



Kensington Town Centre Development Control Plan 2002

‘Everything that science and energy can do will be done to make Kensington the most perfect, the most healthy, and the favourite place of residence for the citizens of Sydney’



Kensington Town Centre Development Control Plan 2002

*Cover Quote taken from Sale Poster:
The Model Suburb of Kensington, Plan of the First Subdivision of the
Kensington Freehold Estate, April 1891*

Effective Date: 22 Jan 2003



Kensington Town Centre Development Control Plan 2002

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Part 1: Preliminary

1.1 Introduction

This Development Control Plan (Plan) will guide future development in the Kensington Town Centre, by:

- Providing a clear vision;
- Establishing controls that encourage high quality urban design, a high level of residential amenity, and environmental sustainability; and by
- Promoting innovation and creativity.

1.2 Citation

This Plan may be cited as the 'Kensington Town Centre Development Control Plan 2002'.

1.3 Land Covered by this Plan

This Plan applies to all development within the Kensington Town Centre as identified by heavy black edging on the Map marked 'Randwick Local Environmental Plan 1998 (Amendment No 27). See Map 1

1.4 Interpretation

Terms in this Plan generally have the meaning ascribed to them in the Environmental Planning and Assessment Act 1979. Where the meaning of terms differ, definitions have been provided.

1.5 Relationship to other Plans

This Plan forms part of an integrated hierarchy of planning controls. All land covered by this Plan is subject to the provisions of:

- Randwick Council's Local Environmental Plan 1998 as amended;
- Section 94 Contributions Plan relevant to the Kensington Town Centre;
- Randwick Council's Draft Local Environment Plan Amendment No. 27; and in particular
- Other Statutory Plans, and Council and Technical Reports and other policies

To the extent that the provisions of this Plan are inconsistent with the provisions of any other DCP, the provisions of this Plan shall prevail. Council's DCP for exempt and complying development will, however, continue to apply.

1.6 Purpose of this Plan

This Plan is a Development Control Plan as provided for under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000. The purpose of this Plan is to establish design objectives and provide design Performance Criteria which will achieve desirable development outcomes for the Kensington Town Centre.

1.7 The Consent Authority

Randwick City Council is the consent authority for all development in the Kensington Town Centre.

1.8 Date of Approval and Commencement of this Plan

This Plan shall commence and take effect from 22 January 2003.



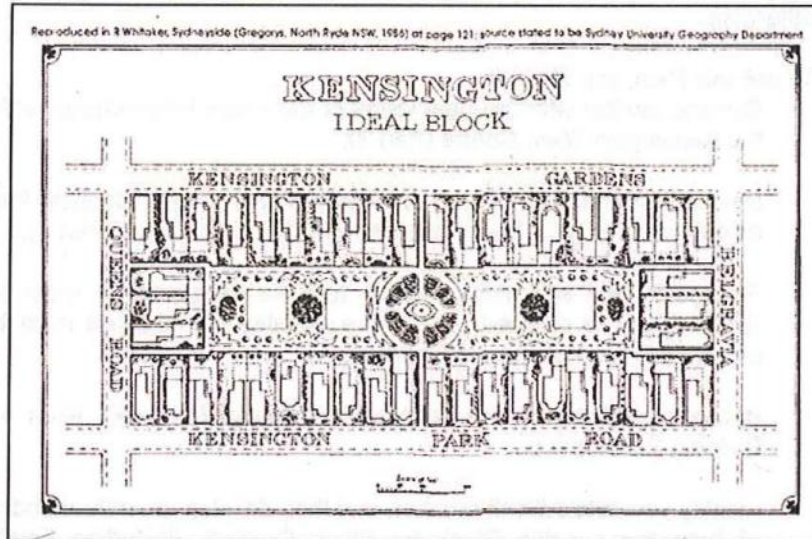
Part 1. Preliminary

1.8 How to Use This Plan

This Plan must be read and understood as an entire document: no single Part takes precedence over another Part, unless there is a clear statement otherwise.

To use this Plan, you should:

- Become familiar with the clear vision of the desired future character for the Kensington Town Centre (Part 2);
- Develop an understanding of the existing Town Centre Context, from its early history as a Town to the current Urban Structure (Part 3);
- Recognise that site amalgamation may be necessary in order for development to proceed, and that a detailed site analysis must be prepared (Part 4 Managing Change);
- Become familiar with the concept of Building Envelopes (Part 4 - Building Envelopes);
- Identify your site's Block number, and then develop an understanding of how the specific Block by Block Controls (including height, setbacks, building location zone) apply to your site (Part 4 - Block by Block Controls);
- Within the constraints and opportunities of those Block by Block Controls, use the remaining sections of Part 4 to guide the detailed resolution of your development proposal. These sections will note instances in which the Block by Block Controls take precedence.



19th Century planning for Kensington envisaged perimeter block development surrounding communal open spaces. These design principles are just as relevant today.

A poster advertising the 'Plan of the First Subdivision of the Kensington Freehold Estate' 1891, by the vendors (Australian Cities Investment Corporation Ltd) described an 'extension of the City' where 'everything that science and energy can do will be done to make Kensington the most perfect, the most healthy, and the favourite place of residence for the citizens of Sydney'.

92 KENSINGTON AND KINGSFORD



A group of workmen from the Kensington Estate. The estate was the result of Sydney's first town planning contest displayed at Sydney Town Hall in 1889. The original plan included a railway which never eventuated. (Bowen Library)



Part 2. Vision Statement

In the Kensington Town Centre of the future:

New development and public improvements have created a high quality medium density Town Centre, where walking, cycling and public transport use are promoted, and where a mix of retail, commercial, residential and leisure uses caters primarily for the needs of the local community.

The vitality of the retail, commercial, residential and leisure mix encourages users of major facilities such as Randwick RaceCourse, Centennial Park and the University to enjoy local community life.

Extensive new landscaping in Anzac Parade brings to life the unfulfilled Victorian vision of a Model Suburb with a grand boulevard creating a focus for shopping and community activities in a Town Centre where *'everything that science and energy can do' has been done to create 'the most perfect, the most healthy and the favourite place of residence for the citizens of Sydney'.*

Ground floor areas of new development are characterised by shops, restaurants and business premises that create active building frontages and contribute to the life of the street. Residents who live on the upper floors, or work from home, enjoy the vibrant and convenient facilities at street level.

Design excellence contributes to the recognisable identity of the Town Centre, by helping to define streets and public spaces, and by creating environments that are sustainable, comfortable, interesting and safe.

People are attracted to live, work and enjoy their leisure time in the Kensington Town Centre, because it is dynamic, well presented, enjoyable, and highly accessible by walking, cycling and public transport. It is a Town Centre that:

- creates an active heart for the Kensington community by fulfilling its day to day needs;
- builds community values by encouraging residents to meet and interact with one another in the public domain;
- encourages residents to invite friends and family members to visit;
- encourages other Sydneysiders to enjoy its facilities;
- creates business and employment opportunities;
- is well connected to the major public facilities which surround it; and
- has a recognisable and welcoming 'identity'.

KENSINGTON

A MODEL SUBURB

J.F. McMAHON M.S.C.



HISTORICAL MONOGRAPH

No.2

RANDWICK & DISTRICT HISTORICAL SOCIETY



Part 3. Town Centre Context

3.1 Early History

The area now encompassed by the suburb of Kensington was, in the nineteenth and early twentieth centuries, a swampland traversed by the Lachlan Stream. A water-powered mill on the bank of the Lachlan Stream near what is now Todman Avenue, produced paper, cloth, and later flour from 1814 until 1832.

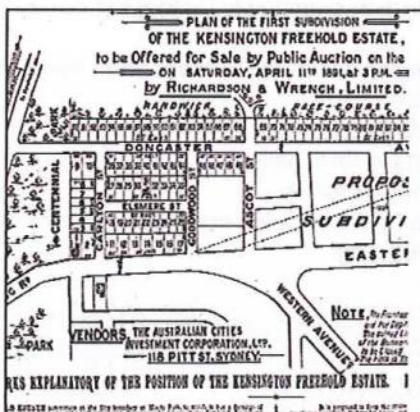
When emancipist Samuel Terry gained title to the surrounding area in 1819, he called his land the 'Lachlan Mills Estate', a name that was retained after he on-sold the land to former convicts Solomon Levey and Daniel Cooper. Daniel Cooper, who in time bought out Levey's share, encouraged industry on his land, attracting workers and their families to the area.

The estate, with its rough one and two room shanties, passed from Daniel Cooper to his nephew, who was the first to envisage a grander future for the land now known as 'Tin Town'. He proposed to level the shanties and subdivide the land for a new township to be called 'Epsom'. But work was forestalled until 1887, when Sydney stopped drawing its water supply from the Lachlan Stream.

This lifting of Sydney Water Reserve restrictions freed Daniel's nephew Samuel to attract the private capital which formed a syndicate to subdivide the estate. Aspiring architects competed to produce the best design for what was to be the new 'Model Suburb' of Kensington.

The winning entry, romantically entitled *Rus in Urbe* (country in the city) envisaged:

'The principal feature is the main Boulevard.....which is the main artery for traffic. It is designed two chains in width and comprises two outer roadways for light and local traffic and a central one for tram and heavy traffic. Two outer and two inner footpaths provide for foot traffic and general promenading, the inner ones being planted down their centres with suitable trees.'



The first subdivision of the Kensington Freehold Estate was offered at public auction by the Australian Cities Investment Corporation Ltd on Saturday April 11, 1891. The 96 allotments, including 9 along Anzac Parade and the whole of the eastern side of Doncaster Ave, were substantial, with frontages varying from '50 to 78 feet, and depths from 123 to 165 feet.....presenting a most pleasing appearance to the eye.'

By October 1891, another public auction was offering the balance of 'unsold allotments in the Kensington Freehold Estate'², including lots fronting Anzac Parade between Bowral Street and Doncaster Ave, and lots fronting Ascot, Bowral, Todman and Darling Streets. The allotment sizes first established in April were maintained.

Land on the western side of Anzac Parade, between Salisbury Road and Grosvenor Street, was released later, with auctions continuing until at least March 1906. In October 1907, the Centennial Park Lands on the corner of Alison Road and Anzac Parade were submitted for public auction.

¹ Sale Poster, 'The Model Suburb of Kensington, Plan of the First Subdivision of the Kensington Freehold Estate' April, 1891

² Sale Poster, 'The Model Suburb of Kensington, Plan of the First Subdivision of the Kensington Freehold Estate' October 1891

Part 3. Town Centre Context

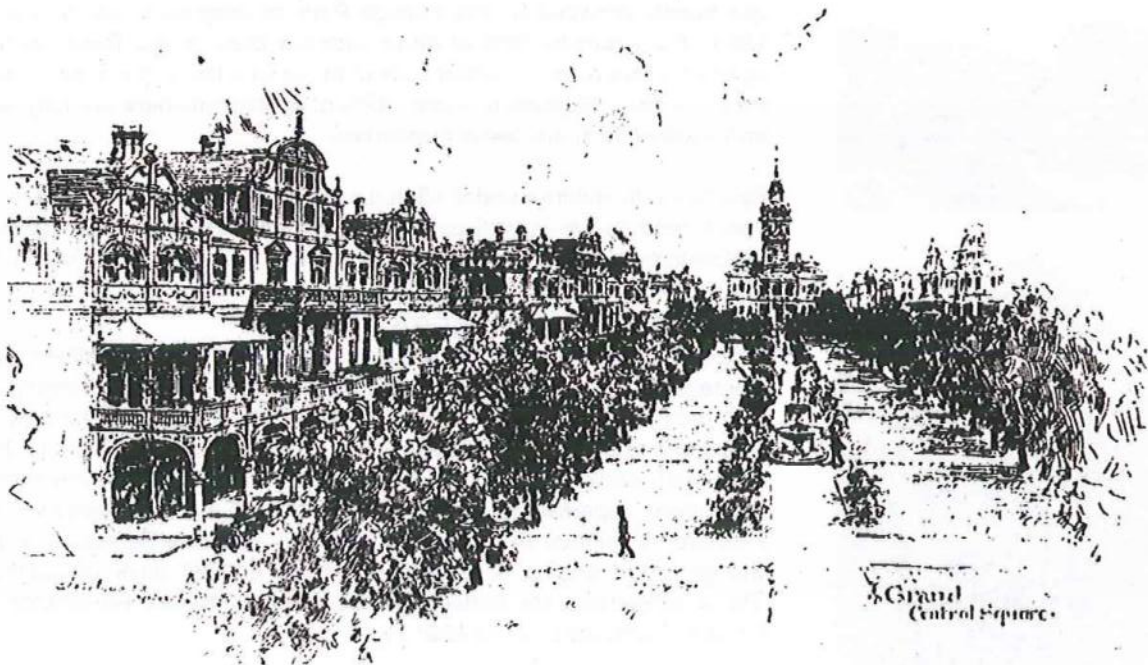
3.1 Early History (cont'd)

At the turn of the century development in the area was sparse but some major developments began to take place in the 1920s as the second wave of residential development swept across the suburbs.

West Kensington's eventual and long awaited release in 1912 saw it develop relatively quickly. The area was almost fully settled within 15-20 years. The consistency of the area is strengthened by it being almost wholly residential¹.

The 1920s represented the most important stage of development along Anzac Parade, boosted by residential development. The Masonic Temple was built on the south western side of the recently named Anzac Parade and became popular for social events. Shops sprang up on either side of the road and on the Eastern side adjoining the Doncaster hotel (built in 1922-23), while the Doncaster Theatre was erected between Anzac Parade and Doncaster Avenue².

No other significant periods of development are represented in Kensington town centre for the remainder of the 20th century.



¹ The Doncaster Hotel Heritage Assessment Report, Dec 1996
Noel Bell Ridley Smith and Partners
Architects Pty Limited

² West Kensington Draft DCP.

Part 3. Town Centre Context



3.2 Regional Context

The Kensington Town Centre, on Anzac Parade, lies approximately 6 kilometres south east of the Sydney CBD. It is strategically located within one block of Royal Randwick Racecourse, immediately north of the University of New South Wales, and just south of Centennial Parklands.

The largest nearby shopping centre is a Major Regional: Westfield Eastgardens, approximately 3 kilometres to the south. The nearest regional centre is Westfield Bondi Junction, approximately 2.5 kilometres to the north east. Sub-regional centres also provide competition at Bondi Junction and Maroubra Junction.

3.3 Local Context

The suburb of Kensington is primarily characterised by its physical proximity to the University. The single largest age group (counted at the 2001 Census) is 20 - 29 years. The dominant marital status is 'never married'. Almost one quarter of the local population attends university or another tertiary institution full time. Close to 60% of all private dwellings are flats, units or apartments. In particular, the streets nearby the Town Centre primarily comprise flats, units and apartment buildings of 3 storeys or more, populated by younger, single people. Approximately one-third of all Kensington residents live within a block of the Town Centre.

Slightly older residents have taken up home ownership of the better quality apartments provided by the Raleigh Park development, which opened in 1993. For example, 32% of those who live close to the Town Centre are aged 40 years or more, whilst 43% of those who live in the area of Raleigh Park are aged 40 years or more. 42% of apartments here are fully owned, and another 12% are being purchased.

Families with children under 15 years, and more mature residents over 60 years, tend to live in well preserved and well presented aggregations of Federation homes located more than a block away from the Town Centre.

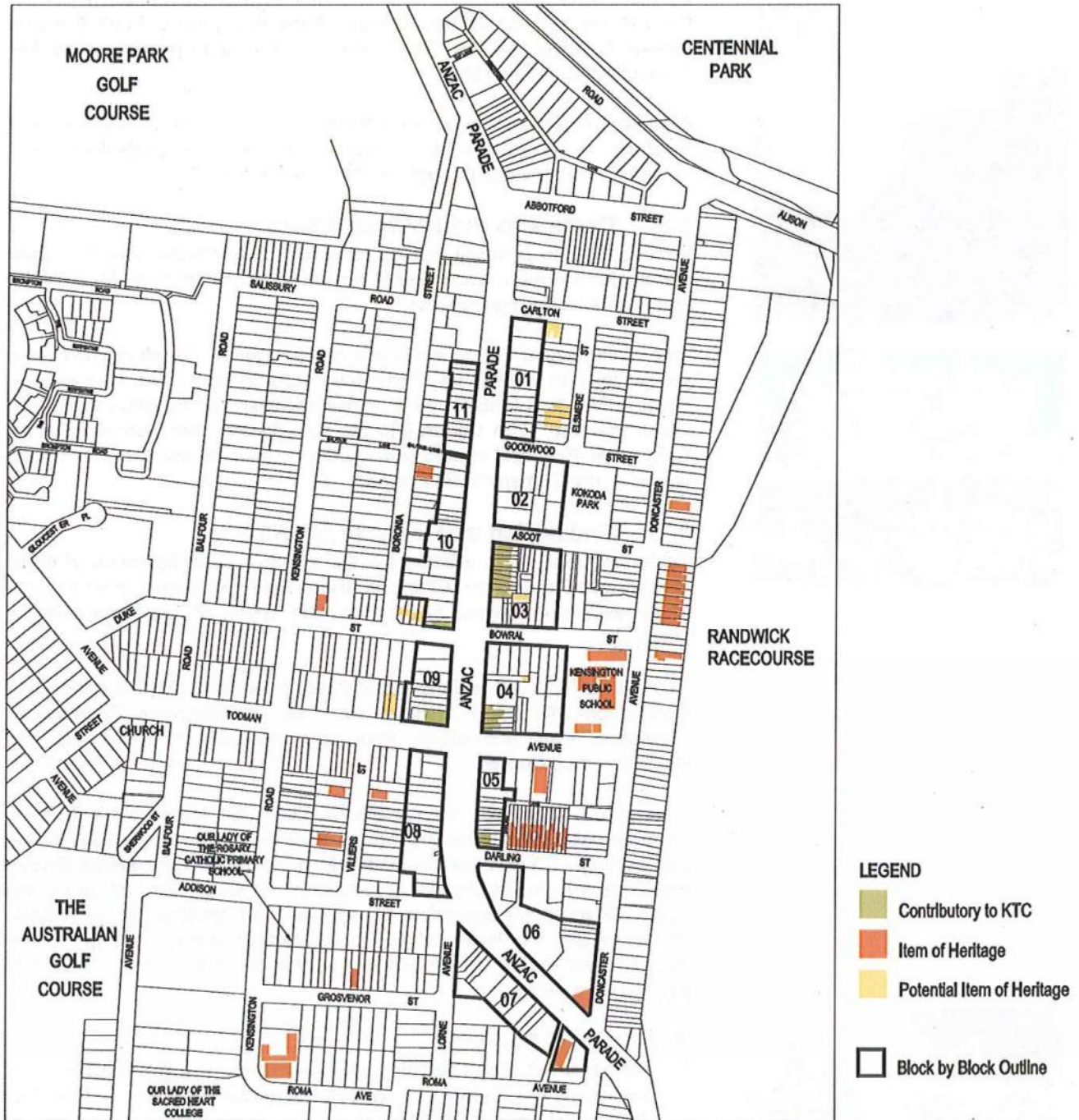
3.4 Heritage Built Form

In today's Town Centre the Masonic Hall is the only identified Item of Heritage (Randwick Heritage Study & LEP 1998). The Doncaster Hotel was recently recognised for listing in Council's draft LEP. The balance of properties represent a cross section of architecture dating back to the late 19th and early 20th centuries. None can really be considered as exemplary expressions of the architecture of their respective periods. However, a number of two storey Victorian terrace style shops do reflect the gentrified origins of Kensington in its earliest days of subdivision. These properties are considered Contributory to the Kensington Town Centre streetscape. (See Map 2)

All new development should be sympathetic to the architectural characteristics of Contributory buildings. Improvements to Contributory buildings should utilise established Heritage principles to avoid Facadism.

Council will develop a Kensington Colour Palette and Style Guide to encourage appropriate refurbishment of existing and other buildings not yet ready for redevelopment.

Map 2: Heritage Built Form: Town Centre & Surrounds



CONTEXTUAL HERITAGE ANALYSIS

KENSINGTON TOWN CENTRE

Randwick City Council
September 2002

Part 3. Town Centre Context



3.5 Landscape Character

Current street tree planting is intermittent throughout the Town Centre. Current tree species include: London Plane trees, Figs, Brush Box and various Eucalypt species. There is remnant avenue planting within the Anzac Parade median strip.

Council will implement a co-ordinated Public Domain Improvement Strategy to progressively improve and upgrade pedestrian and environmental amenity throughout the Town Centre.

3.6 Parks and Public Open Space

Kokoda Park is centrally located near the Town Centre, which is itself surrounded by open space assets including Centennial Park, Moore Park and the Randwick Racecourse.

New development should capitalise on opportunities to strengthen open space links to Centennial Park, Moore Park, Randwick Racecourse, Kokoda Park and UNSW. New development should maintain views and vistas from the Town Centre into the surrounding open spaces such as Centennial Park and should give particular consideration to the historic values of the Centennial Parklands.

3.7 Pedestrian and Bicycle Amenity

Pedestrian amenity is affected by: the speed and configuration of traffic along Anzac Parade; the current condition of footpaths; the current location of pedestrian crossings; and the current timing of walk indicators at crossings.

There is currently no designated bicycle or pedestrian network connecting Kensington with major facilities such as the Randwick Racecourse, Centennial Park and Moore Park, the University of NSW, and the Australian Golf Course.

Council will work with the Centennial Park and Moore Park Trust to promote visitation to these facilities by sustainable means such as walking and cycling. Council will progressively implement the Randwick Bicycle Plan and the Public Domain Improvement Strategy, and will work with State Government Agencies to improve the location of pedestrian crossings and the timing of walk indicators at those crossings. New development should identify where it can improve pedestrian links, and pedestrian amenity.

3.8 Local Parking

On-site parking is limited and the current perception of existing users is that the availability of parking is inadequate. Existing users also believe that resident and short term customer parking in local roads off Anzac Parade is negatively impacted by long stay commuter parking. Council will work to optimise the efficiency of on-street parking within the Town Centre.

Council will work to discourage long stay and commuter parking that impacts negatively on residential amenity and the commercial viability of the Town Centre, in association with Parklands and the Racecourse to find solutions which do not displace commuter parking to other areas.



Part 3. Town Centre Context

3.9 Public Transport

Public Transport is a significant presence in the Kensington street network. Line haul bus services operate along Anzac Parade and a cross regional service operates in Todman Ave.

The State Government has advised that there is no medium to longer term plan to introduce a Light Rail System to Anzac Parade.

New development should consider the benefits of locating 24 hour uses adjacent to bus stops.

Council will continue to work with State Government Agencies to improve and promote public transport use in Kensington, including any future potential for a Light Rail System.



3.10 Traffic

The speed of traffic along Anzac Parade is relatively fast compared to other successful suburban retail streets. When combined with the movement effects of clearways, the traffic volume is not pedestrian friendly.

Council is committed to working with State Government agencies to slow the speed of traffic through the Town Centre in order to improve the local shopping and social environment.



3.11 Groundwater Conditions

The Department of Land and Water Conservation advises that the Kensington Town Centre is entirely underlain by the Botany Sand Beds of the Botany Basin. The Botany Sand Beds consist of fine to medium grained sands with interspersed lenses of silt, sandy clay, clay and peat. These sediments range up to about 50 metres in thickness but there are paleochannels where the depth to bedrock could be around 70 metres.

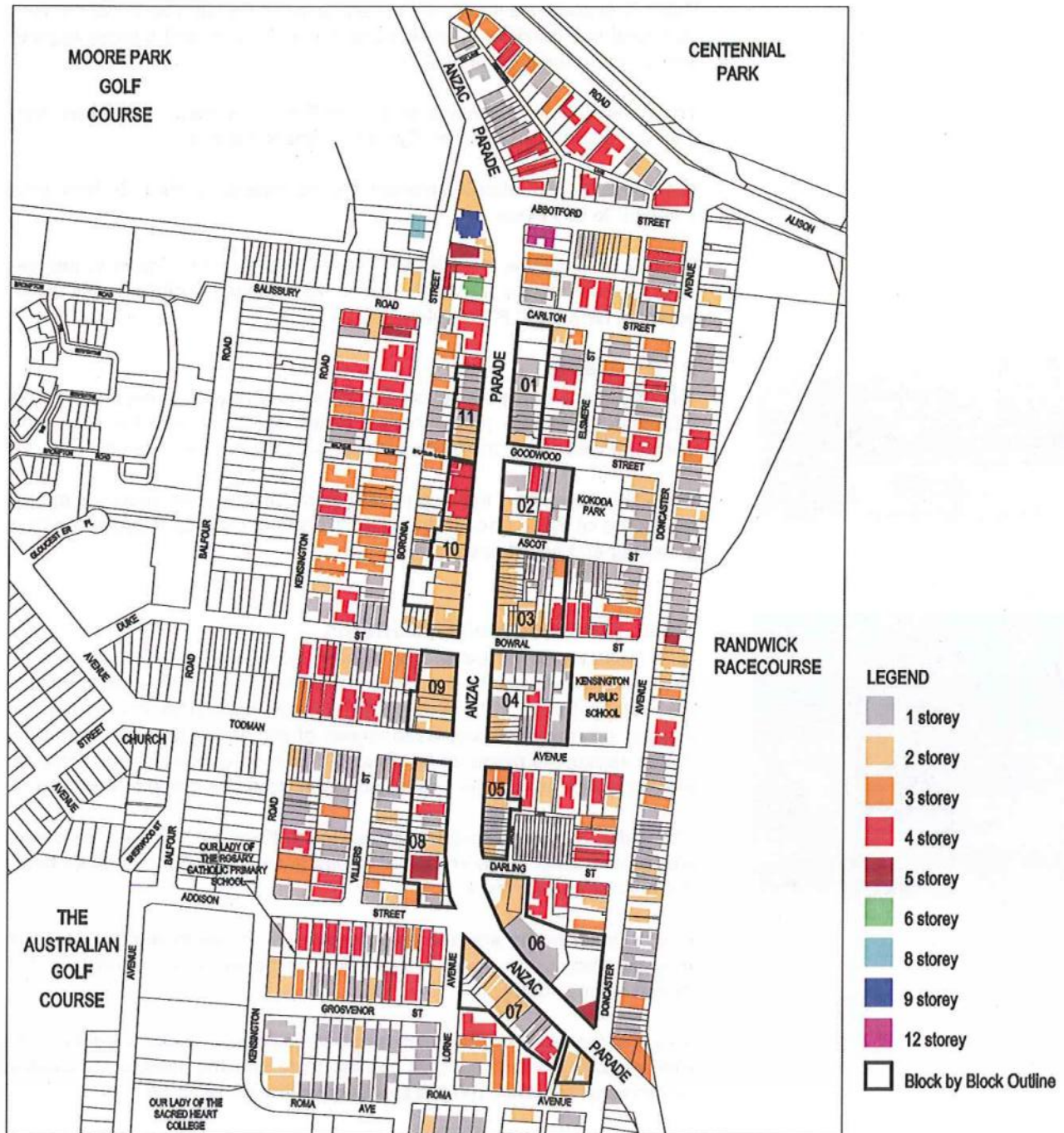
The water table is particularly shallow in the Kensington Town Centre area with groundwater levels commonly found to be less than 2.5 metres below the natural surface level.

Groundwater levels are also very responsive to seasonal conditions and may fluctuate up to about 1 metre from a period of dry conditions to a period of wet weather.

To assist the development of underground parking in these conditions, this Plan proposes semi-basement parking, to reduce the need for excavation. For more information, refer to On-Site Parking on page 85.

The Department of Land and Water Conservation has a statutory involvement where a proposed development intersects a shallow permanent water table. More information about the Department's requirements can also be found in the section on On-Site Parking.

Map 3: Existing Building Heights: Town Centre & Surrounds



CONTEXTUAL HEIGHTS ANALYSIS

KENSINGTON TOWN CENTRE

Randwick City Council
September 2002

Part 3. Town Centre Context

3.12 Urban Structure

The Kensington Town Centre is a long, linear strip stretching from Carlton Street in the north to Doncaster Ave in the south. Current retail and commercial uses aggregate into three distinct urban precincts:

3.12.1 Park/Lifestyle Precinct Carlton St to Goodwood St

This precinct comprises a series of mainly single storey commercial buildings, interspersed with residential dwellings. Retail and commercial uses are currently fragmented and service oriented.

Properties on the eastern side of Anzac Parade are within a 3B Local Business Zone while those on the western side are zoned Residential 2C. Adjacent properties with frontages to Boronia St to the west and Elsmere St to the east are within a Residential 2C Zone.

Within and adjacent to this precinct are many 3, 4 and more storey residential dwellings, particularly to the west of Anzac Pde and north of Carlton Street.



3.12.2 Core Retail Precinct Goodwood St to Todman Ave

This part of the Town Centre includes a series of narrow frontage retail buildings on the eastern side of Anzac Parade, with more recent, larger retail buildings on the western side.

This precinct has an almost continuous retail frontage in predominantly two storey commercial buildings.

The 3B Local Business Zone encompasses all properties fronting to Anzac Parade, and some with frontages to Goodwood, Ascot, Bowral and Todman. Adjacent properties are within a 2C Residential Zone.

Residential dwellings within or immediately adjacent to this precinct tend to be 3 to 4 storey walkups - the Census Collection District with the most 3 storey walkups in Kensington straddles this precinct.

There are no Items of Heritage in this precinct. The former bank on the western corner of Todman and Anzac Parade, a series of Victorian shops between Ascot and Bowral and another on the eastern corner of Todman and Anzac Parade are considered 'Contributory' to the Kensington Town Centre streetscape.

This precinct would make an ideal location for a supermarket.

3.12.3 University Precinct Todman Ave to the UNSW

This precinct includes some large individual freestanding buildings with varying front and side setbacks in a 3B Local Business Zone. It also includes a number of 2 storey residential buildings with ground floor commercial uses, operating in a 2C Residential Zone. Where retailing occurs at the ground floor it tends to be service oriented.

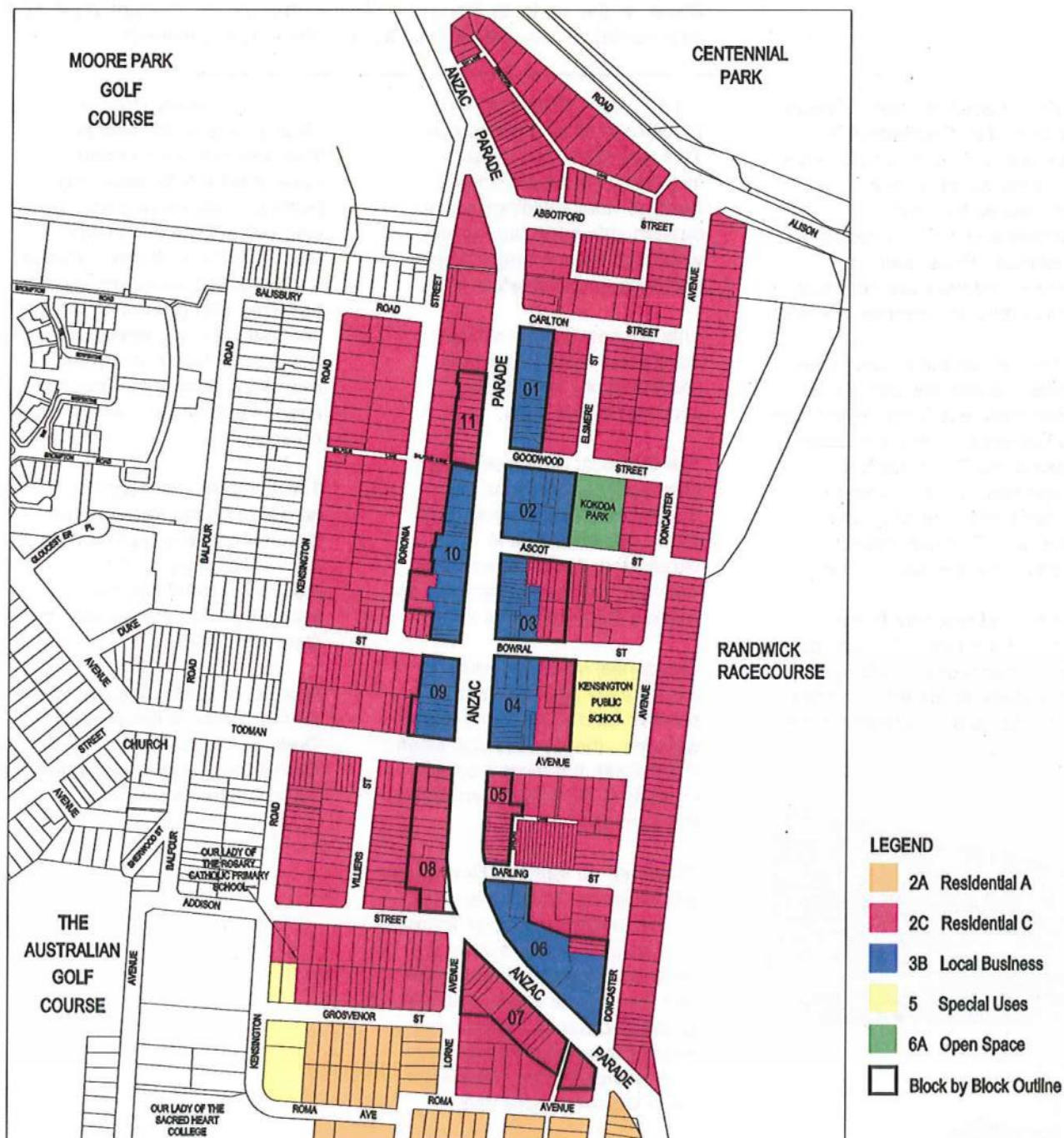
The Masonic Hall near the corner of Anzac Parade and Doncaster Ave is an identified Item of Heritage, and the Doncaster Hotel has been recognised for identification in Council's LEP.

A series of three Victorian shops on the corner of Anzac and Darling is considered Contributory to the Kensington Town Centre streetscape.

Refer to Maps 2, 3 & 4 for visual detail of the information on this page.

Part 3. Town Centre Context

Map 4. Zoning Map: Town Centre & Surrounds



CONTEXTUAL ZONING ANALYSIS

KENSINGTON TOWN CENTRE

Randwick City Council
September 2002