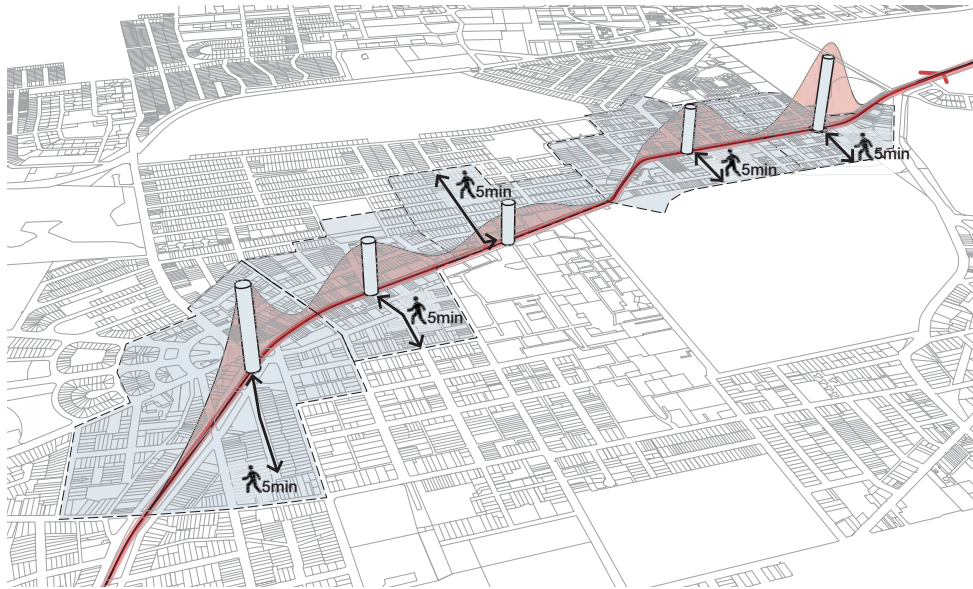
- A clear hierarchy of centres along Anzac Parade, visually defined by an increased intensity of activity and height
- Focus of development along Anzac Parade and in local centre and mixed use zones
- Preservation of low & medium density residential areas by delivering density along the Anzac Parade corridor and alleviating pressures to develop on other areas



Principle 2

Vary height adjacent to stations, based on the character of each place

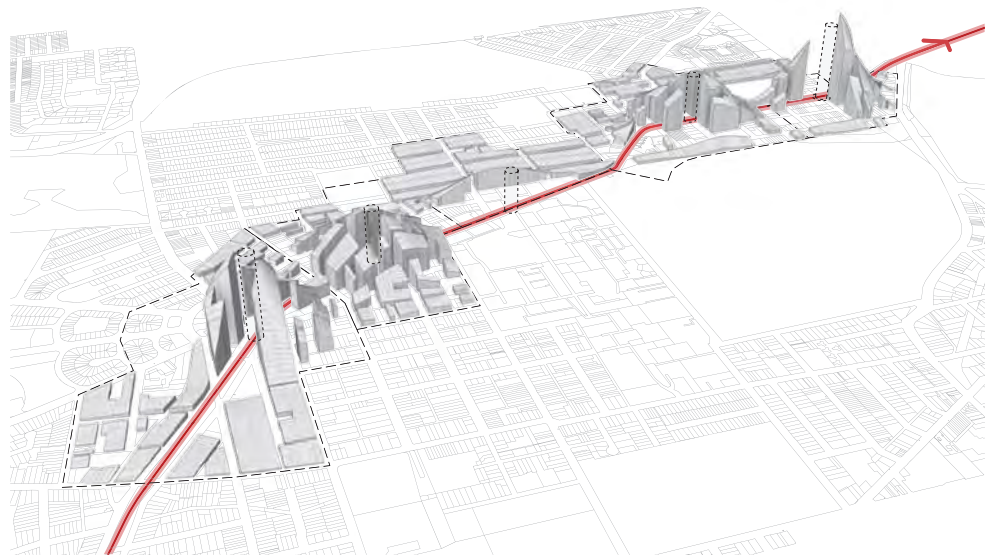
- Undulation and transition of heights - peaking around light rail stops and village centres and falling away towards residential areas to the east and west, and decreasing between each of the stops (north to south)



Principle 3

Use the 'real' 5 minute walking catchment around each station, to define the corridor development zones

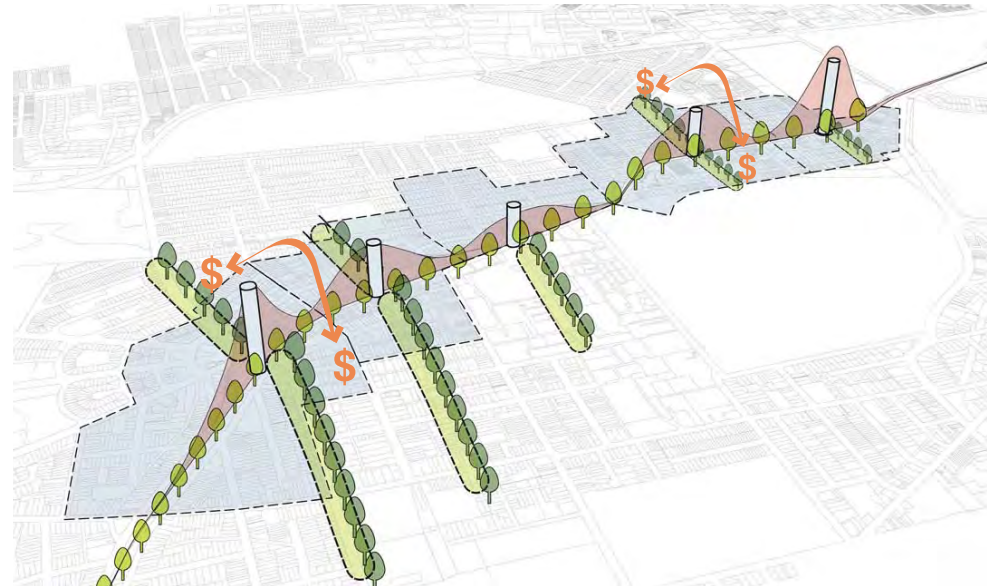
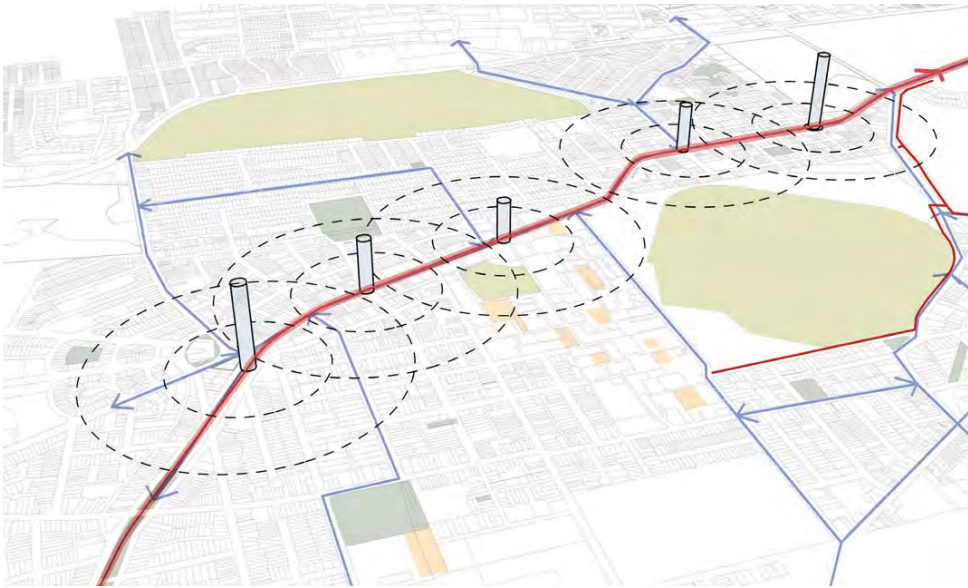
- Delivering density within a 400m catchment of around a high frequency transit station is a key principle of Transport Orientated Development
- Respect the existing fabric of Randwick by delivering a smooth transition of heights from the station down to the edge of the 400m catchment and mid points between stations



Principle 4

Recognise the fragmented developable land around stations, and seize opportunities to deliver height as they emerge

- The developable land within the 400m catchments around each station is fractured
- Only a handful of sites are appropriate for increased high limits above the existing controls



Principle 5

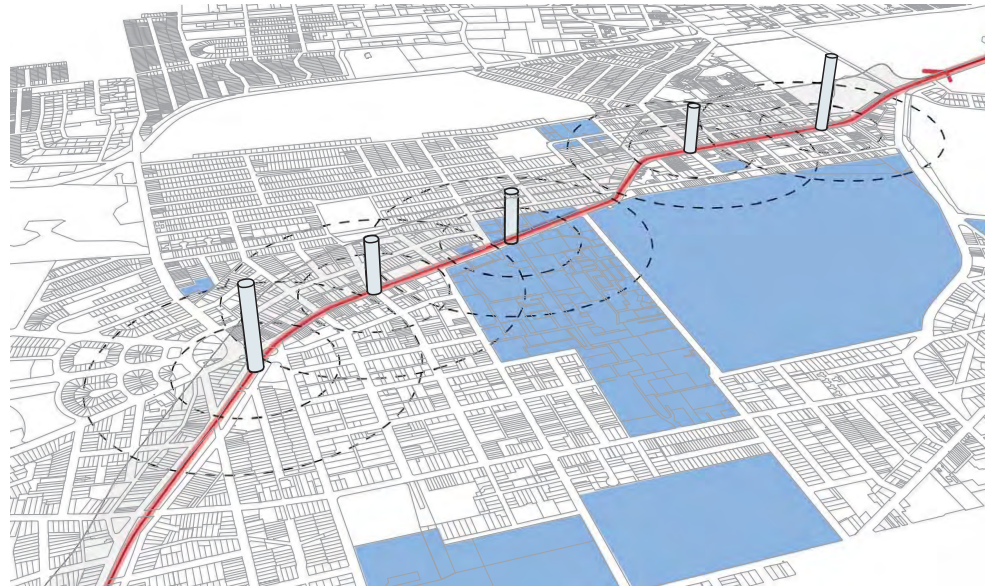
Capitalise on the greater choice for access and mobility

- Support Transport NSW objectives of increasing the mode shift and patronage of the light rail

Principle 6

Enhance and add to the public space and street network

- Larger development projects are required to make generous development contributions to the existing area's public spaces, streetscape and facilities
- Ensure that new development adds to the existing public space and movement network, by creating public-private spaces (ie. internal courtyards or staying places on the street) and a finer grain movement network (ie. through block links)



Principle 7

Interesting and engaging streets

- Improve walkability and positive experience of the journey from door to door - high quality street scape, wayfinding
- Create a positive experience and interest of travelling along Anzac Parade for all modes - walking, commuting or driving
- Foster 'street life' by delivering an activated ground floor that engages pedestrians, and provides for amenity - articulated edges, weather protection and shade, integrated seating

Principle 8

Respond to the needs of the local area, and help the local economy thrive

- Help Randwick fulfil its role as a health and education precinct through providing a mix of accommodation types and ancillary retail - supporting the objectives outlined in A Plan for Growing Sydney
- Consider the future household size and type needs e.g. aging population, students, short term accommodation
- Support the local businesses by increasing the density of permanent population in Randwick