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Why make a Housing Strategy?

Planning for housing in the Sutherland Shire is an important part of Council’s responsibilities. The Housing Strategy is intended to create the framework that will deliver housing to meet the needs of today’s community and the needs of future generations. Council’s goal is to ensure that there is a sufficient supply of housing over time so that residents will have comfortable and lively neighbourhoods with good access to jobs, shops, public transport, health facilities, community centres, and open space.

In finding the right mix of housing forms and densities, Council is balancing growth with its commitment to preserve the natural environmental qualities of the Shire. Council recognises that the existing environmental qualities of the Shire make it a great place to live and raise families. This Housing Strategy is needed to respond to changes in our population. It is focused on our community’s needs to 2031. It is intended to accommodate future generations so that Sutherland Shire remains a special place where generations can live together.

Objectives that underlie the Housing Strategy

1. To meet the current and future needs of an ageing population

In common with many communities across Australia, Sutherland’s population comprises an increasing proportion of older people who are retired or approaching retirement. The number of mature family households, empty-nesters looking to relocate and older people living alone will continue to grow. The proportion of residents aged over 65 years was 14.9% of the population in 2011. Population estimates indicate that this proportion will increase to 20% by 2031.

Many older people only need occasional support services as they age and prefer to live independently in their existing communities. Many wish to downsize to smaller, more accessible and easier to maintain dwellings, particularly if they are close to public transport, shops and services. This choice is sensible because it allows older people to remain independent longer. Smaller dwellings in existing centres can provide housing for older people and encourage the continued interaction and participation of older people in the broader community. When older people downsize from large family homes, those houses also become available for younger families. This movement of households helps to keep our local communities vital.

2. To deliver Council’s Ageing Strategy

Council’s Ageing Strategy expresses Council’s undertaking to meet the needs of the ageing population. The Ageing Strategy was developed with input from key stakeholders from a wide range of services associated with older people. Local residents also played a role in its development. Appropriate housing was found to be a crucial need of the ageing population. This Housing Strategy aims to deliver housing to meet the identified needs.

The actions adopted in the Ageing strategy are to:
- Increase housing by increasing permissible building heights and densities in centres with good proximity to transport, shopping and facilities,
HOUSING STRATEGY

- Increase aged housing by increasing permissible building heights and densities for aged persons housing in centres with good proximity to transport, shopping and facilities,
- Provide incentives for villa developments,
- Promote dual occupancy dwellings as a viable cost effective form of aged housing,
- Explore the use of Council owned car parks and other assets to facilitate the increased supply of aged housing,
- Increase from 20% to 30% the percentage of all new residential flats and townhouse buildings that are adaptable,
- Investigate the possibility of adaptable housing to be listed on title,
- Work with the real estate industry to market adaptable housing as such for the information of purchasers,
- Set targets for nursing home and hostel accommodation within the Shire,
- Lobby other spheres of government to provide nursing home beds and hostel beds within the Sutherland Shire.

3. To meet the current and future needs of smaller sized households

There is a growing trend for smaller household sizes. Families with children are no longer the dominant household type in Sutherland Shire and now account for only 46% of households. An increasing proportion of households comprise only one or two people. This is because:

- As the community ages the number of widows and widowers living alone increases.
- Divorce leads to two smaller households
- More people are remaining single, or choosing not to have children
- Households become smaller as children leave home

These trends combine to increase the demand for housing even when the population is stagnant or falling. This trend is significant because increased housing supply is necessary to simply maintain the population status quo.

There was a decline in occupancy rates from 2.82 persons per household in 1996 to 2.65 persons per household in 2011. As occupancy rates decline, we need more housing supply to maintain our population. Since 2006 single person households saw the greatest increase to 21.6% in 2011, followed by two person households which in 2011 accounted for 34.6% of all households in Sutherland Shire, up from 32% in 2006. One and two person households make up an increasing percentage of the Shire’s households.

4. To meet the community need for increased housing choice

A mix of age and social groups is needed for a vibrant community. Council acknowledges the value of diversity in the community. A healthy and successful community is also one that provides housing possibilities for people at all life stages, whether they are independent, caring for other family members or being cared for.

Council wants to help make it easier for younger people leaving home and young families to set up home in the Sutherland Shire. Young families need affordable houses or larger flats to buy or rent. Many younger people want to live in smaller dwellings close to centres, for
reasons of cost, convenience and access to social activities. Housing a wide range of age groups in the community helps to keep shops and businesses viable as well as supporting sporting groups, cultural and community organisations. It also enables key workers such as teachers, nurses and tradesman to live close to workplaces. Property costs are a determining factor of who lives in an area, and Council cannot control the market. However, zoning can encourage an increase in the supply of dwellings.

A significant portion of households will choose to live in small dwellings. To facilitate this choice the Strategy will increase the potential for dual occupancies, villas, townhouses and flats. The movement of older residents to new housing will free up existing three and four bedroom houses for new families.

One intention of the Strategy is to encourage the development of multi-unit housing forms with some of the features traditionally associated with single-family homes, including private outdoor space for a garden or for the grandkids to play, adequate storage space and level access. However, an underlying intention of the Housing Strategy is that Sutherland Shire should retain its established character of generally low density housing with substantial landscaping, with some higher density precincts in and adjacent to town centres. Therefore change will be carefully and cautiously managed.

5. **To encourage redevelopment to promote the revitalisation of centres**

Increasing the population of centres brings more customers to local businesses. Well designed new residential buildings also add new shops, cafes, restaurants and other businesses which can contribute to the revitalisation of centres, bringing more people and new business into the centre.

6. **To facilitate the use of public transport and the efficient utilisation of existing and future infrastructure**

When residents are located within walking distance to public transport, shops and services, they drive less. This takes increased pressure off the road network while also reducing potential greenhouse gas emissions. Concentrated housing strategies have environmental benefits over dispersed housing models and encourage the efficient use of utility services.

The pattern of development across Sutherland Shire has a direct impact on residents and visitors ability to access public transport and other community infrastructure. The most accessible areas of the Sutherland Shire are the ridges. The ridges are where the commercial centres, the railway lines and the main roads are located. The location and capacity of existing infrastructure, proximity to public transport and accessibility for pedestrians have informed the selection of areas for increased residential capacity.

7. **To retain the established development pattern of mostly low density housing in a landscaped setting with some higher density precincts close to centres**

Sutherland residents value the scenic quality of Sutherland Shire, its distinctive tree canopy, proximity to waterways and bushland, and its traditional settlement pattern with a large proportion of single dwellings on landscaped lots.
It is intended that Sutherland Shire should retain this established character of generally low density housing with substantial landscaping, with some higher density precincts in and adjacent to town centres.

8. To consider environmental constraints in nominating locations for additional housing

Environmental constraints such as risk from bushfire and flooding have been taken into account in selecting areas for increased housing density. More households should not be exposed to risk or be located in areas where it is difficult to evacuate in times of emergency.

9. To meet the requirements of the Draft South Subregional Strategy - Planning to 2031 (NSW Department of Planning and Infrastructure)

The NSW Department of Planning and Infrastructure’s Draft Subregional South Strategy acts as a broad framework for the long term development of the area, guiding government investment in infrastructure and linking local and state planning issues. Implementing the Draft Subregional South Strategy is a statutory responsibility for Sutherland Shire Council. A key action in the Strategy is for Sutherland Shire Council to make provision for approximately 10,100 additional dwellings to 2031, with 80% of these located close to centres.

Meeting the target set by the Draft Subregional Strategy will not significantly increase the resident population of the Shire. Dwelling growth will largely cater for existing residents relocating to smaller dwellings as a result of the ageing of the community and the increasing demand from one and two person households.

Current zoning can go some way to meeting the housing target of the Draft South Subregional Strategy. Analysis of the zoning pattern of Sutherland Shire Local Environmental Plan 2006 (SSLEP2006) reveals that 56% of the anticipated new dwellings in Sutherland Shire in the period to 2031 will be located within centres. The Strategy requires 80% of dwelling growth to occur within this area. This means that Council must, at a minimum, make provision for an additional 2,700 dwellings within defined radii of centres.

However, the revised requirements under the more recent Metropolitan Plan for the South Subregion stand at 58,000 additional dwellings between 2006 and 3036. Whilst these updated targets have not been applied to individual LGAs, it is anticipated that Sutherland will need to contribute a greater number than the 10,000 identified by the Draft South Subregional Strategy. As such the estimate of 2,700 dwellings should not be seen as a maximum.

Sutherland Shire Housing Strategy 2031

The character, economic function and community spirit of a place is dependent on the residents that form the local population. Council’s long term planning must respond to changes in the makeup of the community and the associated changes in the housing needs of its residents. At the same time, change must be balanced with the need to preserve the qualities of the Shire that people value most, the scenic qualities of its beaches and waterways, its bushland and tree canopy and its predominantly single dwelling neighbourhoods.
Housing Strategy 2031 is Council’s commitment to managing housing supply over the next 20 years. Facilitating changes in the supply of housing requires long lead times. The delivery of additional housing begins with changes in statutory planning which then must be taken up by the private sector. Before housing is delivered, a project must proceed through design, approval and construction phases. A lead time of approximately five years is needed between Council’s initial decision to increase housing supply in an area and any new housing being delivered. Council’s Housing Strategy 2031 seeks to ensure a reasonable supply of new housing comes onto the market over the period from 2012 to 2031. Meeting the sub-regional target of accommodating an additional 10,100 additional dwellings will result in an average of approximately 560 new dwellings per year over this period. This can be absorbed across the Shire without dramatic change to its existing character.

The ageing of the population and the demographic change to smaller household size are compelling reasons to facilitate more small dwellings in Sutherland Shire. The proportion of residents aged over 65 years was 14.9% of the population in 2011, up from 13% in 2006. Population estimates for 2031 suggest that this proportion will increase to 20% of the population. Older people tend to live alone or in two person households. As older person households become the dominant household type, the Shire’s population will fall unless housing supply increases. This is because more dwellings are needed to maintain the population if there are less people in each dwelling. The fact that there was an increase of 2,494 dwellings over the 5 years between the 2001 and 2006 census, yet the total population decreased by 1,015 over this period, highlights the impact of decreasing household size. There will be a steady demand for more dwellings as the number of households grows, even if population growth is low.

Between 2001 and 2006 the population figure was virtually unchanged. This trend changed by 2011, with a population increase (Usual Residence) of 5,413 people (2.6%) from 205,450 to 210,863. However, this is one of the four lowest population increases in the Sydney metropolitan area and the lowest in the South subregion. The subregion had an overall increase of 5% between 2006 and 2011.

Council’s adopted Ageing Strategy was the result of extensive community consultation and it highlights the housing needs of the ageing community. Older residents want opportunities to downsize to quality dwellings within their communities. Downsizing to a more accessible, low maintenance dwelling allows retired people to:

- Realise some of the capital value of the family home to fund their retirement,
- Maintain family and community ties,
- Lock up and leave their home while they travel, and
- Retain their independence longer.

In order to facilitate the housing forms that the Shire’s older residents identified as meeting their needs, the Housing Strategy makes opportunities for more villas in neighbourhoods that are relatively flat and serviced by public transport. More opportunities are also created for dual occupancies across the Shire because older residents have identified dual occupancies as a cost effective way to down size and remain in their community. Building heights and densities have also been increased in centres to facilitate more housing where older residents can take advantage of public transport, shopping, services and medical facilities within easy walking distance.

Another compelling reason to make provision for increased future housing is to ensure there are housing opportunities within the Shire for young people starting out and young families. Sutherland Shire has been a family based community and the majority of older residents would prefer to have their children and grandchildren living within the Shire. However, lack of housing supply and affordability is a significant barrier to younger people looking to establish themselves locally. Increasing supply helps to improve affordability. Young working people
will seek out well located and designed units. In addition, the movement of older residents to smaller new dwellings will free up older, more affordable dwellings. This older housing stock is often well suited to the needs of families, and because it is usually in need of refurbishment, can be an affordable entry into the housing market for younger buyers.

If Council can use the planning framework to assist this movement of people, residents will move to housing more suited to their needs. At the same time local communities will be revitalised because families will help rejuvenate schools, sporting clubs and local shops. Such a strategy helps keep generations together, which in turn means more community and family support is available for people as they age. If Council does not take initiatives to provide more housing, local communities will experience population loss and become characterised as an aged community. If left unchecked, these trends would undermine the viability of local retail centres, schools and community facilities.

Council will use change to inject vitality into localities that need it most. Population growth in local centres can help improve the economic viability of existing shops, maintain the presence of services such as banks and post offices, and create new opportunities for small businesses such as local cafés and restaurants. Well located housing also meets the needs of young people who are looking for well designed residential units near jobs and public transport.

Sutherland Shire Council’s Housing Strategy seeks to provide housing that can keep the generations living together. However, it does not propose dramatic change in order to achieve this. Instead the Strategy is comprised of a series of small changes to the planning framework.

**What Council Actions will deliver the Housing Strategy?**

Sutherland Shire Council has prepared a new comprehensive Local Environmental Plan in accordance with the Standard Instrument Local Environmental Plan template as required by the Department of Planning and Infrastructure. This plan is known as the Draft Standard Instrument Local Environment Plan 2013 (DSILEP). Council has used the tools available in the DSILEP to address the objectives of this Housing Strategy. These tools are land use permissibility, objectives, development standards and local provisions.

Council has used the land use zones within the DSILEP to manage the density of future development across the Shire. Urban densities have been balanced against the environmental capacity of the land. The Housing Strategy maintains the existing broad permissibility of multi dwelling housing across much of the Sutherland Shire. However, the Strategy widens opportunities to develop residential flats, villas and townhouses in accessible locations.

The elements of the DSILEP which will create additional housing capacity and deliver housing to meet the needs of the population to 2031 are detailed below:

1. **Opportunities to develop residential flats in selected centres are increased by some increases to permissible heights and floor space ratios**

Opportunities for increases in dwelling density have been made in areas which are close to the centres of Sutherland, Jannali, Miranda, Caringbah and Cronulla, and in the area between Sutherland Hospital and Caringbah centre.
The development of residential flats in mixed use buildings in centres is also to be encouraged by removing the minimum requirement for commercial floor space in new mixed use buildings. To ensure safe and lively shopping streets, active street fronts will be required.

2. Opportunities to develop residential flats and townhouses in new residential flat and townhouse zones close to selected centres are increased. This will occur through rezoning of some nominated areas

Some areas currently zoned for low density residential uses which are close to Sutherland, Jannali, Caringbah, and Miranda centres have been identified to be rezoned for residential flat development. These new areas will have a range of heights and floor space ratios, with some areas allowed heights up to 20 metres (6 storeys) and FSR 1.5:1. Some areas close to Miranda and Cronulla centres have also been identified to be rezoned for townhouses. The changes planned for these centres are detailed in the next section of this document.

3. Concentration of residential flat development in existing residential flat zones is encouraged by a general increase in the permitted floor space ratio from FSR 1:1 up to 1.2:1, an increase in height from 3 storeys to 16m (4-5 storeys) and the removal of the minimum lot size requirement

Most centres in Sutherland Shire currently include areas of Zone 6- Multiple Dwelling B, where residential flat buildings are permitted. The current controls require a minimum lot size of 1800 sq m, set a height limit of three storeys and a floor space ratio FSR limit of 1:1. There are also discrete areas where higher heights and FSR are set in the height and FSR maps that are part of SSLEP2006. Residential flats are generally permissible on minimum lot sizes of between 1200 m² and 1800 m² but are subject to a sliding scale for FSR of between 1:1 and 0.7:1. However, many older flats are four storeys in height as they have an undercroft area for parking.

Most sites in residential flat zone areas have been developed with flats and are strata subdivided. The remaining land consists primarily of isolated lots which cannot meet the minimum lot size requirement. These lots often have a single dwelling surrounded by residential flat development.

The strategy will realise the remaining development potential in the existing residential flat zones by allowing additional building height and density together with removal of the minimum lot size. This will facilitate the development of many of the remaining land parcels in the zone. As the sites which would become attractive for flat development are within the existing residential flat zone, the impact of an increased height is limited.

Allowing an increase in height for residential flats will offer more design flexibility while meeting the design requirements of the Residential Flat Design Guide more readily. Increasing the permissible height and density in the zone may also provide the stimulus for redevelopment of existing older style residential flat buildings.
4. **Villa development in accessible locations is encouraged with a floor space ratio bonus**

Although villas are a highly sought-after development type, especially for older residents, there is a shortage of this type of development. An area in an accessible location has been defined where a bonus floor space will be offered for villa development in an attempt to make them more attractive development options.

The level of accessibility of areas in the Sutherland Shire has been studied in terms of accessibility by public transport and for pedestrians. By combining these two indicators it is possible to identify those areas that would provide future residents with comparatively good access to shops and services by foot or public transport. Such locations are particularly suitable for older people. The bonus floor space provisions relate to these accessible areas and will increase the number of single storey dwellings close to centres.

To encourage the development of single storey multi dwelling developments (villas) in accessible parts of Low Density Residential Zone (R2) under DSILEP, floor space potential has been increased from 0.55:1 to 0.6:1. To facilitate this development, a corresponding reduction in landscaped area to 20% is also proposed.

5. **Villa and townhouse development is encouraged on remaining undeveloped sites close to centres by the removal of the minimum lot size requirement**

The intention is to encourage the development of small dwellings by removing barriers to the development of remaining sites in the medium density neighbourhoods. Minimum lot size requirements are removed from the new LEP allowing isolated sites to be developed. Development proposals will still have to meet the FSR, landscaped area and setback requirements. Removing the minimum lot size requirement for multi dwelling housing developments places the onus on the developer to demonstrate that a design has been prepared for the site which meets required standards for residents’ and neighbours’ amenity.

6. **Restrictions on building villas on internal lots are removed**

Previously the erection of villas or townhouses on internal lots was prohibited. This approach sought to avoid overlooking and associated amenity impacts on neighbours. The new LEP protects amenity by limiting the height of any development on internal lots to 1 storey (or 5.4 m height). This approach balances the community’s demand for more villas while ensuring a reasonable standard of residential amenity for surrounding properties.

7. **Restrictions on building single storey dual occupancies on internal lots are removed**

The new provisions will open up opportunities for a wider range of dual occupancy development allowing greater design responsiveness to individual sites. The provision allows internal lot dual occupancy development provided the new rear dwelling is no greater than 5.4m high (single storey). Subdivision of the dwellings is also permissible under the plan. This allows the landowner to realise the capital expenditure involved in developing a dual occupancy. This is particularly desirable for older residents who, by subdividing and building a dual occupancy, can partially realise the capital tied up in the family home.
A pattern book of recommended design solutions will be available to illustrate design solutions for dual occupancy developments. This will assist people trying to come up with acceptable solutions for constrained sites.

8. **An increased proportion of adaptable dwellings required in multi unit developments**

The proportion of adaptable dwellings in multi unit developments has been increased from 20% to 30%.

9. **Development of ground floor flats with features which appeal to older people is encouraged**

Clauses in Sutherland Council Development Control Plan (SSDCP) will encourage residential flat development with design features which replicate some of the appeal of villas, such as private ground floor entrances and private courtyards for some units.

**Centres where change is planned to increase housing capacity**

Some centres have been identified as appropriate locations for increases in dwelling capacity. Increases in building height and/or density are planned for areas close to Engadine, Sutherland, Jannali, Southgate Sylvania, Gymea, Miranda, Caringbah and Cronulla centres. The specific changes proposed in each locality are are identified below:

1. **Engadine Centre**

   - Fewer multi-unit residential developments have occurred in Engadine centre than any other centre in the Shire.
   - There has been an increase in single person households in Engadine. Engadine also showed an increase in families to 2011, as young families established themselves in the area.

Engadine is a centre with a large residential catchment but limited development has occurred in recent years. There is strong demand from the ageing population for villas and accessible flats. An increase in young families in the area highlights the demand for affordable houses. The strategy is to provide opportunities for smaller dwellings to be developed in the centre, thereby offering housing choice for the ageing population looking to downsize from larger dwellings. If older people looking to downsize can find appropriate housing, larger family dwellings will become available for younger people looking to establish family homes in the area.

An increase of building height is planned for the commercial centre of Engadine. The centre has fairly generous redevelopment potential under SSLEP2006, but restrictions on building height means that the available floor space cannot be realised for dwellings.

The area under consideration is shown in the Map 1.
Increasing the allowable height in the centre creates redevelopment opportunities for mixed used developments within a 600 metre radius of the railway station. Dwellings within the radius are within easy walking distance to the public transport hub, community facilities, shops and services of the centre. While the commercial centre is successful, more residents would enhance the viability of local shops and services and encourage the establishment of new businesses. The centre could become livelier and meet more local retail and service needs. If more families can be attracted to the area, schools and other services will also be supported and retained in the long term.

The centre has been considered in two parts: a core commercial area which could be more intensively developed; and a secondary commercial area, which provides a transition to the surrounding low density residential areas. Landscaped setbacks will be encouraged in the secondary area. In the commercial core mixed use development is permitted, which typically comprises one or two storeys of retail and commercial use, with a setback to upper levels of residential flats.

The development of the centre has the following aims:

- Reinforce Old Princes Highway and Station Street as the core shopping area. Buildings will typically have a nil setback, 2 storey base to developments, with residential levels above.
Achieve development with narrow building forms above the podium rising to the maximum number of storeys noted (20 metres). The ground floor would be required to be a commercial or retail use in the core area to ensure an active street frontage. The use of the upper floors could be commercial or residential. The narrow building envelope will ensure the building complies with SEPP 65 Design Guide for Residential Flat Buildings, hence providing a high standard of residential amenity with adequate solar access and natural ventilation to units.

- Maintain adequate solar access to public areas, particularly to those with a northerly aspect which are suitable for outdoor dining.
- Extend and improve landscaping in the centre to reinforce the unique character of Engadine as a suburban commercial centre in the context of adjacent areas of bushland and National Park.
- Maintain and improve pedestrian accessibility across the centre.
- Ensure development on the edge of the commercial core provides a transition in bulk and scale to surrounding lower density residential development. This is in the form of reduced heights and a requirement for landscaped setbacks in sites at the edges of the centre.

SSDCP 2006 previously set a minimum percentage of commercial and retail floor space of 60% within a mixed use building, a control which limited the feasibility of redevelopment. This commercial percentage requirement has been removed. The DCP requirement for active street frontages (i.e. retail or commercial uses at ground floor) has been retained for sections of centre commercial cores. To make a centre attractive and vital, it is essential that all street frontages or frontages to publicly accessible places have active street fronts. This means that shops or commercial uses are located at ground level of developments to enliven the street and give passive surveillance to the public area.

Engadine: Summary of changes

<table>
<thead>
<tr>
<th>Area 1: Zone B3 (Centre zone transfer)</th>
<th>Area 2: Zone B3 (Centre zone transfer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain Urban Centre zone</td>
<td>Allow 100% residential flats within existing Urban Centre zone. Increase height</td>
</tr>
<tr>
<td>Increase residential component to 80%</td>
<td></td>
</tr>
<tr>
<td>Increase height</td>
<td></td>
</tr>
<tr>
<td>25m (7-8st)</td>
<td>20m (6st)</td>
</tr>
<tr>
<td>(currently 3st)</td>
<td>(currently 3st)</td>
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<tr>
<td>FSR 2:1 generally (unchanged)</td>
<td>FSR 2:1 (unchanged)</td>
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<tr>
<td>2-14 Station St</td>
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<tr>
<td>FSR 2.5:1</td>
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</table>
2. Sutherland Centre

- Potential Major Centre in Draft Subregional Strategy
- Main transport interchange
- Location of Council Chambers, Courthouse, Entertainment Centre, Police Station and Leisure Centre
- Regional facilities could accommodate growth
- Existing multi-dwelling zones are almost fully developed.

Sutherland centre is the administrative focus of Sutherland Shire and is recognised by the Sub-regional Strategy as having the potential to become a Major Centre. Sutherland centre is a transport interchange location, being the station where the Cronulla line branches from the main Illawarra line. The commercial area of the centre is located mainly to the east of the rail line. The centre has a strong focus of administrative services, housing the Council Chambers, the Courthouse, the Entertainment Centre, Police Station, several schools and sporting facilities. It also provides a range of shops, banks and hotels, but is relatively underdeveloped as a retail centre.

There are three main strategies for increasing housing choice in Sutherland centre:
- Increasing the height and/or floor space ratio for residential flats and mixed use developments in the centre where appropriate
- Remove the limitation on the proportion of residential development in the commercial centre
- Increase the area where residential flats are permissible.

The extent of the centre where change is planned is shown in the map below.
Sutherland Commercial Centre

Much of the commercial centre of Sutherland would benefit from redevelopment and renewal of the building stock. However, redevelopment opportunities in established commercial centres are restricted by the difficulty and expense of amalgamating existing small lots where there is an existing viable commercial use. The previous strategy for the centre encouraged the development of the centre as a more urban commercial centre, reflecting the administrative role and importance of the centre. Despite the significant yields possible under SSLEP2006 and a period of economic growth, little commercial development has occurred. Adjacent to the commercial centre are areas zoned for residential flat buildings, villas and townhouses. In contrast to the commercial zone, the residential flat zones have been almost fully developed.

Sutherland centre is an appropriate location to increase residential density so that more people can benefit from being within walking distance to the station, shops and services. Sutherland is already a favoured housing choice for young people as it is a relatively affordable location that offers excellent public transport to jobs in the city. The housing strategy aims to further increase the number of small dwellings in the centre.

An increase of height and floor space ratio is planned for the commercial centre of Sutherland. The centre zone has also been extended along the south side of Flora Street to Belmont Street. The centre has been the subject of an urban design and building shadow study which has demonstrated that some sites could be developed up to a 12 storey height limit without undue adverse overshadowing effects on public space or adjacent development sites. The orientation of lots accompanied with recommended building envelopes, helps to mitigate the impacts of overshadowing to reasonable levels. However, it is recommended...
that some sites retain an 8 storey height limit because additional height would result in long term amenity impacts. The floor space ratios for some sites have also been increased consistent with the increases in building height.

The controls are illustrated by a Potential Built Form plan, from the Draft Sutherland Centre Strategy, which will inform development as part of the Development Control Plan (Map 3).

The design of the potential built form plan was guided by the following aims:

- Reinforce triangle area bound by Old Princes Highway as primary shopping area, and reinforce significance of Flora Street as main access spine on ridge.
- Maintain adequate solar access to public areas, particularly to those with a northerly aspect which are suitable for outdoor dining.
- Maintain and improve pedestrian accessibility across the centre.
- Allow for development on the edge of the commercial core to provide a transition to surrounding lower density residential development. This is in the form of a requirement for landscaped setbacks for some sites at the edges of the centre and allowing 100% residential development.

SSDCP 2006 sets a minimum percentage of commercial and retail floor space of 60% within a mixed use building, a control which limited the feasibility of redevelopment. This minimum commercial floor space requirement has been removed but the DCP requirement for active street frontages (i.e. retail or commercial uses at ground floor) has been retained for mapped sections of the centre. To make a centre attractive and vital it is essential that many streets and publicly accessible places have active street fronts. This means that shops or commercial uses are located at ground level of developments to enliven the street and achieve passive surveillance of the public area.
Other redevelopment opportunities have also been created within an 800m radius of the railway station. Dwellings within the radius are within an easy level walking distance to the public transport hub, community facilities, shops and services of the centre. A larger number of residents within walking distance of the centre will assist the viability of shops and services within the centre.

A residential flat zone which is largely developed lies to the east and west of the Sutherland commercial centre. While development opportunities within this area have largely been taken up, more residential capacity could be realised in this area. The development standards have been changed for the flat zone to allow development up to 20 metres (6 storeys) in height with a corresponding increase in floor space ratio to 1.5:1.
The strategy for this area is to ensure residential flats are provided with landscaped setbacks. In conjunction with existing parks and landscaped verges, the area will have the character of buildings in a landscaped setting, serving as a transition area from the predominantly urban built form of the commercial centre to the typical landscaped character of surrounding lower density residential areas.

**Sutherland The Grand Parade/Kurrajong Street Precinct**

Land fronting The Grand Parade (at Kurrajong Street) has been proposed as a new residential flat area close to the centre. The location will offer additional housing choice in Sutherland in the form of accessible residential flats in a landscaped setting located only minutes from Sutherland centre and railway station. The precinct is intended to be a desirable location for younger residents working in the city, but also offers older people convenient level walking access to all amenities and services.

**Sutherland Rawson Avenue site**

Three lots on Rawson Avenue south of the railway line, which are currently zoned Zone 4 Local Housing, are proposed to be rezoned for residential flats.

**Sutherland Centre: Summary of changes**

<table>
<thead>
<tr>
<th>Sutherland: Zone B3</th>
<th>Sutherland: Zone R4</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Centre zone transfer and south side Flora St added to centre)</td>
<td>(Flat zone transfer)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone 8 Urban Centre: Increase residential component. Increase height and density. Enlarged centre zone.</th>
<th>Increase height and density for residential flat zone adjacent to centre zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 40m (12-13st). (currently 8st)</td>
<td>20m (6st) (currently 3st)</td>
</tr>
<tr>
<td>FSR 3.5:1 - 4:1 (currently 3:1 – 3.5:1)</td>
<td>FSR 1.5:1 generally, 10-22 Merton St FSR 3:1 (currently 1:1)</td>
</tr>
</tbody>
</table>
## Sutherland Centre: Summary of changes

<table>
<thead>
<tr>
<th>Sutherland The Grand Parade/ Kurrajong St Zone R4 (rezoned from Zone 4 Local Housing)</th>
<th>Sutherland Rawson Ave site Zone R4 (Rezoning from Zone 4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part block bound by The Grand Parade Vermont Street and Kurrajong Street</td>
<td></td>
</tr>
<tr>
<td><strong>Change zone to allow flats</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Increase height and density</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Height 20m (6st)</strong></td>
<td></td>
</tr>
<tr>
<td>(currently 2st)</td>
<td></td>
</tr>
<tr>
<td><strong>FSR 1.5:1 (bonus FSR up to 1.8:1)</strong></td>
<td></td>
</tr>
<tr>
<td>(currently 0.45:1)</td>
<td></td>
</tr>
<tr>
<td><strong>Sutherland: Clio St Zone R3</strong> (rezoned from Zone 5 Multiple Dwelling A)</td>
<td></td>
</tr>
<tr>
<td><strong>Change zone to allow flats</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Increase height and density</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Height 20m (6st)</strong></td>
<td></td>
</tr>
<tr>
<td>(currently 2st)</td>
<td></td>
</tr>
<tr>
<td><strong>FSR 1.5:1, Except for 19-21 Acton St (FSR 1:1)</strong></td>
<td></td>
</tr>
<tr>
<td>(currently 0.7:1)</td>
<td><strong>FSR 1.2:1</strong></td>
</tr>
<tr>
<td>(currently no FSR)</td>
<td></td>
</tr>
</tbody>
</table>
3. Jannali Centre

- Vibrant commercial centre with limited redevelopment due to fragmented ownership
- Popular residential location for working couples and families due to good transport links to the city.
- Residential catchment with more residents over 70 years than the average for the Shire

Jannali Centre provides the local retail focus for a large residential catchment including the suburbs of Jannali, Como and Bonnet Bay. Jannali commercial centre has benefited from centre upgrades and now has a quality landscaped streetscape with ample opportunities for outdoor eating. The centre has a mix of retail, commercial, and community uses, and has good accessibility by rail to the city. While Jannali is not as readily accessible by main road as other larger centres, there are advantages for residents in that the centre is not burdened by traffic noise, poor air quality and safety issues experienced in centres adjacent to busy roads.

The demographic profile of the suburbs which surround the Jannali centre have the greatest concentration of residents aged over 65 than any other locality in Sutherland Shire. Jannali represents an opportunity for local older residents looking to move to small dwellings because it provides ready access to medical services, shops, business services and public transport. The residential flat zone is fully developed, so there is limited opportunity to meet the need for small dwellings in the existing centre.

There are two strategies for increasing housing choice in Jannali:

- Increasing the allowable height for the local centre zone, to allow the floor space ratio to be realised.
- Increase the area zoned for flats and townhouses.

The extent of the centre under review is shown below:
Map 4 Jannali Centre and surrounds (400m radius from station shown): Area where change is planned

Jannali Commercial centre

The proposal is for the area zoned Local Centre to have a height limit of 20m (5-6 storeys). Increasing the allowable height in the centre creates redevelopment opportunities for mixed used developments. The current height controls undermine the realisation of the permissible FSR for residential units. The additional height provides flexibility for potential redevelopments to achieve a range of satisfactory design outcomes. The plan assumes mixed used developments with commercial uses for the ground floor and residential uses above. A building envelope plan will be prepared for the Development Control Plan to guide redevelopment.

In conjunction with LEP changes, a DCP amendment is also proposed to remove the requirement for 60% commercial floor space and require active street fronts only.

Jannali Residential Flat Zone extension and new Townhouse zone

Another redevelopment opportunity has been created within a 400m radius of the railway station to provide additional small dwellings close to Jannali Centre. This is an extension to the existing residential flat zone in Mitchell Avenue.
Jannali: Summary of changes

<table>
<thead>
<tr>
<th>Jannali: Zone B2 (Centre zone transfer)</th>
<th>Jannali: Zone R4 (Rezone from Zone 4 Local Housing) Part of block bound by Sutherland Rd, Mitchell Ave and Oxley Ave.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain Local Centre zone Increase height</td>
<td>Change zone to allow flats Increase height and density</td>
</tr>
<tr>
<td>20m (6st) (currently 3st)</td>
<td>16m (4-5st) (currently 2st)</td>
</tr>
<tr>
<td>FSR 2.1 (no change)</td>
<td>FSR 1.2:1 (currently 0.45:1)</td>
</tr>
</tbody>
</table>

4. Gymea Centre

- Vibrant commercial centre with popular café strip and landscaped shopping street.
- Attractive residential location for working couples and families due to good rail transport link to city and central location with good proximity to shops, services, schools and facilities.

Gymea is predominantly a residential area with a small active commercial centre including a café strip on Gymea Bay Road. Gymea’s location adjacent to the Kingsway means that it benefits from the easy accessibility and visibility afforded by the major traffic artery. The centre also benefits from easy accessibility to Westfield at Miranda and Sutherland Hospital.

The location of the main shopping strip Gymea Bay Road, perpendicular to the Kingsway, means that the shopping area is not dominated by traffic or rail noise. Gymea Centre is a congenial pedestrian environment. Pedestrian crossings ensure that traffic moves relatively slowly along Gymea Bay Road and street tree planting contributes to a pleasant environment. A six metre wide footpath on the eastern side of Gymea Bay Road, some of which is privately owned, allows comfortable space for outdoor dining, while the north-south orientation of the street allows good solar access to these areas.

The popular outdoor eating areas of Gymea attract new businesses. Gymea, with a total of 86 shops and cafes, has one small supermarket, a range of food and specialty shops, one bank, a hotel, a Community Centre and a Baby Health Centre. The retail businesses mostly
serve local needs, although the specialty shops and cafes draw customers from outside Gymea. Within the 600m radius that defines the centre are the TAFE, Tradies Club and Hazelhurst Art Gallery and cafe, all of which have a Shire-wide catchment. Generally Gymea can be considered to be one of the more successful local centres in Sutherland Shire.

Map 5: Gymea Centre and surrounds (600m radius from station shown): Area where change is planned

**Gymea Commercial Centre**

This proposal is for the area zoned Local Centre to be enlarged, and to have a height limit increase to 20m (5-6 storeys). The streetscape of the commercially zoned area of Gymea Centre could be enhanced by well-designed new mixed use development, particularly if the upper levels were set back from the building line. There are many existing trees in the centre which will complement the scale of larger buildings. Given that the centre is ringed with a residential flat zone where development is of three and four storeys in height, stepping up in scale in the centre is an appropriate transition. Such a change may make new mixed use redevelopment in the shopping strip more economically viable while allowing more residents to take advantage of the amenities offered by Gymea centre.

It is proposed to extend the area zoned B2 to include 748-750 Kingsway.

In conjunction with LEP changes, a DCP amendment is proposed to remove the requirement for 60% commercial floor space and instead require active street fronts in appropriate locations.

**Gymea new Townhouse zone**

The proposal for this area north of the Kingsway is to change the zoning to allow townhouses at an increased FSR 0.7:1. The area is currently occupied by a mixture of single dwellings
and a townhouse development. The dwellings are mostly single storey and older style brick construction. The lots are relatively large, increasing the viability of redevelopment.

The areas are located behind lots on the Kingsway which are already developed with flats. The precinct is adjacent to the institutional scale buildings of the High School and TAFE. The area is relatively self-contained, being separated from adjacent Zone 4 areas by Milburn Road.

**Gymea: Summary of changes**

| Gymea: Zone B2 (Centre Zone transfer and extension of zone) | Gymea: Zone R3  
Rezone area of Zone 4 Local Housing. Area bounded by Gymea High School and TAFE, Milburn Rd and Kingsway |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezone 748-750 Kingsway to centre zone. Height 20m and FSR 2:1 as for centre zone. Increase height to existing centre zone</td>
<td>Change zone to allow townhouses at increased density</td>
</tr>
</tbody>
</table>
| 20m (6st)  
(currently 3st) | 9m (2-3st)  
(currently 2 st) |
| FSR 2:1  
(no change to centre zone) | FSR 0.7:1  
(currently 0.45:1) |
4. Sylvania Southgate

- Housing NSW site is in need of redevelopment
- Location on major intersection and adjacent to Southgate shopping centre with a range of shops and services.

Redevelopment of the Housing NSW property located at the intersection of Port Hacking Road and the Princes Highway provides an opportunity to improve the urban design and social outcomes for the area. The site is developed at a relatively low density and the space between the buildings is not well utilised. As most of this area is currently under single ownership, any redevelopment can be master planned, maximising the potential for good design outcomes. A joint venture with developers providing private sector housing and an aged care development would both be gains for the community.

Council has resolved to increase the allowable height for this site to 16m, with FSR 1.6:1. The remainder of the block zoned R4 High Density Residential will have height 16m and FSR 1:1.

**Sylvania Southgate: Summary of changes**

<table>
<thead>
<tr>
<th>Sylvania: Zone R4 (Zone transfer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area bound by Florida Ave, Pembroke St, Princes Hwy and Port Hacking Rd.</td>
</tr>
</tbody>
</table>

- Increase allowable height
- Increase allowable FSR for Housing NSW land

| 16m (4-5st)  |
| (currently 3st) |
| **FSR 1.6:1** |
| (currently 1:1) |
6. Miranda Centre

- Major retail centre of Sutherland Shire in accessible location.
- Potential for increased importance as a combined Major Centre with Caringbah.
- Location of Sutherland Hospital and Kareena private hospital and range of medical services
- Growing proportion of ageing residents and strong demand for flats

Miranda centre is the retail focus of Sutherland Shire and also serves a much wider catchment. The strong retail sector creates an active and vital centre that has experienced extensive redevelopment in the past. One of the aims of this Housing Strategy is to use change as a catalyst for the revitalisation of centres. In comparison to other centres, the commercial centre of Miranda does not need a renewed focus. However, there is potential to increase dwelling numbers in areas adjacent to the centre, so that more residents have the option of benefiting from proximity to the centre.

There are several strategies for increasing housing choice in Miranda:
- Enlarge the area for townhouses.
- Enlarge the area where residential flats are permissible, with accompanying increases in height and floor space ratio.
- Increasing the height and floor space ratio in the centre zone.
- Remove the limitation on the proportion of residential development in the centre.

Map 6: Miranda Centre Zone and surrounds (800m radius from station shown):
Area where change is planned
Miranda Commercial Centre

The proposal is to increase height and density for some areas within the commercial centre.

There is also a proposal to enlarge the centre zone to include land at 514, 516 and 520 Kingsway, which are currently zoned for flats with a mid-block boundary to the centre zone.

Miranda new Residential Flat zone (Pinnacle Street Precinct)

The proposal is to rezone land currently zoned Zone 4 Local Housing to create a new residential flat precinct, in an area bounded by the Kingsway, F6 road reservation and the railway line, and traversed by Pinnacle Street and University Road. This is a distinct precinct which is located directly west of Miranda Public School. The area is bounded by the Kingsway to the north, the railway corridor to the south, the school to the east and the F6 corridor to the west. The area is largely isolated from surrounding areas of single dwellings and is located in close proximity to Westfield Miranda and the other services and public transport offered by the centre.

The locality would be well suited to either working people due to the proximity to the railway station or older residents seeking level walking access to all services. The precinct benefits from established native trees in the school site and the F6 reservation. The scale of the trees is an appropriate benchmark for determining an acceptable future building height in this locality. The proposal is for a permissible height of 25m (7-8 storeys) and FSR 2:1. Large site amalgamations will be required to achieve the maximum FSR. A draft potential built form plan is shown below. Development controls, including an amalgamation plan, will be in the development control plan.

Miranda Pinnacle Precinct potential built form plan
Miranda Existing Residential Flat Zone

For some parts of the existing flat zone, the proposal is to increase height and density up to 20m (6 storeys) and FSR 1.5:1. Details are provided in the tables which follow.

Miranda new Townhouse Zone

The proposal is to rezone some areas currently zoned Zone 4 Local Housing to allow townhouse development with increased FSR 0.7:1. Locations are shown in the tables which follow.

Miranda: Summary of changes

<table>
<thead>
<tr>
<th>Miranda: Centre zone transfer</th>
<th>Miranda: Zone R4 (zone transfer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Centre block bounded by the Kingsway, Clubb Crescent and Kiora Road and traversed by Clubb Lane.</td>
<td>40-42 Kiora Rd Miranda</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Retain Urban Centre zone – increase height and FSR</th>
<th>Retain zone R4 – increase height and density</th>
</tr>
</thead>
<tbody>
<tr>
<td>30m (9st) (currently 4st)</td>
<td>20m (6st) (currently 3st)</td>
</tr>
<tr>
<td>Varies: 3:1 and 3.5:1 (currently 2:1)</td>
<td>FSR 1.5:1 (currently 1:1)</td>
</tr>
</tbody>
</table>
Miranda: Summary of changes

<table>
<thead>
<tr>
<th>Miranda: Rezone to Zone R3</th>
<th>Miranda: Rezone to Zone R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block bounded by The Kingsway, Junction Street and Port Hacking Road</td>
<td>Block bounded by the Kingsway, Junction Street and Port Hacking Road.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Change zone to allow higher density townhouses</th>
<th>Change zone to allow higher density townhouses</th>
</tr>
</thead>
<tbody>
<tr>
<td>9m (2-3st) (No 2 storey limit under SILEP)</td>
<td>9m (2-3st) (No 2 storey limit under SILEP)</td>
</tr>
<tr>
<td>FSR 0.7:1 (currently 0.45:1)</td>
<td>FSR 0.7:1 (currently 0.45:1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Miranda: Rezone to Zone R3</th>
<th>Miranda: Rezone to Zone R4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blocks bound by Karimbla Rd, Miranda Rd and President Ave and traversed by Kirkby Pl.</td>
<td>Blocks bound by Kingsway, F6 road reservation, and the railway line, traversed by University Rd.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Change zone to allow higher density townhouses</th>
<th>Change zone to allow flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>9m (2-3st) (No 2 storey limit under SILEP)</td>
<td>25m (7-8st) (currently 2st)</td>
</tr>
<tr>
<td>FSR 0.7:1 (currently 0.45:1)</td>
<td>FSR 2:1 (currently 0.45:1)</td>
</tr>
</tbody>
</table>
**Miranda: Rezone to Zone R4**
Block bound by Miranda Road, railway line and Urunga Parade.

**Miranda: Zone R4 (zone transfer)**
Part block bounded by Urunga Parade, Kingsway, and east of Gurrier Avenue

<table>
<thead>
<tr>
<th>Change zone to allow flats</th>
<th>Increase height and FSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>20m (6st) &amp; 25m (currently 2st)</td>
<td>20m (6st) (currently 4st)</td>
</tr>
<tr>
<td>FSR 1.5:1 &amp; 2:1 (currently 0.45:1)</td>
<td>FSR 1.5:1 (currently 1.2:1)</td>
</tr>
</tbody>
</table>

**Miranda: Summary of changes**

**Miranda: Rezone part block to Zone B3.**
Part block bounded by Urunga Parade, Kingsway, and west of Gurrier Avenue

**Miranda: Centre zone transfer**
Blocks bounded by Kingsway, Wandella Rd, Kiora Rd and Penprase Lane

<table>
<thead>
<tr>
<th>For area zoned Zone 6, change zone to B3 Commercial Core. Increase height and density</th>
<th>Retain Urban Centre zone. Increase height and FSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>25m (7-8 st) (currently 4 and 5 st)</td>
<td>30m (9 st) (currently 7 st)</td>
</tr>
<tr>
<td>FSR 2:1 (currently 1.4:1 and 1:1)</td>
<td>FSR 3:1 (currently 2:1)</td>
</tr>
</tbody>
</table>
7. Caringbah

- Well located centre at major intersection
- Good proximity to Sutherland Hospital and Kareena private hospital
- Strategic vision for centre to be location of medical specialist services and businesses
- Increased local population will support revitalisation of commercial centre
- Opportunity to integrate Sutherland Hospital and Kareena Private Hospital into Caringbah Centre.

Map 7: Caringbah Centre Zone and surrounds (800m radius from station shown): Area where change is planned.
Caringbah is strategically located with good transport accessibility. The centre is located close to the beach and entertainment facilities of Cronulla but offers generally more affordable accommodation. Caringbah centre also has a good range of retail shops and services with most banks being represented in the centre. The centre has strategic potential to develop a commercial specialisation based medical services, given its proximity to both Sutherland Public Hospital and Kareena Private Hospital. The centre has a large residential catchment and a growing population.

Residents of Caringbah have a significantly older age structure than the Sydney region as a whole. Approximately 17.9% of Caringbah’s population were older than 65 years of age in 2006 compared to 11.9% for the Sydney Metropolitan area. Of all the centres in Sutherland Shire, Caringbah has the highest number of residents aged over 70 years. Associated with the ageing population is the fact that the majority of Caringbah residents do not have children at home. Hence there is demand for small dwellings in this area and more will be required in the future.

Caringbah needs a strategic vision to regain its place in the hierarchy of centres in Sutherland Shire. There has not been any significant recent redevelopment in the core commercial area of Caringbah for ten years. Opportunities exist to encourage increased residential unit development and promote mixed use development in the centre. The centre is envisaged to become a focus for older people in terms of housing opportunities, targeted services and specialised medical services within an accessible public domain.

There are four main strategies for increasing housing choice in Caringbah:

- Increasing the height and/or floor space ratio for residential flats and mixed use developments in the centre where appropriate
- Remove the limitation on the proportion of residential development in the commercial centre
- Encourage the development of a specialised medical services precinct between Sutherland Public Hospital and the centre to help revitalise the centre
- Increase the area where residential flats are permissible.

Caringbah Commercial Centre

The Caringbah commercial centre has been the subject of an urban design and building shadow study, resulting in a Potential Built Form Plan shown below as Map 12. The strategy for Caringbah is to change the centre from being dominated by vehicle thorough traffic to being more pedestrian focused with an improved public domain, extended pedestrian walkways and public plaza space. A Building Envelope Plan based on this strategy will form part of the Development Control Plan. The building envelopes will demonstrate how residential flat developments can meet the requirements of SEPP 65 Design Quality of Residential Flat Buildings, hence providing adequate amenity in the form of sunlight, ventilation and privacy to units built in the commercial core. The intention is also to retain adequate sunlight access to public areas, especially north facing footpaths where landscaping, cafes and outdoor dining can be enjoyed.

Increased height has been recommended for parts of Caringbah centre. In some cases the height increase is to allow the floor space potential to be realised. Other sites where additional floor space can be accommodated have an increased floor space ratio and height limits. Development in the centre is expected to be mixed use, with residential flats at upper levels. Allowing higher development creates opportunities for dwellings to be located above traffic level while gaining district views of Woolooware Bay and the city beyond. Well designed units with views and less traffic noise will allow a higher standard of amenity to be
enjoyed by future residents. A higher standard of amenity will make residential units more attractive to local older people looking to downsize to an accessible and convenient location. Better quality units will also be attractive to younger people on good incomes wanting both access to the beaches of Cronulla and good transport links to city jobs. If more people are attracted to live in the centre, local shops, cafes, restaurants and services will be revitalised through increased trade. New buildings will also create quality commercial spaces for new businesses looking to service the local community.

The Council owned Hay Avenue site was identified as being a good location for a mixed use development that could act as a catalyst for positive change in the centre. Residential development could be combined with commercial space such as medical consulting rooms and retail uses. Public and user parking can be accommodated by underground public parking allowing public domain improvements to be realised at street level. This could see the development of landscaped public space activated with cafes, restaurants and retail activities. Development in this location could extend the café character of Port Hacking Road across the Kingsway, taking advantage of good views towards Woolooware Bay.

The existing Council car park adjacent to Coles is another key site where Council’s landholding could help deliver positive change. Combined with surrounding land it has potential to create a new retail focus for the centre in a central accessible location. This can be combined with higher density housing and public domain improvements to deliver good public outcomes.

Caringbah Hotel currently benefits from an extremely large site and therefore the existing floor space ratio controls give this site significant redevelopment potential. If the site was to redevelop to its full potential under the controls set by SSLEP2006 it could have a poor outcome for Port Hacking Road and poor standards of amenity for future residents. The strategy addresses this by setting building envelopes for a taller building in the optimal location on the site. This building arrangement produces good urban design outcomes and future resident amenity.

The Franklins supermarket and surrounding properties represents another opportunity for redevelopment because they are nearing the end of their economic life. The strategy envisages improved design outcomes and higher levels of amenity for existing and future residents. The Council car park is seen as an integral part of any future scheme.
Caringbah Medical Precinct

The population of Sutherland Shire has a high proportion of skilled workers. Census data shows a specialisation of residents employed in health sector. Allowing the medical sector in Caringbah to grow would allow a greater portion of the population to work locally. The growth of the medical services sector would also benefit the wider community, particularly an ageing community, because more expertise and a greater range of services would be available locally. This means that sick and aged people would have to travel less for essential care. Caringbah is well place to capture growth in medical services because of the proximity of both Sutherland Public Hospital and Kareena Private Hospital. At present, specialist medical services tend to locate in the Miranda centre, but congestion and parking demand detracts from that location. If quality commercial space tailored to the needs of the medical services sector was provided nearer the hospitals, Caringbah could develop into an area of medical expertise.

The area between Sutherland Public Hospital and the Caringbah centre has been identified as a special development zone combining increased housing density with medical services. The medical and residential cluster around St George Public and Private Hospitals in Kogarah has been considered as a model for growth around Sutherland Hospital.
A mixed use residential and medical services zone is recommended for this area. The controls will allow buildings up to 20 metres (5-6 storeys), with maximum FSR 2:1, provided that at least 25% of the floor space is medical facilities. It is anticipated that the ground and first floor would have medical facilities, with residential above. Retail uses will not be permissible. The DCP will contain a detailed Locality Strategy for the precinct.

The development controls would produce a bulk and scale similar to the existing residential flat zones to the north of the Kingsway. This is an appropriate scale given the width of the Kingsway, the proximity to the commercial centre, and the existing context created by the hospitals and Caringbah centre. It is envisaged that future development would be integrated into a landscaped setting.

Caringbah Medical Precinct Draft Building Envelope Plan

Caringbah new Residential Flat Zone (Ex-School Site)
The area of Caringbah bounded by Willarong Road and Taren Point Road, including the southern lot of Caringbah High School, the Bowling Club and adjacent Local Housing lots, is proposed to be zoned R4 High Density Residential. The southern section of Caringbah High School has a Site Compatibility Certificate for residential flat development as it is now surplus to the school’s requirements. Consequently, it is proposed to rezone the ex-school site to Zone R4. The inclusion of properties along Taren Point Road with the rezoning of the school realises an opportunity to increase the potential for residential flats and to improve safety by limiting vehicle access to dwellings from Taren Point Road.

As this is an area close to Caringbah Hospital and could become part of a medical precinct, the additional use of ‘health services facility is proposed to be allowed on the site through the
operation of Clause 2.5 ‘Additional permitted uses for particular land’. The maximum height for development on the ex-school site is proposed to be 30 metres (9 storeys) and the maximum FSR 1.5:1, on condition that vehicle access is provided to the adjacent Taren Point Road lots.

**Caringbah new Residential Flat Zone**

The proposal is to rezone land on Willarong Road currently zoned Zone 4 Local Housing to create a new residential flat precinct, in an area bounded by Willarong Road, Dianella Street and Caringbah North Primary School. This is an extension of the existing residential flat zone, and is separated from adjacent low density residential areas by roads, public reserve and school. The adjacent open space would offer good outlooks and solar access for potential residential flat buildings in the precinct.

**Caringbah: Summary of changes**

<table>
<thead>
<tr>
<th>Caringbah Area 1: Zone B3 (zone transfer)</th>
<th>Caringbah Area 2: Rezone to allow mixed use residential flats and medical facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caringbah Urban Centre</td>
<td>Area bounded by Sutherland Hospital, the Kingsway, Flide Street and Taren Point Road</td>
</tr>
<tr>
<td><strong>Increase allowable heights and densities to encourage mixed use redevelopment.</strong></td>
<td><strong>Caringbah Medical Precinct:</strong> Change zone to allow mixed use development with height and FSR bonus up to 20m and 2:1 offered for redevelopment which includes medical facilities.</td>
</tr>
<tr>
<td>Key sites: Coles/ Council carpark area, Hay Avenue site, Caringbah Hotel, Franklins/Council carpark</td>
<td></td>
</tr>
<tr>
<td><strong>Details Draft Caringbah Strategy and Caringbah Potential Built Form Map 12</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Varied height limit up to 46m (14st). Kingsway 25m (7-8st), President Ave 20m (6 st)</strong> (All currently 4st)</td>
<td><strong>Height 20m (6 st)</strong> (currently 2st)</td>
</tr>
<tr>
<td><strong>Varies up to FSR 3.5:1</strong> (Currently FSR 2:1)</td>
<td><strong>FSR 2:1</strong> (Currently FSR 0.45:1)</td>
</tr>
</tbody>
</table>
### Caringbah: Summary of changes

<table>
<thead>
<tr>
<th>Caringbah Area 3: Rezone Zone 4 Local Housing to Zone R4</th>
<th>Caringbah Area 3A: Rezone Zone 4 Local Housing to Zone R4. Area bounded by Willarong Road, Dianella Street and Caringbah north Primary School</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Site, Bowling Club and adjacent sites fronting Taren Point Road and Willarong Road</td>
<td>Change zone to allow flats.</td>
</tr>
<tr>
<td>Change zone of Zone 4 lots and Bowling Club site to allow flats. Allow additional use of Medical Facilities. For school site: Height bonus to <strong>30m (9 st)</strong> and <strong>FSR 1.5:1</strong>, subject to minimum site area and providing access way to adjacent sites on Taren Point Road.</td>
<td>Change zone of Zone 4 lots to allow flats.</td>
</tr>
<tr>
<td><strong>Height</strong> 16m (4-5st) (currently 2st)</td>
<td><strong>Height</strong> 16m (4-5st) (currently 2st)</td>
</tr>
<tr>
<td><strong>FSR</strong> Varies 1.2:1 and maximum 1.5:1 for ex-school site (currently 0.45:1)</td>
<td><strong>FSR</strong>: 1.2:1 (currently 0.45:1)</td>
</tr>
</tbody>
</table>
8. Cronulla Centre

- Iconic beachside centre with railway station
- Sutherland Shire’s main tourist destination
- Close to waterways and natural areas of great environmental and scenic value
- Sutherland Shire’s largest concentration of residential flat buildings – most sites already strata subdivided and many older style flats
- Population mix of young flat renters and older flat owners.

Map 10: Cronulla Centre Zone: (800m radius from station) Areas where change is planned
Map 11: North Cronulla Residential Flat and Local Housing Zone (800m radius from station shown): Areas where change is planned
Housing Strategy

Map 12: South Cronulla Residential Flat Zone (800m radius from station shown): Areas where change is planned

Cronulla centre contains a wide range of retail, business and community services and is linked directly to the other centres of Sutherland Shire and wider Sydney by rail. Cronulla centre is adjacent to a generous stretch of sandy beaches and is the main tourist destination of Sutherland Shire. The seaside location also makes Cronulla an increasingly desirable location for the development of new prestige residential flats.

Development of residential flats in Cronulla began in the 1950s and construction has continued since, including a period of intensive flat development in the 1990s. Most sites are strata subdivided. There are many older style flat buildings. The quality of existing residential flat buildings varies considerably. The initiatives for Cronulla extend beyond the radius used to measure accessibility. Council has widened the scope of the review in Cronulla to try and revitalise older residential flat buildings to better meet the demand for quality units in Cronulla.

The strategy for the commercial centre is to maintain the sense openness and scale of Cronulla Mall, maintaining solar access to public areas. The strategy is also to encourage mixed use redevelopment in other locations of the commercial centre by increasing allowable FSR. The strategy for the residential flat zones in North and South Cronulla is to encourage the redevelopment of older flat buildings, with FSR ranging from 1.2:1 to 1.5:1, and maximum height 20 metres (6 storeys).

Cronulla Commercial Centre

Cronulla commercial centre has been the subject of an urban design and building shadow study which has demonstrated that some sites could be developed to a 7-9 storey height limit without undue adverse overshadowing effects on public space or adjacent development sites. In some cases the increased height will allow existing floor space potential to be realised.

Development in the commercial centre is expected to be mixed use, with residential flats at upper levels. Allowing higher development creates opportunities for dwellings to be located above traffic level while gaining district views. Some recommended building envelopes on specific sites have been devised to limit the impacts of overshadowing. The floor space ratios for some sites have also been increased consistent with the increases in building height. The controls are illustrated by a draft Potential Built Form plan shown below, which will form part of the Development Control Plan (Map 13).

The building envelopes have been devised so that potential residential flat developments can meet the requirements of the SEPP 65 Design Quality of Residential Flat Buildings. Compliance means that future development will provide adequate amenity for units in the form of sunlight, ventilation and privacy. The building envelopes adjacent to Cronulla Mall have been designed to retain adequate sunlight access to public areas, especially north facing footpaths where landscaping, cafes and outdoor dining can be enjoyed.

The Building Envelope Plan shows a range of heights up to 30m (9 storeys). Floor space ratio ranges up to FSR 3:1. The design of the building envelopes generally assumes mixed use development, typically comprising one or two storeys of retail and commercial use, with 2 metre setback to upper levels of residential flats.
Map 13: Cronulla Centre Potential Built Form Plan
**Cronulla existing Residential Flat Zone (North and South Cronulla): Height and density increases**

To encourage the redevelopment of older style residential flat buildings, it is proposed to increase the allowable height and density for areas of existing residential flat zones in North and South Cronulla. The allowable height is proposed to be increased to 20 m (6 storeys) and proposed FSR ranges from 1.2:1 to 1.5:1. Details of areas affected are shown in the tables below.

To encourage the redevelopment of residential flats, the part block bounded by Prince Street and Mitchell Road, currently zoned for residential flats, is proposed to have an increase in FSR up to 1.5:1, with allowable height increased to 16 metres (4 storeys).

**North Cronulla new Residential Flat Zone**

To encourage the development of residential flats, the part block bounded by Marlo Rd, Mitchell Rd, and Burke Road in North Cronulla is proposed to be rezoned to allow residential flat development at FSR 1.2:1 and height 16 metres (4 storeys).

**North Cronulla new Townhouse Zone**

To increase dwelling potential, the area in North Cronulla bounded by Bate Bay Road, Mitchell Road, Hume Road and Kirkwood Road is proposed to be rezoned to allow townhouses at FSR 0.7:1.
### Cronulla Centre: Summary of changes

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Increase Allowable Height and Density</th>
<th>Varied Height Limit Up To 25m (7-8st)</th>
<th><strong>Varies up to FSR 3:1</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cronulla: Zone B3 (zone transfer) Cronulla Urban Centre</td>
<td>Detail in Cronulla Draft Centre Strategy</td>
<td>25m (7-8st).</td>
<td>FSR 2.75:1 (Currently 2:1) Bonus if amalgamated up to FSR 3:1</td>
</tr>
<tr>
<td>Part block bounded by Kingsway, Abel Place and Croydon Street</td>
<td>Increase Allowable Height and Density</td>
<td>30m (9st), (currently 3st)</td>
<td>FSR 2.75:1 (Currently 2:1) Bonus if amalgamated up to FSR 3:1</td>
</tr>
<tr>
<td>All lots on Gerrale street in Urban Centre zone</td>
<td>Increase Allowable Height and Density</td>
<td>30m (9st), (Currently varies 4st-8st)</td>
<td>FSR 3:1 (Currently 2:1)</td>
</tr>
<tr>
<td>Height limit up to 16m (4-5st) (currently 3st)</td>
<td>Included in Area 1</td>
<td></td>
<td>Included in Area 1</td>
</tr>
<tr>
<td>FSR 2.5:1 (Currently 1.8:1)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Cronulla Centre: Summary of changes

### Cronulla: Zone B3 (zone transfer)
Part block bounded by Kingsway, Wilbar Abe and Purley Place

- **Increase allowable heights and densities.**
- **Height limit** 20m (6st) (currently 3st)
- **FSR** 2:1 (currently 1.2:1)

### Cronulla: Zone B3: Rezone Bowling Club and zone transfer
Part block bounded by Wilbar Ave and Purley Place

- **Rezone Bowling Club to Centre zone. Increase allowable heights and densities.**
- **Height 16m (4-5st)** (currently 3st)
- **FSR** 1.5:1 (currently 1.2:1)

### Cronulla: Zone R4 (zone transfer)
Area of South Cronulla Residential Flat Zone: north of Richmount Street

- **Increase allowable heights and densities**
- **Height limit** 16m (4-5st) (currently 3st)
- **FSR** 1.5:1 (currently 1:1)

### Cronulla: Zone R4 (zone transfer)
Area of South Cronulla Residential Flat Zone: block bounded by Coast Avenue and Inglara Avenue

- **Increase allowable heights and densities**
- **Height** 16m (4-5st) (currently 3st)
- **FSR** 1.5:1 (currently 1:1)
Cronulla Centre: Summary of changes

<table>
<thead>
<tr>
<th>Cronulla: Zone R4 (zone transfer)</th>
<th>Cronulla: Zone R4 (zone transfer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Cronulla Residential Flat Zone South of Richmont Street</td>
<td>Area bounded by Hume Rd, Wyanbah Rd, Judd St, Mitchell Rd, Burke Rd and traversed by Elouera Rd.</td>
</tr>
<tr>
<td>Increase allowable heights and densities</td>
<td>Increase allowable heights and densities</td>
</tr>
<tr>
<td>16m (4-5st) (currently 3st)</td>
<td>Height: 20m (6st) (currently 3st)</td>
</tr>
<tr>
<td>FSR: 1.2:1 (currently 1:1)</td>
<td>FSR: 1.5:1 (currently 1:1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cronulla: Zone R4: Rezone from townhouse zone to allow flats</th>
<th>Cronulla: Zone R4 (zone transfer)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part block bounded by Marlo Rd, Mitchell Rd, and Burke Rd</td>
<td>Block bounded by Prince Street and Mitchell Road</td>
</tr>
<tr>
<td>Rezone to allow flats. Increase allowable heights and densities</td>
<td>Increase heights and densities and allow retail uses (SP3 Tourist)</td>
</tr>
<tr>
<td>Height: 20m (6 st) (currently 2 st)</td>
<td>Height 20m (6st) (currently 3 st)</td>
</tr>
<tr>
<td>FSR: 1.5:1 (currently 1:1)</td>
<td>FSR 3:1 (currently 1:1)</td>
</tr>
</tbody>
</table>
Cronulla Centre: Summary of changes

<table>
<thead>
<tr>
<th>Cronulla: Zone R3: Rezone to allow townhouses at FSR 0.7:1</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area bounded by Bate Bay Road, Mitchell Road, Hume Road and Kirkwood Road</td>
<td></td>
</tr>
<tr>
<td>Rezone to allow townhouses.</td>
<td></td>
</tr>
<tr>
<td>Height 9m (2-3st)</td>
<td></td>
</tr>
<tr>
<td>(currently 2st)</td>
<td></td>
</tr>
<tr>
<td><strong>FSR: 0.7:1</strong></td>
<td></td>
</tr>
<tr>
<td>(currently 0.45:1)</td>
<td></td>
</tr>
</tbody>
</table>
Sites rezoned by the Department of Planning & Infrastructure

Redevelopment proposals of the Kirrawee Brickpit and Cronulla Sharks have been approved by the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act (NSW) 1979. Both projects will deliver additional dwellings, which will add to the future dwelling capacity of Sutherland Shire.

Kirrawee Brick Pit Redevelopment
Kirrawee Brick Pit site is adjacent to the Kirrawee shopping strip at the corner of Oak Road and Princes Highway and is approximately 150 metres walking distance to the Kirrawee Railway Station, which is situated at the southern end of the Kirrawee shops. The site has a 252.13 metre frontage to the Princes Highway to the north and frontages to Oak Road to the west and Flora Street to the south. The site has a total area of 42,542m². The site is currently zoned for mixed use development and the development scheme requires an increase of height and density. The proposed development is for a mix of residential, commercial and retail uses in a number of buildings with a height of 4-15 storeys with FSR 1.6:1. The current development standards on the site are 2-6 storeys and FSR 1.1:1.

Under the current zoning and FSR (1:1), the site already offers potential for 340 dwellings. The Planning Assessment Commission approved a scheme providing 484 dwellings.

Cronulla Leagues Club Redevelopment
Cronulla Leagues Club site at 461 Captain Cook Drive Woolooware is not part of an existing centre. Cronulla Leagues Club proposes to redevelop the 10 hectare site with a mix of residential, commercial and retail uses, as well as the Leagues Club. The proposal has FSR of 0.9:1 across the whole site and buildings are up to 16 storeys in height.

The draft South Subregional Strategy requires that the highest densities of housing be located within an acceptable walking distance (400-800 metres) of public transport and local services. The Department of Planning and Infrastructure has viewed the proposed Cronulla Leagues Club development as a future centre. The Planning Assessment Commission approved a scheme providing 73,929 m² of residential floor area (approximately 600 flats).

Estimated dwelling yields

The table below shows an estimate of dwelling yields for each centre where additional dwellings are planned. The estimates for each area are calculated by estimating the number of dwellings possible with the increased floor space ratio, and subtracting an estimate of the existing number of dwellings for that area. For most areas, it is assumed that only non-strata lots will be developed, that development will be at an assumed take-up rate, and that dwellings of each type will be an average size. For some specific areas, however, it is assumed that some residential flat strata lots may redevelop.
TABLE OF RECOMMENDED OPTIONS SHOWING DWELLING INCREASES

<table>
<thead>
<tr>
<th>Centre</th>
<th>Location (LEP 2006 zones)</th>
<th>Housing Type</th>
<th>Height (metres and storeys)</th>
<th>Floor Space Ratio (FSR)</th>
<th>Increase in dwelling potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engadine</td>
<td>Area of Zone 8 Urban Centre</td>
<td>Mixed Use incl Flats</td>
<td>Varied up to 25m (7-8 st)</td>
<td>2:1</td>
<td>117</td>
</tr>
<tr>
<td>Sutherland</td>
<td>Area of Zone 8 Urban Centre, Part Zone 6 Multiple Dwelling B, Kurrajong Street Precinct Clio Street Precinct</td>
<td>Mixed Use, Flats</td>
<td>Varied up to 40m (12 st)</td>
<td>Varies up to 4:1</td>
<td>834</td>
</tr>
<tr>
<td>Jannali</td>
<td>Area of Zone 9 Local Centre, Part Zone 4 Local Housing</td>
<td>Mixed Use, Flats</td>
<td>Varied up to 20m (6 st)</td>
<td>Varies up to 2:1</td>
<td>146</td>
</tr>
<tr>
<td>Gymea</td>
<td>Area of Zone 9 Local Centre, Part Zone 4 Local Housing</td>
<td>Mixed Use, Townhouses</td>
<td>Varied up to 20m (6 st)</td>
<td>Varies up to 2:1</td>
<td>359</td>
</tr>
<tr>
<td>Miranda</td>
<td>Part area Zone 8 Urban Centre, Part Zone 6 Multiple Dwelling B, Part Zone 4 Local Housing Pinnacle Street Precinct</td>
<td>Mixed Use, Flats, Townhouses</td>
<td>Varied up to 30m (9 st)</td>
<td>Varies up to 3.5:1</td>
<td>1077</td>
</tr>
<tr>
<td>Caringbah</td>
<td>Area of Zone 8 Urban Centre, Part Zone 4 Local Housing, Part Special Uses</td>
<td>Mixed Use, Flats</td>
<td>Varied up to 46m (14 st)</td>
<td>Varies up to 3.5:1</td>
<td>1,323</td>
</tr>
<tr>
<td>Cronulla</td>
<td>Area of Zone 8 Urban Centre, Part Zone 6 Multiple Dwelling B, Part Zone 5 Multiple Dwelling A</td>
<td>Mixed Use incl flats</td>
<td>Varies up to 30m (9 st)</td>
<td>Varies up to 3:1</td>
<td>618</td>
</tr>
<tr>
<td>Residential flat zones (other)</td>
<td>Zone 6 Multiple Dwelling B</td>
<td>Flats</td>
<td>16m (4 st)</td>
<td>1.2:1</td>
<td>355</td>
</tr>
<tr>
<td>Centres (other) Increase res component and FSR</td>
<td>Zone 8 Urban Centre Zone 9 Local Centre</td>
<td>Mixed Use</td>
<td></td>
<td></td>
<td>711</td>
</tr>
<tr>
<td>Kirrawee Brickpit development</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
<td>144</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sharks development</td>
<td>Flats</td>
<td>Flats</td>
<td>600</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL NUMBER OF ADDITIONAL DWELLINGS 6,284

Conclusion
The Housing Strategy 2031 has been devised to contribute to meeting Council's housing needs into the future by increasing the number of villas, townhouses and flats in Sutherland Shire. The distribution of additional housing has been carefully considered because Sutherland Shire Council’s aim is to retain the Shire’s established character of predominantly low density housing with substantial landscaping. In order to maintain the established character, increased residential capacity has been targeted to some higher density precincts in and adjacent to town centres. This approach also delivers accessible housing in convenient locations which will meet the needs of both older people looking to downsize and also for younger people who have left home or are trying to establish themselves in the Shire.
Initiatives integrated into the planning framework create opportunities for the development of approximately 5,540 additional dwellings. The dwellings will be residential flats in mixed use commercial zones as well as residential flats and townhouses in surrounding centres. In addition to the Housing Strategy initiatives, the development proposals at the Cronulla Leagues Club site and the Kirrawee Brick Pit site will potentially provide a further 744 dwellings. Together these initiatives will create additional capacity for approximately 6284 dwellings.

It is important to note that creating potential through zoning and development standards is no guarantee that the potential will be realised. The Housing Strategy creates a range of development opportunities, but market circumstances over time will determine which development options are feasible. The Housing Strategy provides the community and development industry with a clear framework for how the future housing needs of Sutherland Shire will be accommodated over the next 20 years.

The demand for housing in Sutherland Shire is linked to how many people currently live here and how they wish to live, as well as the economic context. There are three important trends that will affect housing as we move towards 2031:

1. Population growth is slow.
2. The population is ageing.
3. The proportion of small households is increasing.

These factors mean that a greater number of smaller dwellings are needed to accommodate the existing and future population because there will be fewer people in each dwelling. Even if population numbers were to fall, more dwellings will be needed primarily because a greater number of older people will be living alone.

Sutherland residents value the scenic quality of Sutherland Shire, its canopy trees, its waterways and its traditional housing pattern of mostly single dwellings on landscaped lots. This Housing Strategy aims to protect this character for most areas of the Shire. In order to promote the use of public transport and to efficiently use existing infrastructure, the Strategy increases the amount of medium and high density dwellings close to centres. By concentrating housing around centres, an increased population in those locations will support local schools, shops, cafes, libraries and community centres. The Sutherland Shire Housing Strategy 2031 seeks to carefully increase residential capacity in a way that best meets future residents' needs, yet protects the established character of Sutherland Shire.