

MAR OUB RAC ENT RAL

**MAROUBRA
CENTRAL
LOCAL
CHARACTER
STATEMENT**

DRAFT



Randwick City Council
a sense of community

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Aboriginal and Torres Strait Islander statement

Randwick City Council acknowledges that Aboriginal and Torres Strait Islander peoples are the First Australians of this land, and the Bidjigal and Gadigal people who traditionally occupied the land we now call Randwick City.

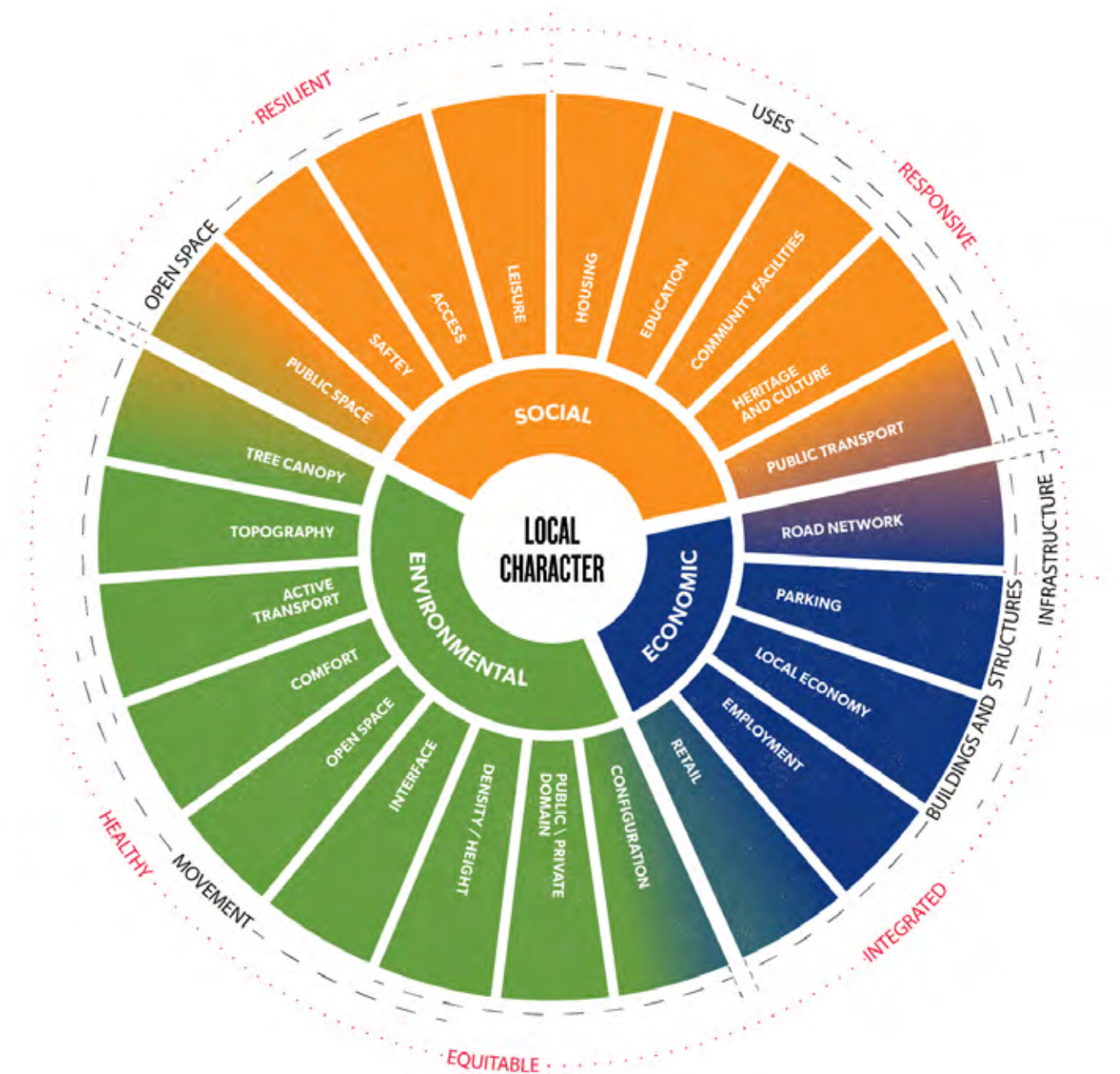
Randwick City has a rich and unique Aboriginal cultural history, with La Perouse being the only area in Sydney where the local Aboriginal community have had an unbroken connection to the land.

We recognise and celebrate the spiritual and cultural connection Aboriginal and Torres Strait Islander people have with the land which long pre-dates European settlement and continues today.

Building on our Statement of Recognition and commitment to Reconciliation, Council wishes to support the vision and plans of our local Aboriginal and Torres Strait community in order to close the gap on disadvantage, build stronger local and regional economies and support culturally rich and healthy communities.

Our Approach

Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history and culture and looks at how these factors interact to make the character of an area.



The Department of Planning, Industry and Environment's Local Character Wheel.



Lionel Bowen Library and Community Centre

Council’s methodology for identifying local character has involved two main streams of research – expert and local knowledge. Our expert knowledge is drawn from Council’s databases and is based on the three indicators of local character – environmental, social and economic. Local knowledge is drawn from extensive community consultation conducted in 2019 and social media analytics. By mapping and overlaying all of this data, we have generated spatial representations of local character and have identified draft Local Character Areas (LCAs) and draft Special Character Areas across the LGA.

Eleven draft Local Character Statements have been prepared that will outline the key features and desired future character of each LCA. In addition, Council has identified draft Special Character Areas where local character indicators and community engagement outcomes emerge as a dense layer based on the methodology. Each LCA has one Special Character Area, while the Maroubra Central and Bunnerong Creek LCAs each have two.

For more information on local character, please refer to the the Department of Planning Industry and Environment’s *Local Character and Place Guideline*.



Maroubra Central Local Character Area

Maroubra Central Local Character Area (LCA #06) is situated at the geographical core of the Randwick LGA and covers the inland part of the Maroubra suburb (west of Malabar Rd and north of Beauchamp Rd) to the LGA boundary at Bunnerong Road. It includes the regional sport and recreational facility of Heffron Park and Maroubra Junction town centre at the intersection of Anzac Parade and Maroubra Road.



Maroubra Central LCA Key Features



Maroubra Junction is a large shopping and services precinct



Large areas of public housing with buildings, gardens and subdivision patterns with potential historic, social and aesthetic values



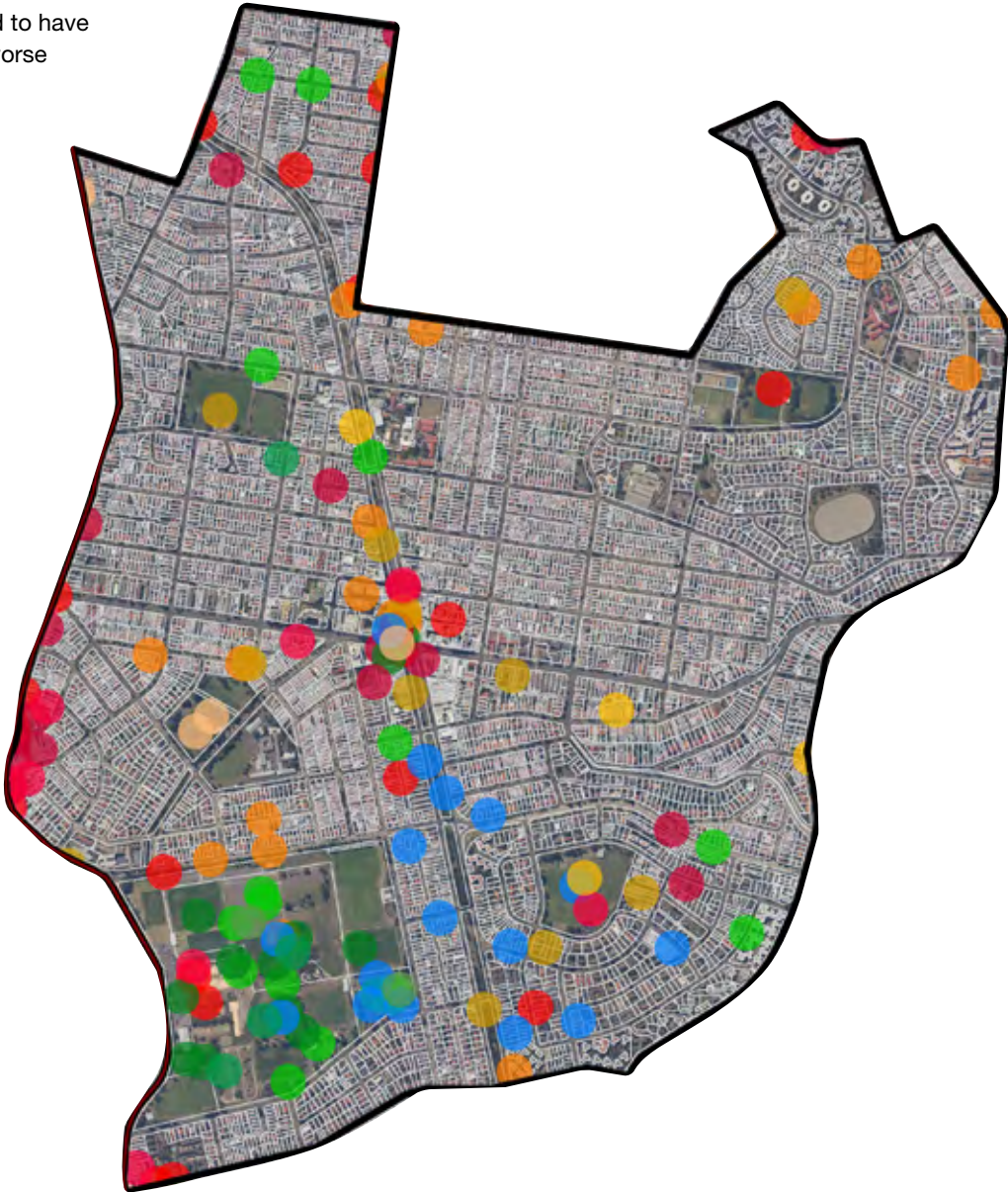
The popular Heffron Park is a regional sporting facility for the LGA and surrounds

Community Feedback

To inform our local character analysis, Council undertook comprehensive community engagement in 2019 through online surveys, interactive mapping, interviews, community workshops and pop up stalls.

In workshops and online, participants were asked to put points on the map for places they consider have changed for the better, stayed the same and changed for the worse. They were also asked to map their special place.

- Places considered to have changed for the better
- Areas that have stayed the same
- Places considered to have changed for the worse
- Special place



Maroubra area character: **now**



PEOPLE-FOCUSED
 SOCIAL-COHESION
 INDUSTRY-JOBS
 ACCESSIBLE GREEN
 CLEAN
 NOISY
 HEAVY-RAIL
 PEACEFUL
 HERITAGE-BUILDINGS
 RELAXED
 LIVEABLE
 SCENIC
 DULL
 COASTAL-ICON
 TREE-LINED
 STREETSCAPING
 WIDE-STREETS
 ABORIGINAL-RECOGNITION
 LOW-DENSITY-SUBURBAN
 SEPARATED-CYCLEPATHS
 WALKABLE
 BUSTLING
 SAFE
 STREET-ART

6,036 social media mentions

Maroubra word cloud



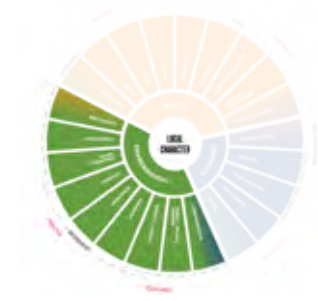
10 most frequently used words

Keyword	Number of Tweets
BEACH	1,389
MORNING	240
TODAY	221
TIME	208
PHOTO	198
NEW	185
SOUTH	155
SURF	146
BEAUTY	144
SUMMER	137

Key findings from our community engagement on Maroubra Central LCA include:

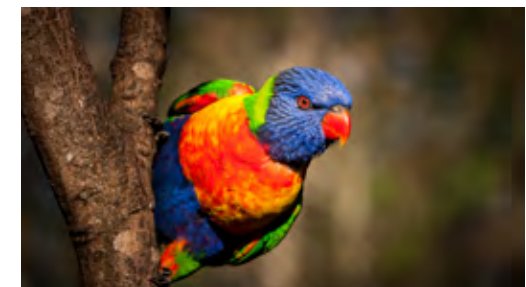
- Heffron Park and its associated facilities are valued by the community, with many identifying it as their special place
- Active transport connections to and around Maroubra Junction and Heffron Park, as well as to the nearby Eastgardens, is desirable for many in the community
- People value the events and resources at Lionel Bowen Library and the strong sense of community it brings to the area
- There is a strong family feeling in this part of Maroubra
- Public domain and pedestrian safety improvements are needed at Maroubra Junction
- The area is lacking in street tree canopy and the community would like to see this increased

Environmental characteristics



Maroubra Central LCA is located on a broad open valley stretching between Malabar Road to the east and Bunnerong Road to the west. The topography varies through the suburb and the varying topographies contribute to the character in different neighbourhoods within the LCA.

West of Anzac Parade, the area is largely characterised by a regular street and block pattern and detached one and two-storey houses overlaid on generally flat terrain. Except for the radial subdivision around Nagle Park and the broad expanse of Heffron Park, the area is fairly undistinguished. The predominant character of this area is residential.



Anzac Parade divides the consistent pattern of development of west Maroubra Central LCA from the more varied character of the east Maroubra Central LCA. The terrain becomes more undulating toward the coastal plateau, resulting in more diverse subdivision patterns. The curvilinear Mons Avenue subdivision is a direct response to

the topography. Other subdivisions that respond to the local terrain include the Coral Sea residential neighbourhood and the neighbourhood around the Maroubra Reservoir.

The landscape character of the LCA includes areas of mature planting in the public domain



The tree-lined Anzac Parade towards Fitzgerald Avenue



Nagle Park

and some notable private gardens with mature plantings consistent with the age of the properties. In many areas of the LCA, streetscapes are quite barren and lack tree canopy. This is often a result of salty soils and strong winds which are a result of the LCA's proximity to the coast.

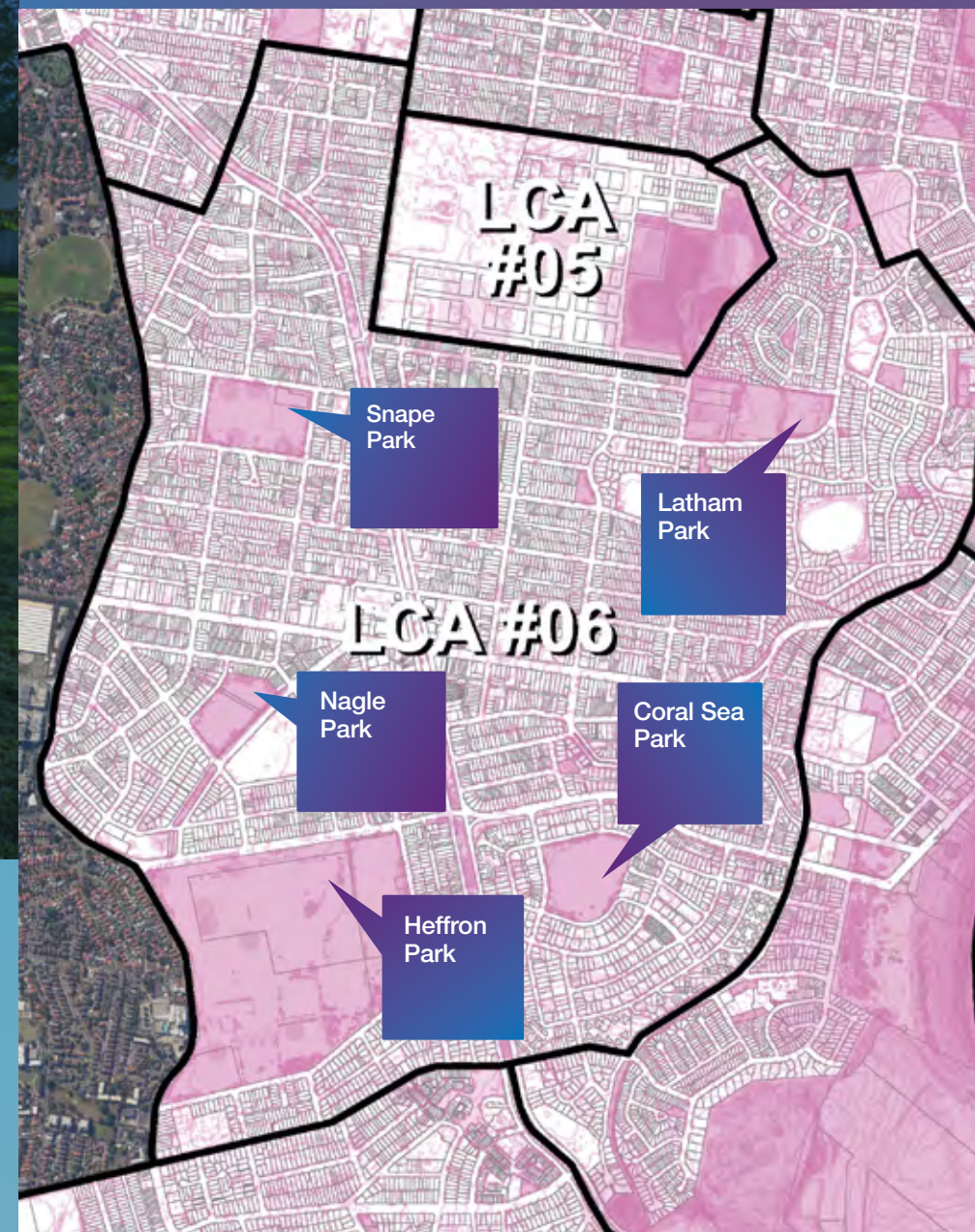
The following landscape characteristics contribute to Maroubra Central LCA:

- The divided road and plantings of Anzac Parade
- The local neighbourhood parks (Latham, Nagle, Snape and Coral Sea)
- The vast expanse of Heffron Park
- The narrow carriageway created to service the new subdivision of the long narrow lots in Gavin Street

Heffron Park is the principal landscape item of the LCA and the largest recreational park in Randwick City. It is a very popular park and well used for training and competition on weekends by a large range of local sporting clubs. The park has high ecological value and hosts a number of mature trees, both exotic and native, that provide shade and habitat for local fauna.



Heffron Park



Environmental indicators density map

The following map is the spatial representation of the environmental indicators mapping overlay. It shows the concentration of indicators such as topography and tree canopy, hydrography, open space and protection areas. It provides evidence of nodes where environmental indicators emerge as a dense layer (i.e. dark pink) over the open space of the LCA, being Snape Park, Latham Park, Nagle Park, Coral Sea Park and Heffron Park.



Social characteristics



The LCA consists of many parks that cater for different passive and active activities. Heffron Park is the principal social feature of the LCA.

This regional sporting facility services both the local community and the wider population. Located within the park is the Des Renford Leisure Centre, Heffron Pedal Park, children's playgrounds, netball courts, the recently completed Heffron Park Tennis Centre, an extensive 4.2km bicycle track and a number of public amenities buildings. Around 20 sporting clubs regularly use Heffron Park and it also provides opportunities for passive recreation.



Other local neighbourhood parks are Latham, Nagle, Snape and Coral Sea parks which also offer a wide range of sport and leisure activities.

Latham Park is a large facility to the north of the LCA. It includes the South Coogee Bowling Club and the Latham Park Tennis Centre as well as a large informal grassed area used by local schools and the general public for exercise. In the middle of the park is the main football field and the Jeffrey Sayle Pavilion, which includes a clubhouse, toilets, change rooms, and a canteen. There is another football field on the upper level of the park.

Nagle Park has facilities for organised sports, including rugby union, cricket, baseball and school sports. There are large shade trees and screen plantings around the edge of the park and there is a fenced children's playground on site. The park is also used for walking and off leash dog exercising is permitted.



Snape Park is a large sports park which contains a playground, sports fields, cricket nets and tennis courts. Snape Park often hosts cricket training and rugby league games. Surrounding the formal setting of the fenced oval and grandstand are passive use areas. It also includes a dedicated off-leash dog park

Coral Sea Park is located in a quiet residential area and it is a major sporting facility that supports many rugby and soccer fields, a cricket pitch and practice nets. These areas



are floodlit for night training. Adjacent to the sporting fields is a large children's playground. The perimeter of the park is covered with large established trees that provide a pleasant environment for the spectators and passive users of the park.

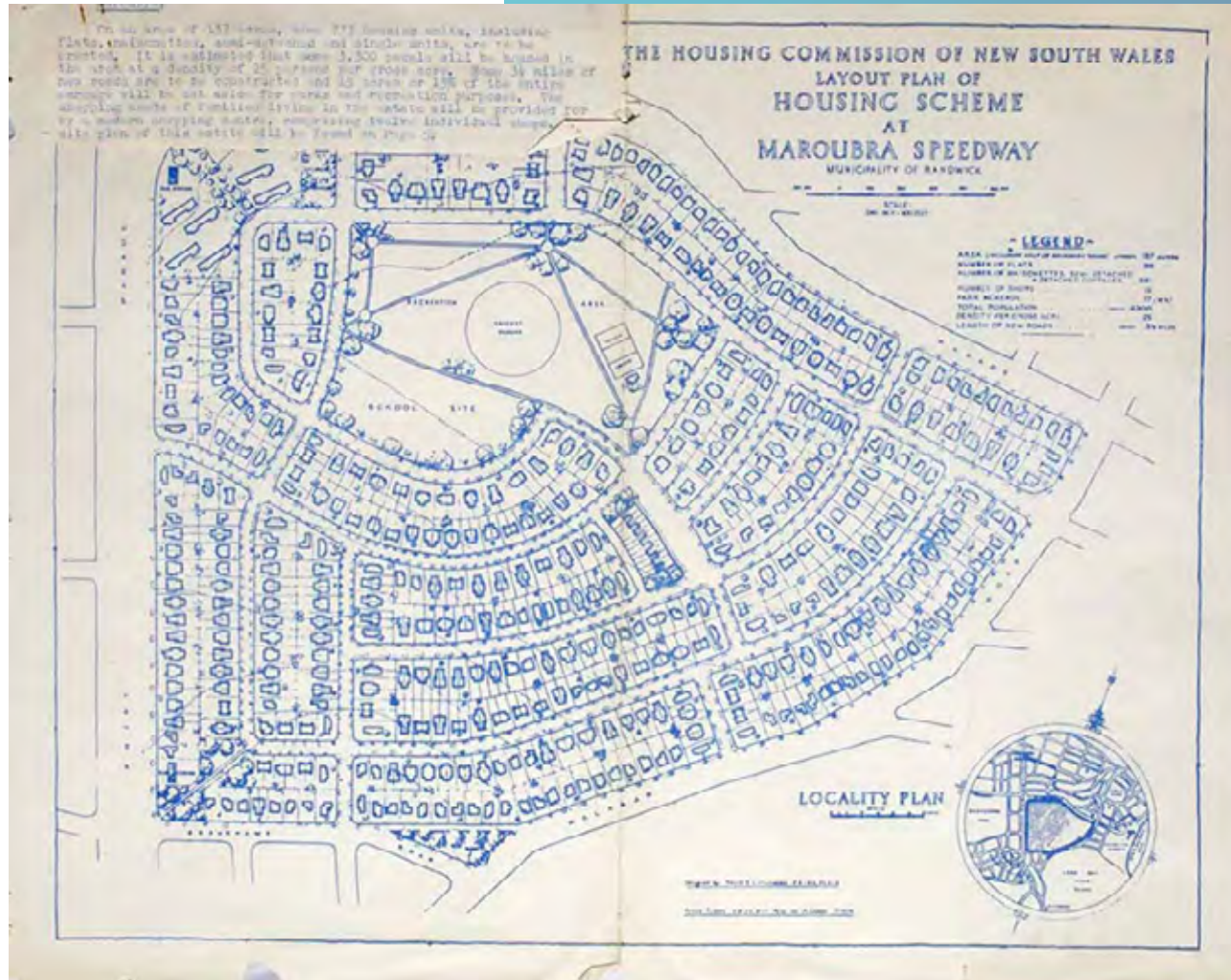


In terms of transport, frequent bus services run along Anzac Parade and Bunnerong Road, as well as a number of more localised services that run along other streets. The main bus

routes connect the local schools, shops and services to areas such as Eastgardens, Bondi Junction, Maroubra Beach and the Sydney CBD. Maroubra Junction is the core for commercial activity, servicing wide population due to its accessibility by public transport. There are opportunities to provide stronger active transport connections to Maroubra Junction. Council is investigating opportunities to improve pedestrian crossings and cycling facilities to improve access to Heffron Park, Maroubra Junction and nearby Eastgardens.

The built character of the LCA reflects its development throughout the twentieth century. Examples of California Bungalows, Inter-War 1950s and 60s cottages and large houses rebuilt by post-war migrants can be found. The LCA contains a high proportion of medium-density development such as the units around Maroubra Junction and the walk-up flats and medium-density housing of the Coral Sea Estate.





The blueprint for the “Maroubra Speedway” government housing development, ca. 1947

The Coral Sea Estate and surrounding social housing area has a distinct built form character. The estate was built on the site of the former Maroubra Speedway and developed in the Post-War period. It includes a range of dwellings, from detached houses, duplexes, walk-up flats and villas for elderly people. The Coral Sea Park is the focal point of the estate, with the subdivision layout following a radial pattern around the park, connected by ring roads. The Estate includes the small Lexington Place shopping strip.

In more recent times, the highly cohesive streetscape created by the use of standard designs, setbacks and streetscapes with low or no front fences has been altered by new infill development that has been occurring since parts of the estate was sold to private owners. Notwithstanding, the structure of the area is still intact, and its distribution of land uses, subdivision pattern, street layout and street names contribute strongly to the built form character of the LCA.

There are other social housing areas to the north of Beauchamp Road in the south of the LCA and around Elphinstone Road, South Coogee in the north of the LCA that contribute to the local character. To the east of the Randwick Environment Park (LCA #05) is a residential area characterised by a mix of private, social and defence force housing. It has a unique built form characterised by a mix of housing types on a radial subdivision pattern which generally lacks footpaths.



Social housing on Portland Crescent

Maroubra Central LCA, having a diverse period development throughout the twentieth century, has a relatively balanced lot size and frontage character. Lot sizes are predominantly 225-325sqm (26.1%), 325-400sqm (20.4%) and 450-600sqm (24.7%). The predominant lot sizes in Maroubra Central are reflective of those across the LGA.

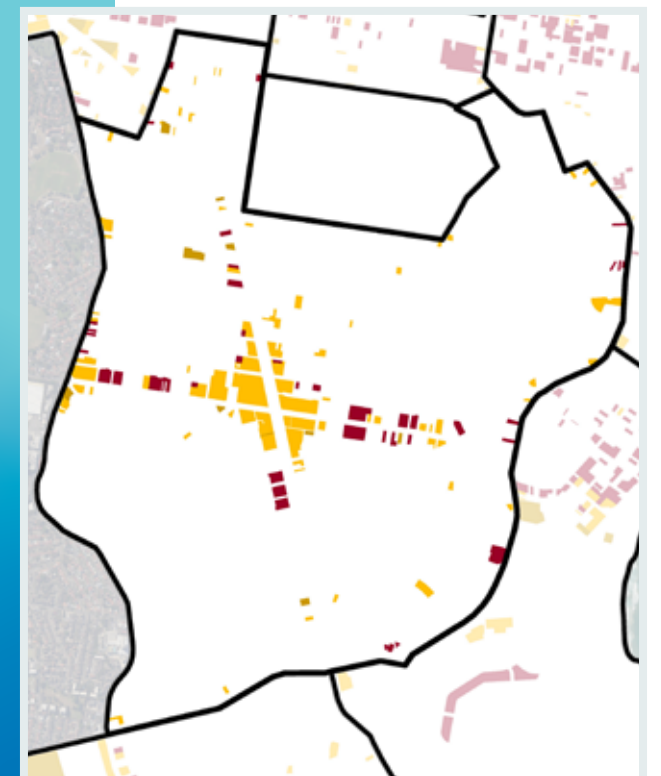
The LCA's built form and streetscape character features predominantly 1-2 storey building typologies (single dwelling representing 69.9% and semi-detached dwellings representing 17.2%). There are pockets of 1-3 storey developments on Maroubra Road and around the Coral Sea and Elphinstone Road social housing estates. 4+ storey developments are located in and around the Maroubra Junction Town Centre.



1-2 storey buildings: single dwellings (pink) and semi detached dwellings (purple)



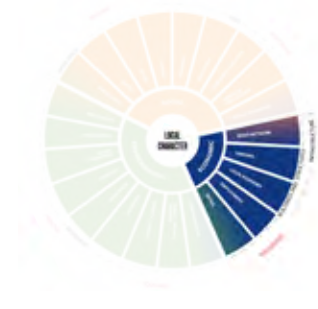
1-3 storey flats



4+ multi storey flats (Bordeaux), mixed use and commercial (yellow and beige)



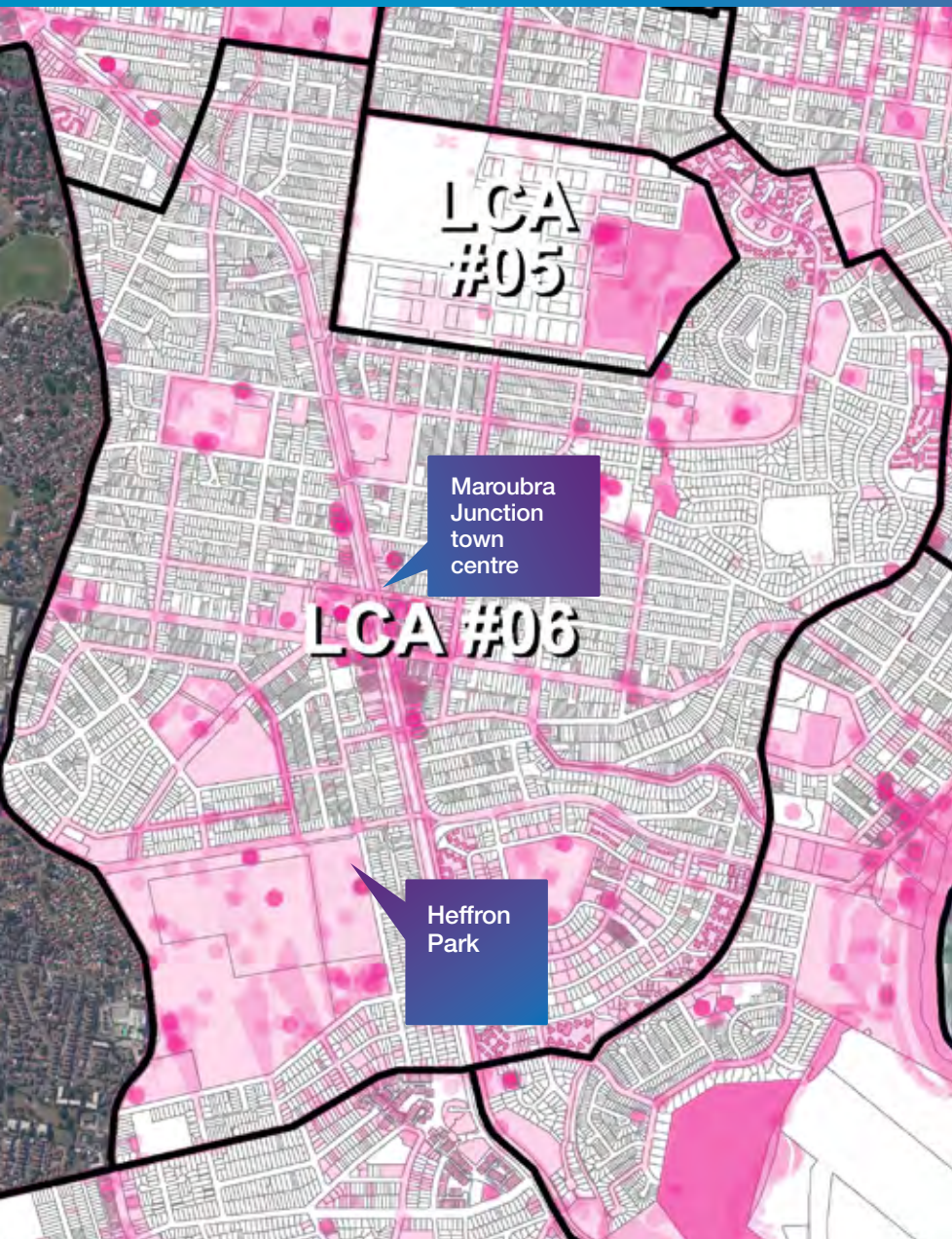
Economic characteristics



While Maroubra Central is largely a residential area, the Maroubra Junction town centre contributes to the area's distinct local character.

Maroubra Junction is the sole town centre of the LCA, focused predominantly on Anzac Parade and Maroubra Road. The centre contains a diverse offering of retail, food, office, health, medical and community services

together with two major supermarkets and a significant residential component, with some newer high density development occurring. It also contains the Lionel Bowen Library.



Social indicators density map

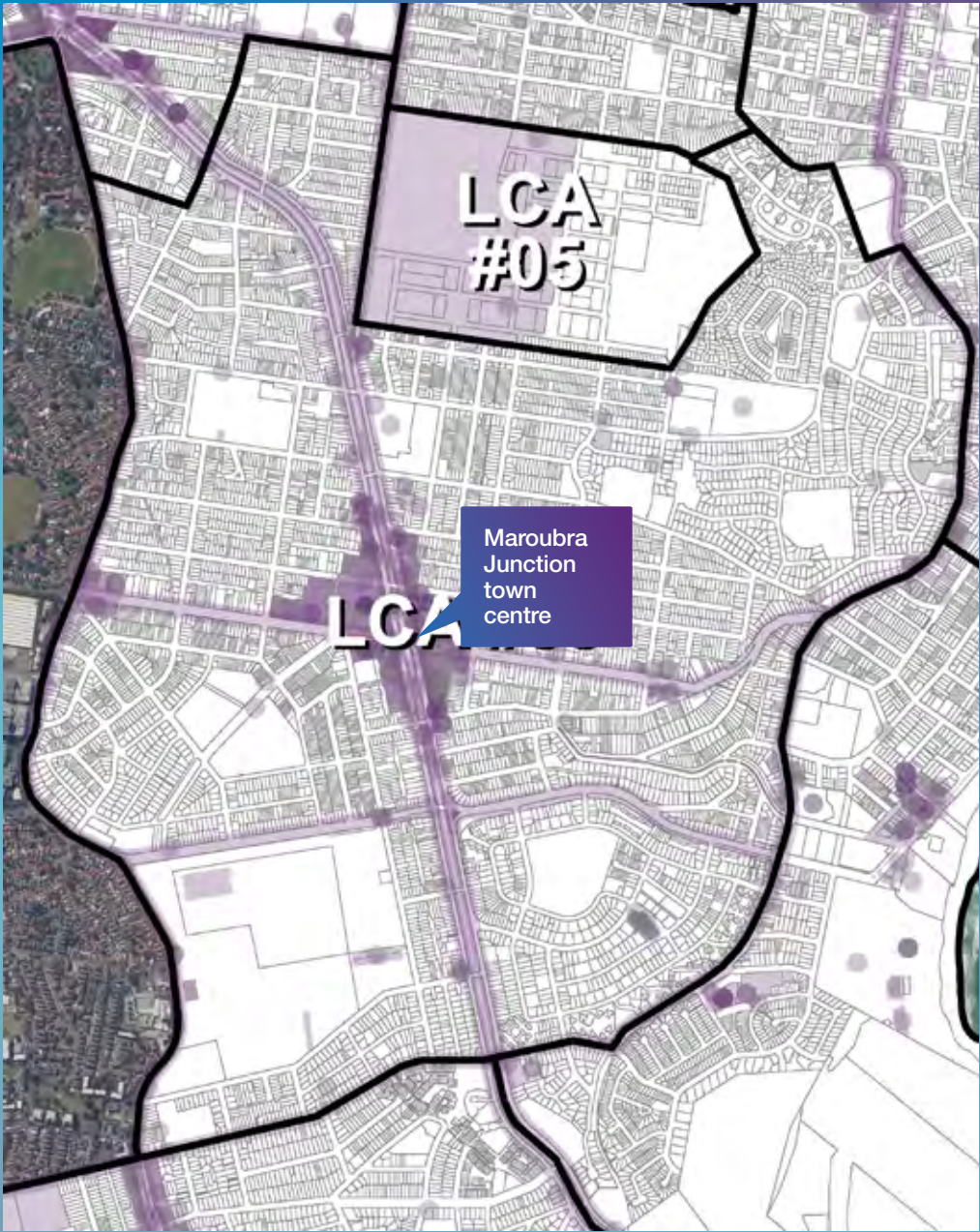
The following map is the spatial representation of the social indicators mapping overlay. It shows the concentration of indicators such as community facilities, heritage and culture, leisure and recreation, public transport and social housing. It provides evidence of nodes where social indicators emerge as a dense layer (i.e. dark pink) at the Maroubra Junction Town Centre, open space and social housing areas.



Business activities at Maroubra Junction town centre (Source: SGS Economics and Planning 2019)



Residents are able to reach the precinct via walking, car and bus. Buses run frequently along Anzac Parade and Maroubra Road meaning the centre often services a wide catchment. The centre has a number of non-activated frontages and is quite spread out, meaning that it may feel unsafe in the evenings. Council has identified opportunities for public domain improvements to the centre which will contribute to its local character and improve safety and activation both during the day and night.



Economic indicators density map

The following map is the spatial representation of the economic indicators mapping overlay. It shows the concentration of indicators such as local economy, commercial areas, food and health-related activities, road network and parking. It provides evidence of nodes where economic indicators emerge as a dense layer (i.e. dark purple) at the Maroubra Junction town centre.

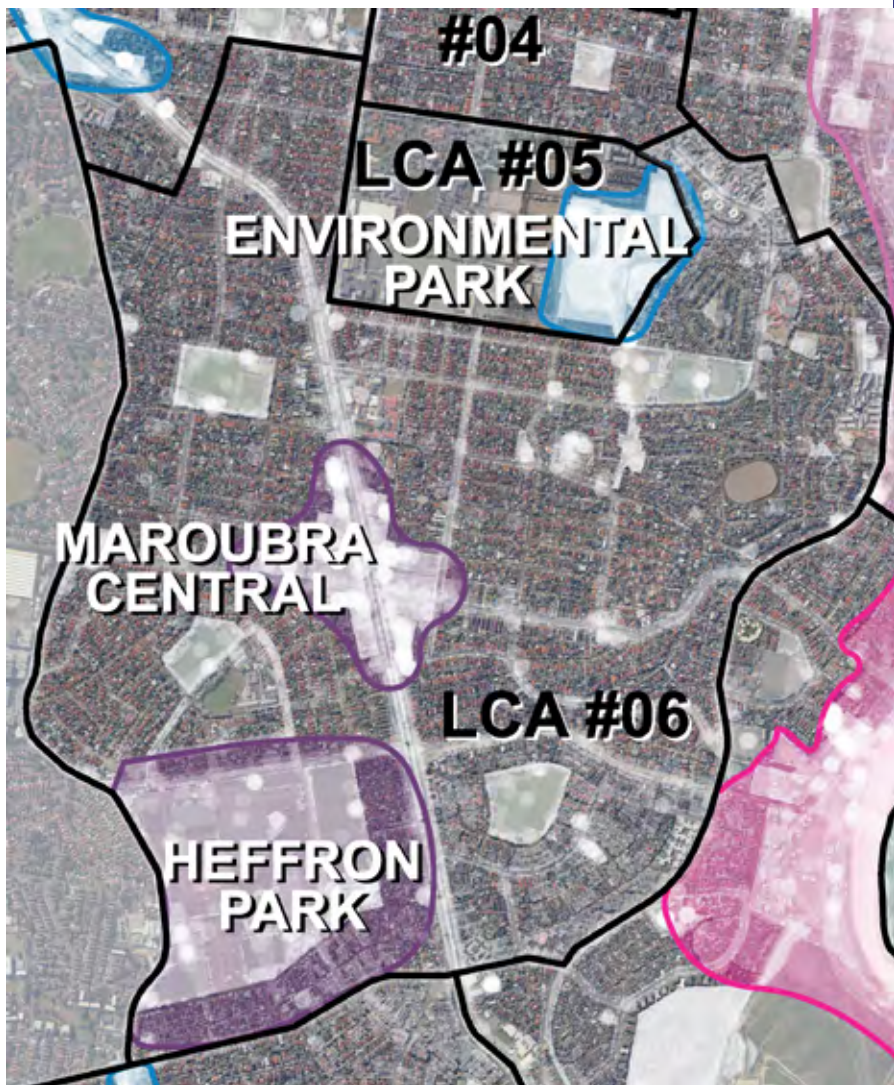


Maroubra Central and Heffron Park Special Character Areas

The two Special Character Areas have been derived from the values density overlay analysis and the community shared values and future aspirations.

Maroubra Junction has been identified as a Special Character Area as the commercial hub of the LCA. The wide range of shopping, services and food offerings located predominantly on Anzac Parade and Maroubra Road are well serviced by public transport and the centre services a large population. Notwithstanding, the community engagement identified that the area may feel unsafe and improvements to the public domain are needed. The characterisation of this Special Character Area is to improve economic vibrancy and enhance the public domain.

The other Special Character Area of this LCA is situated around Heffron Park. Community engagement outcomes strongly demonstrates that the community values the social and environmental characteristics of the park and its many facilities. The characterisation of this Special Character Area is to support its natural qualities.



Character principles

These character principles have been prepared to set the desired future character of Maroubra Central LCA. The character principles have been formulated based on the analysis documented in this statement.

Maroubra Central LCA character principles:

- Improved walking and cycling infrastructure to capitalise on the relatively flat terrain in the area and to connect to the Kingsford Light Rail terminus
- Streetscape and public domain improvements to Maroubra Junction to make it feel more safe and inviting to visitors
- Green grid connections between the open space within the LCA
- Improved access to Heffron Park for residents and visitors
- Ensure that there are appropriate transitions between Maroubra Junction and surrounding residential areas
- Improve the economic vibrancy in Maroubra Junction town centre

These character principles will inform the comprehensive review of the Randwick Local Environmental Plan 2012 occurring in 2020 and guide future provisions in the Randwick Development Control Plan 2013 which will be reviewed and updated following the adoption of the new LEP.

By elevating local character in the local planning framework, we will deliver better place-based planning outcomes for the community.





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