BUSINESS PAPER

Randwick Local Planning Panel (Public) Meeting

Tuesday 4 June 2024

Randwick City Council
a sense of community

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Randwick City Council
a sense of community

RANDWICK LOCAL PLANNING PANEL (PUBLIC)

Notice is hereby given that a Randwick Local Planning Panel (Public) meeting
will be held online via Microsoft Teams on
Tuesday, 4 June 2024 at 1pm

Acknowledgement of Country

I would like to acknowledge that we are meeting on the land of the Bidjigal and the Gadigal peoples who occupied the Sydney Coast, being the traditional owners. On behalf of Randwick City Council, I acknowledge and pay my respects to the Elders past and present, and to Aboriginal people in attendance today.

Declarations of Pecuniary and Non-Pecuniary Interests

Address of RLPP by Councillors and members of the public

Privacy warning;
In respect to Privacy & Personal Information Protection Act, members of the public are advised that the proceedings of this meeting will be recorded.

General Reports

Development Application Reports

Nil

Meryl Bishop
DIRECTOR CITY PLANNING

General Report No. GR1/24

Subject: Draft Planning Proposal - UNSW land at 215B Anzac Parade, Kensington

GR1/24

Executive Summary

- Council is seeking advice from the RLPP on a draft Planning Proposal for the University of New South Wales (UNSW) site at 215B Anzac Parade, Kensington and adjoining land that proposes to amend the Randwick Local Environmental Plan 2012 (RLEP 2012) by creating new provisions relating to the maximum Height of Building (HOB), beyond the current RLEP perimeter height controls.

- The draft planning proposal has been prepared to create certainty in future planning controls applying to the site and reflect provisions contained in the Randwick Development Control Plan 2013 (RDCP).

- The draft planning proposal incorporates a new Height of Building (HOB) map for the site and sets a maximum building height of 24m (equivalent to a 6 storey educational building or 7 storey student accommodation building), and protects the location and size of a proposed new plaza culminating the University Mall with a 1m height control.

- The amendments to the RLEP are informed by a review of the existing planning controls, including the opportunities and constraints of the site, built form, scale, streetscape and the University Mall visual axis considerations. The planning proposal has also been informed by the Apartment Design Guide (ADG) requirements for building-to-building separation, the potential for impacts to the amenity of existing adjoining student accommodation (New College Postgraduate Village), the National Institute of Dramatic Art (NIDA) teaching facilities and on surrounding residents, including the visual and overshadowing considerations to residential properties to the south and west.

- The draft Planning Proposal sets out the proposed changes to achieve appropriate future development on the site and ensure design excellence and bulk and scale outcomes suitable on the site.

- A local provision in the Randwick LEP 2012 is recommended in the draft Planning Proposal to require the current undetermined development application to have regard to the proposed height amendments prior to this application being determined.

- The proposed amendments are supported by an urban design study, including 3D modelling of built form, street level building envelope photomontages and shadow studies (refer Attachment 5), to ensure that the proposed RLEP changes will result in appropriate redevelopment of the site, that is sympathetic and consistent with the surrounding land uses and built form of the UNSW Kensington Campus (including NIDA, the New College Postgraduate Village and the UNSW Regiment and to the surrounding streetscapes.

- A development application for student accommodation lodged on May 2023 for the subject site remains undetermined. Once the draft Planning Proposal is placed on public exhibition, the Sydney Eastern City Planning Panel (SECPP), as the consent authority will need to have regard to the draft planning controls prior to determining the application. The Planning Proposal will specify that a savings provision will not be included for this amendment, so that the draft provisions will apply at the time of determination of the application.

Recommendation

That the Randwick Local Planning Panel advise Council that it supports the recommendations set out below:

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a) Amend Randwick LEP 2012 and the accompanying Height of Building Map/s to clarify the maximum permissible building height for the subject site, NIDA and adjoining Regiment land, setting a maximum building height of 24m, as illustrated in Figure 21.

b) Endorse the draft DCP for the site outlining detailed controls supporting the Randwick LEP 2012 amendments.

c) Any further measures the RLPP deems necessary to facilitate and support the progress of the draft Planning Proposal, including strategic and site-specific merit.

Attachment/s:

1. Ordinary Council Meeting 28 November 2023 recommendation
2. Ordinary Council Meeting 30 April 2024 Council Report
3. Ordinary Council Meeting 30 April 2024 recommendation
4. UNSW West ANZAC Parade Kensington_Planning Proposal_DRAFT
5. UNSW West Anzac Parade Urban Design Study_DRAFT
6. E8 UNSW West DCP_DRAFT

Purpose

This report seeks the RLPP advice in relation to a draft Planning Proposal for 215B Anzac Parade, Kensington and adjoining lands in accordance with Ministerial Direction (9.1 Local Planning Panels – Planning Proposals) which requires that councils refer Planning Proposals to local planning panels for advice, prior to seeking gateway determination from the Department of Planning, Housing and Infrastructure (DPHI).

The proposed RLEP changes implement the relevant planning priorities and actions of the Randwick Local Strategic Planning Statement (LSPS) in relation to encouraging development that is responsive to the local character and desired future character of Randwick City.

This report provides an overview of the draft Planning Proposal - a summary of the site constraints and opportunities, identifies the key redevelopment issues, and the contextual relationship with the Kensington and Kingsford Town Centres Strategy. It is recommended that the draft Planning Proposal will clarify the appropriate HOB for the middle of the block and for the adjoining UNSW Regiment site that fronts Day Avenue and NIDA site (215 Anzac Pde Kensington).

Discussion

Location and context

The site which was the subject of Council resolution on 30 April 2024 is located at 215B Anzac Parade, Kensington (in green outline in Figure 1). The area includes both the open/at-grade car park and adjoining buildings used by the UNSW Regiment. It is crown land, described as Lot 2 in DP 1173179, zoned SP2 Educational Establishment under RLEP 2012.

The site area is approximately 14,100m^2 and has frontages to Anzac Parade and Day Avenue. The NIDA facilities are situated immediately to the north of the site; the UNSW Regiment buildings and New College Postgraduate Village is to the south. There is low scale residential development to the west, southwest and south of the subject site. The site is located adjacent to the UNSW Anzac Parade Light Rail stop and to a bus stop on Anzac Parade that provides services to the Sydney CBD and south to Kingsford, Maroubra Junction and La Perouse.

Figure 1: Aerial view of the site (215B Anzac Pde Kensington) as resolved by Council 30 April 2024

The site is located at the western edge of the UNSW Kensington Campus. The key east-west axis known as University Mall (red dashed line) is illustrated in Figure 1. The pedestrian spine and vista continues from the main campus, west across Anzac Parade into the subject site.

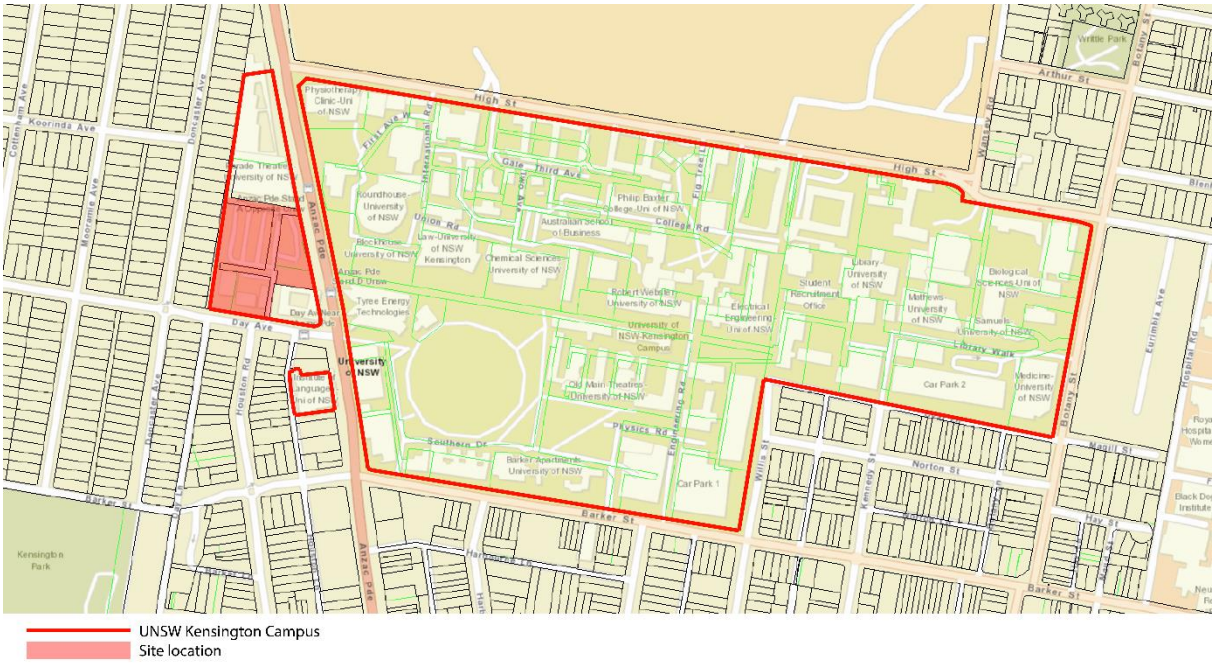

Figure 2: Site location within the UNSW Kensington campus subject to Council resolution 30 April 2024

The subject site is relatively flat with a high point at the northeast corner, gentle sloping down 0.34m to the west, 0.38m to the south and 0.64m to the southwest. Significant vegetation includes a row of mature brush box trees along the west and south boundaries of the site (see Figure 1).

Background

Randwick DCP 2013, Part E2 Randwick Education and Health Specialised Centre, section *4. UNSW Kensington* (page 33), provides detailed development controls for the subject site,

including appropriate built form and building typology, number of storeys, requirements for the public domain and public places, and vehicular access and parking, based on the endorsed Campus 2020 Master Plan (UNSW 2005). The overall university campus vision, planning intent, and the Objectives and Controls provided in the DCP, informed by the campus Master Plan, have informed the preparation of the draft Planning Proposal.

Clarification of the proposed building heights and envelope controls across the subject site through the draft Planning Proposal would provide certainty to the community on the future redevelopment potential of the site.

Council resolutions

At its meeting of 28 November 2023, Council resolved (refer Attachment 1) as follows:

> ***RESOLUTION: (Luxford/Rosenfeld)*** *that Council reinforces its objection to the development proposed by UNSW/Iglu at 215B Anzac Parade Kensington by reviewing its current LEP & DCP controls to ensure that any development on the site does not exceed 12m in height and incorporates a large civic space to Anzac Parade. This would preserve the amenity of the neighbouring residential properties and NIDA.*

In response to the above resolution, Councill officers prepared a report addressing opportunities for reviewing planning controls across the site and at its meeting of 30 April 2024 Council resolved:

> ***RESOLUTION: (Luxford/Rosenfeld)*** *That Council:*
>
> *a) commence the process of preparing a Planning Proposal to amend the Randwick LEP 2012 for the UNSW western carpark site, known as 215B Anzac Parade, Kensington;*
>
> *b) endorse the preparation of site-specific envelope controls and provisions to amend Randwick DCP 2013 for the subject site as part of the Stage 2 DCP review;*
>
> *c) endorse the submission of the draft Planning Proposal to the Randwick Local Planning Panel (RLPP), in accordance with Ministerial Direction and report back on their advice;*
>
> *d) receive a report back on the draft Planning Proposal with supporting urban design technical studies for Council's consideration prior to submitting the proposal to the Department of Planning, Housing and Infrastructure, requesting gateway determination and public exhibition; and*
>
> *e) reaffirms the elected Council's aspiration for commercial student accommodation not being developed on this crown land block.*
>
> In response to resolution c), this report outlines the proposed RLEP HOB changes contained in the draft Planning Proposal for the Panels consideration.

Timeline of development application lodged for the site

A development application DA/168/2023 (DA) for student accommodation, retail and education uses is currently being considered for the site by the Sydney Eastern City Planning Panel (SECPP). This application only applies to the on-grade car park and not the UNSW Regiment site. The following timeline summarises the planning process from the lodgement of the DA for the site in May 2023 to the present day:

- ***11 May 2023***
  Development Application Nois submitted by the UNSW (the Applicant) for construction of five new buildings which primarily include student accommodation, with retail and university uses, and the creation of new public domain. Proposed buildings heights include:

- 76.1m (RL 103.600) 23 storeys Building A
- 66.45m (RL 34.950) 20 storeys Building B
- 24.7m (RL 52.200) 7 storeys Building C
- 12.9m (RL 40.400) 4 storeys Building D
- 12.9m (RL 40.400) 4 storeys Building E

- ***15 August 2023***
  Briefing to Sydney Eastern City Planning Panel (SECPP) by Council and Applicant.

- ***6 September 2023***
  The Randwick Design Excellence Advisory Panel (DEAP) comments provided on the development proposal were provided to the Applicant, with the key matters raised relating to scale and amenity, street and public domain network and aesthetics.

  The comments generally related to the following recommendations and improvements:

  - Reduce Building A and B heights to retain amenity to surrounding dwellings and New College. Overshadowing and obstruction of views to the sky should be restricted to that which the DCP wall heights (i.e. up to 24m) would create. Reference is made to a sketch showing DCP controls.
  - Increase the setback to NIDA (6.875m proposed) and the western boundary (10.25m-10.475m).
  - Create a more generous and impactful termination to the western end of the mall and create a generous and activated civic plaza.
  - Improve treatment to the end of NIDA pathway to reduce the impact of the blank wall at its end.

- ***14 November 2023***
  A Council Request for Additional Information (RFAI) was made to the Applicant and the Applicant requested the RFAI be held in abeyance until mid-February 2024 to submit an amended proposal.

- ***15 February 2024***
  Applicant briefing with Council to discuss amendments to the design.

- ***6 March 2024***
  The Applicant submitted amended plans and an interim response to Council's RFAI. The amended proposal submitted by the Applicant, included reduced tower heights of 1 storey (north tower) and 2 storeys (south tower) and increasing the north tower setback to the NIDA property boundary from 6.875m to 10.0m.

- ***14 March 2024***
  Meeting of SECPP. The Panel made the following comments:
  - Excessive height and density – consider a reduction in height of the amended scheme of five floors of each building (Building A 14 storeys, Building B 13 storeys), and introduce more separation between Building A and B.
  - Parking availability/operation – further clarification and consultation.
  - Building separation Building B to NIDA - consider an increase to 14m.
  - Confirm semi-trailer access.
  - Legal advice to confirm future subdivision permissibility.

- ***9 April 2024***
  The SECPP held a Briefing Meeting to clarify the comments of the previous briefing and discuss the progress of the application. The Panel discussed with the Applicant a reduction in the height of the two towers (reduced as previously discussed), legal advice regarding subdivision, NIDA vehicular access arrangements, building separation, NIDA parking provisions, whether re-exhibition will be required and Clause 4.6 update.

A tentative date was set by the SECPP to determine the application. Council's DA Assessment team commenced preparing a report to assist the Panel in its determination.

- ***24 April 2024***
  Amended plans received to reduce the overall height of Building A to 15 & 16 storeys and Building B to 15 storeys, revise building envelopes, increased northern separation of Building B to 10m at podium and 14m for the tower and changes to front, side and rear setbacks, onsite landscaping, pedestrian and vehicle access arrangements.

- ***2 May 2024***
  Amended 'Response to Request for Information' provided to Council by the Applicant to compliment amended supporting documentation submitted to Council.

A revised tentative date was set by the SECPP of the 6 August 2024 to determine the application. Council's DA Assessment team is preparing a report to assist the Panel in its determination.

Existing planning framework

Zoning
The site is zoned SP2 Educational Establishment under Randwick LEP 2012. The draft Planning Proposal does not seek to change the existing zoning.

Height of Building (HOB)
The Randwick LEP 2012 Height of Buildings Map currently sets a perimeter height control, extending 30m into the site from the west property boundary (rear fence line of the Doncaster Avenue residential properties), and south from the Day Avenue property boundary and east from the Anzac Parade boundary (refer Figure 3).

The west perimeter height control is set at a maximum of 12m, equivalent to a 3.5 storey residential building (or educational building of less storeys), whilst the south and east perimeter height controls are set at a maximum of 24m, equivalent to a 7 storey residential building (or educational building of less storeys). No maximum permissible building heights are applied to the remaining areas of the site as shown in Figure 3.

The draft Planning Proposal seeks to clarify permissible building heights across the site by applying a maximum permissible Height of Building (HOB) control to those areas of the site where no height control currently exists. The proposed changes, include reduced HOB fronting Anzac Parade to enable the creation of a new plaza at the culmination of the University Mall.

Figure 3: Existing Randwick LEP 2012 HOB Map – Subject site in red outline (Council resolution 30 April 2024)

Floor Space Ratio
No density controls or Floor Space Ratio (FSR) applies to the site. No changes to FSR are proposed in the draft Planning Proposal.

Design excellence
Under clause 6.11 of Randwick LEP 2012, the consent authority must not grant consent to a development that proposes new buildings that are at least 15m in height unless it is satisfied that the proposed development exhibits design excellence. The planning proposal does not seek to amend RLEP clause 6.11 which will continue to apply to any future redevelopment of the site.

Randwick Development Control Plan 2013

Part E2 - Randwick Education and Health Specialised Centre
In 2004 the UNSW commissioned the 'Campus 2020 Master Plan' for the Kensington Campus. The Master Plan was endorsed by Council following the public exhibition and community engagement undertaken for *Randwick Development Control Plan 2013* (RDCP 2013) and is included as Part E2 Randwick Education and Health Specialised Centre in the DCP.

Under Part E2, the relevant DCP planning controls for the site, include:

- The completion of the University Mall promenade and visual axis
- The continuation of University Mall onto the west side of Anzac Parade, to tie the east and west sides of campus together (see Figure 4)
- Creating a university 'primary hub' to the west of Anzac Parade in the form of a public 'outdoor room' with outwardly focused ground level activities, including a major new 'landscape space' with 'structural planting' reinforcing the University Mall spatial axis
- No towers were envisaged on the subject site (west of Anzac Parade). A slender tower building zone (up to 60m height) was envisaged on the main (east) campus in the centre of the block, under the DCP and Campus Master Plan, well setback from adjoining streets.
- Courtyard buildings on the site were envisaged (see Figure 4 and 6) to be a maximum of:
  - 12m in the 30m wide strip along the western boundary (equivalent to 3.5 residential storeys or 3 university storeys).

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- 14m in the northeast of the site (equivalent to 4 residential storeys or 3 university storeys)
- 24m in the middle, and south of the site (equivalent to 7 residential storeys or 6 university storeys) (see Figure 5 and Figure 6).

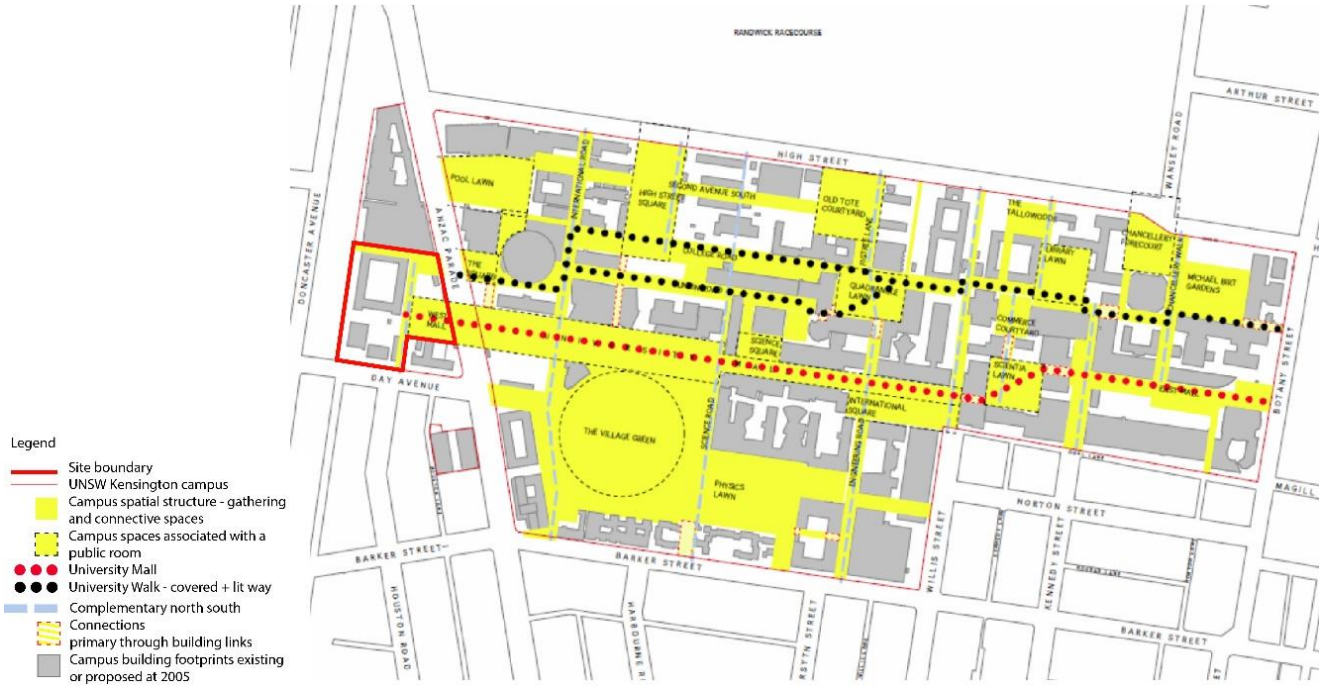

Figure 4: Existing and proposed campus building footprints and primary pedestrian paths (Source: RDCP)

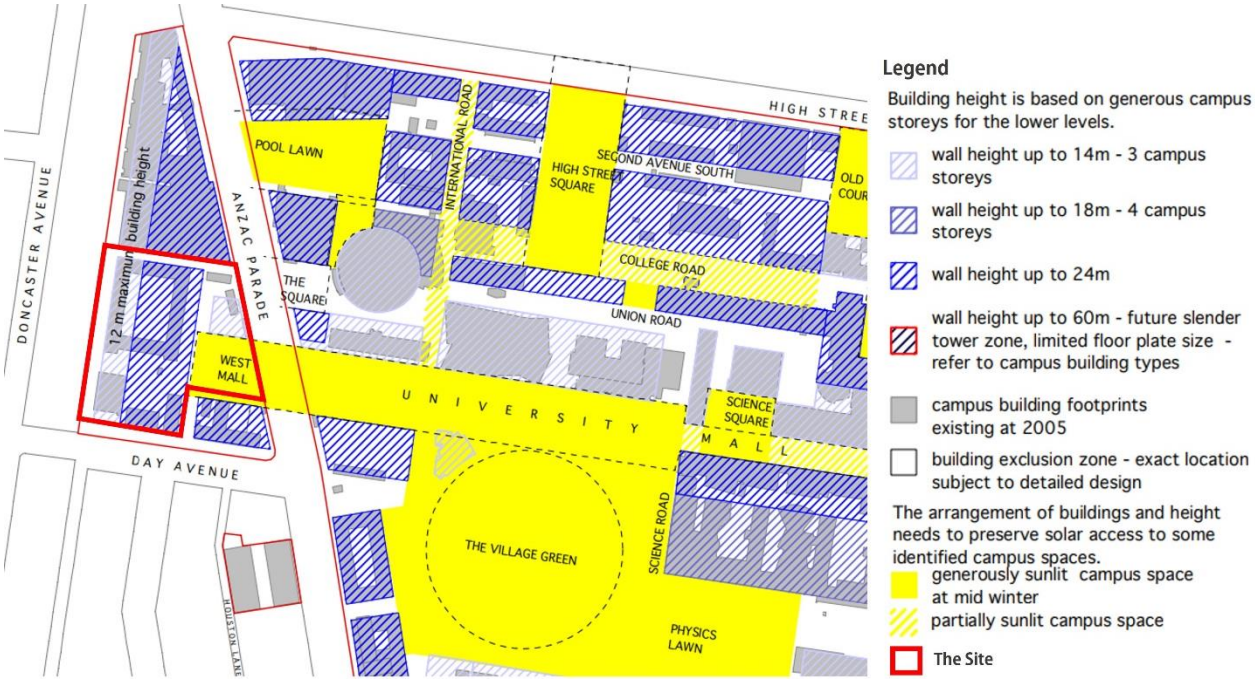

Figure 5: Height Map from RDCP 2013 with 12m and 24m height zones (Source: RDCP)

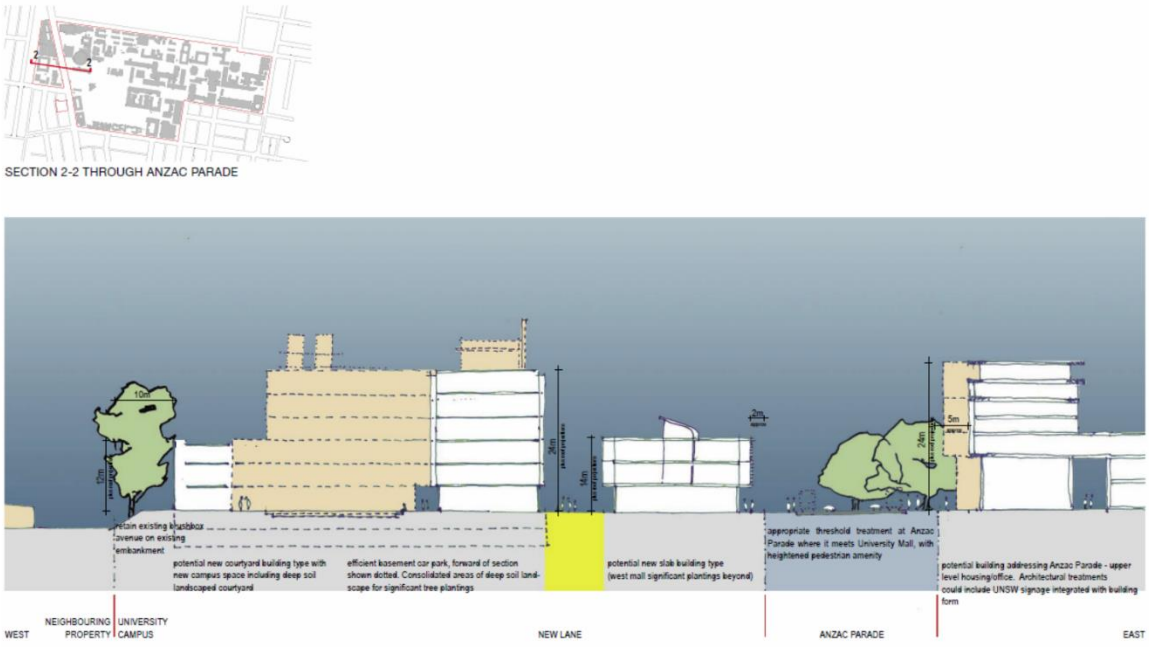

Figure 6: Cross Section 2-2 through Anzac Parade and the site (Source: RDCP)

Strategic context - Kensington and Kingsford Town Centres

The Kensington and Kingsford town centres located along Anzac Parade, comprise an important urban renewal corridor in the Randwick Local Government Area (LGA). The town centres have been subject to a comprehensive planning review undertaken between 2016-2019 to address projected population growth and expected demographic changes, improve the quality of building design and the public realm, and to accommodate the Sydney City to South East Light Rail infrastructure along Anzac Parade. The purpose of the K2K Strategy was to review planning controls of land zoned for business purposes within the two town centres and address challenges, opportunities and constraints to future development.

The culminating Planning Strategy: *Kensington and Kingsford Town Centres* Strategy (the Strategy) contains a suite of key directions, objectives, strategies, and actions to guide the future sustainable growth and development of the town centres. The Strategy's recommendations have formed the basis of *Part E6 Kensington and Kingsford Town Centres*.

The Strategy provides a clear delineation for each town centre (refer Figures 7 and 8) strictly applying only to E2 Commercial Centre zoned properties. The Strategy sets clear boundaries and forecasts for growth, including statements of desired future character, and supporting heights and densities. The Strategy nominates three strategic node sites adjacent to light rail infrastructure (public transport) and on key intersecting crossroads. The node sites, deemed capable of accommodating additional height and density, are required to satisfy a higher standard in sustainability, landscaping and design excellence, and the provision of public benefits through higher developer contributions, a higher proportion of commercial floor space and affordable housing contributions (that also applies to all sites within the town centres). The strategic node sites help to define the corners of key intersections along Anzac Parade, through taller landmark buildings and enable a concentration of street level activation, where more intensive business floor space and community spaces can be achieved. The E2 zoned Kensington and Kingsford Town Centres are surrounded with R3 Medium Density Residential zones. A transition in density and building height has been applied to protect adjoining residential areas.

The subject site zoned SP2 -Educational Establishment together with the wider UNSW campus lands are outside the two town centres and were therefore not included in the K2K Strategy. An appropriate planning response is for this part of the UNSW Campus to be considered in conjunction with a revised Master Plan for the entire UNSW site.

Given its sensitive location to adjoining low density residential properties to the west, the subject site was intended to include lower scale buildings. Flexibility in building height was planned for in

the main part of the campus, located in the middle of the block, well setback from adjoining streets. This strategy, described in the RDCP 2013 and the Campus 2020 Master Plan was intended to address the interface between the campus and adjoining land uses. The height strategy for the campus is for the middle part of the main campus accommodating larger scale education buildings and transitioning to lower buildings at the perimeter adjoining residential streetscapes and to avoid significant overshadowing of residences and footpaths of the surrounding streets.

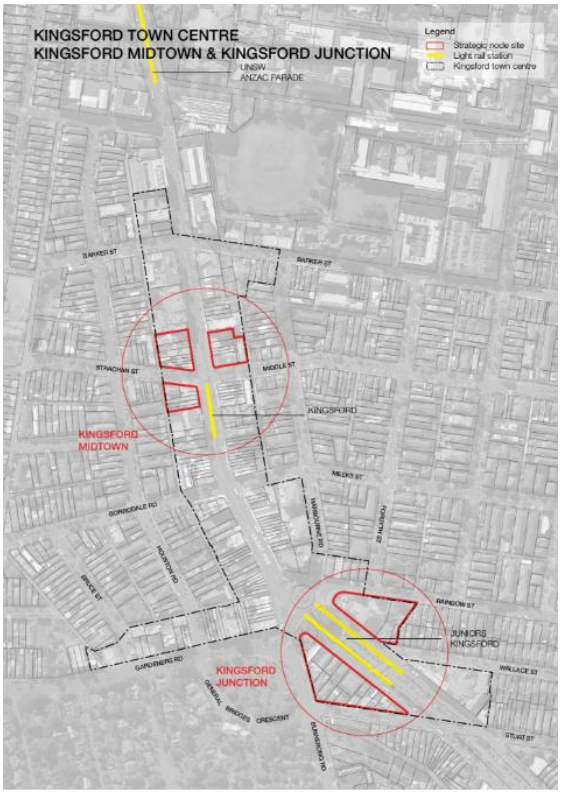

Figure 7 (left): Kingsford Town Centre strategic node sites
Figure 8 (right): Kensington Town Centre strategic node sites

Development Application DA/168/2023

DA/168/2023 was submitted on 11 May 2023 by the UNSW for demolition of existing structures, removal of five trees, excavation, remediation, for a mixed-use development comprising 1066 student rooms with retail, university space, and communal open space. The proposal also includes a two-level basement car park with 250 spaces and 107 bicycle spaces.

The DA is currently being assessed with a tentative date for determination by the SECPP of August 2024. To date, Council and the SECPP, have raised several concerns relating to the proposed development, as discussed below.

The original proposal included:

- Part 23, part 19 storey building (Building A)
- 20 storey tower (Building B)
- 7 storey building (Building C)
- 4 storey buildings (Building D and E).

The site plan submitted in support of the proposal is provided at Figure 9 and a 3D block image of the proposal is shown in Figure 10.

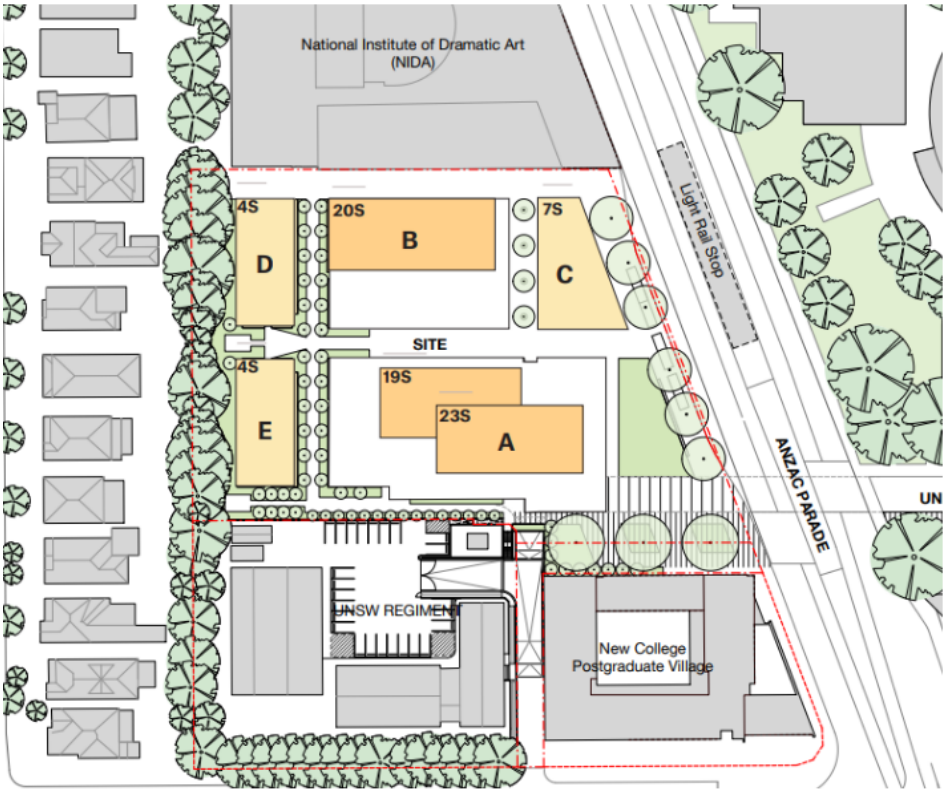

Figure 9: DA/168/2023 – Proposed Site Plan (Source: Bates Smart)

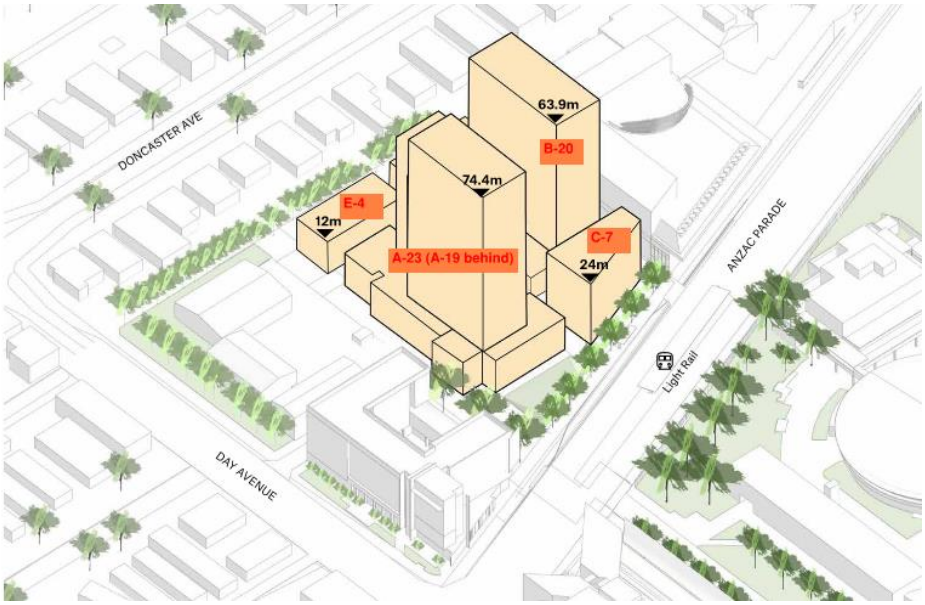

Figure 10: DA/168/2023 - Proposed Built Form (Source: Bates Smart)

The development is permissible with consent under the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP). Section 3.45 of the Transport and Infrastructure SEPP states that development for the purposes of campus student accommodation may be carried out by a person with development consent on land within the boundaries of a university.

The DA is categorised as a regionally significant development, under *State Environmental Planning Policy (Planning Systems) 2021*, as the development has a cost of works greater than $30M and is also a Crown Development with a CIV of more than $5 million. This means that the SECPP is the consent authority and Council's role is to carry out the assessment of the

application and make recommendations for the Panel's deliberation (Planning Portal reference PPSSEC-281). The UNSW intends to enter a 99-year lease with Iglu to develop, manage and maintain the development.

On 14 March 2024 the Applicant presented an amended scheme to the SECPP at a briefing meeting in response to issues raised in feedback provided from Council and the SECPP. After this briefing meeting, and additional consultation of the Applicant with Council, NIDA, New College Postgraduate Village, UNSW Regiment, and an additional briefing meeting with the Chair of the SECPP held on 9 April 2024, an amended scheme was submitted to Council pursuant to clause 37 of the *Environmental Planning and Assessment Regulation 2021*.

This amended scheme includes the following key changes:

- Reduction in the height of Building A (upper part) by 7 storeys (from 76.1m to 56.25m) resulting in a 16 storey building
- Reduction in height of Building A (lower part) by 4 storeys (from 61m to 49.75m) resulting in a 15 storey building
- Reduction in height of Building B by 5 storeys (from 66.45m to 51.45m) resulting in a 15-storey building
- Swapping of the building forms on Building A, such that the taller portion of the Building A tower is positioned on the north side of the tower closer to the centre of the site, and the shorter portion of Building A tower is positioned on the south side of the tower
- Increased Building B podium setback to NIDA from 6.875m to 10m at Ground Level and Level 1, and tower setback of 14m from Level 2 upwards, including a covered walkway and landscaped buffer along the northern ground plane boundary of Building B, and a widened 10m wide service lane
- Relocation of the service lane turning bay further to the west
- Increased setback for the Building A podium, including a revised and enlarged civic plaza, and revision to the materiality and expression of the Building A podium.

A summary of the proposed changes to building heights are shown in the extract below from the Applicants amended document package (refer to Table 1 and Figure 11).

Building	Original development		Interim amended development		Final amended development		Summary
	Parapet Height (m)	**Height (storeys)**	**Parapet Height (m)**	**Height (storeys)**	**Parapet Height (m)**	**Height (storeys)**	**Reduction in storeys**
Building A Upper	74.4m (RL 101.9)	23 storeys	68.75m (RL 96.25)	21 storeys	53.75m (RL 81.25)	16 storeys	7 storeys
Building A Lower	61.03m (RL88.53)	19 storeys	50.75m (RL 78.25)	15 storeys	49.75m (RL 77.25)	15 storeys	4 storeys
Building B	63.95m (RL 91.45)	20 storeys	60.95m (RL 88.45)	18 storeys	48.95 (RL 76.45)	15 storeys	2 storeys

Table 1: DA168/2023 - Proposed height amendments (Source: Ethos Urban)

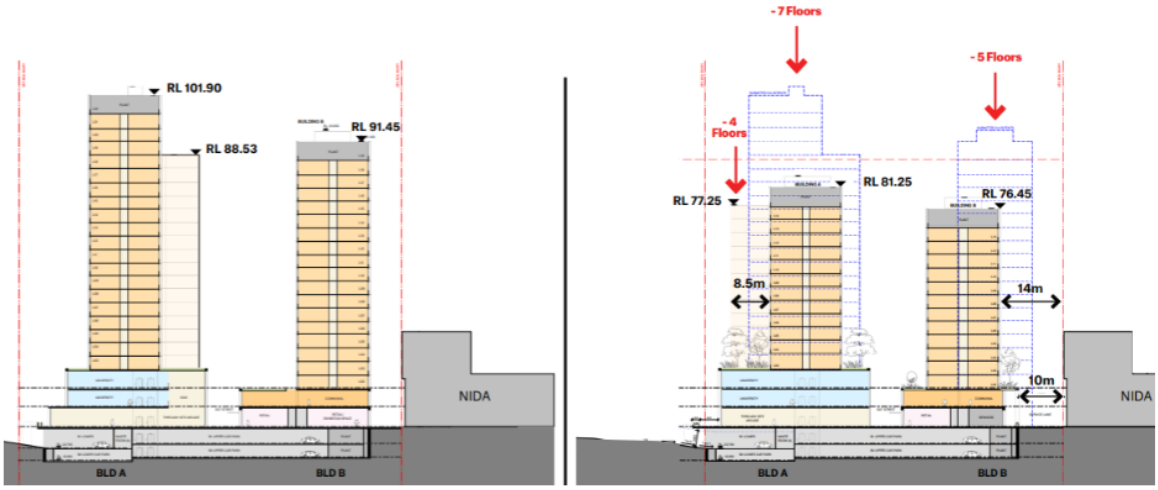

Figure 11: Comparison of building height of original development (left) and amended development (right) (Source: Bates Smart)

Council and the SECPP have continued to raise concerns regarding the DA with respect to building height, generally noting:

- Proposed heights detract from the existing and desired streetscape character
- Proposed heights result in an abrupt transition to the surrounding character comprised of low to medium density residential areas, and the current and emerging character of the Anzac Parade streetscape
- Visual impacts of the development
- Proposed building height sets an undesirable precedent for development of other sites along Anzac Parade, notably on the east side of the Campus fronting Anzac Parade as well as other properties within the Western Campus
- Overshadowing impacts on residential properties.

In response, the Applicant has provided a justification for the proposed tower height based on:

- Desired streetscape character, noting discussion on what constitutes future desired streetscape character in *Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115* (Woollahra v SJD)
- Visual impact analysis
- Overshadowing analysis.

The subject development application has highlighted the need to update the Randwick LEP 2012 and Randwick DCP 2013 to protect the amenity of the surrounding low and medium density residential neighbourhoods and the quality of the adjoining public streets.

While the assessment and determination of DA/168/2023 will be undertaken independent of this draft Planning Proposal, the issues identified by Council and SECPP have presented an opportunity to undertake a holistic review of the built form controls that apply to the site.

Urban Design Study

An urban design study has been prepared for the site, to support the draft Planning Proposal (refer Attachment 5). The study outlines the proposed strategic planning and urban design approach for the site and provides clear direction on the optimum built form outcomes. The study included the following components:

- 3D modelling - of the site context to allow testing of various built form options for the site, building-to-building setbacks, setbacks to major roads and streets, and to existing adjoining buildings and to sensitive land uses, such as habitable indoor and outdoor living spaces. To test the location, size and orientation of proposed new public places and the resolution of key vistas, such the University Mall visual axis

- Shadow studies – undertaken for the proposed maximum building envelopes, at winter solstice, each hour from sunrise to sunset, that can be compared with the DA scheme
- Eye level photomontages – taken at key vantage points in the public domain, to compare the current street level view, with the proposed built envelope superimposed
- Block control plan and axonometric view – a block control plan and axonometric view illustrating the proposed DCP site specific development controls, including building envelopes, numbers of storeys, side and building-to-building setbacks, public places (location, size), through site pedestrian links, active frontages, landscaping protection zones, vehicular access points and truck servicing.

The proposed changes to the RLEP 2012 maximum HOB for the site was established through a comprehensive contextual analysis outlined in the urban design study (refer Attachment 5**)**. The urban design analysis considered the most appropriate building massing and building heights to ensure a suitable scale and fine grain character is achieved on the site with a grid of pedestrian walkways crisscrossing the site and the overall development broken down into a series of buildings that are setback from sensitive existing land uses - including houses, apartments and teaching facilities.

The strategic direction for the west of the campus and the site is a university educational campus comprised of mid-rise buildings (generally not more than seven storeys), importantly with the focus on providing a high quality network of pedestrian scaled interstitial public realm, comprised of urban streets, laneways, malls, walkways, plazas and courtyards, and interspersed with urban parks, ovals, greens, avenue and buffer tree planting.

The Urban Design Study was prepared to establish the optimum building heights across the site by demonstrating an understanding of the site's built context, and the inherent constraints and opportunities. Specifically, the Urban Design Study provides:

- Guidance for the preparation of the Planning Proposal, through built form analysis and recommendations on principal planning standards
- The rationale for the design expectations and massing of future development which is essentially to respond to the sites surrounding context, including adjoining sites and surrounding neighbourhood, as well as the changing context of new public transport infrastructure, the Kensington and Kingsford Town Centres, as well as the UNSW Campus 2020 Master Plan and recent developments across the campus
- The basis for a future site-specific DCP using extensive 3D modelling of the site to test various scale and setback scenarios. The modelling assisted in visualising and establishing the optimum overall built form and public domain for the site and its relationship to the UNSW campus and surrounding residential neighbourhood.
  An indicative maximum building envelope that will ensure future development is capable of meeting minimum solar access, acoustic and visual privacy, natural cross ventilation requirements, flooding standards, and the solar amenity of neighbouring developments.

Strategic merit

The draft Planning Proposal demonstrates strategic merit by setting out proposed changes to achieve future development on the site consistent with Council's vision for heights and densities along the Anzac Parade corridor, as set out in Randwick LEP 2012 and Randwick DCP 2013.

Further to its consistency and alignment with the Sydney Region Plan, District Plan and Council's Local Strategic Planning Statement (LSPS), the draft Planning Proposal ensures the site's strategic relationship to the Kensington and Kingsford Town Centres and to the surrounding streetscapes is delivered by establishing development standards for height that encourage development that is responsive to the local character and desired future character of Randwick City.

The delivery of built form as a result of the draft Planning Proposal ensures development outcomes consistent with the UNSW campus masterplan which envisages courtyard buildings on the site at a maximum height of 24m, whilst recognising that the Kensington and Kingsford Town Centre planning controls allow for increased densities and heights within three (3) strategic node sites adjacent to light rail infrastructure (public transport) and on key intersecting crossroads only

within the two town centres. These node sites, deemed capable of accommodating additional height and density, are required to satisfy a higher standard in sustainability, landscaping and design excellence, and the provision of public benefits through higher developer contributions, a higher proportion of commercial floor space and affordable housing contributions (that also applies to all sites within the town centres).

The draft Planning Proposal therefore ensures that the delivery of increased density along the Anzac Parade corridor is appropriately managed and regulated through the strategic planning framework established to prioritise Kensington and Kingsford Town Centres for increased heights, and UNSW western campus for the delivery of buildings at a more appropriate scale in keeping with surrounding built form and sensitive land uses.

Kensington and Kingsford Town Centres Strategy and UNSW Campus 2020 Master Plan
Kensington and Kingsford are commercial centres where the surrounding R3 zone provides an appropriate transition in building scale and height to the surrounding lower height R2 zone.

The UNSW Master Plan sets the vision for the Kensington campus as an educational campus with primarily a mid-rise building scale, a safe pedestrian priority public realm with a quality landscaped environment. Tower buildings are limited in number and to the larger eastern campus block, set back from surrounding streets, where a transition of height is possible to the surrounding streetscapes and low scale residential setting.

The mid-rise scale should be maintained on the subject site to ensure the vision for the campus, as described in the UNSW Campus 2020 Master plan and Randwick DCP 2013, and the surrounding residential neighbourhoods are protected.

Supply of student accommodation
Figures recorded in January 2024, show dwelling approval and assessment numbers within the Kensington and Kingsford town centres at 3,009 for co-living dwellings (student/boarding houses), and 428 for private dwellings (excluding UNSW/Iglu DA as proposed) (refer to Table 2). The figures clearly show Council has been responsive in facilitating the development of student housing in line with the expected growth and market demand for student accommodation. The assessment and delivery of these dwellings has been guided by the controls applicable to the Kensington and Kingsford town centres which have been prepared as part of a comprehensive strategic review and community engagement process which has set appropriate heights and densities.

Development Application Stage (Kingsford/Kensington)	Private Dwellings	Co-living (student/ boarding housing)	Total
Approved	215	2,367	2,582
Under assessment *	213	642	855
Total (excluding refused)	**428 (12%)**	**3,009 (88%)**	**3,437 (100%)**

Table 2: Dwelling numbers in K2K town centres

The Planning Proposal will continue to facilitate student accommodation within Kensington, albeit at a height and scale that is justified by the strategic and site specific merit test that has been undertaken.

Concurrence with Low and Mid Rise Housing Reforms
The draft Planning Proposal will provide a bulk and scale transition commensurate with the height and density outcomes envisaged in the surrounding R2 and R3 residential zones as part of the State Government Low and Mid Rise Housing Reforms. Noting the location of the UNSW Light Rail station, the reforms will see development opportunities in the R3 zone to the south potentially increase from 3 storeys (9.5m max) to 6 storeys (21m max) for Residential Flat Buildings (RFBs) however, the more sensitive adjoining R2 residential zone to the west will retain a permissible building height of 9.5m, and therefore remain low scale in character. Within this R2 Low Density area, opportunities for dual occupancy, terraces and manor homes will be permissible under the NSW Government reforms, as proposed.

Community consultation

The possibility of tower development on this site (the western campus) does not form part of the current UNSW Campus 2020 Master Plan and therefore no feedback from the community has been sought as to the prevailing views on introducing tower buildings where none are currently planned or legislated. A draft Planning Proposal will give the community the opportunity to consider the merits of applying height controls on this part of the campus.

Further consideration of the strategic merit of the draft planning proposal is provided below in this report under Policy and Legislative Requirements.

Site specific merit

Built form framework

The Planning Proposal built form framework describes the optimum distribution of height across the site. It enables development ranging in height from 1m for the proposed public plaza, streets, and laneways, to 24m to accommodate the tallest buildings of between 6 to 7 storeys.

A maximum height of 1m is proposed for an area set aside for a new public plaza at the culmination of University Mall. The proposed plaza is adjacent to Anzac Parade and is set aside for open space, to suitably finish the University Mall, an important east-west pedestrian route and visual ‘spine’ through the UNSW campus, as illustrated in the UNSW Campus 2020 Master Plan.

The existing Randwick LEP Height of Buildings (HOB) Map is illustrated in Figure 3. The proposed height controls (refer Figure 12) will establish certainty in the maximum built form outcome possible on the site, and dovetail with the scale envisaged in the UNSW Campus 2020 Master Plan, including the existing built form surrounding the site, and the transition in height along Anzac Parade identified in the Kensington and Kingsford Town Centres Strategy.

Commensurate with the existing NIDA and New College Postgraduate Village building heights, that define the street wall along Anzac Parade, the new campus buildings would be of 6 to 7 storey height (24m), depending on whether they include student accommodation or lecture rooms that have different floor-to-floor heights, extending west across the middle of the site, and south to Day Avenue.

The building envelope steps down in height to 3 to 4 storeys, and there is a 10m landscape setback along the west boundary where the site adjoins the back gardens of R2 Low Density Residential Doncaster Avenue properties and there is a row of established trees that provide a visual screen for privacy and assist in the transition in height. The proposed height framework does not impact the surrounding sensitive residential land uses to the south and west with undue scale or with overshadowing.

The Planning Proposal reference scheme (refer to Figures 13 and 14) illustrates the location for future built form and open space on the site. The reference scheme provides the basis for the site specific DCP block controls, in support of the proposed RLEP 2012 HOB amendments.

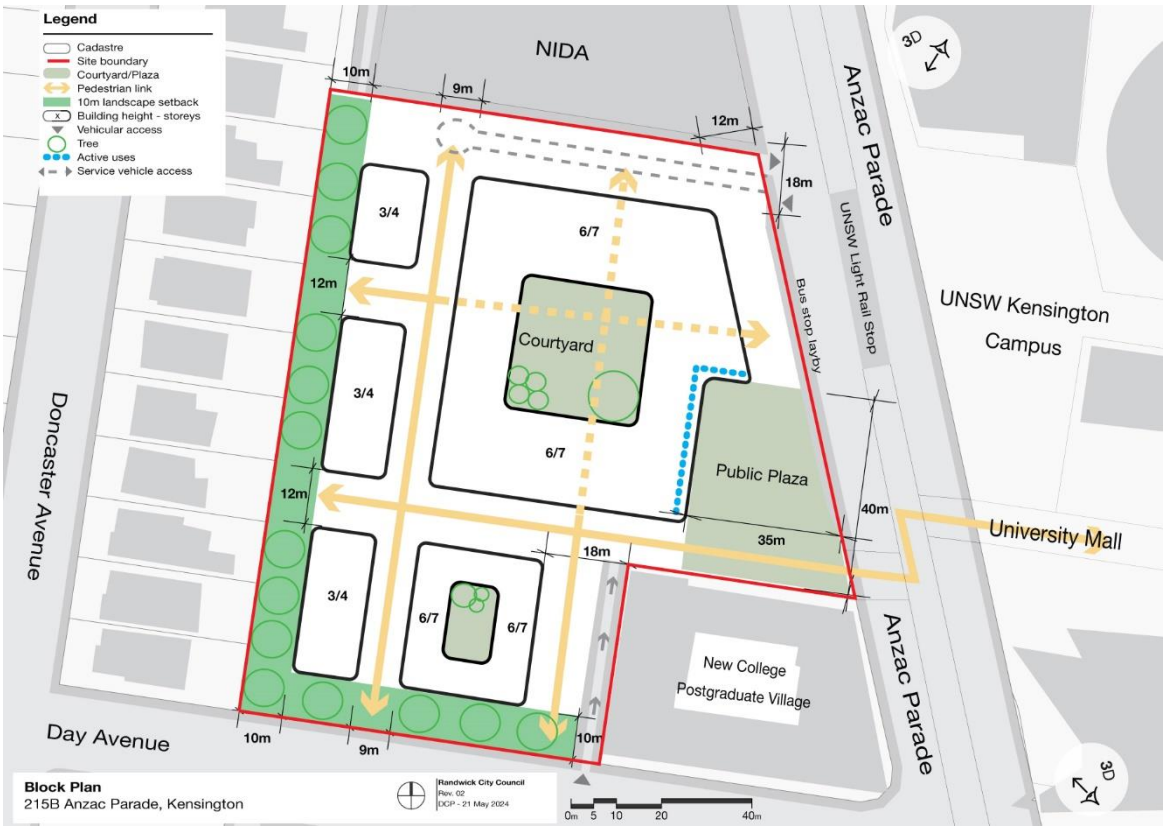

Figure 12: Indicative heights and built form massing (Source: RCC UDS)

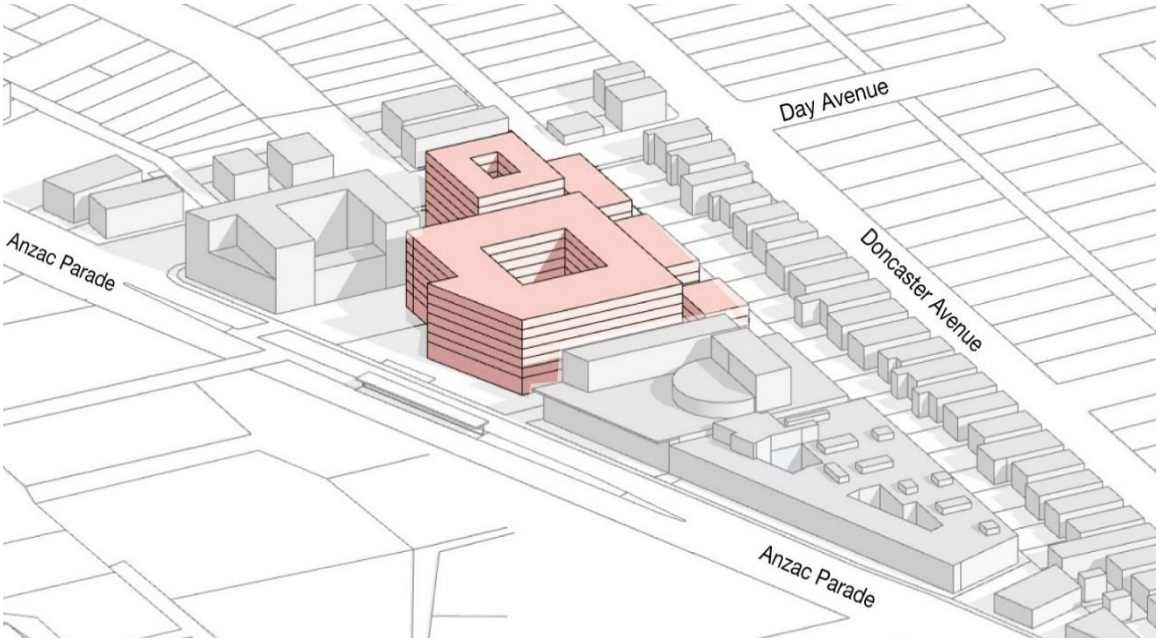

Figure 13: Indicative built form under proposed controls - northeast view (Source: RCC UDS)

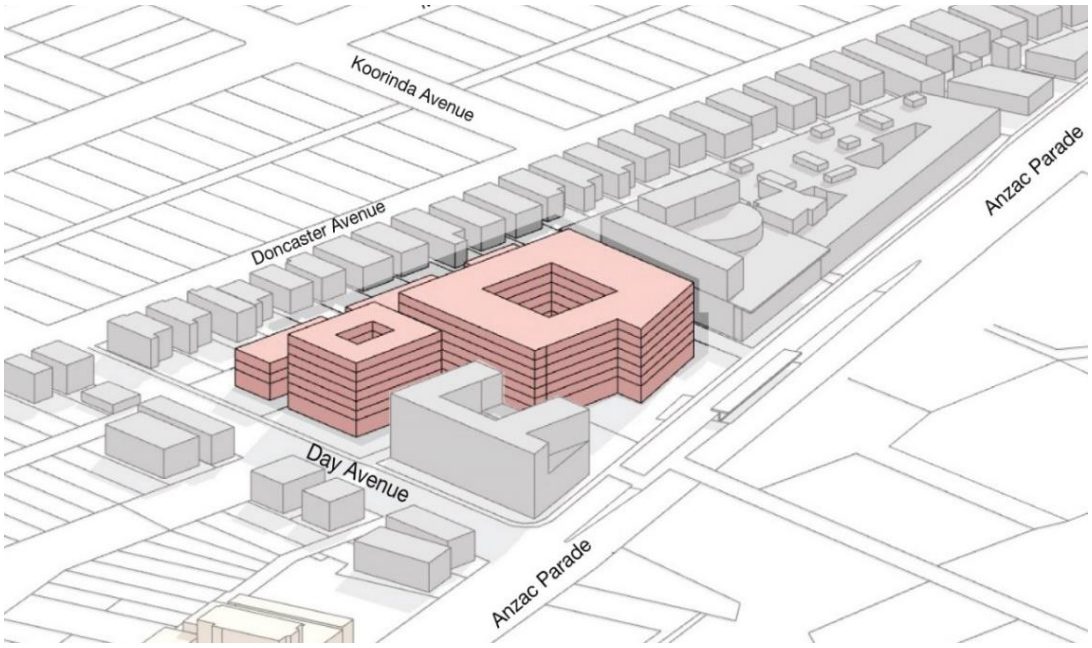

Figure 14: Indicative built form under proposed controls (northwest view) (Source: RCC UDS)

Buildings generally continue at a height of 24m west from Anzac Parade, and south to Day Avenue, reducing in height to 12m along the west site boundary to provide a transition to the 9.5m height limit of the adjoining R2 Low Density Residential zone.

Applying a maximum permissible building height of 24m on that part of the site that currently does not have a height control on the RLEP HOB Map, will ensure consistent building heights are achieved across the site in line with the findings of the Urban Design Study, and aligning with the height of the existing NIDA and New College Postgraduate Village buildings.

The proposed heights will also align with Council's DCP controls for the site which require a 10m landscape setback from the west and south boundaries of the site, a 12m maximum height to all buildings within 30m of the west boundary to preserve an appropriate scale of development when viewed from the Doncaster Avenue properties and streetscape.

Shadow study – proposed built form

Shadow studies have been prepared based on the shadow cast from the proposed maximum building envelopes, at winter solstice, hourly from sunrise to sunset (refer to Attachment 5). Figures 15, 16 and 17 illustrates the shadow cast at 11am, 12noon and 1pm at winter solstice, for the maximum building envelopes proposed in the Planning Proposal, compared with the original DA/168/2023 scheme submitted on 11 May 2023.

Since the original DA was lodged, the tower location, bulk and height has been modified several times in discussion with Council and the Sydney Eastern City Planning Panel. The original DA tower form illustrates the potential for overshadowing impacts that could result when there is no RLEP HOB control in place for the centre of the subject site.

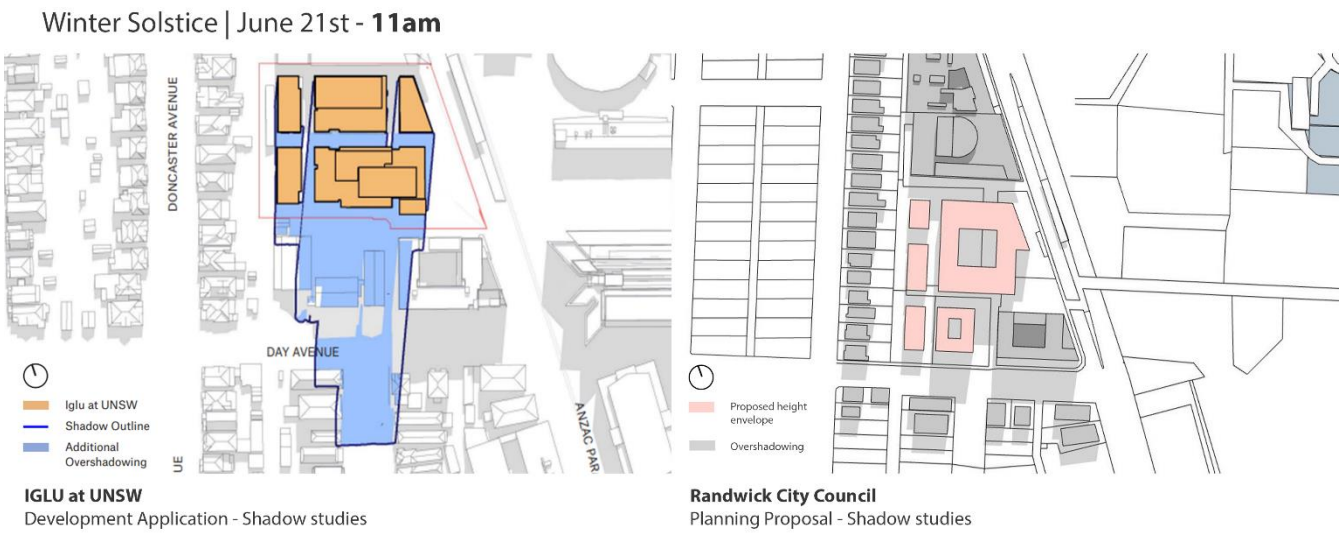

Figure 15: DA and Planning Proposal comparison of shadows winter solstice 11am (Source: UNSW/RCC)

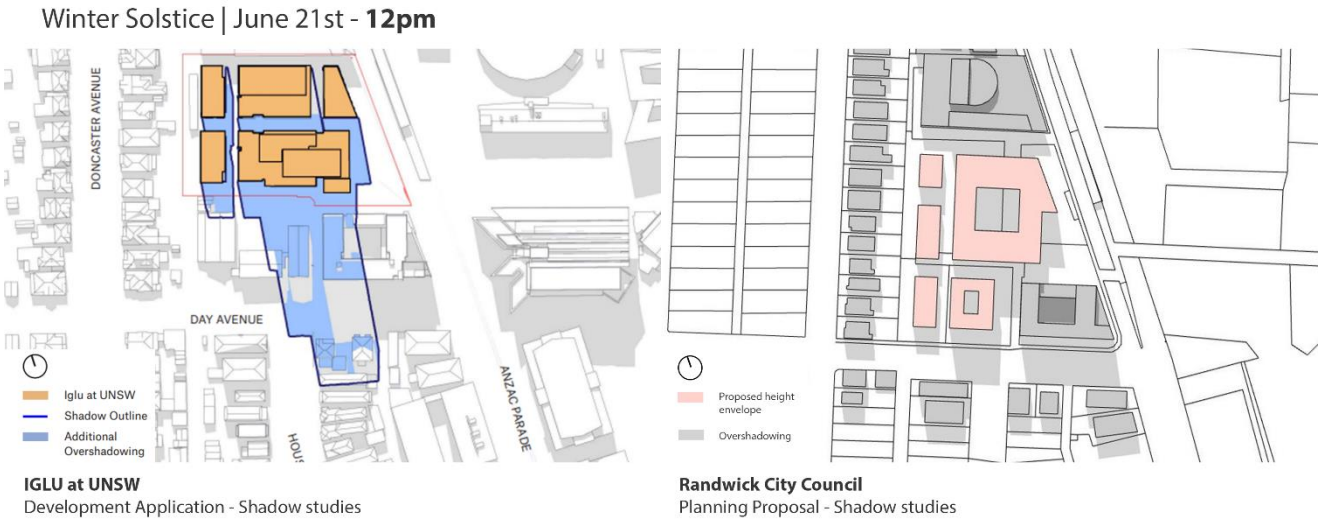

Figure 16: DA and Planning Proposal comparison of shadows winter solstice 12 noon (Source: UNSW/RCC)

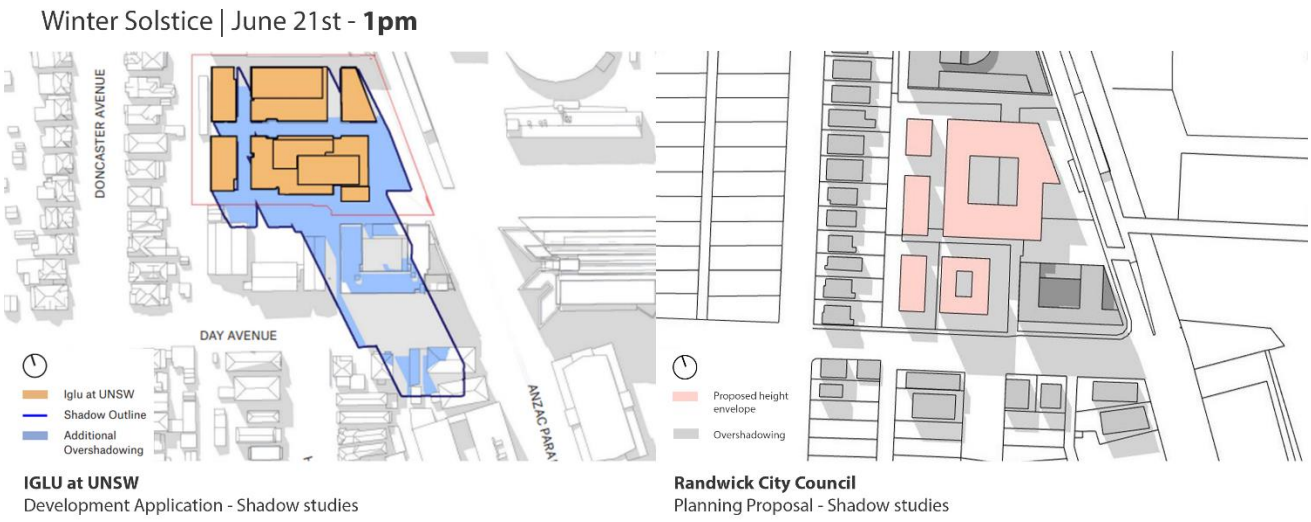

Figure 17: DA and Planning Proposal comparison of shadows winter solstice 1pm (Source: UNSW/RCC)

Overshadowing analysis of DA/168/2023 (lodged 11 May 2023)
The original DA dual tower and podium scheme lodged with Council on 11 May 2023, at winter solstice at 11am, 12 noon and 1pm casts significant shadows across the residential properties (individual dwellings and 2-3 storey RFBs) along the south side of Day Avenue. The solar access to the following properties is impacted by the DA scheme:

- 1, 2, 3-5, 7-7A Houston Road
- 45, 47 Day Avenue
- 217, 219 Anzac Parade

Overshadowing analysis of draft Planning Proposal
The Planning Proposal building envelopes (24m height) at winter solstice, at 11am, 12 noon and 1pm cast a shadow that extends south across Day Avenue, however, does not impact the properties along the south side of Day Avenue. The proposed shadows are equivalent to those cast by the existing New College building at the corner of Day Avenue and Anzac Parade.

The Planning Proposal winter solstice 12 noon shadows extend across approximately 50% of the proposed public plaza on Anzac Parade at the culmination of the University Mall axis. This means that even in the worst-case scenario of mid-winter, the plaza would still receive sunshine and provide an attractive place to gather, lunch and socialise, and to wait for buses.

Amendments to Randwick Local Environmental Plan 2012

The intent of the draft Planning Proposal is to provide:

- alignment with the built form outcomes anticipated for the site under the current UNSW Campus 2020 Master Plan and the RDCP 2013
- consistency in the built form outcomes across the site with the application of maximum building heights for the whole site
- improved planning and design outcomes, from comprehensive community consultation on the outcomes of the site through the exhibition of this draft Planning Proposal and supporting DCP.

Open space and the public domain
A 1m HOB control is proposed across land earmarked as ‘West Mall’ in the UNSW Campus 2020 Master Plan. This would protect this part of the site for a future public plaza, to ensure an appropriate urban spatial resolution of the visual axis of the University Mall that runs east-west through the main campus (east of Anzac Parade) and culminates in the site.

The proposed built form framework will provide the basis for the site specific DCP (refer Attachment 6) and protect areas set aside for new/upgraded public places consistent with the UNSW Campus 2020 Master Plan and RDCP.

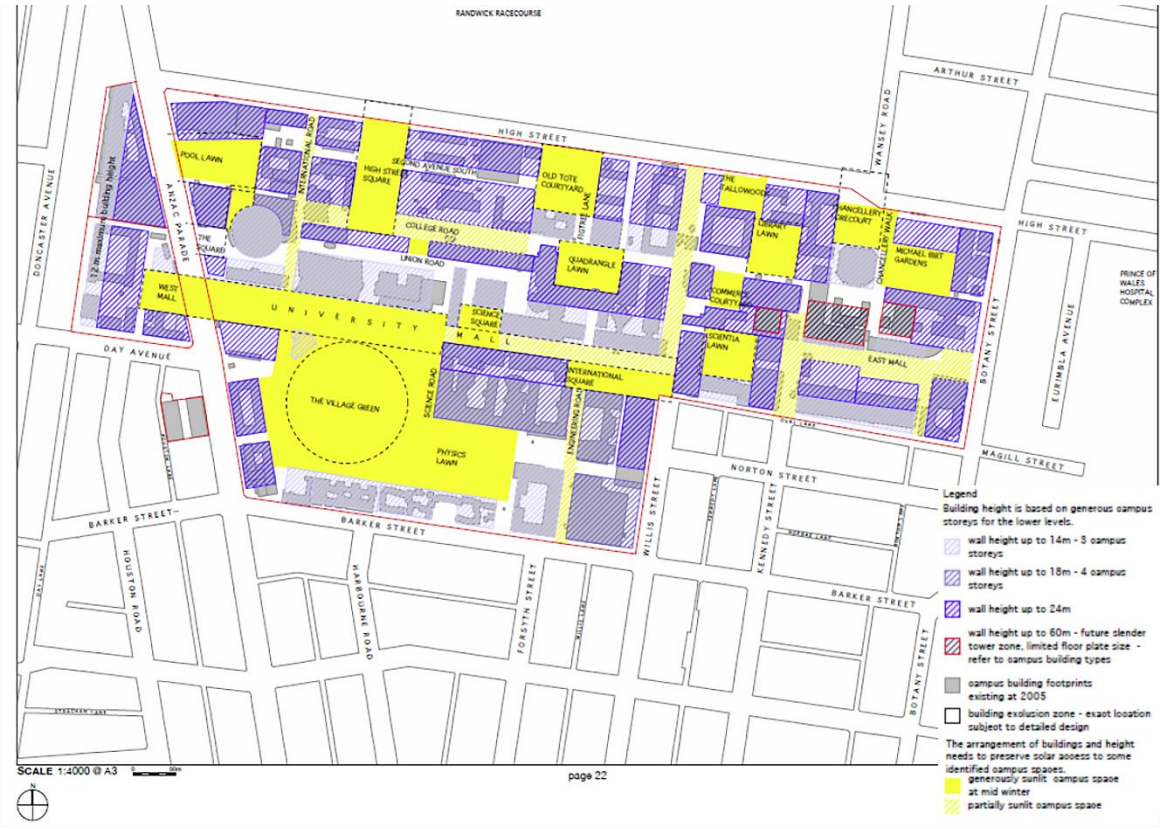

Figure 18: Building heights (Source: UNSW Campus 2020 Master Plan/RDCP 2013)

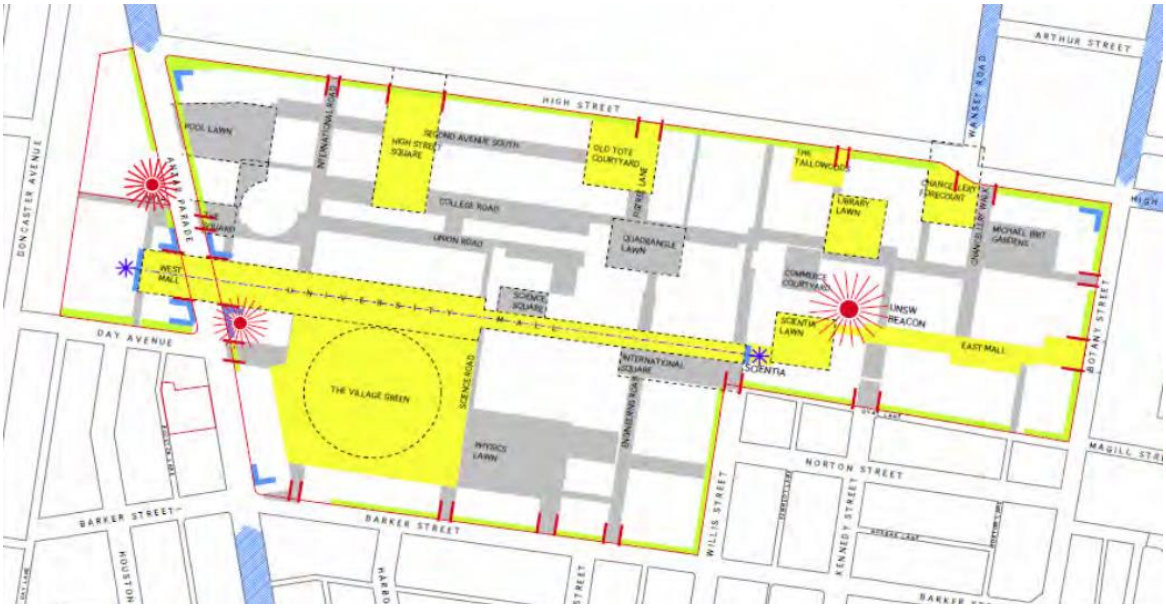

Figure 19: Existing and proposed open space (shown in yellow) (Source: UNSW/RDCP 2013)

The draft Planning Proposal supports a new planning framework for the site to establish certainty and guide growth and change in line with the UNSW Campus 2020 Master Plan and RDCP 2013. This new planning framework will be implemented via proposed amendments to the Randwick LEP 2012 and supported by new DCP provisions which will provide improved clarity and transparency in development outcomes on the site for the UNSW, the community, and Council.

The changes will provide a refined planning framework that supports development outcomes of an appropriate bulk and scale commensurate with surrounding land uses, built form and within the context of Anzac Parade, Day Avenue and the Kensington Town Centre.

The *Randwick Local Environmental Plan 2012* (RLEP 2012) is proposed to be amended by creating new maximum HOB provisions. Informed by the Urban Design Study, a draft Planning Proposal has been prepared (refer Attachment 4) to initiate these amendments. It sets out the actions and recommendations to achieve the vision for the future development of the site.

The proposed building heights will be achieved through the introduction of a new HOB Map Sheet. Figure 20 shows the proposed Height of Building Map.

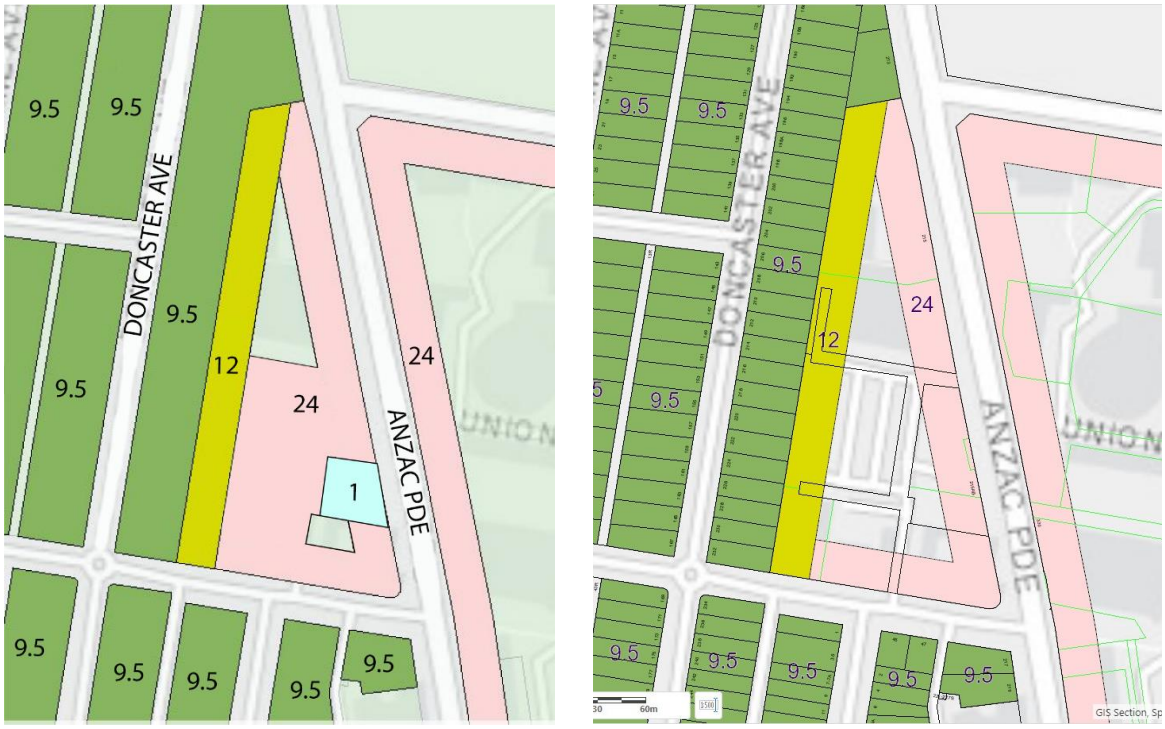

Figure 20: Proposed HOB map (left) and existing HOB map (right)

Boundary of Planning Proposal – application across the wider block

Initial review of the appropriate heights across the site was based on the boundaries of the land parcel at 215B Anzac Parade, Lot 2 in DP 1173179, in accordance with the Council Resolution which is the at grade car park and UNSW Regiment (land subject to the development application).

However, in preparing the draft Planning Proposal, it has become evident that a more consistent and best practice planning approach would be to amend the RLEP HOB controls to all the UNSW lands to the west of Anzac Parade. Accordingly, in addition to 215B Anzac Parade, it is recommended for consistency to include in the draft Planning Proposal the following land parcels in the block shown in Figure 21:

- 215 Anzac Parade (Lot 11 DP 1062204) – NIDA
- 215A Anzac Parade (Lot 1 DP 1173179) – New College

The benefits to clarifying the HOB controls that apply across the full triangle of UNSW land to the west of Anzac Parade is:

- Implementing best planning practice, providing a consistent, comprehensive and orderly approach to the mapping of HOB controls in this part of the UNSW campus
- Alignment and consistency in the approach in responding to desired neighbourhood character
- Alignment with the UNSW Campus 2020 Master Plan and RDCP 2013

- Certainty in the planning process and development outcomes for the site, for Council, landowners, and the community
- Undertaking a holistic approach to planning for both the site and surrounding land would ensure all land is considered and that no residual land parcels are left remaining without height of building controls.

Accordingly, consideration by the Panel for the draft Planning Proposal to apply across all the UNSW campus lands west of Anzac Parade, not solely 215B Anzac Parade, as illustrated in Figure 21, is recommended.

Figure 21: Alternative Recommended HOB map (left) and existing HOB map (right)

Amendment to Randwick Development Control Plan 2013 (RDCP 2013)

A new draft site specific DCP has been prepared for the site to provide guidance on the implementation of the Planning Proposal (refer Attachment 6). The draft site specific DCP controls, include provisions relating to:

- Built form envelopes
- Public open space (to accommodate landscaped areas)
- Design excellence
- Minimum area requirements for public open space, clarification of public domain design requirements and connectivity with the main UNSW campus
- Building setbacks including relationship with adjoining buildings
- Street wall height controls
- Access requirements
- Landscape design requirements and solar access
- Environmental sustainability performance
- Servicing and parking

It is intended that the draft DCP controls be placed on public exhibition with the Planning Proposal.

Next Steps in planning process

Gateway determination

After considering the advice of the Local Planning Panel, Council can determine whether to proceed with the draft Planning Proposal and request to the Minister for Planning for a Gateway Determination. The Gateway Determination is essentially a checkpoint by the Department of Planning and enables those proposals that are not well founded, or not in the public interest to be stopped early in the process before significant resources are committed in carrying out more detailed technical studies or investigations.

The Minister's Gateway Determination will stipulate whether the subject Planning Proposal should proceed, whether it needs to be resubmitted, the timeframe for its completion (usually nine months from the date of the Determination), the community consultation requirements and State/Commonwealth agency requirements and whether a public hearing is needed.

Exhibition

Following the Gateway Determination, the Planning Proposal will be formally placed on public exhibition for comment. The final LEP and accompanying maps which amend the Council's principal planning instrument (i.e. the RLEP 2012) are made by the Minister for Planning (and notified on the NSW legislation website) in accordance with the EP&A Act. Certain LEPs which are of local significance can be finalised by Council via delegation from the Minister (this is determined at the Gateway stage).

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Housing
Outcome	A city with excellent built form that recognises local character
Objective	100% of development applications approved from 2025 onwards are consistent with the desired future character of the local area and consider design excellence
Delivery program commitment	Require design excellence and sustainability principles in all new developments by 2025.
Delivery program commitment	Investigate opportunities for promoting exceptional architectural and urban design outcomes for high density developments in key locations by 2025.
Strategy	Integrated Transport
Outcome	A city with a transport network where sustainable transport options are the preferred choice for people
Objective	Increase the active transport mode share to 35% by 2031, from a 2018-19 baseline of 26%
Delivery program commitment	Investigate options to improve accessibility through large blocks and/or large developments, so as to enhance and strengthen our walking and bike riding networks, by 2027.
Outcome	A city with sustainable housing growth
Objective	Provide 4,300 new dwellings in 2021-2026, with 40% located in and around town centres
Delivery program commitment	Ensure future redevelopment sites are aligned with future transport investment as identified in the transport strategy.

Delivery program commitment	Ensure any future redevelopment is aligned with local infrastructure investment.

Resourcing strategy implications

The costs associated with the development of this work is in accordance with the 2023/2024 budget allocations.

Policy and legislative requirements

Regional, district and local planning alignment

The Greater Sydney Commission's Greater Sydney Region Plan and Eastern City District Plan are used to shape strategic planning and infrastructure in metropolitan Sydney and align planning from the broadest regional area down to the local area.

The Randwick City Council Local Strategic Planning Statement – Vision 2040 (LSPS) sets the land use planning strategy for the Randwick LGA which aligns with the Region and District Plans. Accordingly, the LSPS is the consolidated strategic vision for Randwick City to guide growth underpinned by clear planning priorities, such as where housing, jobs, infrastructure and open space should be located. Council's planning controls then give effect to the strategic plans.

Preparation of the Planning Proposal has been informed by the strategies and plans prepared under the EP&A Act, including the Greater Sydney Commission's (GCC) Six Cities Region Plan and Greater Sydney Region Plan (A Metropolis of Three Cities), and the Eastern City District Plan.

The Region Plan, District Plan and LSPS adopt planning priorities of similar themes, being infrastructure, liveability, productivity, sustainability and governance. How this proposal gives effect to these priorities is discussed in detail in the planning proposal and summarised below:

(a) ***Infrastructure*** – future development on the site, as an outcome of the Planning Proposal, will benefit from existing and future transport infrastructure. The site is in proximity to high frequency bus services and the LR2 line running along Anzac Parade with UNSW Light Rail station located adjacent to the site. Active transport routes surrounding the site with local access and connections for pedestrians and cyclists provided by designated pedestrian and cycle paths. Provision for ground floor commercial as part of any future development of the site will serve the day-to-day needs of workers, students and residents within the immediate walking catchment, without competing with and compromising the viability of the Kensington and Kingsford Town Centres. The proposal gives effect to the following infrastructure strategic planning priorities:

(i) Eastern City District Plan priorities:

- E1 – Planning for a city supported by infrastructure

(ii) Local Strategic Planning Statement priorities:

- 21. Develop an integrated approach to more sustainable transport
- 22. Align planned growth with infrastructure delivery

(b) ***Liveability*** – future development on the site will provide opportunities for neighbourhood improvements associated with access to a diverse range of land uses, services and facilities associated with the core operation of UNSW as an education establishment. The proposal gives effect to the following liveability strategic planning priorities:

(i) Eastern City District Plan priorities:

- E3 – Providing services and social infrastructure to meet people's changing needs

- E4 – Fostering healthy, creative, culturally rich and socially connected communities

(ii) Local Strategic Planning Statement priorities:

- 3. Encourage development that responds to the local character and desired future character of our neighbourhoods
- 6. Support the delivery of social infrastructure to meet the need of our diverse community
- Provide greater access and opportunities for walking and cycling

(c) ***Productivity*** – the proposal will address the need for providing facilities and services at both local and regional scale associated with the university's role as an educational establishment within a walking catchment of the local neighborhood, including the wider UNSW Kensington campus.

Furthermore, the amendments proposed as part of the Planning Proposal will ensure the viability of Kensington and Kingsford Town Centres are not compromised by redevelopment of the site. The provision for future non-residential floor space will provide for additional employment aligned with the universities core functions near transport infrastructure, supporting but not competing with the mixed-use role of Kingsford and Kensington Town Centres. The proposal gives effect to the following strategic planning priorities:

(i) Eastern City District Plan priorities:

- E10 - Delivering integrated land use and transport planning and a 30-minute city
- E11 - Growing investment, business opportunities and jobs in strategic centres

(ii) Local Strategic Planning Statement priorities:

- 8. Plan for and support strong connections to support a 30-minute city
- 10. Support the long-term economic viability of our town and neighbourhood centres.

(d) ***Sustainability*** - the future development includes stretch ESD targets to reduce carbon emissions in line with Randwick City's 2026 targets, generating efficiencies for energy and water and incorporating provisions for electric vehicle charging. The proposal gives effect to the following sustainability strategic planning priorities:

(i) Eastern City District Plan priorities:

- E19 - Reducing carbon emissions and managing energy, water and waste efficiently

(ii) Local Strategic Planning Statement priorities:

- 14. Provide high quality open pace and recreational facilities
- 16. Increase tree canopy cover

Relevant legislation

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000

Critical dates / timeframe

The program for the UNSW 215B Anzac Parade Site Planning Proposal is:

- *4 June 2024* – RLPP site visit and meeting to review draft Planning Proposal

- *25 June 2024* – RLPP advice reported to Council
- If approved by Council at the June Ordinary Council Meeting:
    - *July 2024* – submit to Department for Gateway determination
    - *Aug/Sep 2024* – public exhibition/community consultation commencement
    - *Oct/Nov* – Post exhibition report to Council
    - *Early 2025* – Finalisation/Gazettal

In accordance with Council's recommendations of 30 April 2024, the consideration and advice of the Panel on the draft Planning Proposal will be reported back to Council at its meeting of 25 June 2024. Should Council endorse the attached draft Planning Proposal for public exhibition, it will be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with section 3.34 of the Act for Gateway Determination to proceed with consultation or resubmit the draft Planning Proposal. The Gateway Determination will set out the minimum consultation requirements and provide the date for the completion of the amendment to RLEP 2012.

Public consultation

The public exhibition process for this Planning Proposal will be determined by the DPHI. The consultation will be in accordance with the requirements of the:

- Gateway Determination issued by the Department of Planning, Housing and Infrastructure under section 3.34 of the Act
- Local Environmental Plan making Guideline – Department of Planning
- Environmental Planning and Assessment Regulation 2000
- A Guide to
- Randwick Council Community Engagement Strategy 2022.

It is likely that the public exhibition for the Planning Proposal would be a minimum of 20 working days, with notification in accordance with the Gateway Determination and Council's Community Engagement Strategy.

The Planning Proposal, draft DCP and draft planning agreement will be publicly exhibited online on the Randwick Council website and in accordance with the Environmental Planning and Assessment Regulation 2000.

Conclusion

The draft Planning Proposal for the UNSW site at 215 Anzac Parade, 215A Anzac Parade and 215B Anzac Pde, Kensington proposes to clarify the maximum building height permitted across the consolidated site. This will provide certainty around the required built form and open space outcomes across the site. The Planning Proposal seeks to implement a built form framework that achieves a bulk and scale commensurate with surrounding land uses and built form to protect amenity of residents, streetscapes and local character. The recommended building heights align with the scale of development envisaged under current RDCP 2013 development controls for the UNSW west campus area.

The Planning Proposal has been based on the findings of an Urban Design Study, including built form analysis and recommendations on principal planning standards. In particular, the study outlines the rationale for the design expectations and massing of future development across the site. The study highlights existing and future challenges facing the site and seeks to respond to these by visualising and establishing the optimum overall heights and built form, as well as open space (where no building height is proposed) for the site that will assist in addressing these challenges.

It is recommended that the draft Planning Proposal specify that a savings provision will not be included for this amendment such that the proposed height amendments should be considered prior to any application being determined by the Sydney Eastern City Planning Panel for the site.

The advice of the Local Planning Panel will be reported to Council at the 25 June Council meeting.

Responsible officer: Paul Manning, Senior Environmental Planner; David Appleby, Coordinator Strategic Planner

File Reference: F2024/00242

GR1/24

GR1/24

FOR ACTION

ORDINARY COUNCIL **28/11/2023**

TO: Manager Strategic Planning (Agagiotis, Stella)

Subject:	Notice of Motion from Cr Luxford - UNSW proposed development at 215B Anzac Parade, Kensington
Target Date:	19/12/2023
Notes:	
Document No.:	D05131230
Report Type:	Report
Item Number:	NM80/23

Note: Having previously declared an interest, Crs Hay, McCafferty and Wilson left the chamber and took no part in the debate or voting on this matter.

RESOLUTION: (Luxford/Rosenfeld) that Council reinforces its objection to the development proposed by UNSW/Iglu at 215B Anzac Parade Kensington by reviewing its current LEP & DCP controls to ensure that any development on the site does not exceed 12m in height and incorporates a large civic space to Anzac Parade. This would preserve the amenity of the neighbouring residential properties and NIDA.

MOTION: (Luxford/Rosenfeld) CARRIED - SEE RESOLUTION.

Open Item in Minutes

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Director City Planning Report No. CP14/24

Subject: UNSW land at 215B Anzac Parade Kensington - Review of Planning Controls

Executive Summary

- This report responds to a Council resolution seeking review of the planning controls that apply to the UNSW site at 215B Anzac Parade, Kensington. This resolution is in response to DA/168/2023, submitted on 11 May 2023 by the UNSW for construction of five new buildings which will include student accommodation, retail, university and creation of new public domain.
- The DA is categorised as a regionally significant development, under State Environmental Planning Policy (Planning Systems) 2021 as it has a capital investment value over $30 million. The Sydney Eastern City Planning Panel (SECPP) is the consent authority and Council's role is to carry out the assessment of the application and make recommendations for the Panel's deliberation and decision.
- The SECPP has set a tentative determination date of 18 June 2024 and will hold a public meeting on this date.
- Upon reviewing the planning controls it is considered appropriate that a site-specific Planning Proposal be prepared, to reinforce the current height controls across the entire site. A draft Planning Proposal would set a minimum height for the middle of the site of 24m (7 storeys) and an open public space fronting Anzac Parade with a maximum height of 1m to accommodate public domain improvements. It would also reinforce the 12m height limit at the rear of the site.

Recommendation

That Council:

a) commence the process of preparing a Planning Proposal to amend the Randwick LEP 2012 for the UNSW western carpark site, known as 215B Anzac Parade, Kensington.

b) endorse the preparation of site-specific envelope controls and provisions to amend Randwick DCP 2013 for the subject site as part of the Stage 2 DCP review.

c) endorse the submission of the draft Planning Proposal to the Randwick Local Planning Panel (RLPP), in accordance with Ministerial Direction and report back on their advice.

d) receive a report back on the draft Planning Proposal with supporting urban design technical studies for Council's consideration prior to submitting the proposal to the Department of Planning, Housing and Infrastructure, requesting gateway determination and public exhibition.

Attachment/s:

Nil

Purpose

The purpose of this report is to respond to Council's resolution of 28 November 2023:

> (Luxford/Rosenfeld) That Council reinforces its objection to the development proposed by UNSW/Iglu at 215B Anzac Parade Kensington by reviewing its current LEP & DCP controls to ensure that any development on the site does not exceed 12m in height and incorporates a large civic space to Anzac Parade. This would preserve the amenity of the neighbouring residential properties and NIDA.

This report provides a summary of the planning context and the existing Randwick LEP and DCP development controls that apply to the subject site, reviews these development controls in the context of concerns raised by NIDA and surrounding residents and stakeholders, and in consideration of the long-term planning of the Kensington Town Centre, the UNSW and the integration of the UNSW Anzac Parade Light Rail stop, and the deliberations of the Sydney Eastern City Planning Panel (SECPP) and provides recommendations for amendments to the existing Randwick LEP 2012 height of building standards.

Subject to Council's endorsement of the proposed amendments, a draft Planning Proposal will be referred to the Randwick Local Planning Panel for advice as required by a Ministerial Direction. A report will be prepared for Council's consideration following receipt of this advice prior to the draft Planning Proposal being submitted to the Department of Planning, Housing and Infrastructure seeking a gateway Determination (to enable public exhibition).

Background

- 11 May 2023
  DA/168/2023 submitted by the UNSW for construction of five new buildings which will include student accommodation, retail, university and creation of new public domain.

- 15 August 2023
  Briefing to SECPP by Council and Applicant

- 6 September 2023
  The Randwick Design Excellence Advisory Panel (DEAP) comments on the development proposal were provided to the applicant, with the key matters raised relating to scale and amenity, street and public domain network and aesthetics.

  The comments generally relate to the following recommendations and improvements:

- Reduce Building A and B heights to retain amenity to surrounding dwellings and New College. Overshadowing and obstruction of views to the sky should be restricted to that which the DCP wall heights would create. Reference is made to a sketch showing DCP controls.
- Increase setback to NIDA and the western boundary.
- Create a more generous and impactful termination to the western end of the mall and create a generous and activated civic plaza.
- Improve treatment to the end of NIDA pathway to reduce the impact of the blank wall at its end.

- 5 October 2023
  Site inspection by the Panel attended by Council, Applicant and NIDA

- 14 November 2023
  A Council Request for Additional Information (RFAI) was made to the Applicant and the Applicant requested the RFAI be held in abeyance until mid-February 2024 to submit an amended proposal.

- 6 March 2024
  The Applicant submitted amended plans and an interim response to Council's RFAI. The

amended proposal submitted by the Applicant, included reduced tower heights of 1 storey (north tower) and 2 storeys (south tower) and increasing the north tower setback to the NIDA property boundary from 6.875m to 10.0m.

- 14 March 2024
  Meeting of SECPP. The Panel made the following comments:

  - Excessive height and density – consider a reduction in height of the amended scheme of five floors of each building (Building A 14 storeys, Building B 13 storeys), and introduce more separation between Building A and B
  - Parking availability/operation – further clarification and consultation
  - Building separation Building B to NIDA - consider an increase to 14m
  - Confirm semi-trailer access
  - Legal advice to confirm future subdivision permissibility

- 9 April 2024
  The Panel held a Briefing Meeting to clarify the comments of the previous briefing and discuss the progress of the application. The Panel discussed with the Applicant a reduction in the height of the two towers (reduced as previously discussed), legal advice regarding subdivision, NIDA vehicular access arrangements, building separation, NIDA parking provisions, whether re-exhibition will be required and Clause 4.6 update.

A tentative date has been set by the Panel of the 18 June to determine the application. Council's DA Assessment team is preparing a report to assist the Panel in its determination.

Proposed development

The site at 215B Anzac Parade, Kensington has an area of 9,280m² and is currently used as an openair car park. It has a main frontage to Anzac Parade and is bound by the NIDA Parade Theatres immediately to the north, the UNSW Regiment buildings and New College residences to the south and low scale residential development to the west. The site is outlined in green in Figure 1.

DA/168/2023 was submitted on 11 May 2023 by the UNSW for demolition of existing structures, removal of five trees, excavation, remediation for a mixed-use development comprising 1066 student rooms with retail, university space, retail and communal open space. The original proposal included: one x part 19, part 23 storey building (Building A); one x 20 storey tower (Building B); one x 7 storey building (Building C); and two x 4 storey buildings (Building D and E).

A 3D block image is shown in Figure 2. The proposal also includes a two-level basement car park with 250 spaces and 107 bicycle spaces. On 14 March 2024 the Applicant presented an amended scheme to the Panel briefing in response to issues raised during exhibition of the proposal and feedback provided from Council and the Panel (this is further addressed below).

Figure 1: Aerial photo of site

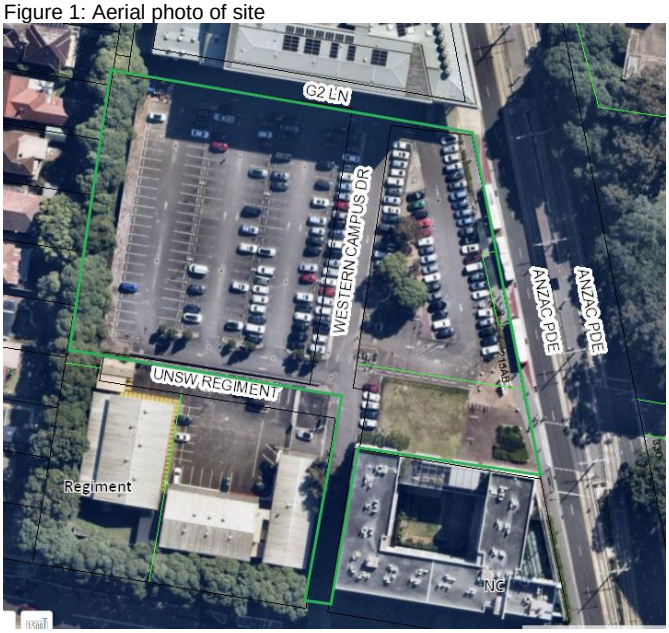
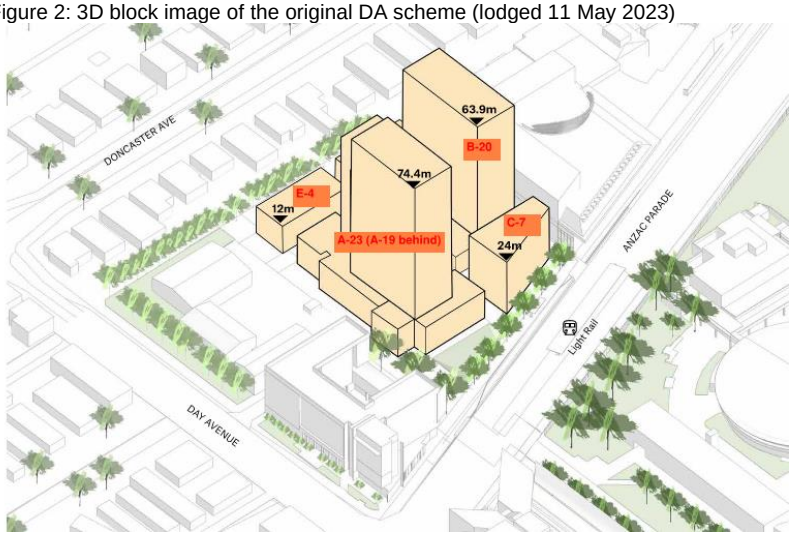


Figure 2: 3D block image of the original DA scheme (lodged 11 May 2023)



Discussion

Planning context
The site is zoned SP2 Educational Establishment under Randwick LEP 2012. The development is permissible with consent under the Transport and Infrastructure SEPP. Section 3.45 of the SEPP states that development for the purposes of campus student accommodation may be carried out by a person with development consent on land within the boundaries of a university.

The DA is categorised as a regionally significant development, under State Environmental Planning Policy (Planning Systems) 2021, as the development has a cost of works greater than

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$30M and is also a Crown Development with a CIV of more than $5 million. This means that the SECPP is the consent authority and Council's role is to carry out the assessment of the application and make recommendations for the Panel's deliberation (reference PPSSEC-281).

The UNSW intends to enter a 99-year lease with Iglu to develop, manage and maintain the development.

Randwick LEP 2012
The Randwick LEP 2012 Height of Buildings (HOB) Map currently sets a perimeter height control, extending 30m into the site from both the west property boundary (rear fence line of the Doncaster Avenue residential properties) and from the east Anzac Parade boundary (refer to Figure 3).

The west perimeter height control is set at a maximum of 12m, equivalent to a 3.5 storey residential building, whilst the east perimeter height control is set at a maximum of 24m, equivalent to a 7 storey residential building.

Figure 3 – Randwick LEP 2012 HOB Map – Subject site in red outline

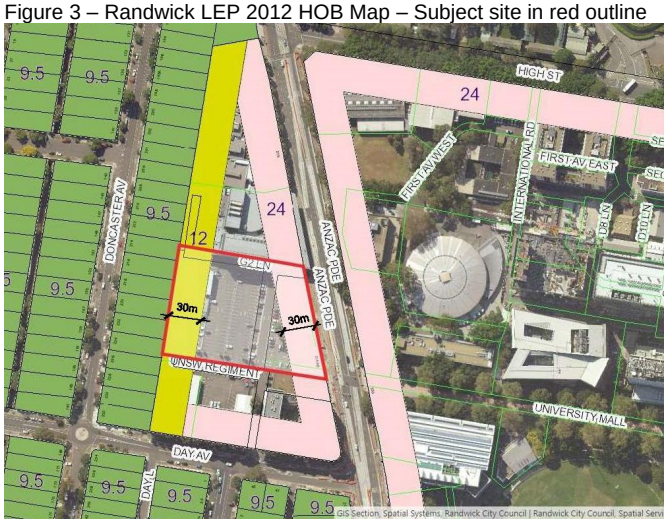

Figure 4 – NIDA building - view of south elevation

Figure 5 – UNSW New College Village building – view of north elevation

The primary massing of the existing NIDA building to the north of the subject site is approx. 20.9m in height, equivalent to a 6 storey residential building. The UNSW New College Village building, immediately to the south of the subject site, is 7 storeys in height (approx. 21.6m).

Randwick DCP
In 2004 the UNSW commissioned the 'Campus 2020 Master Plan' for the Kensington Campus. This Master Plan was endorsed by Council following the exhibition/community engagement of the Randwick Development Control Plan 2013 and forms the basis of section *4. UNSW Kensington*, of the E2 Randwick Education and Health Specialised Centre section of Randwick DCP 2013.

The relevant DCP planning controls for the site, include:

- The completion of the University Mall promenade and visual axis
- The continuation of University Mall onto the west side of Anzac Parade to tie the east and west sides of campus together
- Creating a university 'primary hub' to the west of Anzac Parade in the form of a public 'outdoor room' with outwardly focused ground level activities, including a major new 'landscape space' with 'structural planting' reinforcing the University Mall spatial axis
- It should be noted that whilst a slender tower building zone (up to 60m height) was envisaged on the main campus (east) in the centre of the block under the DCP and Campus Master Plan, and well setback from adjoining streets, no towers were envisaged or outlined on the subject site (western site)
- Courtyard buildings on the subject site were envisaged to be a maximum of:
    - 12m in the 30m wide strip along the western boundary (equivalent to 3.5 residential storeys or 3 university storeys)
    - 14m in the northeast of the site (equivalent to 4 residential storeys or 3 university storeys)
    - 24m in the middle, and south of the site (equivalent to 7 residential storeys or 6 university storeys)

Summary of proposed amendments

	Existing Randwick LEP 2012	**Proposed amendments to Randwick LEP 2012**
Zoning	SP2 Educational Establishment	No change
Height of Building	Perimeter height controls extending 30m from boundaries: ○ 24m along Anzac Parade frontage	New Height of Building (HOB) Map (7 storeys, 24m maximum in middle of the site – aligning with current DCP control and existing Anzac Parade perimeter height control)

	Existing Randwick LEP 2012	Proposed amendments to Randwick LEP 2012
	○ 12m to rear of Doncaster Avenue properties	1m height control where there is public open space (e.g. the Arrival Plaza to complement University Mall on the eastern side of Anzac Parade)
Site Specific clause	Nil	New site-specific local clause addressing objectives, DCP requirements, setbacks, demonstrate design excellence and sustainability (addressed in more detail below)

Strategic merit

A draft Planning Proposal for the site has strategic merit as the current Randwick LEP 2012 Height of Building (HOB) controls do not recognise the intent of broader strategic and design approach to balance redevelopment on both the university campus site and the Hospitals Complex with existing surrounding low scale residential development. A draft Planning Proposal aligns with and is not inconsistent with the priorities and key actions of productivity and livability outlined in strategic documents including the Randwick Place Strategy, Eastern District Plan and Randwick Local Strategic Planning Statement that apply to the site.

Site specific merit

The site immediately adjoins low scale two storey residential development to the west and 5 and 7 storeys respectively to north and south (NIDA building, New College and Regiment site). Whilst perimeter height controls are defined in the Randwick LEP, the height controls for the middle of the site allow maximum seven storey scale envisaged in the UNSW Kensington Campus 2020 Master Plan and objectives and controls in Randwick DCP 2013. By including the DCP height control in the centre of the site as a LEP standard it would respect the sensitive location at the edge of the campus and recognise the need to treat the interface with more tailored controls. It is also considered that a building height standard in the centre of this site would ensure an appropriate built form, scale and massing impacts/outcomes on the surrounding streets and vantage points in Kensington, as well as minimising overshadowing impacts on residential properties surrounding the site.

Proposed draft DCP controls

Preparation of a draft DCP for the site, included in the Randwick DCP Stage 2 Review, will support the Randwick LEP 2012 provisions by:

- Introducing site-specific built form envelope controls and a public open space to accommodate outdoor seating and landscaped area
- Detailing design excellence provisions
- Specifying the minimum area of public open space and clarifying public domain design requirements and connectivity with the main UNSW Campus
- Incorporating building setbacks including relationship with adjoining buildings
- Incorporating street wall height controls to Anzac Parade
- Addressing access requirements
- Specifying landscape design requirements and sun access
- Specifying environmental sustainability performance requirements
- Parking requirements

Referral to RLPP

Following Council's consideration and endorsement of this report outlining proposed amendments to height controls for the subject site, the next step is to refer the draft Planning Proposal to the Randwick Local Planning Panel (RLPP) for advice as required by a Ministerial Direction. Following receipt of the RLPP advice, a further report will be prepared for Council's consideration to seek a

Gateway Determination from the Department of Planning, Housing and Infrastructure to enable the draft Planning Proposal to be publicly exhibited.

Strategic alignment

The relationship with our 2022-26 Delivery Program is as follows:

Delivering the Outcomes of the Community Strategic Plan:	
Strategy	Housing
Outcome	A city with excellent built form that recognises local character
Objective	100% of development applications approved from 2025 onwards are consistent with the desired future character of the local area and consider design excellence
Delivery program commitment	Implement local character development provisions across Randwick City through the appropriate planning framework by end 2025.
Delivery program commitment	Require design excellence and sustainability principles in all new developments by 2025.
Delivery program commitment	Investigate opportunities for promoting exceptional architectural and urban design outcomes for high density developments in key locations by 2025.
Delivery program commitment	Advocate for sustainable building and urban design excellence outcomes including higher BASIX requirements for residential flat buildings in Randwick City by 2025.

Resourcing strategy implications

The costs associated with the preparation of this work have been prepared in-house by the Strategic Planning team.

Policy and legislative requirements

Relevant policies and legislation in relation to the UNSW/Iglu 215B Anzac Parade, Kensington Proposed Development are:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Randwick Local Strategic Planning Statement
- Randwick Housing Strategy
- Randwick Local Environmental Plan 2012 (Amendment 9)
- Randwick Development Control Plan 2013
- Economic Development Strategy
- Environment Strategy
- Integrated Transport Strategy
- Public Art Strategy.

Conclusion

A review of the existing planning controls for the subject site has concluded that there is site specific and strategic merit in reinforcing the DCP height controls for the centre of the site through a LEP standard to address potential impacts of higher development on the surrounding area. The submitted UNSW DA includes tower buildings that are inconsistent with the lower scale envisaged for the site and interface areas on the University and Hospitals Campus' as outlined in the UNSW Kensington Campus 2020 Master Plan and Randwick DCP 2013.

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The site adjoins low scale residential development and is bound by non-residential uses to the north and south that are approximately six and seven storeys respectively. It is recommended that a site-specific Planning Proposal be prepared, to reinforce a maximum height for the middle of the site of 24m (7 storeys), aligning with the Randwick DCP. It is also recommended that new building envelope controls, including setback controls and vehicular access requirements, be incorporated in Randwick DCP 2013, to complement the LEP controls. Council will also seek the advice of the Randwick Local Planning Panel and report back to Council prior to submitting the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

Responsible officer: David Appleby, Coordinator Strategic Planner; Liam Stanley, Coordinator Strategic Planning

File Reference: DA/168/2023

FOR ACTION

ORDINARY COUNCIL **30/04/2024**

TO: Coordinator Strategic Planner (Appleby, David)

Subject: UNSW land at 215B Anzac Parade Kensington - Review of Planning Controls
Target Date: 21/05/2024
Notes:
Document No.: D05169091
Report Type: Report
Item Number: CP14/24

TO UPDATE, REASSIGN OR COMPLETE THIS ACTION ITEM USE THE "ACTIONS" TAB IN INFOCOUNCIL.
INSTRUCTIONS ARE ON THE INTRANET HERE.

Note: Having previously declared interests, Councillors Hay, McCafferty and Wilson left the chamber and took no part in the debate or voting on this matter.

RESOLUTION: (Luxford/Rosenfeld) that Council:

a) commence the process of preparing a Planning Proposal to amend the Randwick LEP 2012 for the UNSW western carpark site, known as 215B Anzac Parade, Kensington;

b) endorse the preparation of site-specific envelope controls and provisions to amend Randwick DCP 2013 for the subject site as part of the Stage 2 DCP review;

c) endorse the submission of the draft Planning Proposal to the Randwick Local Planning Panel (RLPP), in accordance with Ministerial Direction and report back on their advice;

d) receive a report back on the draft Planning Proposal with supporting urban design technical studies for Council's consideration prior to submitting the proposal to the Department of Planning, Housing and Infrastructure, requesting gateway determination and public exhibition; and

e) reaffirms the elected Council's aspiration for commercial student accommodation not being developed on this crown land block.

MOTION: (Luxford/Rosenfeld) CARRIED UNANIMOUSLY - SEE RESOLUTION.

Open Item in Minutes

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STRATEGIC PLANNING

UNSW West Anzac Parade Kensington Draft Planning Proposal

24 May 2024

Randwick City Council
a sense of community

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Executive summary

This planning proposal is for the University of New South Wales (UNSW) site at 215B Anzac Parade, Kensington and adjoining lands (referred to as UNSW West in this Planning Proposal) seeks to amend the Randwick Local Environmental Plan 2012 (RLEP 2012) by creating new provisions relating to the maximum Height of Building (HOB), beyond the current RLEP perimeter height controls.

The planning proposal has been prepared to create certainty in future planning controls applying to the site and support the existing provisions contained in the Randwick Development Control Plan 2013 (RDCP). A new Height of Building (HOB) map is proposed for the site that sets a maximum building height of 24m (equivalent to a 6 storey educational building or 7 storey student accommodation building), and protects the location and size of a proposed new plaza culminating the University Mall with a 1m height control.

The amendments to the RLEP are informed by a review of the existing planning controls, including the opportunities and constraints of the site, built form, scale, streetscape and the University Mall visual axis considerations. The planning proposal has also been informed by the Apartment Design Guide (ADG) requirements for building-to-building separation, the potential for impacts to the amenity of existing adjoining student accommodation (New College Postgraduate Village), the National Institute of Dramatic Art (NIDA) teaching facilities and on surrounding residents, including the visual and overshadowing considerations to residential properties to the south and west.

The Planning Proposal sets out the proposed changes to achieve appropriate future development on the site and ensure design excellence and bulk and scale outcomes suitable on the site.

The proposed amendments are supported by an urban design study, including 3D modelling of built form, street level building envelope photomontages and shadow studies (refer **Attachment D**), to ensure that the proposed Randwick LEP 2012 changes will support appropriate redevelopment of the site, that is sympathetic and consistent with the surrounding land uses and built form of the UNSW Kensington Campus (including NIDA, the New College Postgraduate Village and the UNSW Regiment), the site's strategic relationship to the Kensington and Kingsford Town Centres and to the surrounding streetscapes.

1. Introduction

This Planning Proposal for the UNSW site at 215B Anzac Parade, Kensington and adjoining lands seeks to amend the *Randwick Local Environmental Plan 2012* (RLEP) by creating new provisions relating to the maximum Height of Building (HOB) - beyond the current perimeter HOB controls.

The current maximum height controls on the site range from 12m to 24m, established as perimeter height controls, extending 30m into the site from the east, west and southern property boundaries.

The effect of having no maximum Randwick LEP HOB development standard for the middle of the site, is to expose the surrounding residential neighbourhoods and the adjoining streets to large unplanned tower development, including the impacts of abrupt changes in building bulk and scale and significant overshadowing.

The UNSW Campus 2020 Master Plan was completed in 2004 and forms the basis for the Randwick DCP 2013 - Part E2 Randwick Education and Health Specialised Centre development controls. An updated UNSW Kensington Campus Master Plan is in the early stages of preparation, however, will likely take several years to reach completion. The planning proposal seeks to clarify the maximum building height permitted for the subject site, until an updated campus master plan is in place.

Anzac Parade is an important urban corridor in the Randwick City Local Government Area (LGA), with the Kensington and Kingsford Town Centres providing commercial centres along the 'spine' and the University of New South Wales Kensington campus extending across it. The town centres and UNSW campus have been the subject of comprehensive planning reviews, as follows:

Randwick Education and Health Specialised Centre (RDCP Part E2)

In 2004 the UNSW commissioned the Campus 2020 Master Plan for the Kensington Campus. The Master Plan was endorsed by Council following public exhibition and community engagement, undertaken for Randwick Development Control Plan 2013 (Randwick DCP 2013) and is included as Part E2 Randwick Education and Health Specialised Centre in the DCP.

Part E2 Randwick Education and Health Specialised Centre, section 4, *UNSW Kensington*, provides the overall university campus vision, planning intent and objectives. Detailed development controls are provided for the subject site, including appropriate built form, and building typology, number of storeys, requirements for the public domain and public places, and vehicular access and parking.

Kensington and Kingsford Town Centres (RDCP Part E6)

A review of the Kensington and Kingsford town centres was undertaken by Council over 2016-2019, culminating in the *Planning Strategy: Kensington and Kingsford Town Centres* (the Strategy). The outcome of this Strategy now forms Part E6 of Randwick DCP 2013.

These two parts of Randwick DCP 2013 - Parts E2 and E6 - provide direction on the guiding principles, strategies, actions and appropriate design outcomes for development along Anzac Parade, including the UNSW campus land, and the Kensington and Kingsford Town Centres.

Purpose

The Planning Proposal would provide:

- Greater compliance with the built form outcomes anticipated for the site under the current UNSW Campus 2020 Master Plan and Randwick DCP 2013

- Greater consistency in the built form outcomes across the site with the application of maximum building heights for the whole site
- Improved planning and design outcomes, from comprehensive community consultation including the public exhibition of this draft Planning Proposal and supporting DCP controls.

Existing RLEP controls

The site is zoned SP2 Educational Establishment and no maximum Floor Space Ratio (FSR) applies to the site. No change in zoning or FSR is proposed.

The planning proposal will facilitate heights which are visually appropriate in the Anzac Parade corridor by responding to the bulk and scale of adjoining university properties, and adjoining low density residential neighbourhoods, and reaffirms the university campus character.

Clarification of the proposed building heights across the subject site would provide certainty to both the UNSW and to the community, on the future redevelopment of the site. The Planning Proposal would allow the community to provide comment and to make submissions on the proposed Randwick LEP 2012 HOB changes to the maximum heights that would apply to the subject site, resulting in an improved development outcome, aligned with community values and amenity expectations.

The Proposal would protect defined areas of open space and public domain to ensure adequate street and laneway width is provided, setbacks to neighbouring properties, facilities and streetscapes are suitable, to provide privacy, access to light and natural ventilation, and to allow appropriate landscaping in the public domain.

The Proposal is supported by more detailed planning controls in a draft amendment to Randwick DCP 2013 (draft DCP). The draft DCP provides the framework for the changes to the site and underpins the alternative height controls with provisions to guide the bulk and scale of development and how the buildings interface with the street and areas of open space.

The draft DCP will be exhibited alongside the planning proposal.

2. Background

2.1. Planning context

At the Randwick City Council Ordinary Meeting held 28 November 2023, the following resolution was made regarding the proposed DA/168/2023 on UNSW land at 215B Anzac Parade, Kensington:

> ***RESOLUTION: (Luxford/Rosenfeld)*** *that Council reinforces its objection to the development proposed by UNSW/Iglu at 215B Anzac Parade Kensington by reviewing its current LEP & DCP controls to ensure that any development on the site does not exceed 12m in height and incorporates a large civic space to Anzac Parade. This would preserve the amenity of the neighbouring residential properties and NIDA.*

DA/168/2023 was submitted to Council by the UNSW (the Applicant) on 11 May 2023 for the demolition of existing structures, removal of five trees on-site, excavation and remediation. Construction and use of five buildings for mixed use including student accommodation, UNSW university space, and ancillary retail, new communal and publicly accessible open space, and basement car parking. The DA included proposed buildings heights of:

- 76.1m (RL 103.600) 23 storeys Building A
- 66.45m(RL 34.950) 20 storeys Building B
- 24.7m (RL 52.200) 7 storeys Building C
- 12.9m (RL 40.400) 4 storeys Building D
- 12.9m (RL 40.400) 4 storeys Building E

Council and the South Eastern City Planning Panel (SECPP) have continued to raise concerns regarding the DA with respect to building height, generally noting:

- Proposed heights detract from the existing and desired streetscape character
- Proposed heights result in an abrupt transition to the surrounding character comprised of low to medium density residential areas, and the current and emerging character of the Anzac Parade streetscape
- Visual impacts of the development
- Proposed building height sets an undesirable precedent for development of other sites along Anzac Parade, notably on the east side of the Campus fronting Anzac Parade as well as other properties within the Western Campus
- Overshadowing impacts on residential properties.

Subsequent to both Council and SECPP feedback, an amended scheme was lodged with Council that included amended plans to reduce the overall height of Building A to 15 & 16 storeys and Building B to 15 storeys; revised building envelopes, increased northern separation of Building B to 10m at podium and 14m for the tower and changes to front, side and rear setbacks, onsite landscaping, pedestrian and vehicle access arrangements.

In response to the motion passed at the Ordinary Council meeting held 28 November 2024, a business report CP14/24 (refer **Attachment B**), was prepared and reported to Council at the 30 April 2024 Ordinary Meeting. Business report CP14/24 considered the UNSW land at 215B Anzac Parade Kensington, DA/168/2023, and opportunities for reviewing planning controls across the site.

Subject to Council's consideration of business report CP14/24, Council resolved to:

a) commence the process of preparing a Planning Proposal to amend the Randwick LEP 2012 for the UNSW western carpark site, known as 215B Anzac Parade, Kensington;
b) endorse the preparation of site-specific envelope controls and provisions to amend Randwick DCP 2013 for the subject site as part of the Stage 2 DCP review;

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c) *endorse the submission of the draft Planning Proposal to the Randwick Local Planning Panel (RLPP), in accordance with Ministerial Direction and report back on their advice;*
d) *receive a report back on the draft Planning Proposal with supporting urban design technical studies for Council's consideration prior to submitting the proposal to the Department of Planning, Housing and Infrastructure, requesting gateway determination and public exhibition; and*
e) *reaffirms the elected Council's aspiration for commercial student accommodation not being developed on this crown land block.*

This planning proposal has been prepared in accordance with the notice of motion made at the ordinary Council meeting held 28 November 2023 (refer **Attachment A**), and Council resolution of 30 April 2024 (refer **Attachment C**).

Planning Proposal: UNSW 215B Anzac Parade, Kensington (this planning proposal) seeks to amend the Randwick LEP 2012 to enable the redevelopment of the site under revised height controls.

No maximum floor space ratio (FRS) applies to the site.

The site is zoned SP2 Educational Establishment.

The planning proposal does not facilitate changes in FSR, zone or land uses permissibility.

The planning proposal is supported by more detailed planning controls in a draft amendment to Randwick Development Control Plan 2013 (draft DCP) (refer **Attachment E**).

The Proposal and draft DCP are informed by an urban design study prepared in-house in accordance with Council's resolution of 30 April 2024 (refer **Attachment D**). The study outlines a strategic planning and urban design approach for the site to provide clear direction on built form outcomes for UNSW and the community.

2.2. The Site

2.2.1. Site identification

The site which was the subject of Council resolution on 30 April 2024 is located at 215B Anzac Parade, Kensington (in green outline in Figure 1). It is crown land, described as Lot 2 in DP 1173179, zoned SP2 Educational Establishment under Randwick LEP 2012 to be used for educational purposes by the UNSW. The site area is approximately 14,100m² and is currently used as an on-grade car park and for the UNSW Regiment.

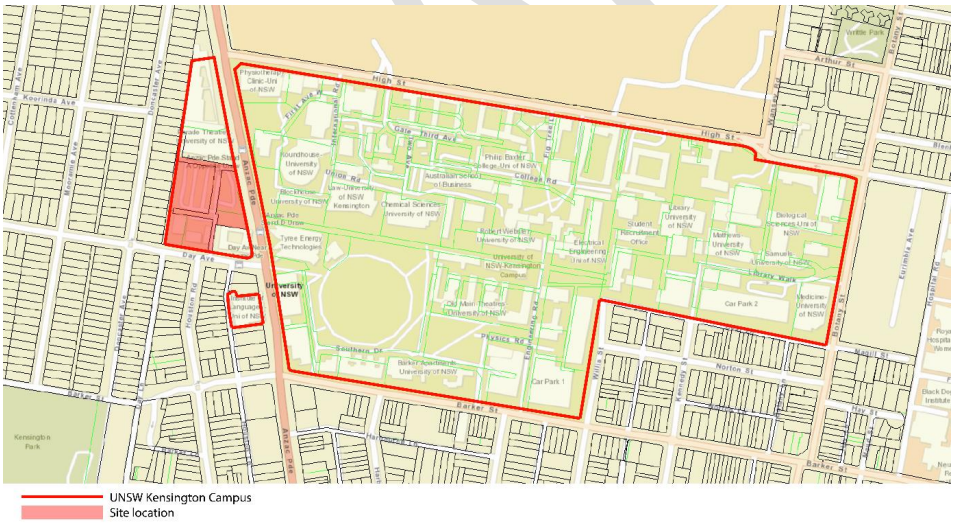
The site has frontages to Anzac Parade and Day Avenue. The NIDA facilities are situated immediately to the north of the site, the UNSW Regiment buildings and New College Postgraduate Village is to the south. There is low scale residential development to the west, southwest and south of the subject site. The site is located adjacent to the UNSW Anzac Parade Light Rail stop and to bus stop and layby on Anzac Parade.

The site is located in the west of the UNSW Kensington Campus. The key east-west axis known as University Mall (see Figure 2), continues from the main campus, west across Anzac Parade into the subject site.

The subject site is relatively flat with a high point at the northeast corner, gentle sloping down 0.34m to the west, 0.38m to the south and 0.64m to the southwest. Significant vegetation includes a row of mature brush box trees along the west and south boundaries of the site (see Figure 1).

Figure 1: Aerial view of the site (green outline) as per Council resolution 30 April 2024

Figure 2: Site location (solid red) within the UNSW Kensington campus (red outline)



2.2.2. Metropolitan context

The subject site is in the suburb of Kensington located approximately 6km southeast of the Sydney CBD (see Figure 3).

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Figure 3: Site in urban context (yellow outline)

UNSW Kensington campus forms part of the Health and Education Precinct, comprised of the University of NSW Kensington Campus, the Prince of Wales public and private hospitals, the Royal Hospital for Women and Sydney Children's Hospital (see Figure 4).

Figure 4: Randwick Education and Health Specialised Centre (UNSW west campus shown shaded red and site shown green outline)

The Health and Education Precinct is identified in the NSW Government's Regional Plan and Eastern District Plan as a Collaboration Area, given its significant cluster of specialised health, education and research activities that play a vital economic and employment role within the Sydney region and beyond.

It is formed by several major institutions and destinations, including the University of NSW, the Randwick Health Campus with four major hospitals forming Australia's largest complex of teaching hospitals, and some of Australia's premier research institutions including Neuroscience Research Australia.

The Health and Education Precinct is supported by the surrounding mixed-use precincts of Kensington to Kingsford corridor, Randwick Junction and The Spot, which contribute to support the area's growth and liveability for workers, residents and students. As detailed in the District Plan, the area presents an opportunity to deliver significant economic benefits through the agglomeration of health, research and education services, with a projected baseline job target of 32,000 by 2036.

2.2.3. Site context

The subject site is situated within Kensington and is located approximately 800m south of Kensington Town Centre and approximately 600m north of Kingsford Town Centre.

The locality provides the general public, students, workers and residents with a high level of amenity due to its location and proximity to Kensington, Kingsford and Randwick town centres, access and the provision of numerous facilities, including shopping centres and retail premises, public open spaces, recreational facilities and various services. Figure 4 shows the location of the subject site relative to the Kingsford and Kensington Town Centres, Randwick Junction Town Centre, LR2 stations, and surrounding localities (see Figure 5).

Figure 5: Site Context –site shown edged red (Source: Google Maps)

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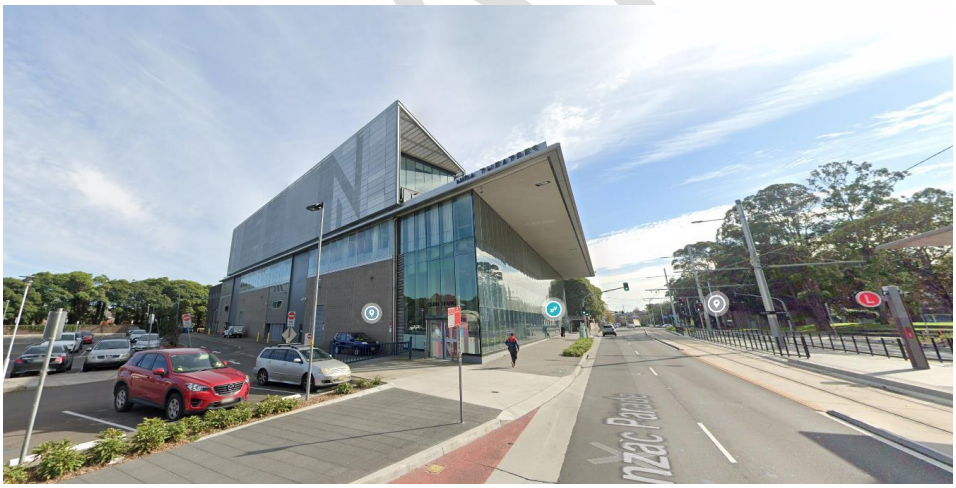
2.2.4. Surrounding development

The following development surrounds the site:

North: The National Institute of Dramatic Art (NIDA) is located immediately north of the site comprising a five-storey performance building and three storey buildings on the remainder of the site (see Figures 6 and 7).

Figure 6: NIDA (Source: Google Street View)

Figure 7: NIDA (Source: Google Street View)



East: Immediately east of the site is a two directional six lane (four vehicle lanes and two light rail lanes) known as Anzac Parade which contains a dedicated bus stop bay on the western side of the road and the UNSW Anzac Parade Light Rail stop.

Further east of the site is the UNSW Kensington Campus, with the university mall and buildings known as the Squarehouse, Roundhouse and Blockhouse at the campus interface with Anzac Parade. These building generally range in height from two to four storeys.

Figure 8: University Mall and The Blockhouse (Source: Google Street View)

Figure 9: Tyree Building (Source: Google Street View)

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South: Immediately to the south of the site is New College Postgraduate Village which is a seven storey student accommodation building, and the UNSW Regiment comprised of three two storey building.

A range of three to eight storey mixed use buildings are located further south of the site along Anzac Parade. Beyond Anzac Parade, the predominant built form is medium density housing mainly comprised of two to three storey walk-up flats.

Figure 10: New College Postgraduate Village (Source: Google Street View)

Figure 11: UNSW Regiment (Source: Google Street View)

West: To the west of the site are predominantly one storey detached residential dwellings.

Figure 12: Residential dwellings - Doncaster Avenue (Source: Google Street View)

Figure 13: Residential dwellings - Doncaster Avenue (Source: Google Street View)

2.2.5. Accessibility

Overall, the site has a high level of accessibility. The site is within the Kensington area which is well serviced by public transport and supportive of active transport.

Public transport network

UNSW Anzac Parade Light rail station is located approximately 200m from the eastern edge of the site. The station is serviced by the L3 Kingsford line which provides direct access to Kingsford, Circular Quay, and Sydney CBD.

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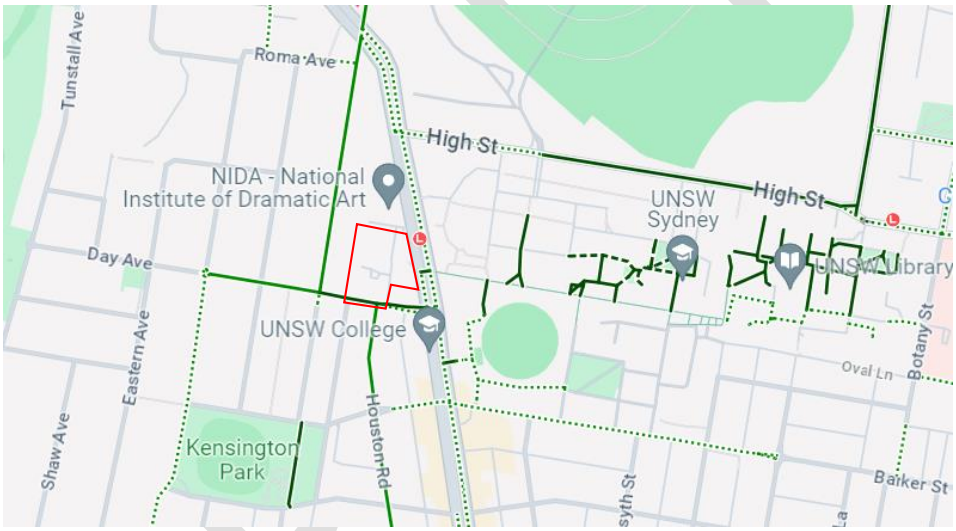
The site is also located within a 5-minute walking distance of several bus stops, providing services along the following routes and peak weekday frequencies:

- 303 – Sans Souci to Prince of Wales Hospital
- 392 – Little Bay to Redfern
- 396 – Maroubra Beach to City Circular Quay
- 392N – Matraville to City Circular Quay
- 390X – Bondi junction to La Perouse (express)
- 392X – Little Bay to City Museum (express)

Pedestrian and cycling network

Surrounding streets, including Day Avenue, Doncaster Avenue and Houston Road, have dedicated cycle lanes (see Figure 14). The site is well positioned within a connected cycle network, facilitating active transport to local centres and broader destinations. The surrounding streets of Anzac Parade, Day Avenue and Doncaster Avenue have generous setbacks, wide footpaths, and landscaping to enhance the public realm and promote walkability.

Figure 14: Cycle routes - dedicated lanes on Houston Rd, Day Ave, Doncaster Ave (Source: Google Street View)



Vehicular access and parking

Vehicle parking facilities, service and delivery areas, as well as general vehicular access to the site is made available via road openings on Anzac Parade and Day Avenue. The opening at Day Avenue provides permanent access for vehicles, while the opening on Anzac Parade is gated to provide temporary access as required (see Figure 15).

Figure 15: Vehicular access locations (shown orange arrows) (Source: Google Maps)

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3. Existing planning controls

The *Randwick Local Environmental Plan 2012* (Randwick LEP 2012) and Randwick Development Control Plan 2013 (Randwick DCP 2013) contain zoning, development standards and other planning controls for the site.

3.1. Randwick Local Environmental Plan 2012

The Randwick LEP 2013 is the principal environmental planning instrument applying to the site. The existing planning controls that apply to the site are summarised at Table 1.

Table 1: Summary of existing planning controls applying to the site under Randwick LEP 2012

State Environmental Planning Policy	Comment
Clause 2.1 Land use zones	The site is zoned SP2 Educational Establishment See Figure 16. All development permitted with consent under the SP2 zone, excepting any items not listed as being permitted with and without consent.
Clause 4.3 - Height of Buildings	The maximum height of building that applies to the site ranges from 12m to 24m. The Randwick LEP 2012 Height of Buildings (HOB) Map currently sets a perimeter height control, extending 30m into the site from the east, west and south property boundaries. The west perimeter height control is set at a maximum of 12m, whilst the south and east perimeter height controls are set at a maximum of 24m. See Figure 17.
Clause 4.4 – Floor Space Ratio	No Floor Space Ratio (FSR) applies to the site. See Figure 18.
Clause 5.10 – Heritage Conservation	None. The site is not mapped as a heritage item or within a heritage conservation area.
Clause 5.21 – Flood Planning	The site is affected by flooding.
Clause 6.8 – Airspace operations	OLS 51m AHD PAN-OPS 120m – 126.4m AHD
Clause 6.11 – Design Excellence	The consent authority must not grant consent to a development that proposes new buildings that are at least 15m in height unless it is satisfied that the proposed development exhibits design excellence.

Figure 16: Extract from Randwick LEP 2012 Land Zoning Map 002 (site edged in red)

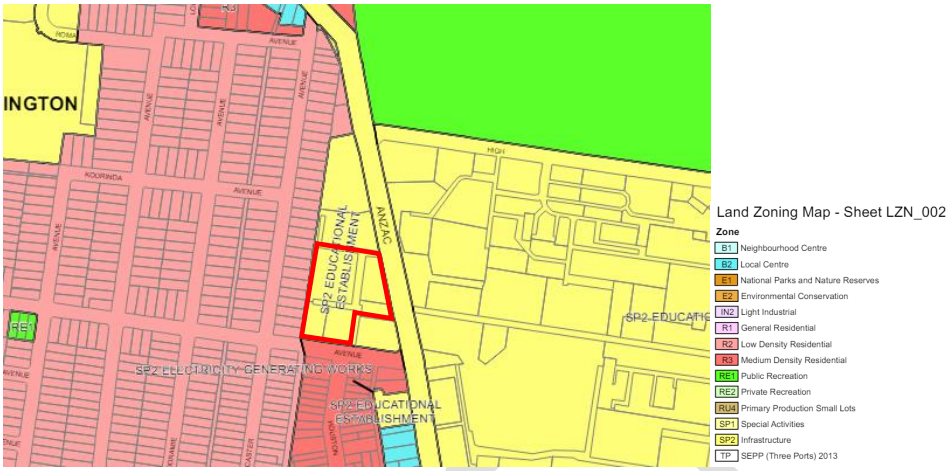

Figure 17: Extract from Randwick LEP 2012 Height of Buildings Map 002 (site edged in red)

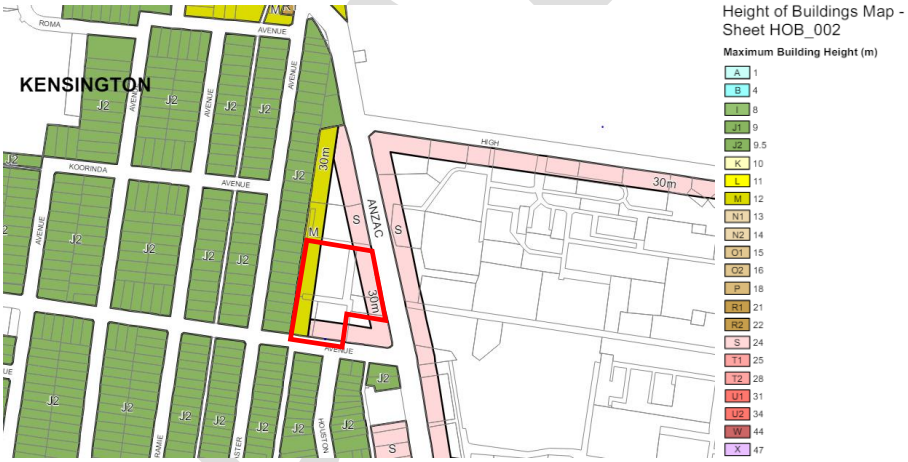

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Figure 18: Extract from Randwick LEP 2012 Floor Space Ratio Map 002 (site edged in red)

3.2. Randwick Development Control Plan 2013

Part E2 - Randwick Education and Health Specialised Centre

In 2004 the UNSW commissioned the 'Campus 2020 Master Plan' for the Kensington Campus. The Master Plan was endorsed by Council following the public exhibition and community engagement undertaken for Randwick DCP 2013 and is included as Part E2 Randwick Education and Health Specialised Centre in the DCP.

Under Part E2, the relevant DCP planning controls for the site, include:

- The completion of the University Mall promenade and visual axis;
- The continuation of University Mall onto the west side of Anzac Parade to tie the east and west sides of campus together (see Figure 19);
- Creating a university 'primary hub' to the west of Anzac Parade in the form of a public 'outdoor room' with outwardly focused ground level activities, including a major new 'landscape space' with 'structural planting' reinforcing the University Mall spatial axis;
- A slender tower building zone (up to 60m height) was envisaged on the main (east) campus in the centre of the block, under the DCP and Campus Master Plan, well setback from adjoining streets. However, no towers were envisaged on the subject site (west of Anzac Parade);
- Courtyard buildings on the subject site were envisaged (see Figure 20) to be a maximum of:
  - 12m in the 30m wide strip along the western boundary (equivalent to 3.5 residential storeys or 3 university storeys).
  - 14m in the northeast of the site (equivalent to 4 residential storeys or 3 university storeys)
  - 24m in the middle, and south of the site (equivalent to 7 residential storeys or 6 university storeys) (see Figure 20 and Figure 21).

Figure 19: Existing and proposed campus building footprints and primary east-west pedestrian paths (University Mall in red dot) - site edged red (Source: Randwick DCP 2013)

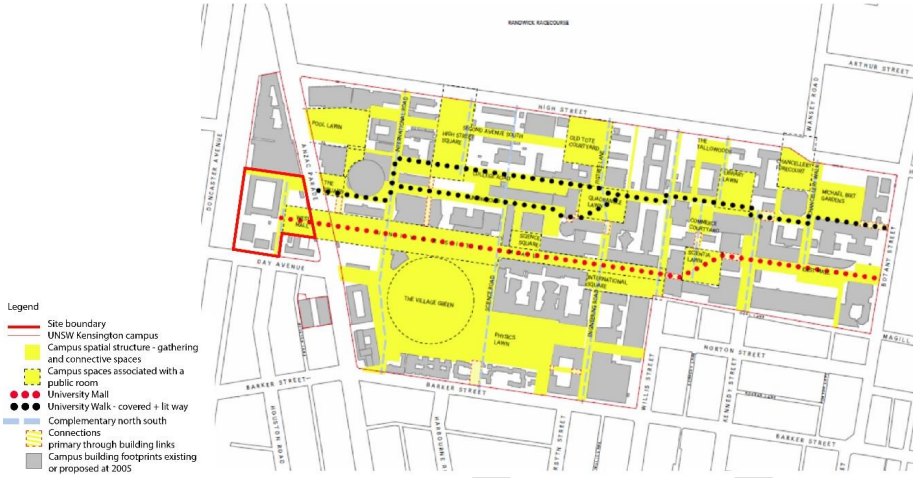

Figure 20: Building heights – site edged red (Source: Randwick DCP 2013)

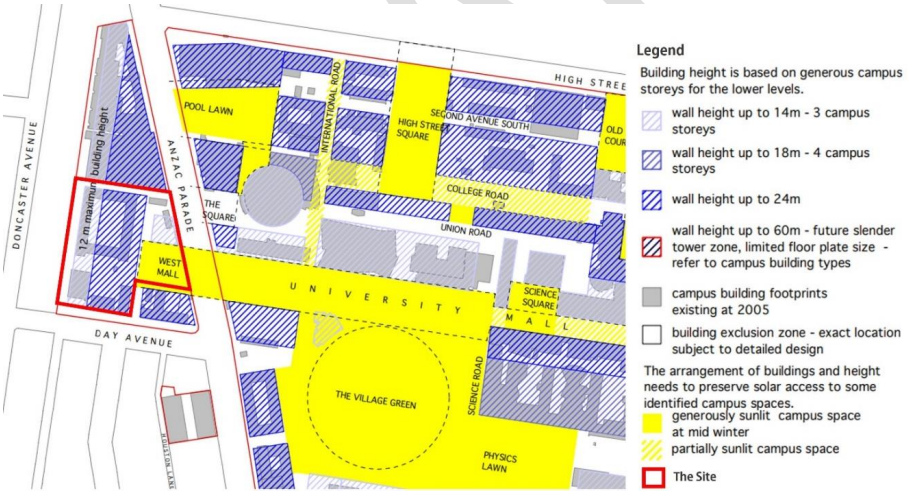

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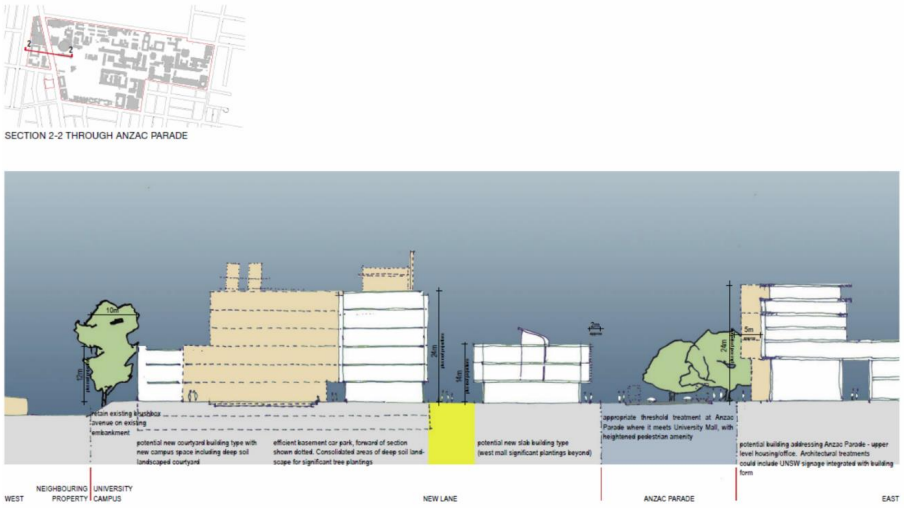
Figure 21: Cross Section 2-2 through Anzac Parade (Source: Randwick DCP 2013)



4. Objectives and intended outcomes

4.1. Objectives

The Proposal will clarify permissible building heights across the site by applying a maximum permissible Height of Building (HOB) control to those areas of the site where no height control currently exists, whilst applying reduced heights in areas to secure open space outcomes.

The Proposal sets out the proposed HOB changes to achieve appropriate future development on the site that will deliver tertiary education facilities and supporting student accommodation, and ensure design excellence, improved bulk and scale outcomes, and remove potential amenity impacts on adjoining student accommodation, teaching facilities, and surrounding residents.

The objectives of this Proposal are to:

- provide certainty to both the UNSW and to the community, on the future redevelopment of the site;
- allow the community to provide comment and to make submissions on the proposed Randwick LEP HOB changes to the maximum heights;
- ensure built form controls on the site respond to the bulk, scale and siting of neighbouring developments, introducing improved building separation to adjoining sites that respond to desired future character;
- protect defined areas of open space and public domain to ensure adequate street and laneway width is provided, setbacks to neighbouring properties, facilities and streetscapes are suitable, to provide privacy, access to light and natural ventilation, and to allow appropriate landscaping in the public domain;
- allow for development in line with built form outcomes envisaged in UNSW masterplan;
- facilitate heights which are appropriate in the ANZAC Parade corridor;
- ensure amenity outcomes for the site by securing open space planned in the UNSW campus masterplan;
- create greater visual amenity in the public domain with a variety of building scales and forms;
- provide for appropriate built form in a transitional location;
- allow appropriate flexibility in building envelopes to allow meaningful design excellence processes; and
- facilitate the delivery of appropriately located uses consistent with the sites SP2 Educational Establishment zone, that satisfies the universities core function as a tertiary institution and meets the needs of both students, workers, visitors and residents to create a balance between day and night activity and to enliven the neighbourhood without competing with Kensington and Kingsford town centres.

4.2. Intended outcomes

The Proposal will enable the development of the site for a range of uses commensurate to the sites SP2 Educational Establishment zoning that will:

- ensure appropriate height transition across the site;
- create greater legibility of built form across the site;
- provide opportunities to introduce open space in line with UNSW campus masterplan as well as public domain upgrades to Anzac Parade;
- provide built form outcomes respond appropriately to its context in terms of density and scale;

- minimise external impacts such as overshadowing to nearby development and the public domain; and
- ensure a high level of amenity for future occupants and nearby residential buildings, including visual setting and privacy impacts.

The urban design principles and design rationale informing the Proposal have been developed in-house through an urban design analysis which broadly model built form outcomes sought through the Proposal changes in a model form. The modelling outlines the general intention for the site with regards to building siting, massing and height. The complete set of drawings and analysis are contained in the Urban Design Study at **Attachment D**.

5. Explanation of provisions

5.1. Proposed amendments to Randwick LEP 2012

The drafting instructions to amend Randwick LEP 2012 are provided below. A detailed justification for the proposed planning controls and further explanation of the intended outcome is provided at Part 5 – Justification of this planning proposal.

Drafting instructions

To achieve the intended outcomes, this planning proposal seeks to amend Randwick LEP 2012 as follows:

1. Amend the Height of Buildings Map Sheet 002, as indicated at Part 6 of this planning proposal, to apply new and amended maximum permissible building hights across the site.
2. Introduce a local provision to require Development Applications for the site to have regard to the proposed amendments to maximum height limit as outlined in this Planning Proposal. An example of this requested local provision is provided as follows:

A savings provision is not proposed under the draft planning proposal. A development application for student accommodation lodged on May 2023 for the subject site remains undetermined as at the date of this draft planning proposal. Once the draft Planning Proposal is placed on public exhibition, the Sydney Eastern City Planning Panel (SECPP), as the consent authority will need to have regard to the draft planning controls prior to determining the application. The Planning Proposal will specify that a savings provision will not be included for this amendment, so that the draft provisions will apply at the time of determination of the application.

5.2. Site-specific DCP

A draft amendment to Randwick DCP 2013 has been prepared to implement proposed Randwick LEP 2012 changes. The draft site-specific DCP provisions are to ensure the objectives and intended outcomes of this planning proposal are achieved.

The draft DCP is to be publicly exhibited with this planning proposal. Should a different drafting approach be taken to what is proposed above in this planning proposal, complementary changes may be required to the draft DCP amendment to fully implement the intended outcomes of this planning proposal.

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6. Justification

6.1. Need for planning proposal

Q1. Is the planning proposal the result of an endorsed LSPS, strategic study or report?

The Proposal is the result of an urban design study prepared in-house by Council and is the result of Council resolutions (refer **Attachment A** and **Attachment C**) seeking a review of current LEP & DCP controls to establish alternative built form outcomes across the site to provide certainty in controls and resultant built form.

The urban design study (refer **Attachment D**) provides a sound basis upon which to progress the Proposal.

Furthermore, the Proposal responds to a number of planning priorities within Council's Local Strategic Planning Statement (LSPS), which seeks improved built form outcomes that more appropriately respond to local character and development outcomes envisaged in Randwick DCP through the UNSW campus masterplan (refer to section 3.2) and Kensington and Kingsford Town Centre Strategy (refer to section 6.1.1). Resultant built form outcomes provide improved height articulation across to adjoining sites, as well as transition to the existing low density residential development to the west and south.

Currently the Randwick LEP 2012 employs perimeter height controls for the UNSW Kensington Campus to control the potential impacts of tall and/or bulky buildings could have on the surrounding low and medium density residential context, and the surrounding streets.

At the time of preparing the Randwick LEP HOB Map in 2012, large tower buildings were not envisaged or thought likely for educational uses, given the size of the university campus and the expected student population growth over the life of the universities' Campus 2020 Master Plan. The potential for a few larger buildings was expected and was planned for in the main east part of the campus, located in the middle of the block, well setback from adjoining streets. This strategy, described in the Randwick DCP 2013 and the Campus Master Plan was intended to prevent large scale buildings that would be out of scale with the low scale adjoining streetscapes and to avoid significant overshadowing of residences and footpaths of the surrounding streets.

The effect of having no maximum Randwick LEP HOB development standard for the middle of the site, has been to expose the adjoining residential neighbourhoods to large unplanned tower developments, resulting from the significant growth of the UNSW over the last fifteen years. The 2004 Master Plan is overdue for an update, including comprehensive community consultation, to plan for the future and to reflect projected student growth and modern educational expectations, and to bring the Kensington community along on the universities journey.

At present, the planning framework allows for taller buildings to be constructed up to aviation limits (PANS-OPS), while lower height restrictions are enforced at campus perimeter to facilitate transitions. Establishing heights limits through aviation limits creates untenable built form outcomes when considered in line with surrounding land uses and built form, as well as the height articulation planned along the Anzac Parade corridor as a result of the Kensington and Kingsford Strategy.

The planning proposal guarantees that transitions in built form across the site is appropriately managed in line with community and Council expectations established through the UNSW campus masterplan and subsequent DCP controls.

6.1.1. Randwick DCP 2013 - Part E6 Kensington and Kingsford Town Centres

The Kensington and Kingsford town centres located along Anzac Parade, comprise an important urban renewal corridor in the Randwick Local Government Area (LGA). The town centres have been subject to a comprehensive planning review undertaken between 2016-2019 to address projected population growth and expected demographic changes, improve the quality of building design and the public realm, and accommodate the Sydney City to South East Light Rail infrastructure along Anzac Parade.

The culminating Planning Strategy: *Kensington and Kingsford Town Centres* (the Strategy) contains a suite of key directions, objectives, strategies and actions to guide the future sustainable growth and development of the town centres. The Strategy is incorporated into Randwick DCP 2013 as *Part E6 Kensington and Kingsford Town Centres*.

The Strategy provides a clear delineation for each town centre (see Figure 22 and Figure 23) strictly applying only to E2 Commercial Centre zoned properties that have a commercial function. The Strategy sets clear boundaries and forecasts for growth, including statements of desired future character, and supporting heights and densities. The Strategy nominates three strategic node sites adjacent to light rail infrastructure (public transport) and on key intersecting crossroads that provide the level of access necessary to accommodate the increase in density.

The node sites, deemed capable of accommodating additional height and density, are required to satisfy a higher standard in sustainability, landscaping and design excellence, and the provision of public benefits through CIC contributions and Voluntary Planning Agreement (VPA), in addition to the affordable housing contribution applicable for all redevelopment in the town centres. The strategic node sites help to define the corners of key intersections along Anzac Parade, through taller landmark buildings and enable a concentration of street level activation, where more intensive business floor space and community spaces are achieved.

As demonstrated in Figure 22 and Figure 23, the subject site and wider UNSW campus lands were not included in the Strategy. The UNSW Kensington western campus, where it crosses Anzac Parade, was never envisaged to include tower buildings. The construction of towers in this western part of the campus would set a dangerous precedent, setting up future justifications for more towers in the campus, along the Anzac Parade frontages.

The E2 zoned Kensington and Kingsford town centres are surrounded with R3 Medium Density Residential zones, providing a transition in density and building height to the general R2 Low Density Residential areas of the LGA. However, the UNSW site does not have such a transition zone in place, but rather abuts R2 Low Density Residential areas directly.

The Strategy and subsequent Randwick DCP 2013 controls establish built form objectives that seek to achieve a transition in the scale of buildings from the Kensington and Kingsford town centres commercial streets to the surrounding lower scaled residential areas, to protect resident amenity. The Strategy reinforces an articulated building height along Anzac Parade that through tower clusters at the strategic node sites, reinforces and defines the commercial and mixed-use role of each town centre.

The absence of the subject site and wider UNSW campus lands from the Kensington and Kingsford Strategy is important to note, as the strategic direction for the site is envisaged as a university educational campus comprised of mid-rise buildings (generally not more than 6-8 storeys), importantly with the focus on providing a high quality network of pedestrian scaled interstitial public realm, comprised of urban streets, laneways, malls, walkways, plazas and courtyards, and interspersed with urban parks, ovals, greens, avenue and buffer tree planting.

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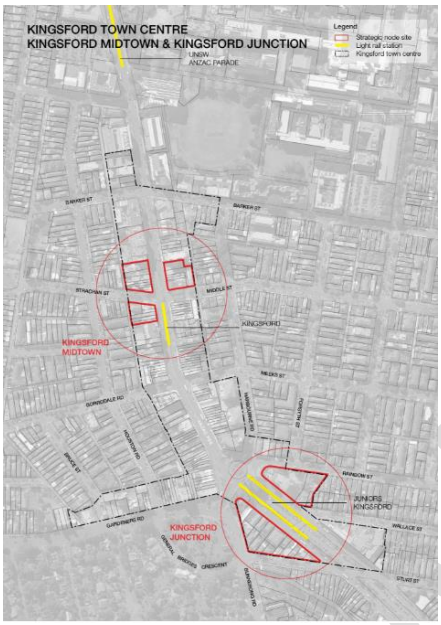
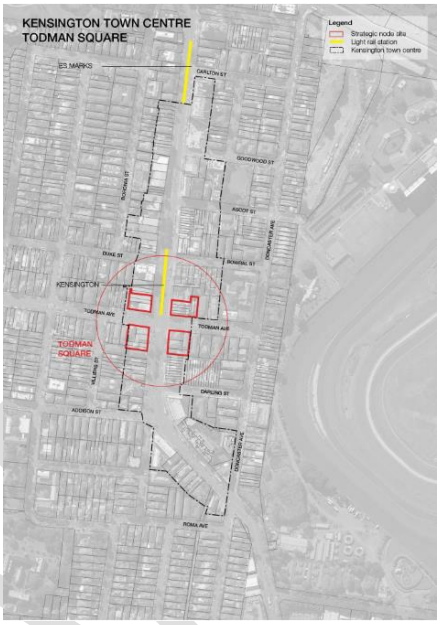
Figure 22 (left): Kingsford town centre and strategic node sites

Figure 23 (right): Kensington town centre node sites and strategic node sites





6.1.2. Urban design

An urban design study has been prepared for the site, to support and justify the draft Planning Proposal (refer **Attachment D**). The study outlines the proposed strategic planning and urban design approach for the site and provides clear direction on the optimum built form outcomes. The study included the following components:

- 3D modelling - of the site context to allow testing of various built form options for the site, building-to-building setbacks, setbacks to major roads and streets, and to existing adjoining buildings and to sensitive land uses, such as habitable indoor and outdoor living spaces. To test the location, size and orientation of proposed new public places and the resolution of key vistas, such the University Mall visual axis
- Shadow studies – undertaken for the proposed maximum building envelopes, at winter solstice, each hour from sunrise to sunset, that can be compared with the DA scheme
- Eye level photomontages – taken at key vantage points in the public domain, to compare the current street level view, with the proposed built envelope superimposed
- Block control plan and axonometric view – a block control plan and axonometric view illustrating the proposed DCP site specific development controls, including building envelopes, numbers of storeys, side and building-to-building setbacks, public places (location, size), through site pedestrian links, active frontages, landscaping protection zones, vehicular access points and truck servicing.

The proposed changes to the RLEP 2012 maximum HOB for the site was established through urban design studies (refer **Attachment D)**. The urban design analysis considered the most appropriate building massing and building heights to ensure an appropriate scale and fine grain character is achieved on the site with a grid of pedestrian walkways crisscrossing the site and

the overall development broken down into a series of buildings that are setback from sensitive existing land uses - including houses, apartments and teaching facilities.

The strategic direction for the west of the campus and the site is a university educational campus comprised of mid-rise buildings (generally not more than seven storeys), importantly with the focus on providing a high quality network of pedestrian scaled interstitial public realm, comprised of urban streets, laneways, malls, walkways, plazas and courtyards, and interspersed with urban parks, ovals, greens, avenue and buffer tree planting.

The Urban Design Study was prepared to establish the optimum building heights across the site by demonstrating an understanding of the site's built context, and the inherent constraints and opportunities. Specifically, the Urban Design Study provides:

- Guidance for the preparation of the Planning Proposal, through built form analysis and recommendations on principal planning standards
- The rationale for the design expectations and massing of future development which is essentially to respond to the sites surrounding context, including adjoining sites and surrounding neighbourhood, as well as the changing context of new public transport infrastructure, the Kensington and Kingsford Town Centres, as well as the UNSW Campus 2020 Master Plan and recent developments across the campus
- The basis for a future site-specific DCP using extensive 3D modelling of the site to test various scale and setback scenarios. The modelling assisted in visualising and establishing the optimum overall built form and public domain for the site and its relationship to the UNSW campus and surrounding residential neighbourhood.
  An indicative maximum building envelope that will ensure future development is capable of meeting minimum solar access, acoustic and visual privacy, natural cross ventilation requirements, flooding standards, and the solar amenity of neighbouring developments.

Built Form Framework and Heights

The Planning Proposal built form framework describes the optimum distribution of height across the site. It enables development ranging in height from 1m for the proposed public plaza, streets, and laneways, to 24m to accommodate the tallest buildings of between 6 to 7 storeys.

A maximum height of 1m is proposed for an area set aside for a new public plaza at the culmination of University Mall. The proposed plaza is adjacent to Anzac Parade and is set aside for open space, to suitably finish the University Mall, an important east-west pedestrian route and visual 'spine' through the UNSW campus, as illustrated in the UNSW Campus 2020 Master Plan.

The existing Randwick LEP Height of Buildings (HOB) Map is illustrated in Figure 17. The proposed height controls (refer Figure 32) will establish certainty in the maximum built form outcome possible on the site, and dovetail with the scale envisaged in the UNSW Campus 2020 Master Plan, including the existing built form surrounding the site, and the transition in height along Anzac Parade identified in the Kensington and Kingsford Town Centres Strategy.

Commensurate with the existing NIDA and New College Postgraduate Village building heights, that define the street wall along Anzac Parade, the new campus buildings would be of 6 to 7 storey height (24m), depending on whether they include student accommodation or lecture rooms that have different floor-to-floor heights, extending west across the middle of the site, and south to Day Avenue.

The building envelope steps down in height to 3 to 4 storeys, and there is a 10m landscape setback along the west boundary where the site adjoins the back gardens of R2 Low Density Residential Doncaster Avenue properties and there is a row of established trees that provide a visual screen for privacy and assist in the transition in height. The proposed height framework

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does not impact the surrounding sensitive residential land uses to the south and west with undue scale or with overshadowing.

The Planning Proposal reference scheme (refer to Figures 24, 25 and 26) illustrates the location for future built form and open space on the site. The reference scheme provides the basis for the site specific DCP block controls, in support of the proposed RLEP 2012 HOB amendments.

Figure 24: Indicative heights and built form massing (Source: RCC UDS)

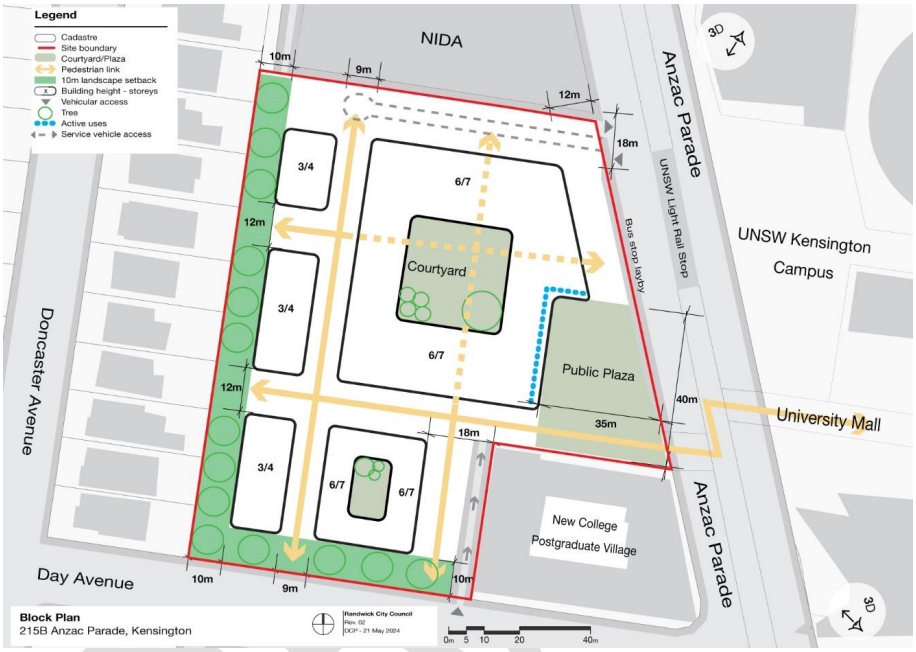


Figure 25: Indicative built form under proposed controls – northeast view (Source: RCC UDS)

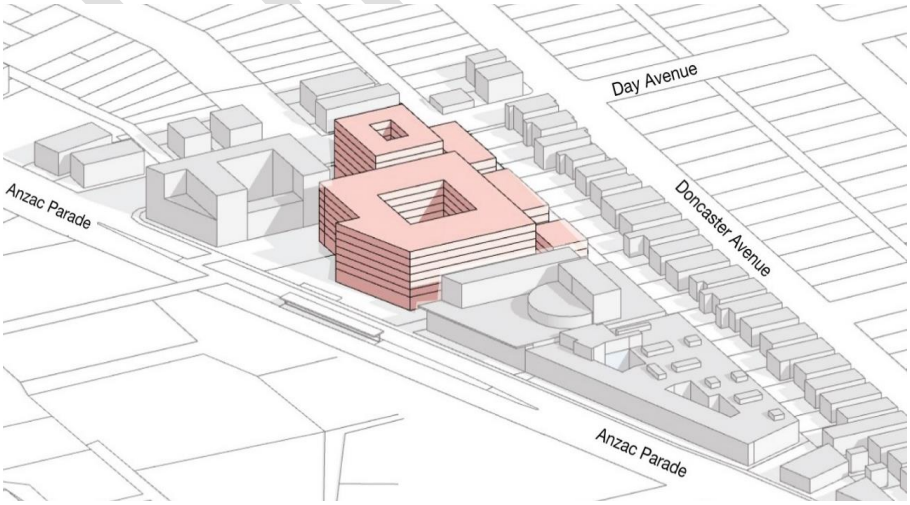
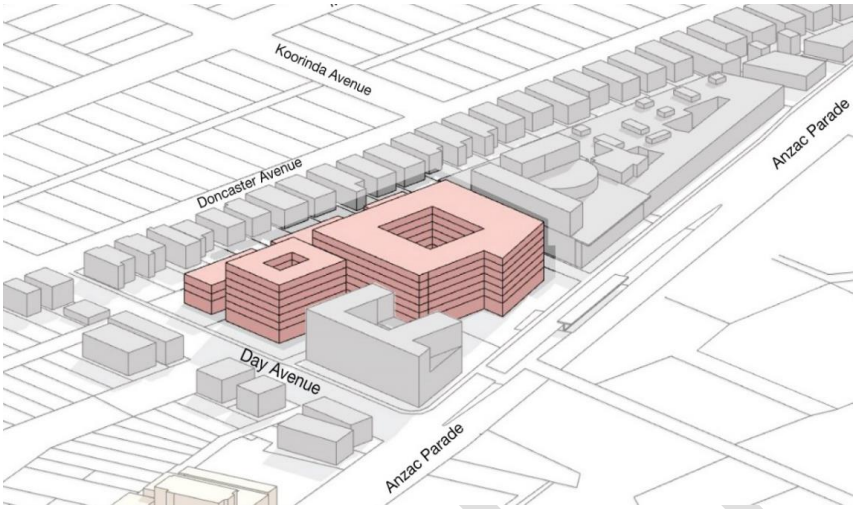


Figure 26: Indicative built form under proposed controls (northwest view) (Source: RCC UDS)



Buildings generally continue at a height of 24m west from Anzac Parade, and south to Day Avenue, reducing in height to 12m along the west site boundary to provide a transition to the 9.5m height limit of the adjoining R2 Low Density Residential zone.

Applying a maximum permissible building height of 24m on that part of the site that currently does not have a height control on the RLEP HOB Map, will ensure consistent building heights are achieved across the site in line with the findings of the Urban Design Study, and aligning with the height of the existing NIDA and New College Postgraduate Village buildings.

The proposed heights will also align with Council's DCP controls for the site which require a 10m landscape setback from the west and south boundaries of the site, a 12m maximum height to all buildings within 30m of the west boundary to preserve an appropriate scale of development when viewed from the Doncaster Avenue properties and streetscape.

Shadow study – proposed built form

Shadow studies have been prepared based on the shadow cast from the proposed maximum building envelopes, at winter solstice, hourly from sunrise to sunset (refer **Attachment D**). Figures 27, 28 and 29 illustrates the shadow cast at 11am, 12noon and 1pm at winter solstice, for the maximum building envelopes proposed in the Proposal, compared with the original DA/168/2023 scheme submitted on 11 May 2023.

Since the original DA was lodged, the tower location, bulk and height has been modified in discussion with Council and the SECPP. The original DA tower built form illustrates the potential overshadowing impacts that could result when there is no Randwick LEP 2012 HOB control in place for the centre of the subject site.

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Figure 27: DA and Planning Proposal comparison of shadows cast at winter solstice – 11am (Source: UNSW/RCC)

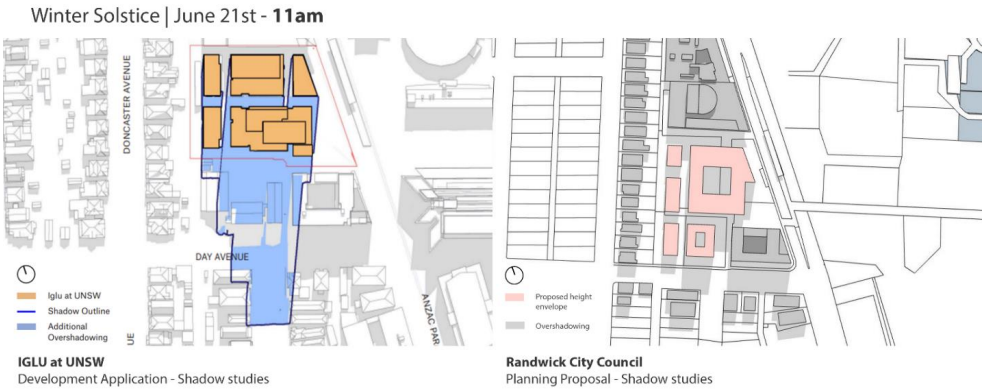


Figure 28: DA and Planning Proposal comparison of shadows cast at winter solstice – 12 noon (Source: UNSW/RCC)

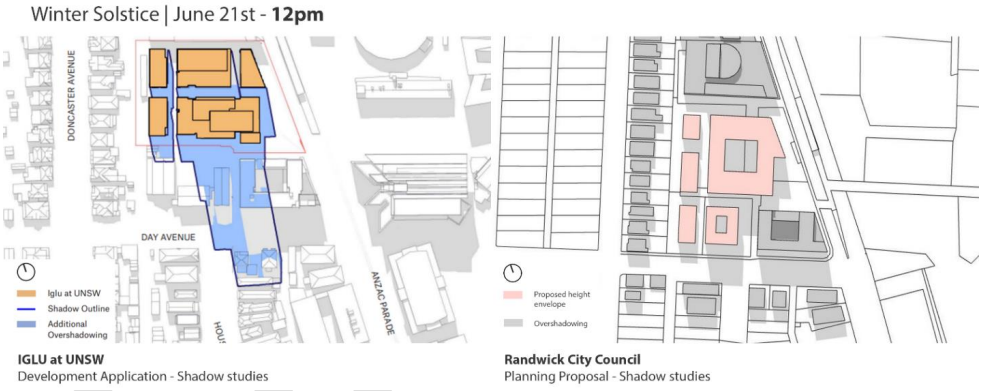
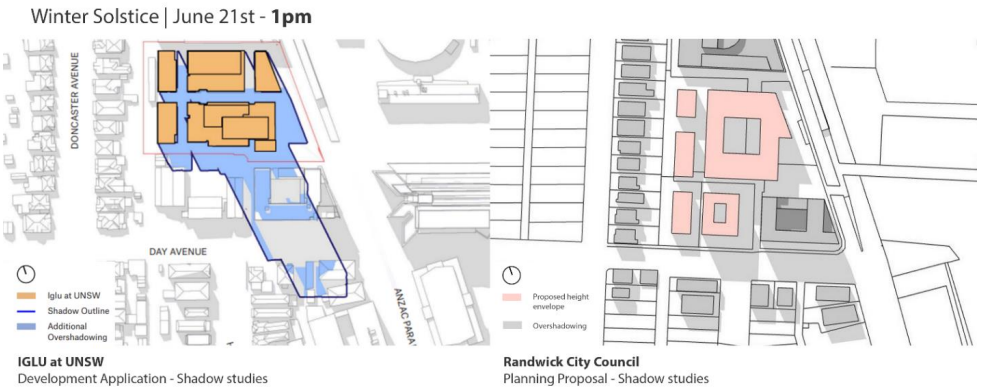


Figure 29: DA and Planning Proposal comparison of shadows cast at winter solstice – 1pm (Source: UNSW/RCC)



Overshadowing analysis of DA/168/2023 (lodged 11 May 2023)

The original DA dual tower and podium scheme lodged with Council on 11 May 2023, at winter solstice at 11am, 12 noon and 1pm casts significant shadows across the residential properties (individual dwellings and 2-3 storey RFBs) along the south side of Day Avenue. The solar access to the following properties is impacted by the DA scheme:

- 1, 2, 3-5, 7-7A Houston Road
- 45, 47 Day Avenue
- 217, 219 Anzac Parade

Overshadowing analysis of draft Planning Proposal

The Planning Proposal building envelopes (24m height) at winter solstice, at 11am, 12 noon and 1pm cast a shadow that extends south across Day Avenue, however, does not impact the properties along the south side of Day Avenue. The proposed shadows are equivalent to those cast by the existing New College building at the corner of Day Avenue and Anzac Parade.

The Planning Proposal winter solstice 12 noon shadows extend across approximately 50% of the proposed public plaza on Anzac Parade at the culmination of the University Mall axis. This means that even in the worst-case scenario of mid-winter, the plaza would still receive sunshine and provide an attractive place to gather, lunch and socialise, and to wait for buses.

6.1.3. Open Space and the Public Domain

A 1m HOB control is proposed across land earmarked as 'West Mall' in the UNSW Campus 2020 Master Plan (see Figure 30 and 31). This would protect this part of the site for a future public plaza, to ensure an appropriate urban spatial resolution of the visual axis of the University Mall that runs east-west through the main campus (east of Anzac Parade) and culminates in the site.

The proposed built form framework will provide the basis for the site specific DCP controls (refer **Attachment E**) and protect areas set aside for new/upgraded public places consistent with the UNSW Campus 2020 Master Plan and Randwick DCP 2013 (Figure 30 and 31).

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Figure 30: Building heights (Source: UNSW Campus 2020 Master Plan/ Randwick DCP 2013)

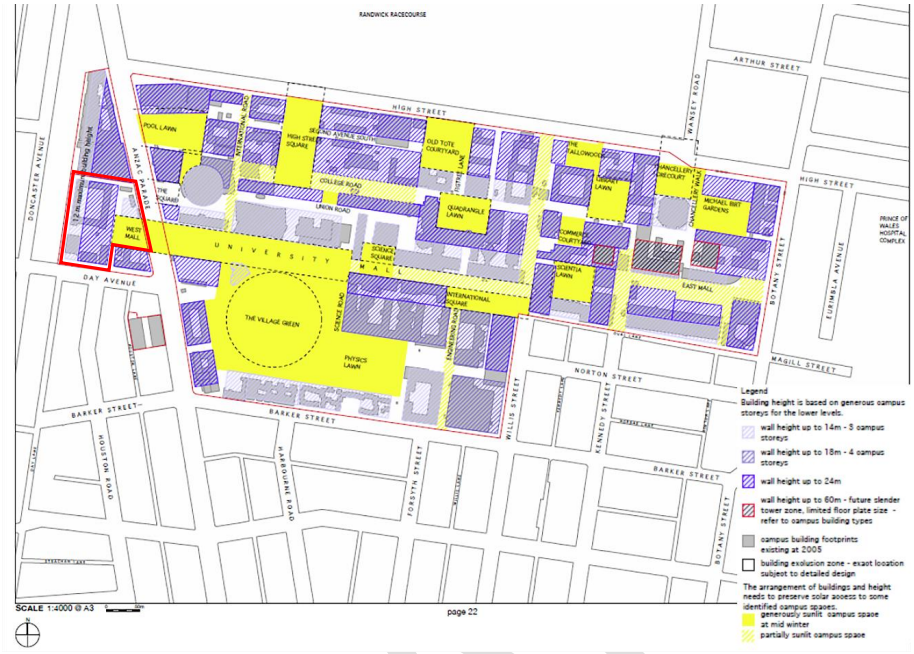
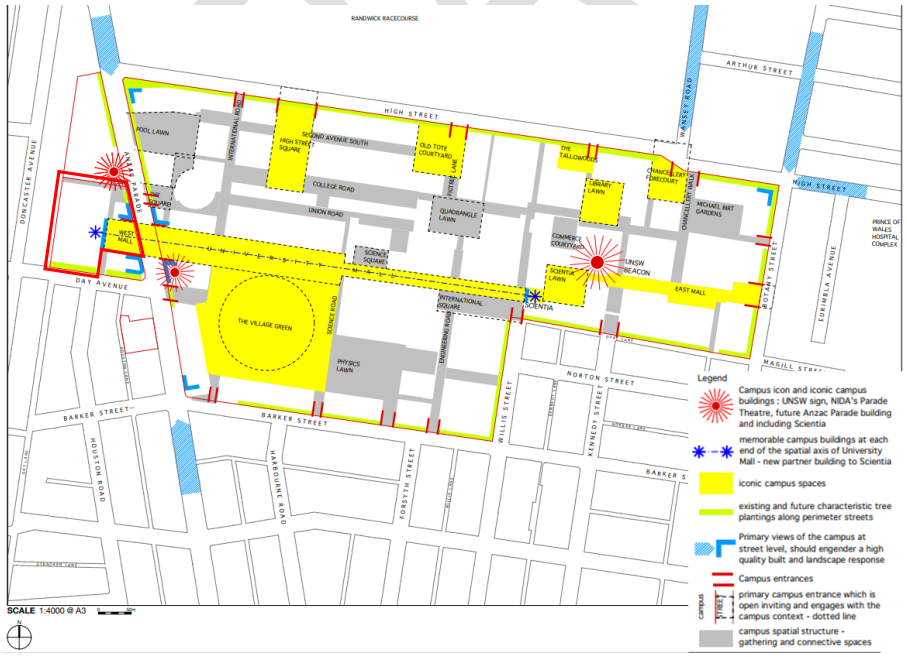


Figure 31: Existing and proposed open space shown yellow (Source: UNSW Campus 2020 Master Plan/ Randwick DCP 2013)



6.1.4. Draft DCP

The LEP controls in this planning proposal are supported by draft DCP provisions (refer **Attachment E**). The draft DCP does not form part of this planning proposal but will be placed on exhibition alongside it.

The new draft site specific DCP controls provide guidance on the implementation of the Proposal. The draft site specific DCP controls, include provisions relating to:

- Built form envelopes
- Public open space (to accommodate landscaped areas)
- Design excellence
- Minimum area requirements for public open space, clarification of public domain design requirements and connectivity with the main UNSW campus
- Building setbacks including relationship with adjoining buildings
- Street wall height controls
- Access requirements
- Landscape design requirements and solar access
- Environmental sustainability performance
- Servicing and parking

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This planning proposal is the best means of achieving the objectives and intended outcomes discussed this Proposal.

The site is situated on land described as UNSW west campus, located on the western side of Anzac Parade. UNSW campus is situated between the town centres of Kensington and Kingsford, both comprising an important urban renewal corridor in the Randwick City local government area. When planning for the redevelopment of these town centres, alongside the UNSW campus, delivery mechanisms were established and implemented in Randwick LEP 2012 and Randwick DCP to support land uses and the role of UNSW, as well as development capacities of UNSW land as prescribed in Randwick LEP 2012 and Randwick DCP 2013.

In part, the development controls of the site reflect the feasibility of development to deliver built form that complements rather than competes with the land use and built form outcomes of Kensington and Kingsford Town centres.

Consequently, providing more surety around achieving the development capacity of this site, via an amendment to building heights in Randwick LEP 2012, will in turn help secure built form outcomes that reflect development outcomes envisaged for the site in Council's DCP and capacities within Kensington and Kingsford town centres.

At present, if developed, the site presents a lack of alignment between Randwick LEP 2012 and Randwick DCP 2013, which could deliver maximum heights at aviation limits (PANS-OPS) rather than those currently determined in the Randwick DCP 2013 (refer to Figure 30).

A planning proposal is the best way of dealing with the need to distribute heights and building envelopes within the site, as it provides the most certainty for development outcomes as part of any future development application.

A planning proposal is the most effective way of achieving the objectives and intended outcomes, allowing orderly and economic development of the land, and allows the community and surrounding landowners an opportunity to comment on changes to the controls and outcomes envisioned for the site and providing certainty for all affected stakeholders.

The Proposal process would deliver revised planning controls for the site while also responding (and being consistent with) the broader strategic objectives of the Greater Sydney Regional Plan and the North District Plan priorities.

6.2. Relationship to strategic framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including any exhibited draft plans or strategies)?

Yes. This planning proposal is consistent with the relevant objectives and actions of the applicable regional or sub-regional strategy, as summarised below.

Greater Sydney Regional Plan

The Greater Sydney regional plan, A Metropolis of Three Cities is a 20-year plan seeking to transform Greater Sydney into a metropolis of three distinct but connected cities: the Eastern Harbour City, the Central River City, and the Western Parkland City. The directions and objectives of the strategic regional plan relate to:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

The plan aims to establish three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. It outlines 10 Directions which are core components when measuring the plan's performance. This planning proposal is consistent with the directions and objectives of the regional plan.

Direction 1: A city supported by infrastructure
Objective 2: Infrastructure aligns with forecast growth
Objective 3: Infrastructure adapts to meet future needs
Objective 4: Infrastructure use is optimised

This planning proposal aligns with existing and planned infrastructure. The site is located along Anzac Parade within the UNSW Kensington campus, which forms part of a wider urban renewal corridor bookended by Kensington and Kingsford town centres. Furthermore, the UNSW Kensington campus forms part of the Randwick Health and Education Precinct. Accordingly, the site forms part of these wider urban renewal areas where infrastructure investment is planned to support the growth of these two centres, as well as the Health and Education Precinct.

The site is well serviced by public transport and supportive of active transport. Local bus services are frequent and operate along Day Avenue and Anzac Parade. Additionally, the LR2 line runs along Anzac Parade with the UNSW Anzac Parade Light rail station within a 200m walking distance.

The surrounding streets, including Day Avenue and Houston Road, have dedicated cycle lanes to promote sustainable transport options for new and existing development. This planning proposal will provide certainty around development and density outcomes that currently do not exist, supporting effective infrastructure planning.

This planning proposal amends the maximum building height control for the site and does not seek to change density outcomes envisaged for the site through existing controls. The proposal therefore does not require any additional infrastructure to support the changes to the planning controls.

Providing more surety around achieving the development capacity of this site, via an amendment to building heights in Randwick LEP 2012, will help to secure planned community infrastructure. Additional open space will also be delivered in conjunction with the amended controls in the form of a mall and a through-site links.

Direction 2: A collaborative city
Objective 5: Benefits of growth realised by collaboration of governments, community and business

The planning proposal establishes the provisions required for collaborative planning amongst diverse stakeholders to meet evolving community needs. The introduction of building height parameters aims to ease the development process by guiding future growth.

Direction 3: A city for people
Objective 6: Services and infrastructure meet communities' changing needs

The site is located within and adjacent urban renewal areas with an emerging residential and worker population. Future development of the site will meet the communities' changing needs providing greater access within a walking catchment to a range of uses and facilities made permissible through the sites SP2 Educational Establishment zone. New open spaces and pedestrian / cycle connections, as well as active street frontages will enliven the locality.

Increasing assurance around the development capacity of the site, via an amendment to building heights in Randwick LEP 2012, will help to secure planned educational infrastructure aligned with the sites SP2 Education Establishment zone.

Objective 7: Communities are healthy, resilient and socially connected

The site is located within a large urban renewal area. The centre is undergoing economic and social transformation which has been accelerated by creation of cohesive and attractive streetscapes with reduced visual clutter.

The site is well connected, capitalising on its proximity to key employment hubs including the Randwick Health and Education Precinct and the Sydney CBD. Being supported by public transport and connected to a walking and cycling network, and accessible to local facilities, future development will support a healthy and socially connected community.

Direction 4: Housing the city
Objective 10: Greater housing supply
Objective 11: Housing is more diverse and affordable

This planning proposal facilitates the delivery of a range of uses made permissible by the SP2 Educational Establishment zone, including housing to align with the universities core operation as a tertiary institution. The supporting reference scheme is designed within the parameters of SEPP 65/ ADG to ensure dwellings are attainable within a highly accessible and strategic location, close to public transport, local services and community facilities.

Direction 5: A city of great places
Objective 12: Great places that bring people together

The proposed amendments to the building height will enhance the public domain by ensuring future development respects the existing built form. The height amendments will aid in managing the cumulative impact of development on the character of Kensington while enhancing the pedestrian environment to ensure a well-connected urban fabric that has human scale and attractive streetscapes. The site is not an identified heritage item or within a heritage conservation area.

Objective 13: Environmental heritage is identified, conserved and enhanced

The site is not a heritage item or within a heritage conservation area, however the site is located in proximity to several LEP Local Heritage Items and conservation areas.

The proposed amendments to the building height will ensure future development of the site, particularly bulk and scale, does not detract from surrounding heritage items and conservation areas.

Direction 6: A well-connected city
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities
Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive

The proposal will promote a range of land uses in line with the existing SP2 Educational Establishment zone that are supported by public and active transport. Opportunities for the delivery of open spaces and through-site links will improve the areas amenity and create opportunities for walking and cycling for residents, students, workers and visitors.

Provision for smaller commercial uses, including retail on the site, will assist in meting the day-to-day needs of residents, students, workers and visitors, within a walking catchment, without compromising the role of Kensington and Kingsford town centres.

Improved certainly in development outcomes help with establishing a polycentric city where services, workplaces and amenities are in one vicinity. Situated along an infrastructure corridor and in proximity to health, education, and commercial hubs, the site offers opportunities for strong economic growth. Encouraging development near key centres eases the pressure on transport services and fosters the creation of walkable cities.

Direction 7: Jobs and skills for the city
Objective 21: Internationally competitive health, education, research and innovation precincts
Objective 22: Investment and business activity in centres

The site is located on the western end of the UNSW campus and is currently used as a car park for university staff and students. UNSW has undertaken a wide range of development and refurbishment projects over the past five years enhancing the precincts international competitiveness. The proposal aligns with the strategy to strengthen innovation districts by developing land use plans that encourage the co-location of residential, health and education facilities.

Direction 8: A city in its landscape
Objective 30: Urban tree canopy cover is increased
Objective 31: Public open space is accessible, protected and enhanced
Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths

The proposal ensures that new development does not unreasonably impact the amenity, environmental quality, and enjoyment of public spaces by casting significant overshadowing or compromising existing mature vegetation across the site.

In addition to public domain upgrades and on-site landscaping, the proposal will secure future open space as an extension of the university mall, a key landscaped element that runs on an east west axis through the campus. Accordingly, the proposal will enhance the planning of landscaping and planting, open spaces, walking and cycling networks within the university campus, as well as within the wider Kensington area.

Direction 9: An efficient city
Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change
Objective 34: Energy and water flows are captured, used and re-used

Objective 35: More waste is re-used and recycled to support the development of a circular economy

This planning proposal supports future development on an existing carpark site. The site's location provides opportunities for direct access to the South East Light Rail (LR2), as well as cycle and pedestrian networks enabling development capacity with the promotion of sustainable travel.

The proposal will not hinder opportunities for future development to incorporate environmentally sustainable design initiatives to deliver positive environmental and social outcomes through design, delivery and operation of the site, its future land uses and associated built form.

Direction 10: A resilient city
Objective 37: Exposure to natural and urban hazards is reduced

The site is categorised as flood prone land within the PMF. The intended outcome of the proposal will not intensify development or land uses currently permissible under the LEP and DCP. The indicative reference scheme has been prepared to minimise potential flood impacts up to the PMF, noting that existing height controls already apply to that portion of the site notated as being subject to the PMF. The site constraints will be further addressed at the detailed DA stage, to demonstrate the development will be resilient to the natural hazard.

Eastern City District Plan

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning. This planning proposal is consistent with the following planning priorities of the District Plan.

Direction 1: A city supported by infrastructure
Priority E1: Planning for a city supported by infrastructure

This planning proposal is supported by existing and planned infrastructure. The site is within proximity to Kensington and Kingsford centres, being key renewal areas along Anzac Parade where growth is being supported by substantial investment in local infrastructure.

Furthermore, the site forming part of UNSW Kensington campus, is supported through the delivery of infrastructure associated the .wider Randwick Health and Education Precinct, incorporating, Prince of Wales public and private hospitals, the Royal Hospital for Women and Sydney Children's Hospital alongside the UNSW campus.

The site is in close proximity to local bus routes and within walking distance to UNSW Anzac Parade Light rail station. The future development will be supported by pedestrian and cycling infrastructure that will connect the site to the locality and broader urban renewal area.

Direction 2: A collaborative city
Priority E2: Working through collaboration

The site is located within an identified Collaboration Area, known as the Randwick Health and Education Precinct. Collaboration Areas are a place-based process led by the Greater Sydney Commission to address complex issues that require cross-stakeholder solutions. This planning proposal supports the alignment of Council and agencies at the NSW and/or Australian Government level, and a range of private stakeholders, including the UNSW to deliver cohesive quality outcomes. Future development will be informed by the asset plans of relevant agencies and delivered through collaboration of key stakeholders.

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Direction 3: A city for people
Priority E3: Providing services and social infrastructure to meet peoples' changing needs
Priority E4: Fostering healthy, creative culturally rich and socially connected communities

Proposed heights under this planning proposal reflect the evolving needs and expectations of the community, offering controls to accommodate future development. This proposal creates opportunities for use of under-utilised facilities and land. Educational facilities such as UNSW are important social connectors helping to foster healthy and culturally rich communities. The proposal will provide certainty to the community that future development on this site will deliver enhanced built form outcomes and social infrastructure in line with community expectations.

The proposed built form will deliver a safe and inclusive environment that supports activity in the public domain and within the site. The proposal will create high quality publicly accessible open space areas potential residents, students, workers, visitors, neighbouring sites and the general public. Permissible uses on the site made available through the SP2 Educational Establishment zone, will cater for a wide variety of people and day to day activities.

The site is connected to open spaces, various services and community facilities in and around the UNSW Campus, as well as Kensington and Kingsford area.

In addition, the site is adjacent the South East Light Rail (LR2), local bus services along Anzac Parade and Day Avenue, as well as cycle and pedestrian networks.

Direction 4 – Housing the city
Priority E5: Providing housing supply, choice and affordability with access to jobs, services and public transport

The proposal does not seek to amend the current zoning and land use permissibility.

The amended height controls focus on achieving an appropriate scale for new development so that buildings reinforce a coherent, harmonious and appealing urban environment, and contribute to the enhancement of the public realm. The site's strategic location is in proximity to numerous services, public transport, open spaces, and community facilities. Introducing building height restrictions will ensure built form is compatible with the desired future character the centre in terms of building bulk, scale and massing.

The reference scheme shows built form outcomes with an ability to achieve SEPP 65/ADG compliant housing in a strategic location supported by public transport, as well as access to education and employment facilities, services and facilities contained within Kensington and Kingsford centres.

Direction 5 – A city of great places
Priority E6: Creating and renewing great places and local centres, and respecting the District's Heritage

The proposal will facilitate the redevelopment of a well-positioned site within UNSW Kensington campus, Randwick Health and Education Precinct, and adjacent the Kensington and Kingsford renewal corridor.

This planning proposal will facilitate development that is responsive to the existing streetscape and improves the connectivity and amenity of the site. The planning proposal will produce built form outcomes of visually appropriate height that also do not impede on solar access of surrounding buildings. Furthermore, the proposal invites different building typologies that promote diversity in land uses whilst remaining sensitive to the unique character of the area and the density and built form outcomes envisaged within Kensington and Kingsford centres.

Direction 6 – A well connected city
Priority E10: Delivering integrated land use and transport planning and a 30-minute city

The planning proposal retains permissible uses within the existing SP2 Educational Establishment zone that are supported by public and active transport. The proposed changes will not inhibit future development of the site and its integration with transport infrastructure to deliver a 30-minute city. The proposal will facilitate the delivery of open spaces and through-site links to improve the amenity of the site and area by creating opportunities for walking and cycling for future residents, students, workers and visitors.

Direction 8 – A city in its landscape
Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections
Priority E18: Delivering high quality open space

The proposal provides opportunities for new open space and improved public domain outcomes whilst adding to the greening of the local area. The proposal is supported by a development framework that will ensure future development on the site is supported by significant planting and landscaping opportunities that connect into existing permitter tree canopy cover, as well as expanding the tree canopy network to deliver high quality spaces that improve the green amenity for the area.

Direction 10 – A resilient city
Priority E20: Adapting to the impacts of urban and natural hazards and climate change

The site is categorised as flood prone land within the PMF. The intended outcome of the proposal will not intensify development or land uses currently permissible under the LEP and DCP. The indicative reference scheme has been prepared to minimise potential flood impacts up to the PMF, noting that existing height controls already apply to that portion of the site notated as being subject to the PMF. The site constraints will be further addressed at the detailed DA stage, to demonstrate the development will be resilient to the natural hazard.

Q4. Is the planning proposal consistent with council's local strategy or other local strategic plans?

Yes. This planning proposal is consistent with relevant local strategies and plans, as summarised below.

Randwick City Council Local Strategic Planning Statement: Vision 2040

The Randwick City Local Strategic Planning Statement (LSPS) provides the framework for land use planning and decision making over the next 20 years. The LSPS sets out short, medium and long-term actions for the delivery of planning priorities to meet the LGAs future economic, social and environmental needs. The strategic plan builds on the four key themes of liveability, productivity, sustainability and infrastructure and collaboration. The plan includes 10 strategic directions and 23 planning priorities to guide future development within the LGA.

This planning proposal is consistent with the following strategic priorities of the local plan, as summarised in Table 2.

Table 2: Consistency with Randwick LSPS – Vision 2040

LSPS Priorities	Comment
Planning Priority 3: Encourage development that responds to the local character and desired future character of our neighbourhoods	The proposed built form controls have been carefully developed taking into account the site and its relationship to adjoining built form and land uses, UNSW campus masterplan and articulation of

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LSPS Priorities	Comment
	heights proposed for Anzac Parade within Kensington and Kingsford centres. Accordingly, proposed heights and bult form outcomes envisaged though supporting DCP controls will provide for a bulk and scale that is commensurate with community expectations and UNSW guidance provided an existing campus masterplan. This approach ensures a consistent and holistic approach to development and growth of UNSW lands, particularly at its periphery where it interfaces sensitive low density residential uses.
Planning Priority 7. Provide greater access and opportunities for walking and cycling	The proposal will continue to provide opportunities for the development of the site that would see improved opportunities for development in line with the existing SP2 zone close to public transport and major employment hubs encourages sustainable transport modes including walking and cycling. In addition, site specific DCP controls will be undertaken alongside the planning proposal process to: • Ensure that new developments incorporate laneways and shared zones where possible to prioritise movement by people on foot • Incorporate public domain and open space outcomes that align with key east west pedestrian circulations through the UNSW campus • Apply parking rates consistent with Kensington and Kingsford centres
Planning Priority 8. Plan for strong connections for a 30 minute city	The planning proposal is consistent with this priority as it will ensure the coordination of development and growth around public transport to support the 30 minute city.
Planning Priority 9: Focus economic development, innovation and job creation in our strategic centres	The planning proposal will continue to encourage economic development and job creation within the Randwick Health and Education Strategic Centre by: • Providing greater levels of certainty in realisation of floor space quantities that could be used for a variety of educational uses associated with UNSW • Protecting non residential uses through the application of an active street frontages controls in supporting Randwick DCP 2013 • Contributing towards urban renewal of UNSW land by providing improved certainty for the utalisaton of land for educational an commercial purposes Overall revitalisation of UNSW land at an appropriate scale commensurate with UNSW

LSPS Priorities	Comment
	campus masterplan and surrounding context to inform public realm improvements, street activation and implementation of civic spaces.
Planning Priority 10: Support the long-term economic viability of our town and neighbourhood centres	The planning proposal would support the economic viability of Kensington and Kingsford town centres by: • Introducing new built form controls to ensure that the site supports the revitalisation and urban renewal of Kensington and Kingsford centres in line with Council's strategic for these two centres, rather than compete against the strategic direction set for these centres. • Providing for additional affordable housing and employment floor space to meet the needs of existing and new residents and workers. Encouraging a range of uses associated with UNSW under the SP2 zone to support the roles and centre hierarchy detrained for Kensington and Kingsford town centres, and the built form outcomes they propose, including tower clusters.
Planning Priority 18: Reduce the consumption of energy and water Planning Priority 19: Manage our waste efficiently	The planning proposal is consistent with these priorities as future development will need to demonstrate continue compliance with Council's sustainability benchmarks (including for energy, water and waste management) would be a requirement of the architectural design process.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

None.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 3.

Table 3: Consistency with SEPPs

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Housing) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.

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State Environmental Planning Policy	Comment
SEPP (Industry and Employment) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Planning Systems) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Precincts—Central River City) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Precincts—Eastern Harbour City) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Precincts—Regional) 2021	Not applicable
SEPP (Precincts—Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Resources and Energy) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Sustainable Buildings) 2022	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This planning proposal is consistent with all Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979*, as summarised in Table 4.

Table 4: Consistency with Section 9.1 Ministerial Directions

Ministerial Direction	Comment
Focus area 1. Planning Systems	
1.1 Implementation of Regional Plans	Consistent. This planning proposal supports the Region Plan, as discussed in detail under Question 3 (above).
1.2 Development of Aboriginal Land Council land	Not applicable.
1.3 Approval and Referral Requirements	Consistent. This planning proposal ensures the efficient and appropriate assessment of developments through LEP provisions. This planning proposal does not include concurrence, consultation or referral

Ministerial Direction	Comment
	provisions or identify any developments as designated development.
1.4 Site Specific Provisions	Not applicable.
1.4A Exclusion of Development Standards from Variation	Nota applicable.
Focus area 1: Planning Systems – Place based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.14 Implementation of Greater Macarthur 2040	Not applicable.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.
1.16 North West Rail Link Corridor Strategy	Not applicable.
1.17 Implementation of the Bays West Place Strategy	Not applicable.
Focus area 2: Design and Place	
This focus area was blank when the Directions were made	
Focus area 3: Biodiversity and Conservation	

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Ministerial Direction	Comment
3.1 Conservation Zones	Not applicable.
3.2 Heritage Conservation	Not applicable.
3.3 Sydney Drinking Water Catchments	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 Recreation Vehicle Areas	Not applicable.
3.6 Strategic Conservation Planning	Not applicable.
3.7 Public Bushland	Not applicable.
3.8 Willandra Lakes Region	Not applicable.
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent. This planning proposal amends the maximum building height control for the site. The analysis for the proposed changes to the building height control are at a concept level only and does not include detailed development plans. The site is already zoned SP2 Educational Establishment, which allows for a range of infrastructure and site-related land uses. No changes are proposed to the land use permissibility for the site. This planning proposal does not propose an intensification of land uses as no increase in gross floor area is proposed through the application of an FSR standard. This planning proposal makes no amendments to the flood planning clause in the LEP. Future development applications will continue to be required to address flooding risks.
4.2 Coastal Management	Not applicable
4.3 Planning for Bushfire Protection	Not applicable
4.4 Remediation of Contaminated Land	Consistent. This planning proposal amends the maximum building height control for the site. The analysis for the proposed changes to the building height control are at a concept level only and does not include detailed development plans.

Ministerial Direction	Comment
	The site is already zoned SP2 Educational Establishment, which allows for a range of infrastructure and site-related land uses. No changes are proposed to the land use permissibility for the site. The assessment of potential contamination on the site, including the remediation and management of any contamination, will be addressed at a detailed DA stage.
4.5 Acid Sulfate Soils	Not applicable. The site is not identified as containing Acid Sulfate Soils.
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. The proposal continues to enable a SP2 development in a location that is served by public transport, cycling and pedestrian infrastructure. Given the highly accessible location of the site, it would be expected that a future DA would look for opportunities to significantly reduce the amount of parking provided on the site.
5.3 Development Near Regulated Airports and Defence Airfields	Planning regulations within the campus allow for taller buildings to be constructed up to aviation limits (PANS-OPS), while lower height restrictions are enforced at the campus perimeters to facilitate suitable transitions. It is proposed to consult with the relevant authority as part of the consultation on this proposal.
5.4 Shooting Ranges	Not applicable.
Focus area 6: Housing	
6.1 Residential Zones	Not applicable.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	Not applicable.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable.

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Ministerial Direction	Comment
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable..
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable.
9.2 Rural Lands	Not applicable.
9.3 Oyster Aquaculture	Not applicable.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.

6.3. Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The site is part of an urban environment and does not contain habitat for threatened species, populations, or ecological communities. The brownfield site has been cleared of vegetation and currently supports a vehicle parking lot for UNSW staff and students.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

A detailed discussion of the environmental effects of this planning proposal is provided in Section 5 of this planning proposal.

Relevant management and mitigation measures are identified where appropriate in Randwick DCP 2013, and the proposed redevelopment of the site will be subject to further assessment at the detailed DA stage.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The planning proposal does not seek to change the zoning of the site, nor does it seek to impose density outcomes through an FSR standard. The proposed amendments to building height creates certainty in the planning framework as well as built form outcomes across the site, which will promote the delivery of infrastructure and services in line with the core function of the university as a tertiary institution.

The Proposal facilitates the orderly economic development of the site which is currently underutilised in a highly accessible location within UNSW Kensington campus.

The site is generally bookended by NIDA to the north and New College Postgraduate Village to the south. The proposal will ensure that future development of the site is undertaken in a considered and manner having regard to these exiting sites providing for a built form that will is

well articulated and responsive to surrounding forms in terms of height and scale. The built form outcome will have positive social and economic benefits for the site and the surrounding area.

6.4. Infrastructure

Q11. Is there adequate public infrastructure for the planning proposal?

The site is within an urban area which is well serviced by infrastructure, utilities, public transport and a variety of social support services and recreational facilities. This planning proposal does not increase the development density of the site and therefore does not increase the demand for additional State or Commonwealth infrastructure.

Any demand for local infrastructure as result of the redevelopment of the site will be satisfied through development contributions under the S.17 Randwick City Development Contributions Plan 2015.

6.5. State and Commonwealth interests

Q11. What are the views of state and federal government agencies consulted in order to inform the Gateway determination?

To be determined in further consultation with public authorities following Gateway determination.

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7. Mapping

This planning proposal is to amend the Height of Buildings (HOB) Map Sheet 002 – extract as shown below in Figure 32 and full map sheet following.

Figure 32: Proposed height control map

8. Community consultation

Public consultation will align with both the Gateway determination and Randwick City Council's Community Engagement Strategy. The process is expected to include notification through Randwick City Council's online engagement portal, *Your Say Randwick*, as well as informing impacted stakeholders such as UNSW and conducting physical exhibitions of documents.

The minimum exhibition period is anticipated to be 28 days business days, with the planning proposal accessible on both the Randwick City Council website and the NSW Planning Portal. Consultation with relevant NSW agencies, authorities, and other relevant organisations will be undertaken in accordance with the Gateway determination.

Review of submissions and consideration of issues raised will dictate whether the proposal should be amended.

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9. Project timeline

The anticipated timeline for completion of this planning proposal is shown at Table 5.

Table 5: Project timeline

Stage	Timeframe
Consideration by Council	June 2024
Council decision	June 2024
Gateway determination	August 2024
Public exhibition period	September 2024
Consideration of submissions	October 2024
Post-exhibition review and additional studies	November 2025
Drafting of LEP provisions	December - January 2025
Finalisation of LEP and DCP	December - January 2025

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A. Ordinary Council Meeting 28 November 2023 – For Action

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B. Ordinary Council Meeting 30 April 2024 – CP14/24 – Council Report

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C. Ordinary Council Meeting 30 April 2024 – CP14/24 – For Action

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D. Urban Design Study

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E. Draft DCP Amendment

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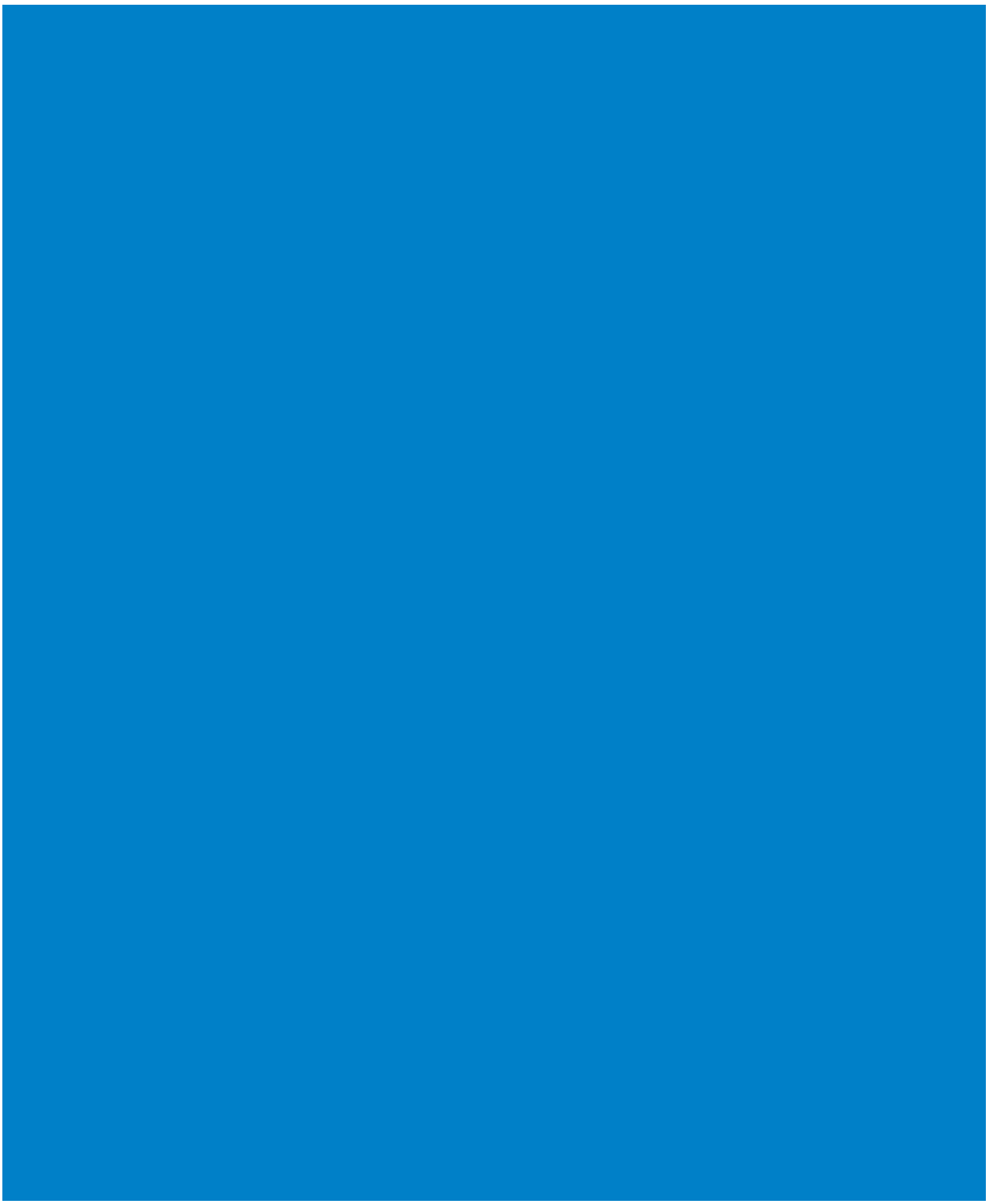

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Executive summary

Following Council's resolution of 30 April 2024, this urban design study has been prepared to support the draft Planning Proposal for 215B Anzac Parade, Kensington (the site) to amend the RLEP 2012 Height of Building (HOB) control.

The proposal is to extend the current HOB control that applies to the perimeter of the site, and to introduce a new 24m HOB control to the centre of the site and to the Day Avenue part of the site where there are currently no HOB controls in place.

The study describes the proposed strategic planning and urban design approach for the site and identifies the optimum built form outcomes. The study includes the following components:

- Urban design analysis – constraints and opportunities analysis of the site/urban context
- 3D modelling - of the site context to allow testing of various built form options for the site, building-to-building setbacks, setbacks to major roads and streets, and to existing adjoining buildings and to sensitive land uses, such as habitable indoor and outdoor living spaces, and for a new plaza and green places in the public domain. To test the location, size and orientation of proposed new public places and the resolution of key vistas, such the University Mall visual axis.
- Shadow studies – undertaken for the proposed maximum building envelopes, at winter solstice, each hour from sunrise to sunset, that can be compared with the DA scheme that was lodged on 11 May 2023.
- Eye level photomontages – taken at key vantage points in the public domain, to compare the current street level view, with the proposed DA built envelope superimposed to understand the impact that tower buildings would have on the user experience of surrounding streets.
- Block control plan – a block control plan illustrating the proposed DCP site specific development controls, including building envelopes, numbers of storeys, side and building-to-building setbacks, public places (location, size), through site pedestrian links, active frontages, landscape protection zones, vehicular access points and truck servicing requirements.

In preparing this study the building massing and building heights were considered to ensure an appropriate scale and fine grain character is achieved on the site and integrates with the surrounding streets and main university campus. The urban design is comprised of a network of pedestrian walkways crisscrossing the site to provide pedestrian permeability. The overall block is broken down into a grid of buildings that are setback from, and yet integrated with, sensitive existing land uses, including houses, apartments and teaching facilities that adjoin the site.

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1. The site

The site is located at 215B Anzac Parade, Kensington (in red outline in Figure 1). It is crown land, described as Lot 2 in DP 1173179, zoned SP2 Educational Establishment under RLEP 2012 to be used for educational purposes by the UNSW. The site area is approximately 14,100m² and is currently used as an on-grade UNSW campus car park and the UNSW Regiment.

The site has frontages to Anzac Parade and Day Avenue. The National Institute of Dramatic Art (NIDA) facilities are situated immediately to the north of the site, the UNSW Regiment buildings and New College Postgraduate Village accommodation is to the south. The low scale residential neighbourhood of Kensington is to the west, southwest and south of the subject site. The site is located adjacent to the UNSW Anzac Parade Light Rail stop and to a bus stop on Anzac Parade.

The site is in the west of the UNSW Kensington Campus. The east-west pedestrian 'spine', known as University Mall, continues from the main campus, west across Anzac Parade into the subject site.

Figure 1: Site plan (Source: RCC)

2. Urban design analysis

Site constraints analysis (refer Figure 2) has identified sensitive interfaces with existing residents, teaching facilities and streetscapes that will need to be considered in the urban planning of the site. Existing truck and semi-trailer access from Anzac Parade to the NIDA theatre backstage and workshop facilities will need to be maintained in any future redevelopment.

The UNSW Regiment buildings and functions are to be retained in the short-medium term and therefore the planning of the overall block should be adaptable to retain the UNSW Regiment in the short term, however, be able to incorporate a potential new development on the site in the long term, completing the redevelopment of the overall western UNSW campus.

Site opportunities analysis (refer to Figure 3) has identified several opportunities to embrace existing university accommodation, facilities and landscape features and to establish a high quality pedestrian focussed campus precinct with a new plaza space on the Anzac Parade frontage to complete the University Mall pedestrian spine and visual axis and provide a social focal point for the western UNSW campus.

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Figure 2: Site constraints analysis (Source: RCC)

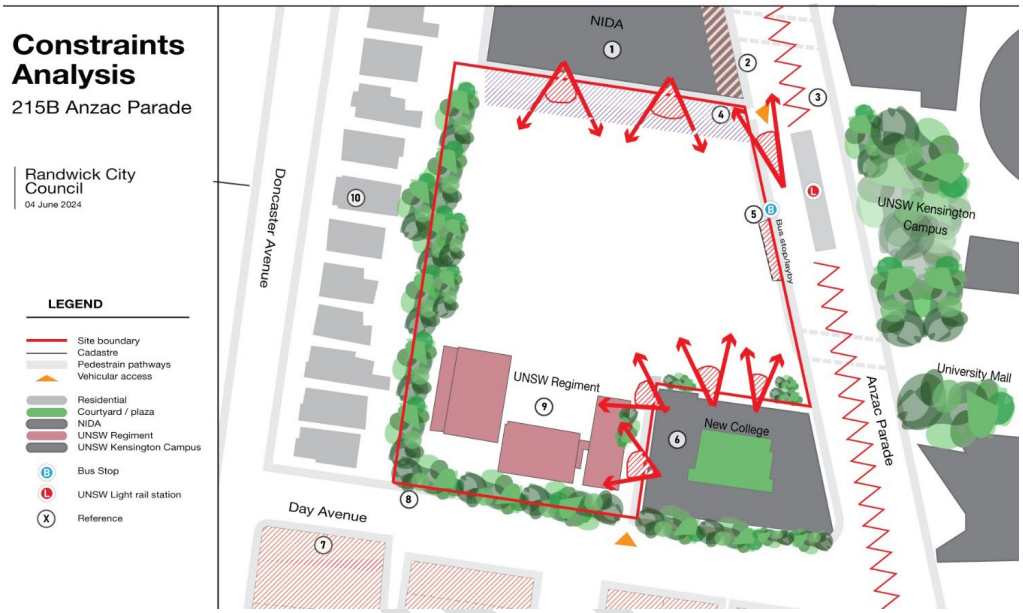

Table 1: Constraints analysis reference table

Reference	Constraints:
1	NIDA classrooms and library overlooks the site. Need to maintain access to light/ventilation
2	NIDA views establish identity and presence along Anzac Parade
3	Potential noise source from Anzac Parade traffic
4	Large truck access required to service theatres and workshops
5	Need to incorporate bus layby and stop.
6	Habitable spaces of residential college overlooks the site
7	Need to protect solar access to existing residential dwellings and flat buildings on the south side of Day Avenue
8	Existing trees to be retained to provide a buffer/height transition to low scale adjoining residential areas
9	Need for a flexible plan that retains the Regiment buildings in the short/medium term

Figure 3: Site opportunities analysis (Source: RCC)

Table 2: Opportunity analysis reference table

Reference	Opportunity for:
1	Good connections to public transport (bus and light rail)
2	Complete University Mall visual axis
3	Footpath widening
4	New plaza and social space
5	New street access to site
6	Mid-rise permeable urban built form campus and pedestrianised environment
7	Replace hardstand carpark with basement car parking
8	Incorporate avenue of trees as landscape buffer
9	New shared zone access

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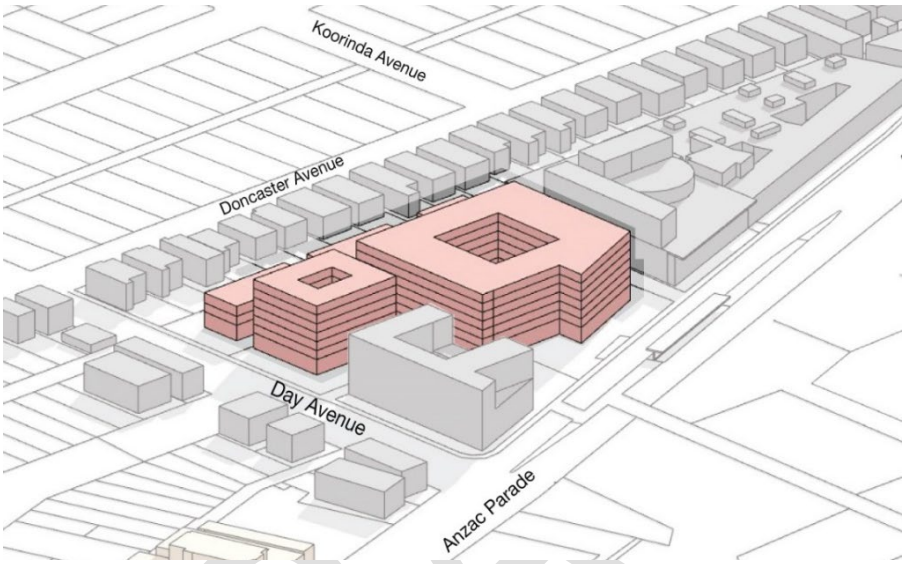
3. Built form framework

The Planning Proposal built form framework describes the proposed distribution of height across the site, informed by the site analysis and 3D modelling testing undertaken for the study.

Figure 42: Indicative built form under proposed controls (northwest view) (Source: RCC)



The proposed height controls (refer to Figure 14) will establish certainty as to the maximum built form outcome possible on the site, and dovetail with the scale envisaged in the UNSW Campus 2020 Master Plan and Randwick DCP. The proposed urban form will integrate with the existing built form surrounding the site and align with the transition in height along Anzac Parade identified in the Kensington and Kingsford Town Centres Strategy.

Commensurate with the existing NIDA and New College Postgraduate Village building heights, that define the street wall along Anzac Parade, the new campus buildings would reinforce the 6 to 7 storey height (24m) and campus scale, extending this scale west across the middle of the site, and south to Day Avenue.

The building envelope steps down in height to 3 to 4 storeys, and there is a 10m landscape setback along the west boundary where the site adjoins the back gardens of R2 Low Density Residential properties (9.5m height limit) and there is a row of established trees that provide a visual screen for privacy and facilitate the transition in height. The proposed height framework does not impact the surrounding sensitive residential land uses to the south and west with undue scale or with overshadowing.

The proposed block plan (refer to Figure 17) illustrates the location for future built form and open space on the site. The plan provides the basis for the site specific DCP block controls, in support of the proposed RLEP 2012 HOB amendments.

The proposed built form would range in height from 1 metre, for the proposed public plaza on Anzac Parade, up to 24 metres to accommodate courtyard typology buildings of between 6 to 7

storeys – the numbers of storeys dependent upon the building use, as lecture theatres/class rooms or for student accommodation/communal areas.

An open space area is to be set aside on the site, adjacent to Anzac Parade, that establishes a social meeting place for students. The new public plaza, and surround building facades, would spatially complete the University Mall vista, that aligns with the important east-west pedestrian 'spine' through the UNSW campus, as proposed in the UNSW Campus 2020 Master Plan.

Figure 53: Indicative built form under proposed controls (northeast view) (Source: RCC)

Figure 64: Indicative built form under proposed controls (western view) (Source: RCC)

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Applying a maximum permissible building height of 24m on that part of the site that currently does not have a height control on the RLEP HOB Map, will ensure consistent building heights are achieved across the site in line with the findings of the urban design analysis and 3D modelling, and aligning with the height of the existing NIDA and New College Postgraduate Village buildings.

The proposed heights will also align with Council's DCP controls for the site, and incorporate a 10m landscape setback from the west and south boundaries of the site, a 12m maximum height to all buildings within 30m of the west boundary to preserve an appropriate scale of development when viewed from the Doncaster Avenue properties and surrounding streetscapes.

4. Shadow study

Figures 7, 8 and 9 illustrate the shadows cast at 11am, 12noon and 1pm at winter solstice, for the maximum building envelopes proposed in the Planning Proposal, compared with the original DA/168/2023 scheme submitted on 11 May 2023.

DA/168/2023 (lodged 11 May 2023)

The original DA twin tower and podium scheme, at winter solstice at 11am, 12 noon and 1pm, casts significant shadows across the residential properties (individual dwellings and 2-3 storey RFBs) along the south side of Day Avenue. The solar access to the following properties is impacted by the original DA scheme:

- 1, 2, 3-5, 7-7A Houston Road
- 45 and 47 Day Avenue
- 217 and 219 Anzac Parade

Planning Proposal

The Planning Proposal building envelopes (24m height) at winter solstice, at 11am, 12 noon and 1pm cast a shadow that extends south across Day Avenue, however the shadows would not extend to impact the properties on the south side of Day Avenue. The proposed shadows are similar in extent to those cast by the existing New College building at the corner of Day Avenue and Anzac Parade.

Proposed public plaza

The study identified that the Planning Proposal winter solstice 12 noon shadows extend across approximately 50% of the proposed public plaza on Anzac Parade at the culmination of the University Mall axis. This means that even in the worst case scenario of mid-winter, the plaza would still receive sunshine and provide an attractive place to gather and socialise, and to wait for buses (see figures 7, 8 & 9 – shadow diagrams).

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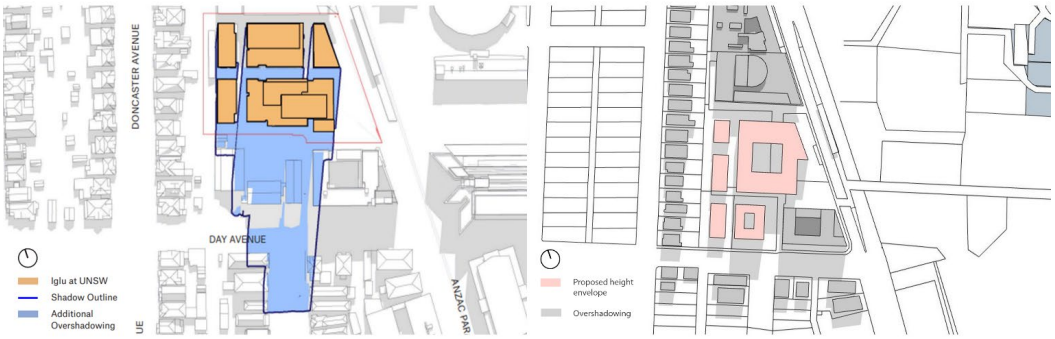
Figures 7, 8 and 95: DA/Planning Proposal comparison, winter solstice, 11am, 12noon and 1pm (Source: UNSW/RCC)

Winter Solstice | June 21st - **11am**



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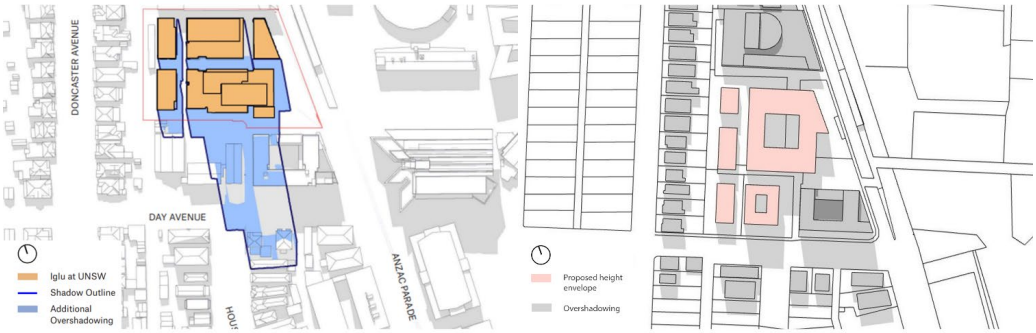
Development Application - Shadow studies

Randwick City Council
Planning Proposal - Shadow studies

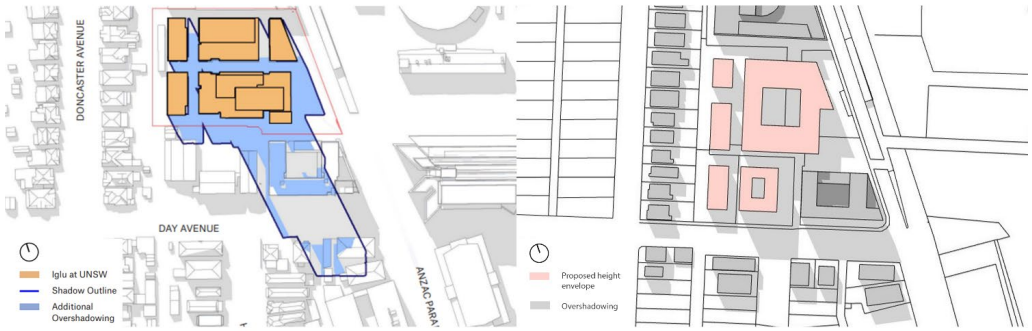
Winter Solstice | June 21st - **12pm**



IGLU at UNSW
Development Application - Shadow studies

Randwick City Council
Planning Proposal - Shadow studies

Winter Solstice | June 21st - **1pm**



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5. Photomontages

Figure 10: Existing street view looking north

Figure 11: Street view looking north with indicative maximum building envelope

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Figure 12: Existing street view looking south

Figure 13: Existing street view looking south with indicative maximum building envelope

6. Open space and the public domain

The UNSW Campus 2020 Master Plan and the Randwick DCP 2013 includes a building height strategy that identifies the extension of University Mall west, across Anzac Parade, to the subject site. The building height strategy identifies the need for a public place and social hub to be established that would tie together the established eastern campus with the new western campus, including the subject site, and provide a fitting resolution of the University Mall pedestrian and visual axis.

It is proposed to protect the site for the future public plaza with the proposed Planning Proposal amendments to the height control in the RLEP Height of Building (HOB) map, with a 1m above ground level height control for this open space. The site specific DCP will provide more specific detail objectives and controls for the new/upgraded public places, consistent with the UNSW Campus 2020 Master Plan and Randwick DCP 2013.

The proposed maximum 24m building height limit across the subject site, aligns with the UNSW Campus 2020 Master Plan and Randwick DCP 2013, as illustrated in the building height map (Figure 14).

Figure 14: Building heights (Source: UNSW Campus 2020 Master Plan/RDCP 2013)

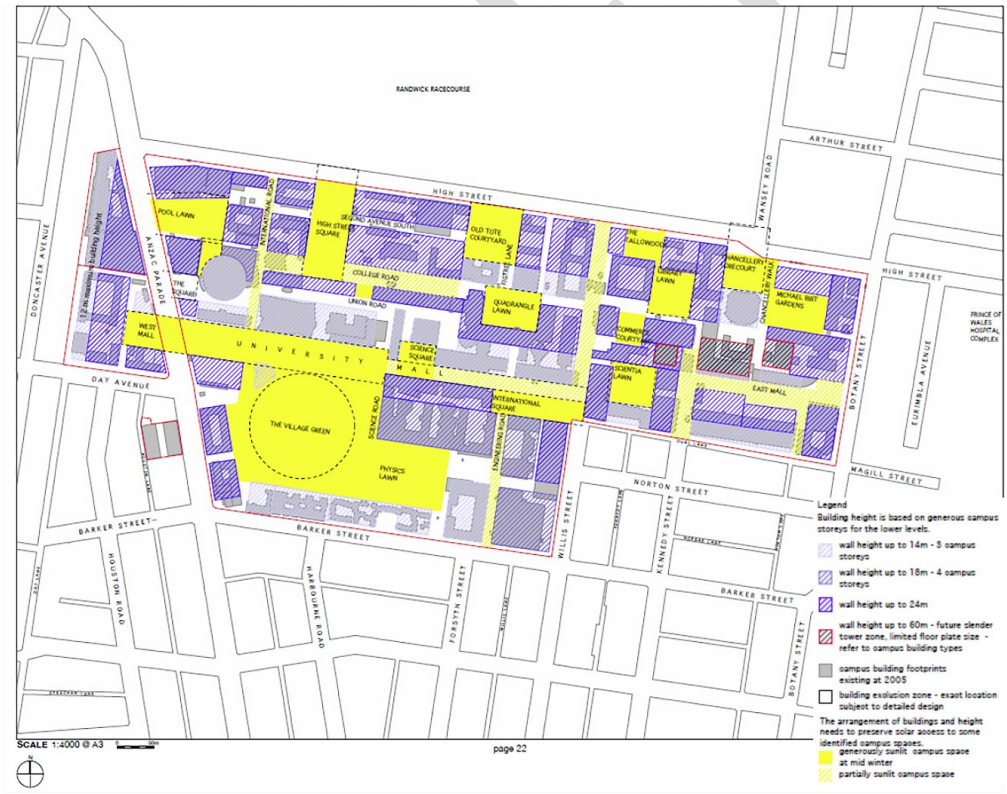

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Figure 156: Existing and proposed open space - shown in yellow (Source: UNSW Campus 2020 Master Plan/RDCP 2013)

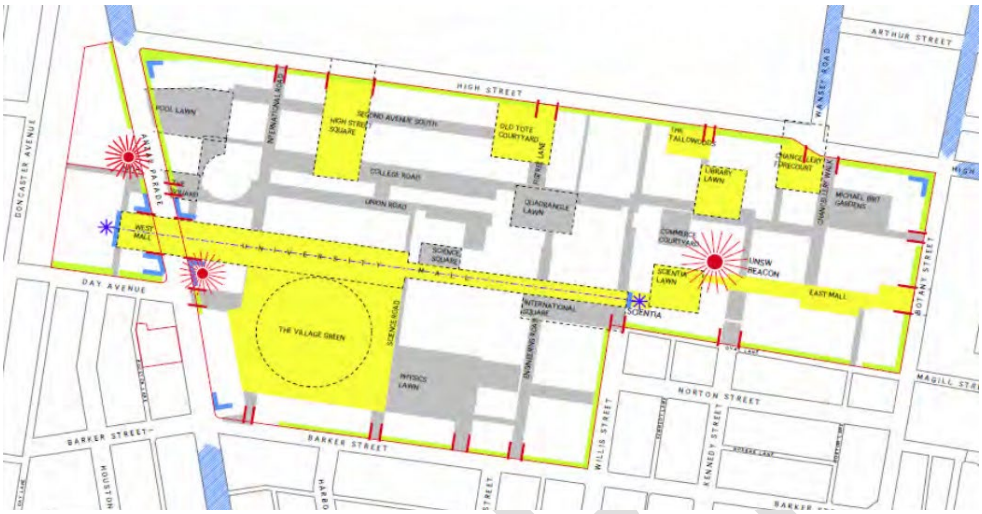
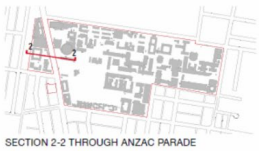
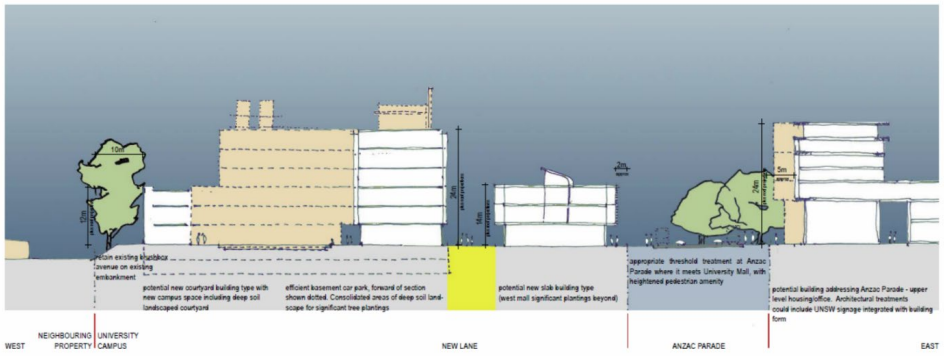


Figure 16: Cross Section 2-2 through Anzac Parade (Source: RDCP)



SECTION 2-2 THROUGH ANZAC PARADE



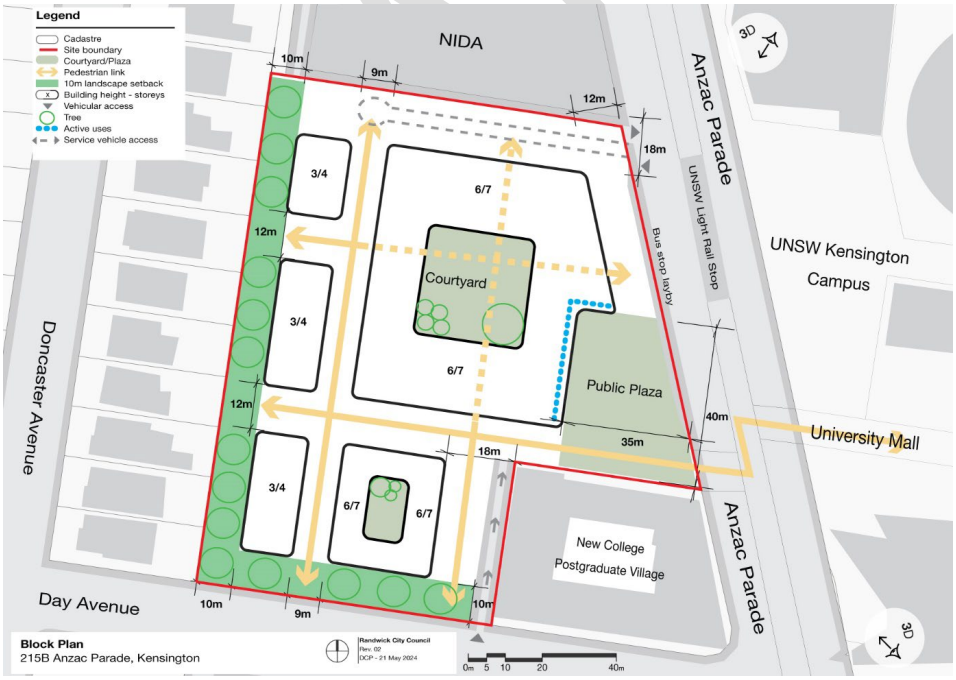
7. Block control plan

The block control plan (refer Figure 17) provides detailed controls for the site, including the location of building footprints and number of storeys in height, setbacks for landscape zones, for new plazas and from street frontages, building-to-building setbacks, pedestrian links, active frontages, general vehicular and large truck service access.

The layout for the block envisages a series of buildings that define a series of streets and pedestrian walkways, forming a grid of circulation that extends from the surrounding streets into the centre of the block. Car access is generally limited to the edge of the block, with carparking provided in basement levels, to create a pedestrian priority campus at ground level. Large semi-trailer access to the NIDA workshops and theatres is provided off Anzac Parade through a shared zone street that prioritises pedestrian access.

A public plaza is to be created on the Anzac Parade frontage as a culmination of the University Mall visual axis and to provide a social meeting place for the western part of the UNSW Kensington Campus. The urban planning integrates the existing NIDA facility, New College and the rear of the low density residential villas along Doncaster Avenue, into a coherent permeable urban precinct. The urban planning maintains the privacy and amenity of these existing developments through introducing appropriate building-to-building, ADG compliant, setbacks and landscape buffer zones.

Figure 17: Indicative block control plan



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8. RLEP HOB map and alternative

Council staff have prepared the draft Planning Proposal, including proposed HOB mapping as a strict interpretation of Council's Resolution, thereby only applying the changes to the 215B Anzac Parade, Lot 2 in DP 1173179, land parcel.

Figure 18: HOB map

However, in preparing the draft Planning Proposal, it has become evident that a more consistent planning approach would be to amend the RLEP HOB controls to all the UNSW lands to the west of Anzac Parade. Accordingly, in addition to 215B Anzac Parade, it is recommended to the Panel for consistency to include in the draft Planning Proposal the following land parcels:

- 215 Anzac Parade (Lot 11 DP 1062204) – NIDA
- 215A Anzac Parade (Lot 1 DP 1173179) – New College

The benefits to clarify the HOB controls that apply across the full triangle of UNSW land to the west of Anzac Parade is:

- Implementing best planning practice, providing a consistent, comprehensive and orderly approach to the mapping of HOB controls in this part of the UNSW campus
- Alignment and consistency in the approach in responding to desired neighbourhood character
- Alignment with the UNSW Campus 2020 Master Plan and RDCP 2013
- Certainty in the planning process and development outcomes for the site, for Council, landowners and the community
- Undertaking a holistic approach to planning for both the site and surrounding land would ensure all land is considered and that no residual land parcels are left remaining without height of building controls.

Accordingly, Council staff recommend that the draft Planning Proposal and HOB changes apply across all the UNSW campus lands west of Anzac Parade, not solely 215B Anzac Parade.

Figure 19: Recommended HOB map

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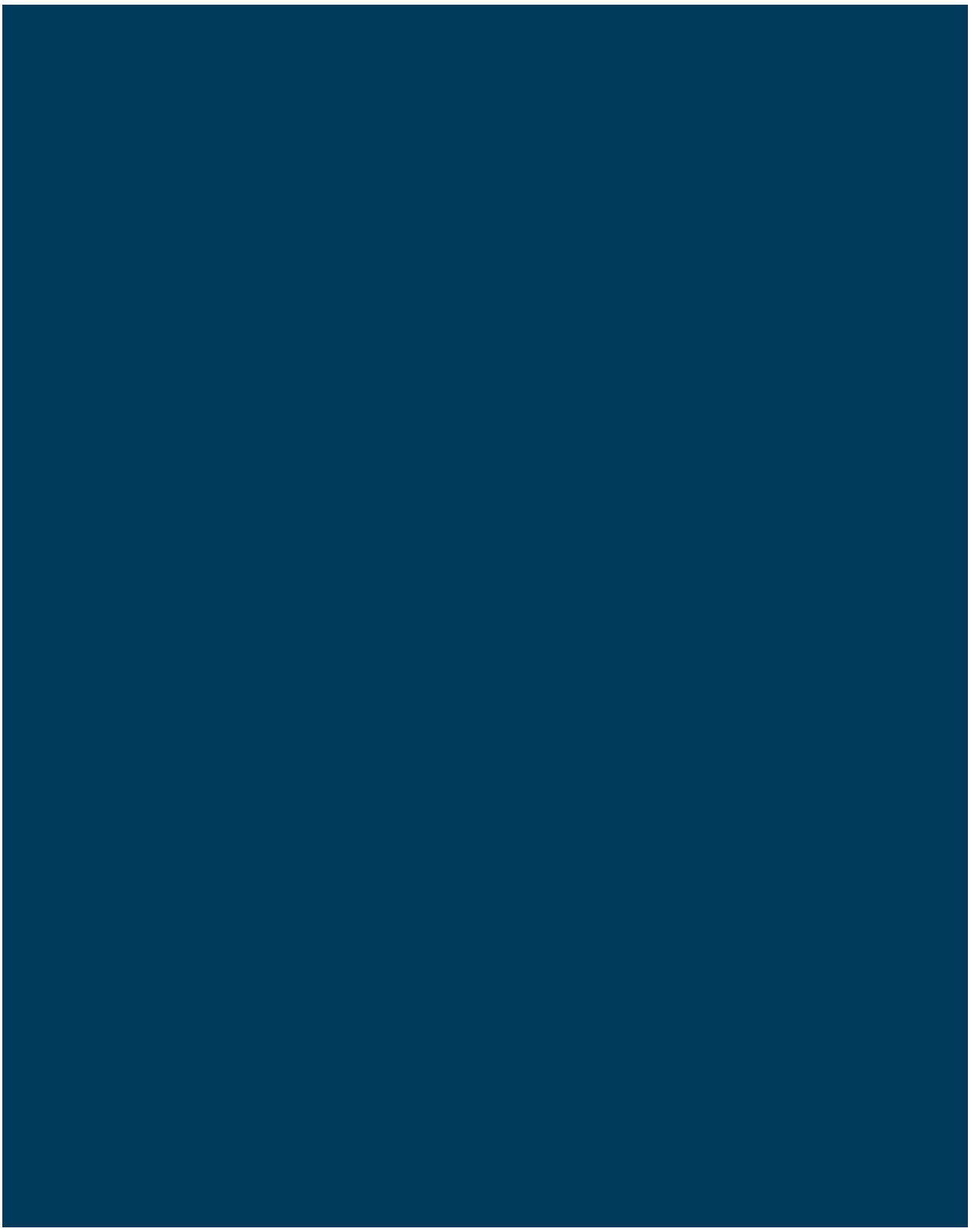

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Acknowledgement of country

Randwick Council pays respect to the traditional owners of the land, the Bidjigal and Gadigal people, and we acknowledge the living and continuing culture of the traditional custodians of this country.

We recognise that the traditional owners have occupied and cared for this Country over countless generations, and we celebrate their ongoing contributions to the life of the area.

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Part A
Overarching controls

1. Introduction

The UNSW Western site (herein referred to as the site) is located in the north of the Randwick Local Government Area (LGA), along the Anzac Parade corridor. The extent of the site is shown in Figure 1.

The site is located within the UNSW Kensington Campus and forms a part of the Randwick Education and Health Specialised Centre. The site benefits from being in close proximity to the Kensington and Kingsford Town Centres and is well served by public transport, with frequent Light Rail and bus services connecting to the Sydney Central Business District (CBD), the Eastern Suburbs and to greater metropolitan Sydney.

The objectives and controls contained within this Development Control Plan (DCP) apply to the design of five new buildings which include student accommodation, retail, university, and the creation of a new public domain. In addition to other provisions of this DCP, where relevant, proposed development will be assessed against the minimum standards outlined in the Apartment Design Guide (ADG) which supports State Environmental Planning Policy (SEPP) No 65 – Design Quality of Residential Apartment Development.

1.1. UNSW Western Site Planning Proposal

The UNSW Western Planning Proposal was approved for Gateway by the Department of Planning and Environment (DPE) on [insert once finalised] and was placed on public exhibition from [insert once finalised]. Randwick City Council (RCC) endorsed the amendments to the Randwick LEP 2012 on [insert for final], and the legislative amendments came into effect on [insert once finalised] and include changes to the maximum Height of Building (HOB).

The Randwick LEP sets the overall planning parameters for the site, within which these Randwick DCP controls provide more detailed design guidance.

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Figure 1: The land to which this DCP applies – UNSW West (as shown in green outline)

Source: Randwick City Council 2024

1.2. Alignment with other planning instruments

This site specific DCP applies to all development on land situated within the site, the extent of which is illustrated in Figure 1. These controls supplement the provisions of RLEP 2012 which aim to guide the re-use of the site increases in building height and density in appropriate locations. High quality development is sought, that achieves design excellence, that is sensitive to the context and which supports a high level of liveability and sustainability.

In addition to the RLEP, several State Environmental Planning Policies (SEPPs) apply to certain types of development within the site, depending on the nature of the proposal. The key SEPPs are include:

- SEPP No 65 - Design Quality of Residential Apartment Development and supplementary Apartment Design Guide (ADG) – linked here
- Housing SEPP 2021 – linked here
- Transport and Infrastructure SEPP 2021 – linked here
- Sustainable Buildings SEPP 2023 – linked here

In the event of an inconsistency between this DCP and a relevant SEPP, the SEPP prevails to the extent of the inconsistency.

This site specific DCP should be read in conjunction with the following overall Randwick DCP sections:

- Part A – Introduction
- Part B - General Controls of the DCP
- Part E2 Randwick Education and Health Specialised Centre
- Other sections of the DCP for specific development types, sites, or locations, as relevant to the Development Application (DA)

Note:

SEPP 65 and the ADG are particularly relevant to mid-rise residential development contemplated for this site. This DCP should be read in conjunction with the ADG, and the design of buildings within the site that include a residential component need to address the ADG planning and design requirements. Whilst ADG design requirements are generally not duplicated in this DCP, certain controls are highlighted to provide clarity for applicants.

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2. Urban design and place-making

2.1. Guiding principles

Development within the site must align with the following urban design and place making principles which are informed by the Urban Design Report, which includes 3D built form modelling, and community and stakeholder input:

- Reinforce boulevard character along Anzac Parade by strengthening the built form edge and adding greenery
- Achieve a dominant typology of diverse mid-rise buildings across the site
- Give priority to people walking, cycling and using public transport
- Achieve a sensitive transition in relation to recently constructed development and surrounding established lower scaled residential neighbourhoods to the west
- Create a positive street level environment through built form that allows solar amenity, permeability and maintains human scale
- Provide quality affordable housing to meet local housing needs, particularly for key workers, essential workers and students
- Establish building setback controls which provide for the creation of wider footpaths and street tree planting
- Achieve urban design, place and architectural excellence, including best practice environmental design
- Provide active street frontages along Anzac Parade and shared-links
- Achieve innovative place-led solutions for local hydrology and resilience.

Controls

a) A statement must be submitted with all DAs that demonstrates consistency with the guiding principles of this *Part A – Overarching controls* and the relevant objectives contained in *Part B – Site specific controls*.

3. Vision and desired future character

3.1. Vision

The urban design vision for site is for:

'A lively, youthful and pedestrian friendly and high-quality designed site that is well connected to the UNSW Campus and demonstrates alignment to the social, environmental and economic principles the Randwick Education and Health Specialised Centre'

The vision for site captures the people-focussed experience of the public realm that is sought – well scaled public spaces that comprise a well-designed urban environment.

3.2. North Anzac Local Character Area (LCA)

Local character is the identity of a place and is what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history, Aboriginal and non-Aboriginal culture and tradition including how these factors interact to make the character of an area. By considering local character in the local planning framework, we will deliver better place-based planning outcomes for the community.

The site is located within the North Anzac (LCA) No.03. The following character principles are derived from an analysis of the community's shared values and future aspirations for the LCA:

- Greater activation along Anzac Parade through new development
- Increased active transport connections and infrastructure for a growing population
- Reinstating Anzac Parade as a tree-lined boulevard and increased street tree canopy across the LCA
- Greater interaction between the community and the key institutions within the LCA
- Improvements to the public domain
- Increase in arts and cultural facilities to support the local population and visitors
- Improvements to the economic vibrancy in the Kingsford and Kensington town centres

4. Design excellence

Explanation

Design excellence is a driving urban design principle for the continuing development of the Anzac Parade corridor, as it will raise the standard in terms of urban planning, building design and public domain quality and sustainability, and this will provide increased amenity for retail and commercial businesses, and existing and new residents along the corridor. The RLEP 2012 specifies the applicable land Zoning and Height of Building (HOB) for the site.

The consideration of 'design excellence' is a requirement under RLEP 2012 (clause 6.11) for proposals involving buildings over 15m in height, or for sites that are over 10,000m2 in size or for land where a site-specific development control plan is required.

Objectives

- To achieve high quality architectural, urban and landscape design within the site
- To deliver built form that contributes positively to the surrounding environment and public domain
- To enhance the character, aesthetic quality, functionality, and amenity of the site
- To encourage higher energy, water and waste performance ratings for development
- To facilitate the delivery of place-based social infrastructure.

Controls

a) All new development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence

b) The design excellence of all new development proposals over 15m are to be reviewed by the Randwick Design Excellence Advisory Panel (DEAP) and their report taken into consideration as part of the development assessment.

5. Sustainability

Explanation

Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide sustainability initiatives and standards will provide for the physical, mental and social well-being of residents, workers and visitors.

Urban planning plays a key role in facilitating the use of renewable and low-carbon sources of energy that can reduce greenhouse gas emissions and dependence on fossil fuels. Development of the site should be planned, designed, and serviced to prepare and future-proof the building stock for transition to a no-fossil fuel economy. Consideration should be given to:

- Phasing out new natural gas connections for new buildings and encouraging the electrification of heating, cooling, and cooking, as well as the adoption of energy efficiency measures
- Designing hydrogen and bio-gas-ready buildings that can accommodate hydrogen/bio-gas appliances, such as boilers, cookers, or fuel cells, or that can switch from natural gas to hydrogen/bio-gas with minimal modification
- Freeing up existing gas infrastructure for potential hydrogen/bio-gas conversion or blending heating, cooling, and cooking.

Buildings that are sustainable utilise environmentally friendly construction materials and fittings, are energy and water smart, have healthy and comfortable indoor environments, and yield considerable cost savings to property owners and tenants, whilst adapting to and mitigating the impact of climate change.

Objectives

- To promote the use of renewable and low-carbon sources of energy, including hydrogen and bio-gas, that can reduce greenhouse gas emissions and dependence on fossil fuels in the design and servicing of buildings
- To encourage the design of buildings that go beyond current minimum sustainable standards to benefit workers, residents and the broader Kensington community
- To adopt suitable design techniques in lighting, Water Sensitive Urban Design (WSUD), stormwater collection and re-use, and landscaping of the public realm
- To ensure the site is adapted to and mitigating the impacts of climate change
- To provide innovative best practice waste solutions capable of reducing commercial and residential waste and increasing reuse, recycling and recovery of waste.

Controls

General

a) New developments with a cost of works of $3 million or greater are to achieve a minimum 4 Star Green Star Buildings certification rating (Green Building Council Australia)
b) All development must address the requirements of Section B3 – Ecologically Sustainable Development of the Randwick DCP
c) All development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence, particularly sustainable design principles, renewable energy sources and urban heat island effect mitigation.

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Energy

d) New developments are to sign up to a minimum three-year 100% Green (Australian renewable) power contract with an Australian Government endorsed energy provider and evidence of the future contract provided to Council prior to occupation
e) New developments are encouraged to be 100% electric (no natural gas) and/or utilise hydrogen or renewable bio-gas as the energy source
f) All development is encouraged to incorporate PV (photovoltaic) rooftop solar and battery storage for the capture and use of energy for lighting, ventilation and essential services
g) Where photovoltaic (PV) panels are proposed it is desirable that the panels are flush mounted and where possible integrated into the design of the building
h) Efficient lighting e.g. light-emitting diode (LED), rainwater tanks and building insulation are to be included in the design of all buildings
i) New residential development must provide a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying
j) All developments are to incorporate energy efficient fittings and systems for lighting including:
    i. Natural lighting where possible
    ii. Energy efficient lights such as LEDs
    iii. Movement and lighting level sensors and timers to ensure lighting is only used when required

Waste

k) All development must address the requirements of *Section B6 Recycling and Waste Management* of the Randwick DCP
l) All residential development must provide a space for:
    i) Storage and sorting of problem waste such as E-waste, clothing, and residential hazardous waste
    ii) FOGO (Food Organics and Garden Organics) household rubbish collection bin storage and handling
m) New residential development must provide an internal bulky waste storage area of 20m² for the temporary storage of periodic bulky waste collection. The internal bulky waste storage area must:
    i) Be situated in a location that is easily accessed by external waste collection services
    ii) Be weatherproof and screened from public areas
    iii) Remain visible from general waste / bin storage areas to encourage re-use of items by other residents
n) New residential development, other than development that is minor or ancillary in nature, is to incorporate a localised automated waste collection system in accordance with Council's Automated Collection System Guidelines.

Materials

o) New development construction is to be long-life, robust and use durable and reusable materials and finishes and utilise reduced carbon embodied energy materials (e.g. low carbon concrete, recycled aggregate, etc.)
p) Use of recycled materials, such as bricks, timber and concrete, are encouraged and preferred
q) All development must specify light coloured roof colours to reduce building heat load and energy use for cooling in summer months. Consideration is required of potential glare impacts on neighbours.

Transport

r) Reduced car parking rates apply to the site, to reduce basement parking structure and in recognition of the proximity to public transport. Refer to *Chapter 14 Transport, parking and access* of this DCP for applicable rates
s) Car share provision is strongly encouraged, particularly within residential development, and RJTC car parking rates can be further considered by Council when car share spaces are provided. Refer to *Section B7 Transport, Traffic, Parking and Access* of the Randwick DCP
t) Electric Vehicle (EV) and bike charging facilities and electrical infrastructure is required to be provided in commercial and residential development on common property and must include signage and a fixed bicycle rack or rail in accordance with section *14 Transport, parking and access* of this DCP section.

Design and landscaping

u) ADG solar access and cross ventilation standards are to be met for development that incorporates apartments
v) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:
    iii) Appropriate shading of the building's windows with fixed overhangs
    iv) Shading blades for respectively east and west facing facades
    v) Limiting openings on the west facing facades of buildings
    vi) Provision of ceiling fans to limit the need for air conditioning
w) Minimum tree canopy requirements apply to new developments to realise the Randwick City 40% tree canopy target for the LGA by 2036. Refer to *Table 2* in section *27 Landscape* of this DCP.

Notes:

By 2026, to achieve a 4 Star Green Buildings certification rating from the Green Building Council developments must be fossil fuel free. New developments are therefore encouraged to be 100% electric (no natural gas) from the commencement of this DCP.

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy website: http://www.environment.gov.au/climate-change/government/climate-active/certification

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA).

Council provides sustainability rebates for electric vehicle charging, hot water systems, insulation, lighting, NABERS Ratings, pool pumps, rainwater tanks, rooftop solar, solar batteries, solar health checks, sustainability checks and waterfix. Refer to: https://www.randwick.nsw.gov.au/environment-and-sustainability/get-involved/sustainability-rebates for further details.

Native plants may be sourced from Council's nursery. Refer to: https://www.randwick.nsw.gov.au/environment-and-sustainability/randwick-community-nursery for further details.

The Australian Government requires a NatHERS 7 Star Rating for all new buildings.

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6. Land use

Explanation

The primary objectives of the SP2 Infrastructure zone which applies to the site aims to provide infrastructure and support related uses that generate employment opportunities and economic growth. The objectives of the zone also seek to prevent development that is not compatible with the provision of infrastructure and to provide for land uses for community purposes.

The land use and building height are identified in Randwick LEP 2012 and the associated LEP Maps. Health and education supportive land uses, and innovative enterprise/start-up businesses are encouraged given the connections to the Innovation Precinct and the site being within the Randwick Education and Health Specialised Centre.

Objectives

- To contribute towards achieving employment and residential housing targets for Randwick City Council as outlined in the Eastern City District Plan
- To support innovative health and educational uses that encourage agglomeration and support growth in these industries
- To provide quality affordable housing to meet local housing needs, particularly for key workers, essential workers and students
- To ensure appropriate density is realised upon the site that aligns with the ready access to public transport, and proximity to educational and hospital employment hubs
- To activate key corridors and streetscapes at the ground floor level

Controls

a) Active frontages are required for the ground floor level of properties zoned E2 Commercial Centre
b) On sites other than strategic sites ensure ground floor commercial uses contribute positively to social vitality and provide health, medical, local retail services and entertainment to the community
c) Non-residential uses should incorporate a variety of different sized floor spaces that are flexible to respond to changing market demands
d) New development should be designed to enhance the amenity and attractiveness of the public domain to meet the needs of residents, workforce and visitors

7. Night time economy

Explanation

The Anzac Parade corridor has an emerging role to support a diverse and thriving night-time economy, with a mix of uses and activities that meet the social and cultural needs of the community. The corridor benefits from accessibility to public transport infrastructure and services, as well as high visitation by key workers from the adjoining Randwick Health and Innovation Precinct.

While a broad range of retail and hospitality businesses trade during the day, later evening trading is currently subdued along Anzac Parade and the Education and Health Specialised Centre. Improved night friendly public realm design and outdoor dining will assist in increasing the night-time offering of site, adding to the vibrancy and vitality of the Education and Health Specialised Centre.

Objectives

- To foster a thriving site that is active and alive during the day, as well as in the evening and night
- To support a diverse range of business, retail, service and activities that meet the social and cultural needs of the diverse community
- To improve activation by providing suitable outdoor dining in appropriate places
- To generate opportunities for regular evening events such as the night markets at suitable locations within the town centre
- To support the local economy, performers and the creative industries
- To provide for improved natural surveillance and night-time friendly urban design
- To minimise the potential for adverse impacts on the amenity of existing and proposed residences or other sensitive land uses.

Controls

a) Incorporate CPTED principles into the design of public realm for night time activation, safety and security
b) Include details of creative lighting to be used to improve the visual amenity of buildings at night
c) Include measures for ensuring adequate safety for late night operations, personal security and crime prevention, both on the site and in the public domain
d) Consider night time activation measures during construction such as creative lighting, attractive hoardings, pop ups and other temporary activations.

Note:

DAs for night time trading must respond to relevant controls contained in Part B9 of the Randwick DCP.

DAs for mixed use/residential buildings must have regard to the emerging late night trading character of RJTC and respond to relevant controls contained in section *20 Acoustic* amenity of this DCP.

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8. Co-living accommodation (student housing)

Explanation

Co-living housing provides compact rental accommodation with minimum three month tenancies and includes student housing.

Design standards for co-living housing fall under the *State Environmental Planning Policy 2021* (Housing SEPP) which specifies minimum requirements for building setbacks and separation, communal living areas, open space, room sizes, bathroom and kitchen facilities, and parking.

In addition to these requirements, it is fundamental that the planning and design of purpose built co- living accommodation consider the day to day living requirements of occupants including safety and security, shared common areas for social interaction, high quality internal amenity, functionality and flexibility and need for privacy.

Note: Provisions contained in this section are in addition to the relevant Housing SEPP requirements.

Objectives

- To ensure purpose-built co-living development that is well designed and meets the specific shared living requirements of occupants
- To achieve a high level of residential amenity for occupants and adjoining neighbours
- To foster a social environment, interaction and a sense of belonging
- To provide for security, safety, privacy and comfort
- To ensure any future conversion to permanent residential stock is not constrained by poor amenity and inflexibility of structural design

Controls

a) Submit a design report at DA stage, for all co-living proposals which addresses the following:
   i) Compliance with the minimum amenity standards for co-living housing under the Housing SEPP, and identify where improvements to these standards have been incorporated into the development in order to achieve a higher level of living amenity for occupants e.g. size of communal living areas, ceiling heights, and bedroom width
   ii) Demonstrate how the built form relates to the desired local character and surrounding context including the relationship to heritage or contributory buildings and how the proposal delivers a high quality built form design and public/private domain interface at the ground level
   iii) Demonstrate how the development delivers improved sustainability, natural cross ventilation and sunlight, passive thermal design that reduces reliance on technology and operation costs and waste management

b) Provide communal living areas with a minimum area of 30m^2 or 1.25m^2 per resident, whichever is greater and a minimum dimension of 3m

c) Submit an Acoustic Report prepared by a suitably qualified acoustic consultant in accordance with the requirements of section *20 Acoustic amenity* of this DCP addressing:

a) Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems
b) Desirable acoustic performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music;
c) Mitigation measures such as appropriate sound proofing construction and management practices to achieve the relevant noise criteria (refer to section *20 Acoustic amenity* of this DCP)

d) For co-living developments incorporating 20 or more bedrooms, at DA stage, submit a Traffic and Transport Report prepared by a suitably qualified professional, addressing as a minimum the following:
   i) Prevailing traffic conditions
   ii) Ingress and egress arrangements
   iii) Waste collection
   iv) The impact of the proposed development on existing traffic flows and the surrounding street system
   v) Pedestrian and traffic safety
   vi) An assessment on-site parking provision for students, staff and business operations
   vii) The recommendations of a site-specific Green Travel Plan (as required under section *14 Transport, parking and access* of this DCP) outlining initiatives to encourage active transports options and shared use of vehicles for students, employees and other visitors to the site.
e) Provide an on-site manager for co-living developments accommodating 20 or more occupants
f) Submit an Operational Management Plan to the satisfaction of Council addressing the following additional requirements:
   i) Maximum number of occupants to be accommodated at any one time
   ii) Contact details of a suitable responsible contact person for response 24 hours a day
   iii) On site security arrangements
   iv) A schedule detailing furnishings for sleeping rooms
   v) Cleaning and maintenance arrangements
   vi) Ongoing operational arrangements to minimise and manage noise transmission to adjoining properties, including management and staffing arrangements and overview of each role's key responsibilities
   vii) Measures to ensure ongoing workability of emergency systems including lighting and smoke detectors, sprinkler systems, and air conditioning
   viii) Placement and composition of furnishing and fittings to achieve the appropriate fire safety requirements
   ix) Measures to ensure how premises are to be regularly checked to ensure fire safety including that all required exits and egress paths are clear and free of locks and obstructions
   x) Provision of information on community and education services, including health, counselling, and cultural services
   xi) House rules regarding occupancy and behaviour of residents and visitors
   xii) Critical Incident Management and Emergency and Evacuation Procedure
   xiii) Management procedures over holiday periods.

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9. Built form

Explanation

This section refers to the 'three dimensional' appearance of the site including the function, aesthetic quality, shape, scale and configuration of individual buildings, as well as their relationship to streets and the public domain.

Controls focus on achieving an appropriate scale for new development so that buildings reinforce a coherent, harmonious and appealing urban environment, and contribute to the enhancement of the public realm. Refer to Part B block controls which incorporate built form controls in this section into building envelopes.

Objectives

- To ensure development reinforces the urban structure and street hierarchy
- To ensure street walls provide a human scale in the public realm
- To achieve a scale transition between buildings within the site and surrounding residential areas to the west to protect residential amenity; and
- To ensure that development does not unreasonably diminish sunlight and visual amenity to neighbouring properties and public spaces as well as communal spaces within the site
- To allow adequate area between floors for the provision of services and noise attenuation
- To provide upper level building setback controls to reinforce the desired scale of buildings, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment.

Controls

Building heights

a) The maximum Height of Building (HOB) that can be achieved on a site is shown on the RLEP Height of Building Map
b) The maximum number of storeys on a site is to comply with the following:
    i) In areas with a maximum of 12m – 3 storeys
    ii) in areas with a maximum of 24m – 7 storeys
c) Where a property is identified by Council to be subject to flooding, this may require a ground floor habitable space to be raised above the existing ground level (above the 1 in 100 year flood level, plus 0.5m freeboard).

Note:

Under the RLEP, the 'maximum building height' is defined as: *The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like*.

Street walls

d) The height of a street wall along Anzac Parade is 12m - 3 storeys.

Building setbacks

e) Developments are to comply with the minimum ground floor and upper-level setbacks illustrated in the relevant block diagrams in 'Part B – Site specific controls'
f) Development that results in an exposed party wall is to incorporate architectural or vertical landscape treatments to improve the visual amenity.

Building separation

g) Developments are to comply with the minimum building separation controls in the block plan (refer to 13.1.4). The minimum building separation controls are as follows:
    i. 18m – northern boundary
    ii. 10m – western boundary (landscaped)
    iii. 10m – southern boundary
    iv. 18m eastern boundary (New College)

Building depth

h) The residential component of a development is to have a maximum building depth of 20m, including balconies. A maximum building depth of 22m, may be permitted on merit, subject to ADG compliance for floor to ceiling height, solar access and cross ventilation.

Note:

Building depth refers to the dimension measured from the front to the back of a building's floorplate. It has a significant influence on internal residential amenity such as access to light and air. For residential development, narrower building depths generally have a greater potential to achieve optimal natural ventilation and solar access than deeper floor plates.

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10. Public domain and site planning

Explanation

A high quality and attractive public realm is an integral component of an economically prosperous and socially vibrant corridor. The 'public realm' includes streets and laneways, footpaths, plazas, parks, street verges and other urban spaces. It also includes urban elements such as street trees and landscaping, paving, lighting, street furniture and public art.

The site has strong connections to the University Mall promenade and future development must reinforce this spatial connection through a linear alignment, generous public outdoor spaces and facilities to formally establish the site as the western hub of UNSW a western hub.

It is also envisaged that the development of the site will contribute to the overall Anzac Parade corridor by improving pedestrian connections, enabling the widening of footpaths and providing a plaza that deliver an area of relief from the busier environment of Anzac Parade.

Objectives

- To improve the public domain through considered site layouts, connection to existing and proposed public spaces, landscaping treatments and upgraded facilities.
- To ensure that new development contributes to the streetscape and public domain of the town centre providing an accessible, attractive and comfortable environment.
- To maintain and enhance the amenity of the town centre through revitalisation and uplift adjacent to public spaces.

Controls

a) [insert / refine controls from E2 relating to urban design controls]
   i. *the completion of the University Mall promenade and visual axis;*
   ii. *The continuation of University Mall onto the west side of Anzac Parade to tie the east and west sides of campus together;*
   iii. *Creating a university 'primary hub' to the west of Anzac Parade in the form of a public 'outdoor room' with outwardly focused ground level activities, including a major new 'landscape space' with 'structural planting' reinforcing the University Mall spatial axis;*

b) New development must be consistent with the public domain controls specified in Part B - Site specific controls of this DCP.

Figure 2: Site map

Source: Urban Design Study, Randwick City Council 2024

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11. Transport, parking and access

Explanation

An increase in sustainable transport use, decreases reliance on private vehicles, improves health and well-being outcomes and the efficiency of existing transport networks. It also importantly reduces environmental impacts associated with greenhouse emissions, improves localised air quality and reduces congestion.

The strategic aim for the site is to increase sustainable transport use, including walking, cycling, the use of public transport and car sharing initiatives. This aim brings benefits for the town centre and for surrounding areas, through reduced car use and the associated environmental benefits.

Section *B7 – Transport, Traffic, Parking and Access* of the Randwick DCP contains relevant objectives, controls and options for development proposals to investigate, design and manage parking demand, access and parking space allocation and provide for alternative modes of transport. In addition to section B7, the following Objectives, Controls and parking rates apply to the site.

Objectives

- To promote sustainable transport options
- To increase the mode share of walking, cycling, active transport options and public transport use
- To encourage reduced car parking, or alternative solutions to car parking, within developments given the ready access of the site to high frequency public transport
- To support integrated transport and land use options which can demonstrate shared and effective car parking provisions with car share facilities, motorbikes / scooters, bikes and links to public transport
- To ensure car parking facilities, service and delivery areas and vehicular access points are designed to enhance streetscape character and protect pedestrian amenity and safety
- To minimise the number of vehicle access points crossing high intensity pedestrian areas
- To ensure Green Travel Plans accompany DAs to ensure workers, residents and visitors are provided with alternative transport options and choice.

Controls

Active transport

a) Bicycle parking and end-of-trip facilities within the site are to be provided in accordance with the rates outlined in Table 3
b) Where swimming pools and similar amenities are proposed in residential developments, bicycle parking should be co-located to utilise proposed facilities (such as showers and changing rooms) as end-of-trip facilities
c) At least 25% of bicycle parking spaces should be E-bike charging capable (not elevated rack storage) with suitable power outlets.

Table 3: Bicycle parking provision rate

Land use	Residents / Employees	Visitors / Customers	End-of-trip facilities
Multi-dwelling housing / residential building	1 bike space per unit / dwelling	1 bike space per 10 units / dwelling	n/a
Commercial	1 bike space per 2 car parking spaces	1 bike space per 2 car parking spaces	Showers/change cubicles: 1 for up to 10 bike parking spaces, 2 for 11-20 bike parking spaces, 2 additional shower and change cubicles for each additional 20 bike parking spaces.

Car parking provision

a) Vehicle parking within the site is to be provided in accordance with the rates outlined in Table 4.

Notes:

The rates contained in Table 4 are one-third less than the standard TfNSW rates and are consistent with the Kensington and Kingsford Town Centre rates. Parking requirements for all other development types not specified in the table are contained in section B7 Transport, Traffic, Parking and Access, section 3.2 Vehicle Parking Rates of the Randwick DCP 2013.

Where a variation to the DCP car parking rates is sought, the proponent shall provide a justification in accordance with section B7 Chapter 3.3 Exceptions to Parking Rates of Randwick DCP 2013.

b) Residential development must provide one electric vehicle charging point per five car parking spaces and demonstrate appropriate electrical infrastructure and capacity for the remaining Lot Owners (Eligible Lot Owner) to install a vehicle charging point at a later date

c) Residential development must install appropriate electrical infrastructure and capacity to allow at least 20% of Lot Owners (Eligible Lot Owner) to charge an electric vehicle at any one time in their own car space. Such infrastructure should:

   i. Allow for a minimum of 16A single phase charging per Eligible Lot Owner
   ii. Be easily accessible for any Lot Owner to run a dedicated circuit to their own car space for the purposes of EV charging
   iii. Be monitored by the Owners Corporation or a 3rd party on behalf of the Owners Corporation
   iv. Include capacity for a billing system to account for electricity used, time or a flat fee
   v. Measure electricity used by using utility grade, NMI registered electricity meters.

d) Commercial development, aligning with the National Construction Code (NCC) requirements, in public parking areas shall install minimum 10% of all car parking spaces with ‘Level 2’ AC fast charging EV charging points. The circuit is to be suitably

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located to provide for convenient, shared access for commercial users. The charging point should:

i. Be equipped with 62196-2 Type 2 socket
ii. Provide up to 22kW or 32A three phase charging per port
iii. Be installed on a dedicated circuit
iv. Allow for monitoring and individual billing payment through an OCPP compatible software back end
v. Provide dedicated space for electric vehicles to park and charge

e) For residential development install two 'Level 2' AC fast charging EV charging points in the common parking areas. The circuit is to be suitably located to provide for convenient, shared access for residents (and where relevant, commercial users). The charging point should:

i. Be equipped with 62196-2 Type 2 socket
ii. Provide up to 22kW or 32A three phase charging per port
iii. Be installed on a dedicated circuit
iv. Allow for monitoring and individual billing payment through an OCPP compatible software back end
v. Provide dedicated space for electric vehicles to park and charge

f) Car share spaces are to be provided in accordance with section *B7 Chapter 2.2 Car Share* of the Randwick DCP and accessible without the need to enter through a secure car parking area

g) A Green Travel Plan is required to accompany all DAs for new buildings and substantial alterations to existing buildings. The Green Travel Plan is to set out:

i) Future travel mode share targets, specifically a reduction in car driver mode share
ii) Travel demand management strategies to encourage sustainable travel
iii) Initiatives to implement and monitor travel measures such as car and bike share
iv) Alignment with Control i) of section *B7 Chapter 3.3 Exceptions to Parking Rates* of Randwick DCP 2013

Table 4: Car parking provision rate

Land use	Minimum requirement
Studio	0.2 spaces per dwelling
1-bedroom	0.6 spaces per dwelling
2-bedroom	0.8 spaces per dwelling
3+ bedroom	1.1 spaces per dwelling
Visitor	0.2 spaces per dwelling
Co-Living (Student accommodation)	0 spaces per room
Business premises	1 space per 125sqm GFA
Restaurants or cafes	1 space per 100sqm GFA

Car parking access

b) Where practical, parking access and/or loading is to be provided from secondary streets
c) Parking access and/or loading must be setback at least 6m from an intersection or rear lane boundary to ensure all vehicles are wholly contained on site before being required to stop
d) Parking access and/or loading areas are to be designed as recessive components of the building elevation to minimise the visual impact on the streetscape
e) All vehicles should be able to enter and leave the site in a forward direction
f) Parking is to be accommodated underground where possible
g) Sub-basement car parking is to be no more than 1.2m above existing ground level
h) Basement carpark access must comply with the requirements of *Section B8 Water Management* of the Randwick DCP.

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12. Pedestrian links / shared zones

Explanation

Pedestrian links and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management and car parking access to developments. Pedestrian links / shared zones in certain situations assist in providing an appropriate scale transition and separation from surrounding lower scaled neighbourhoods.

Objectives

- To improve site permeability and provide connections to public transport, pedestrian and cycling networks and key destinations
- To facilitate discrete vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
- To provide usable, green and leafy links
- To encourage passive surveillance of any new links / shared zones
- To ensure clear and legible connections within the public domain network.

Controls

a) Pedestrian links and shared zones are to be located in accordance with the relevant block diagram in 'Part B – Site specific controls'
b) Pedestrian links and shared zones must be designed to:
    a. Have a minimum width as specified by the relevant block diagram in 'Part B – Site specific controls' to provide sufficient width for turning and U-turn movements (where required)
    b. Be open to the sky and publicly accessible 24 hours a day
    c. Allow visibility along the length of the link
    d. Include signage advising of the publicly accessible status of the link and the places to which it connects
    e. Align with breaks between buildings so that long range views are afforded and natural light provision is increased
    f. Include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant
    g. Ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools, etc) are constructed in the through-site link
    h. Include landscaping to provide shade and
c) Ground floor uses fronting pedestrian links / shared zones must incorporate openings onto the link / zone to contribute to the enjoyment and activation of the lane including, where possible, outdoor dining.

Notes:

Refer to Transport for New South Wales (TfNSW) Technical Direction *Design and Implementation of Shared Zones Including Provision for Parking* in the planning and design of shared zones.

Part B
Site specific controls

13. Block development controls

13.1. Introduction

The following section provides detail development controls for the site, these are provided to define the maximum extent of a building in height, length and depth, and identify overall building setbacks (to the street, rear and side) and upper-level building setbacks.

Alternative design solutions may be considered only where it can be suitably demonstrated that the proposal would result in an improved urban design, amenity and sustainability outcome and meet the identified desired future character and planning objectives for the subject town centre block.

The block controls also identify where through site pedestrian links, laneways/shared zones and vehicular access points are required. These controls should be read in conjunction with the overall controls for site in this section of the DCP, and in the Randwick DCP generally.

13.1.1. Future character

A mix of complementary land uses is envisaged that at ground level will activate Alison Road and Elizabeth Street, whilst quieter medium density residential apartment uses with garden frontages are envisaged for Silver Street and Botany Street. A new north oriented landscaped pocket plaza on Alison Road and private mid-block gardens with deep soil are envisaged, that will provide attractive places for the public, club patrons and residents to enjoy, with generous tree canopy providing shade in summer and a green outlook for residents.

13.1.2. Built form

A mid-rise club building (seven storeys), with an Alison Road main address, is envisaged in the middle of the block, with the surrounding buildings stepping down in height to five storeys to the west, south and east. This provides a transition in height to these adjoining small scale streets. The club building will step down Alison Road to accommodate the sloping topography, breaking down the scale and articulating the building along the Alison Road frontage. A three storey street wall, with active frontages and awnings, will define the commercial streets of Alison Road and Elizabeth Street. Elizabeth Street has the potential to become a one way shared zone with new paving, street tree planting, café seating, public art and street furniture.

Controls

a) The two heritage listed terraces on Alison Road, shall be protected, restored as necessary and maintained in accordance with the heritage section of this DCP
b) New buildings in Block 1 shall be designed to provide a suitable setting and visual backdrop for the heritage terrace buildings when viewed from street vantage points
c) Provide landscaped setbacks, transition in height, stepping down and articulation of the built form to respect the module and small fine grain scale and detail of the heritage items
d) Establish a three-storey street wall along Alison Road and Elizabeth Street
e) Setback the top-level of buildings, 2m all around, as indicated in Figure 6: Block 1 Control Plan to reduce the apparent building height, and the potential extent of overshadowing of the proposed mid-block garden area and of residential properties to the south
f) Define street corners by including architectural corner elements and detailing including, where relevant, weather protection (awnings) and changes in materiality and finishes
g) Introduce gaps between buildings along the Alison Road frontage to break up the bulk and potential for a continuous wall of buildings
h) The minimum dimensions of an amalgamated redevelopment site within Block 1 shall have no street frontage less than 17.5m. For corner sites, both frontages shall meet this minimum length requirement

13.1.3. Public domain and access

The proximity to the Wansey Road Light Rail stop and to the bus stops in Belmore Road will provide excellent access to public transport for residents and businesses in this town centre block. Footpath widenings along Alison Road, Botany Street and Elizabeth Street will provide improved pedestrian access, accommodate the existing large Plane Trees along Alison Road and new street tree planting, and provide opportunities for outdoor dining. Elizabeth Lane will be widened to provide functional service access, and a secondary pedestrian route (including flood evacuation route).

Controls

a) Car, bicycle, car share, and building servicing is to be provided in the basement of buildings with access from Elizabeth Lane

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b) Widen the surrounding existing footpaths and Elizabeth Lane by setting back new buildings from the street property boundary as indicated in Figure 6: Block 1 Control Plan, to provide for wider footpaths and opportunities for street tree planting
c) Create a publicly accessible landscaped pocket plaza of minimum 8m width and 120m² in area on the Alison Road frontage as indicated in Figure 6: Block 1 Control Plan
d) Create an attractive series of private communal mid-block gardens with the generous provision of deep soil to support tree canopy.
e) Minimise the extent of overshadowing of the mid block through stepping back the upper levels of proposed buildings to the north.
f) Provide weather protection for pedestrians in the form of 3m deep contemporary steel building awnings along the Elizabeth Street and Alison Road commercial frontages
g) Where business zones occur along Alison Road and Elizabeth Street provide active street frontages and consider opportunities for outdoor dining
h) For residential apartments on the ground floor level, where a 6m building setback is required in Figure 6: Block 1 Control Plan, provide fenced private front gardens along Botany Street and Silver Street (Refer to the residential fence design requirements in RDCP). Larger family apartments are preferred on the ground level of apartment buildings as there is the potential for the living spaces to open out to a private garden.

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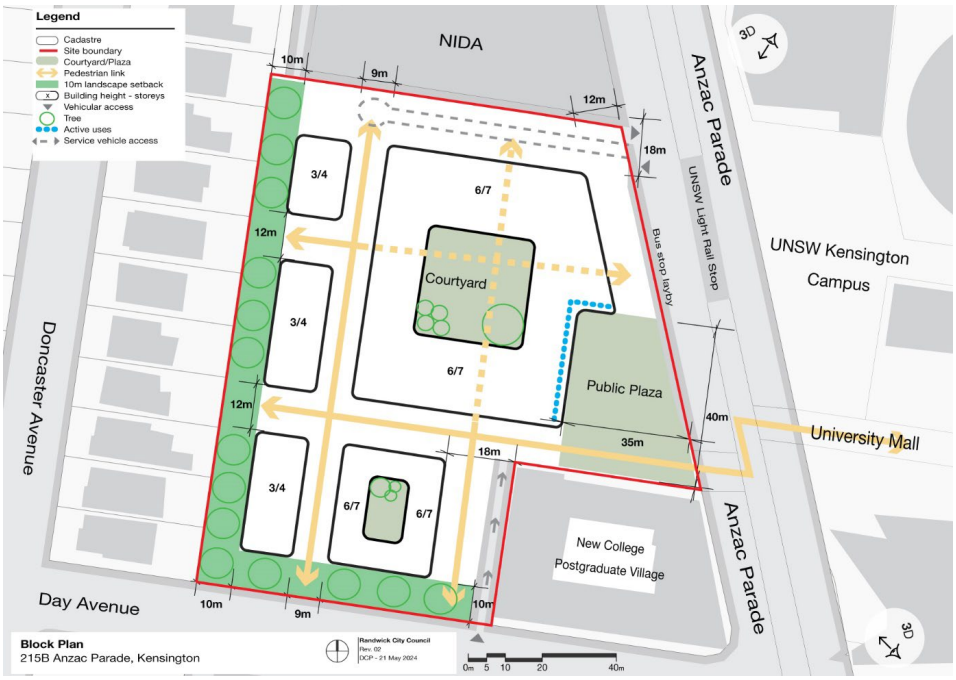
13.1.4. Block plan

Figure 3: Block control plan



Source: Randwick City Council 2024

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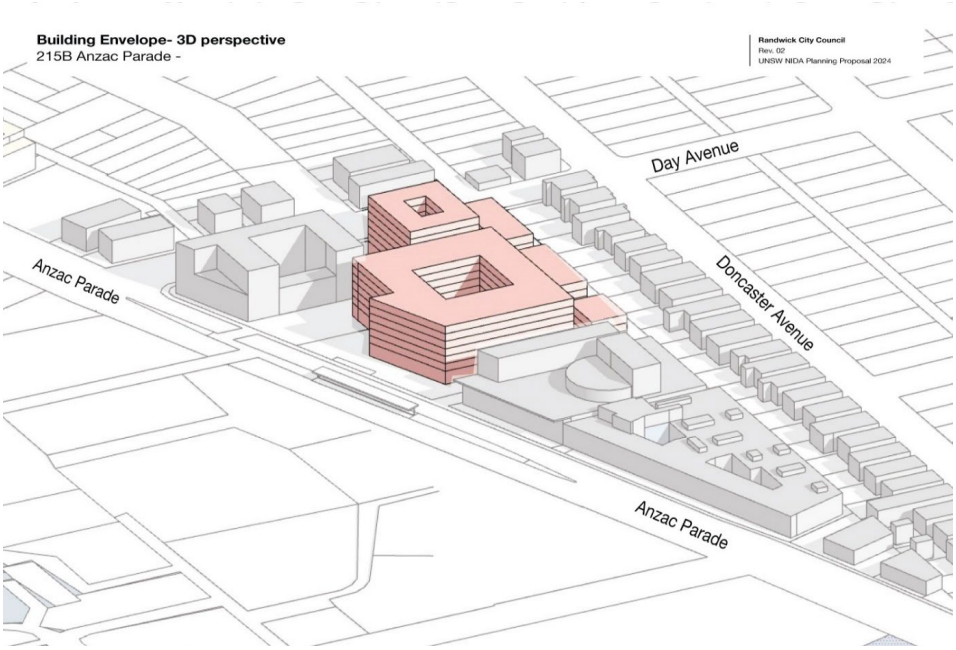
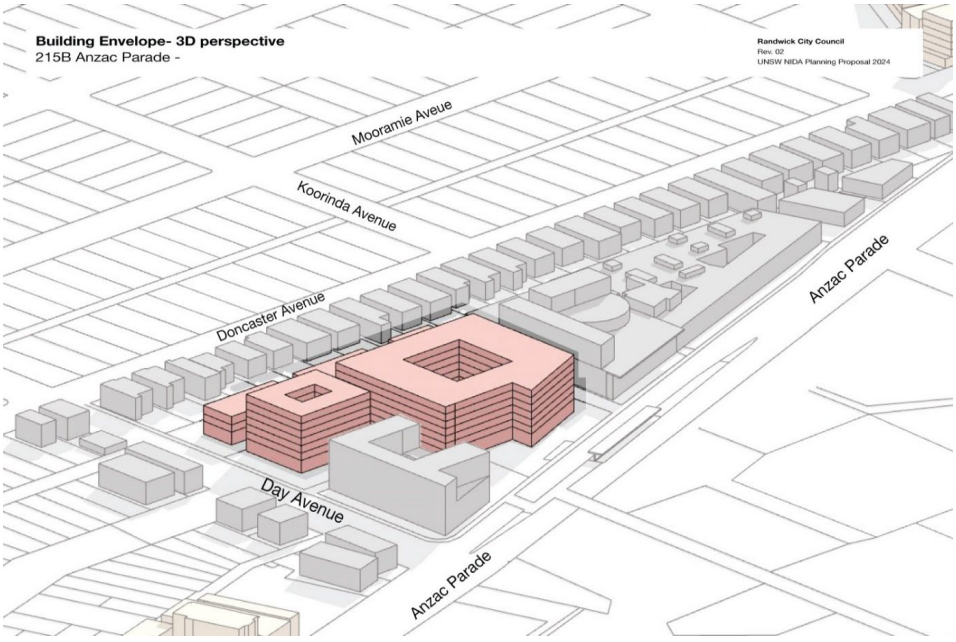
13.1.5. Block 1 – 3D perspective

Figure 4: 3D aerial view



Source: Randwick City Council 2024



Source: Randwick City Council 2024

Figure 5: Proposed street view

Source: Randwick City Council, 2024

Figure 6: Proposed street views

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Part C
Design detail

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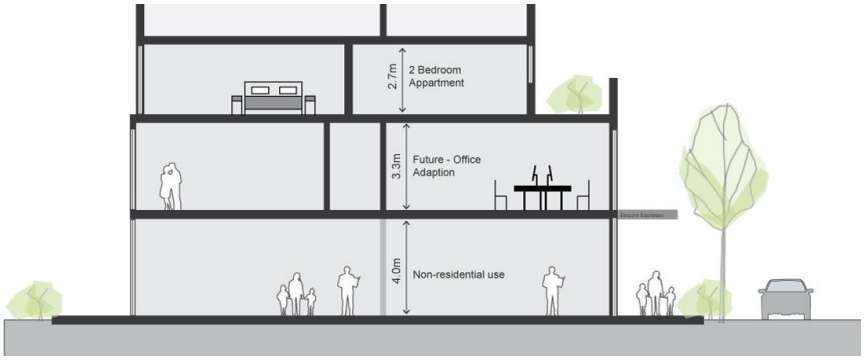
14. Floor to ceiling heights

Explanation

Ceiling height together with room sizes and balconies or terraces are important elements of good design and enhanced resident amenity. Adequate ceiling height can create a sense of spaciousness and provide greater access to sunlight and daylight, improving sustainability and also allowing flexibility for future uses.

Floor-to-ceiling heights for apartments are to comply with the requirements of the Apartment Design Guide (ADG).

Figure 7: Building cross section showing higher ground floor and potential commercial use



Source: Randwick City Council 2024

Objectives

- To promote daylight access and cross ventilation of building interiors and contribute to the flexible use of buildings
- To provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
- To allow the lower levels of buildings, near commercial areas, to be converted from a residential to a non-residential use in the future
- To allow adequate space between floors for acoustic treatment
- To ensure that buildings are well proportioned and contribute to ground level activation.

Controls

a) Minimum floor-to-ceiling heights (in accordance with the ADG) are to be provided as follows:
   i) Ground Floor – 4.0m
   ii) First Floor – 3.3m
   iii) Above First Floor – 2.7m

The minimum floor-to-floor height of residential building levels should be 3.1m, unless detailed cross sections and engineering justifications are provided that establish the feasibility of a lesser height.

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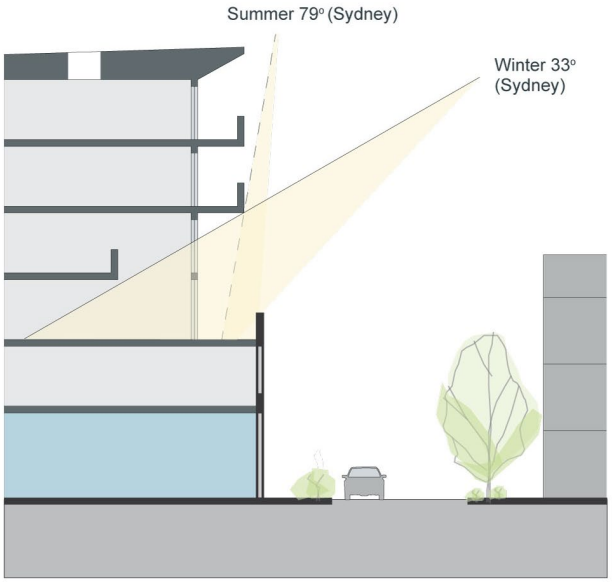
15. Solar and daylight access

Explanation

Direct solar access to living spaces and open spaces is a key factor influencing residential amenity and is integral to achieving a good design outcome. Good solar access reduces the reliance on artificial lighting and heating, improves energy efficiency and environmental sustainability.

It is important to design new buildings that optimise sunlight access and achieve or exceed the minimum standards specified in the ADG.

Figure 8: Solar access



Source: Adapted from Apartment Design Guide

Objectives

- To ensure that all residential developments achieve a high standard of solar access
- To ensure open spaces, podiums, living areas and lounge rooms maximise solar and daylight access in mid-winter.

Controls

a) All development is to be designed and constructed to reduce the need for active heating and cooling systems by incorporating passive design measures through site planning and building design

b) All development is to be orientated to achieve optimum solar access and natural ventilation. To achieve this:

   i. Shade north facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs

   ii. Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun.

c) Solar access is to be provided in accordance with the recommendations of PART 4 of the Apartment Design Guide (ADG)
d) Buildings must ensure that areas of private or public open space are oriented to achieve the ADG recommended level of solar amenity
e) In relation to Co-Living (or student accommodation) proposals:
    i) The design is to ensure that at least 60% of rooms achieve solar access during mid-winter for sites that have a north-south orientation
    ii) Common spaces such as lounge rooms or communal study areas are designed with a northerly aspect where possible
    iii) Atriums, roof windows, skylights or slots in the façade are to be designed to maximise solar access to rooms.

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16. Acoustic amenity

Explanation

Protection from unreasonable noise is an important quality of life consideration for new development. Developments should carefully address the orientation, siting, and material construction of buildings to maximise the degree of acoustic mitigation.

Examples of controls and criteria to achieve an appropriate level of internal acoustic amenity in workplaces and residences are found for road and rail noise in the Infrastructure SEPP and for aircraft noise in Australian Standard AS 2107. Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

For new development upon the site and in proximity to any future licensed premises (particularly those that operate later into night) the adoption of appropriate design measures is required to address acoustic issues whilst facilitating a vibrant environment for the site.

Internal noise limits are set for residential receivers to address noise from external commercial sources that are both from an external source and from within a mixed-use building. Internal noise targets which align with the existing and future uses within the Anzac Parade corridor, are set to assist in determining appropriate noise controls and a mechanism to limit future noise emission sources, whilst still permitting them to be viable.

Objectives

- To ensure a high level of acoustic amenity is achieved for residents occupying development within, and adjacent to the site and main transport routes (including the Light Rail corridor), and at the same time not compromising the operation of the various business uses
- To recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
- To recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
- To ensure consideration at the development stage of potential noise impacts as a result of commercial activities and light rail operations within a mixed-use corridor.

Controls

Residential uses

a) All new development is to be constructed to achieve (at a minimum) the following acoustic amenity criteria for the residential component of the building in accordance with Australian Standard AS 2107:2016 based on an acoustic report specified in clauses d) and k). Applicants are encouraged to design higher acoustic insulation to improve internal amenity for future occupants. For the purposes of this clause, the residential component includes dwellings situated within shop top housing, mixed use buildings, or occupancies in co-living, boarding houses, serviced apartments, hotel and motel accommodation.

b) In naturally ventilated spaces for the residential component, the repeatable maximum Leq (1hour) should not exceed:

   i) 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
   ii) 40 dB(A) in sleeping areas when windows are open (24 hours)

iii) 45 dB(A) in living areas (24 hours) when the windows are closed
iv) 50 dB(A) in living areas (24 hours) when the windows are open.

c) Where natural ventilation cannot achieve the limits listed in clause b) the development is to include mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2-2012), when doors and windows are shut. In such circumstances the repeatable maximum Leq (1hour) with the alternative ventilation operating should not exceed:

i) 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
ii) 46 dB(A) in living areas (24 hours)
iii) 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm.

d) Notwithstanding the general noise criteria for environmental noise set out in clauses b) and c) for habitable rooms in the residential component of the proposed development, the building designer is to incorporate noise control measures to ensure the standard LA10 Condition imposed by Liquor & Gaming NSW is satisfied inside those occupied spaces with doors and windows closed and the alternative ventilation is operating as follows:

i) The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 7am and midnight
ii) The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between midnight and 7am
iii) The noise from licensed premises shall be inaudible in any habitable room of any residential premises between the hours of midnight and 7am
iv) For this clause, the LA10* can be taken as the average maximum deflection of the noise level emitted from the licensed premises.

e) For the purpose of acoustic assessment with respect to clauses a), b), c) and d) the assessment must identify the noise environment for the site as a result of the existing situation (including any business operations that include outdoor areas for use by patrons, and/or the provision of music entertainment) and noise generated by commercial premises within the mixed use building (this may involve consideration of potential uses if the commercial use is unknown at the time of the application for the mixed-use building)
f) All development is to be designed to minimise noise transition between apartments by adopting general noise concepts of:

i) Locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms
ii) Locating bedrooms away from busy roads and other existing or potential noise sources
iii) Using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas
iv) Minimising the amount of party (shared) walls with other apartments.

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g) Noise transmission is to be reduced from common corridors by providing seals at entry doors
h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing, operable screening and ventilation taking into account noise targets for habitable rooms as identified in clauses b), c) and d) above being assessed inside the rooms with doors and windows closed and ventilation operating
i) The design of the building is to address the requirements of clause d) with respect to noise from licensed premises and noise/vibration from mechanical plant and ventilation ducts associated with plant and equipment (including kitchen exhausts) serving the commercial spaces
j) The design of new buildings or substantial alterations to existing buildings are to take into account the following noise conditions that would apply to each commercial tenancy in the development:

    i) Noise from commercial plant and the use of the premises when assessed as an LAeq, 15 minute must not exceed the LA90, 15 minute background noise level by more the 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises when in use
    ii) Noise from the provision of entertainment and patron noise when assessed as an LA10* enters any residential use through and internal to internal transmission path is not to exceed the existing internal LA90, 15 minute level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use within the mixed use development between the hours of 7am and midnight, and is to be inaudible between midnight and 7am
    iii) For any gymnasiums or similar facilities in mixed use development the above noise conditions would apply, noting that the noise limits include the creation of noise as a result of any vibration induced into the building structure is to be inaudible in any residence between the hours of 10pm and 7am the following day
    iv) The noise limits in this clause applies with doors and windows closed and mechanical ventilation operating.

k) A noise and vibration assessment report, prepared by an appropriately qualified acoustic consultant/engineer, is to be submitted with DAs for new buildings or substantial alterations to existing buildings that include residential units or occupancies in co-living (or student housing), boarding houses, serviced apartments, hotel and motel accommodation and any other sensitive land uses, addressing appropriate measures to minimise potential future noise and vibration impacts permissible in business zones including amplified music associated with restaurants, small bars, cafes, and noise from light rail movements. This assessment is to:

    i) Be prepared having regard to the NSW Environmental Protection Authority's Noise Policy for Industry, the DECC (EPA) Assessing Vibration, a Technical Guideline, and relevant Australian Standards pertaining to noise measurements and the noise conditions identified above
    ii) Incorporate an assessment of external noise sources and internal noise sources (such as mechanical ventilation) with respect to the criteria specified in b), c) and d)
    iii) Address relevant standards relating to road noise and rail operations or vibration for developments with sensitive noise as contained within the State Environmental Planning Policy (Transport and Infrastructure) 2021

iv) Detail the design measures needed to achieve the required internal acoustic amenity specified in b), c) and d).

Note:

The Noise and Vibration Assessment report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent assessments of the entire mixed use building (or existing buildings subject to substantial alterations). Any individual DAs for commercial occupation within the mixed-use building or the altered existing building (for an accompanying acoustic assessment) is required to rely on the acoustic benchmark described above.

v) To maintain the intent of the acoustic objectives, prior to the issue of a Construction Certificate or an Occupation Certificate, a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building or alterations to existing buildings is to be submitted to Council

Commercial uses

l) The assessment for consideration of the future development within a business zone is to also consider an external noise target of 70 dB(A) for general noise and an L10* level of 80 dB(A)/ 88 dB(C) when assessed at 1 metre from the future development, noting that future venues where entertainment is to be provided will be subject to the standard LA10 Condition in relation to the operation of those premises

m) The site and building layout for new development in a business zone is to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.

Notes:

The Noise and Vibration Report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent acoustic assessments of that building.

To maintain the intent of the acoustic objectives prior to the issue of a Construction Certificate or an Occupation Certificate there will be a requirement for a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design baseline for the mixed use building.

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17. Natural ventilation

Explanation

Passive buildings are designed so that windows, walls, and floors can collect, store, and distribute solar energy in the form of heat in winter and reject solar heat in summer. A passive building reduces the need for the use of mechanical and electrical (active heating and cooling) systems, saving energy and running costs. For more information on passive design refer to: http://www.yourhome.gov.au/passive-design

Natural ventilation is the movement of fresh air through internal spaces enabled by the provision of suitable openings. Achieving adequate cross ventilation for working spaces or the habitable rooms of dwellings is an essential building design criteria because it contributes to thermal comfort, allows for passive cooling and creates a comfortable and healthy indoor environment. Cross ventilation can be maximised by suitable building orientation, good internal layout/apartment planning, suitable room depth, higher ceilings and appropriately located and sized window openings.

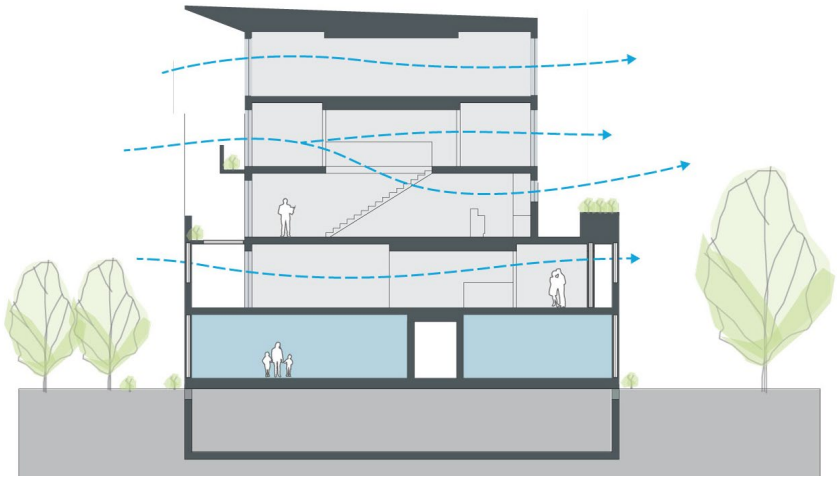
Objectives

- To ensure for residential accommodation that occupants have the choice and flexibility to manage natural ventilation, that all habitable rooms are designed with direct access to fresh cross air flow to assist in promoting thermal comfort for occupants, and to avoid the need to use mechanical ventilation or air-conditioning
- To wherever possible also provide natural ventilation to other spaces such as apartment communal areas and basements
- To wherever possible for commercial workspaces provide natural cross ventilation or ceiling fans, to minimise the need for air-conditioning
- To reduce energy consumption and contribute to sustainable building design

Controls

a) Window placement, size, glazing selection and orientation are to maximise opportunities for cross ventilation and the capture of prevailing breezes in summer
b) Internal corridors, lobbies, communal circulation spaces and communal areas shall incorporate adequate natural ventilation
c) Basements levels, including spaces used for storage, garbage areas or commercial activities, are to be designed to include natural ventilation wherever possible
d) All apartment buildings are to be designed to comply with the ADG to maximise opportunities for natural ventilation by providing a combination of:
   - corner apartments
   - dual aspect apartments
   - shallow, single-aspect apartments
   - openable windows and doors
   - other ventilation devices
e) Apartment configuration and apartment depth is to be limited to maximise the opportunity for cross ventilation and airflow
f) Where mechanical ventilation is considered necessary, prioritise ‘low-tech’ solutions, such as ceiling fans, over more complex and high energy use air conditioning systems.

Figure 9: The principle of cross flow ventilation



Source: Adapted from Apartment Design Guide

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18. Articulation and modulation

Explanation

New buildings within the site should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and to surrounding lower scaled medium density residential areas.

Modulation and articulation of street facing building façades is important as it assists with the perception of scale and contributes towards our enjoyment of main corridors, plazas and parks. Side and rear facades, including tower buildings and common/party walls, can often be highly visible from vantage points within the public domain, and therefore require equal design consideration. Articulation and modulation are important in achieving a high level of visual amenity and in responding to the fine grain urban character of the Anzac Parade corridor.

Corner buildings should be thoughtfully designed to reflect their prominent location, ensuring they address all street frontages, provide interest, and express their retail/commercial and residential functions and maximise passive surveillance.

Objectives

- To create visually interesting, well-articulated building facades that make a positive contribution to the Anzac Parade corridor and the overall Randwick Education and Health Specialised Centre
- To ensure a human-scale response is provided through the design of the building and its component elements
- To promote high architectural quality in buildings
- To ensure corner buildings are well designed and respond to the different characteristics of the streets they address.

Controls

a) All buildings are to provide articulation by incorporating a variety of architectural elements, such as window openings, balcony types, balustrades, fins, blade walls, parapets, sun-shade devices and louvres, to add visual interest and light and shade to the façade
b) The design of buildings are to avoid large areas of blank walls. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to the public domain
c) Building articulation should respect and complement the adjoining built form and contribute positively to the streetscape.

Note:

Where fronting a light rail corridor, the design of new development should consider *TfNSW AMB Standard: T HR CI 12090 ST Airspace and External Developments.*

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19. Materials and finishes

Explanation

Well-designed developments using high quality materials, finishes and detailing contribute to, and enhance the character and quality of an urban area. They also contribute to the longevity and long term appearance of development and represent a more sustainable design approach (as per Randwick DCP Part B3 Section 2). The materials used in construction, renovation and/or refurbishment can significantly enhance or impact on the environment and/or the health and wellbeing of building occupants.

Objectives

- To ensure building materials and finishes complement and enhance the streetscape character of the Anzac Parade corridor and surrounds
- To ensure high quality, contemporary building materials are adopted for new development
- To ensure healthy indoor environments
- To encourage use of materials that are non-polluting in manufacture, use and disposal.
- To maximise adaptive reuse and conservation, rather than demolition and rebuilding so as to preserve carbon emissions.

Controls

a) External walls are to be constructed of high quality and durable materials and finishes
b) Materials that may be subject to corrosion, degradation or high maintenance are to be avoided
c) The architectural treatment of street facades is to provide a well-resolved composition that breaks down the building scale and expresses a clear hierarchy of elements
d) A complimentary combination of finishes, colours and materials are to be used to articulate building facades
e) The design of windows should be such that they can be cleaned from inside the building
f) The use of masonry is encouraged, due to its capacity to contribute scale, detail, texture and a rich colouring to the building façade – a limited and well-considered palette is encouraged
g) Materials with low embodied energy and comprised of recycled content should be prioritised
h) Low Volatile Organic Compound (VOC) emitting materials should be selected e.g. paints, adhesives, sealants and flooring (as per Randwick DCP Part B3 Section 2).
i) FSC certified timber from plantation or sustainable managed re-growth forests, should be utilised wherever possible.

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20. Building awnings, entry and circulation

Explanation

Well-designed building entries and circulation provide intuitive wayfinding, improve the presentation of the development to the street and help create a sense of identity. Well-designed entries and generous circulation are welcoming, encourage social interaction, provide weather protection, and support safe and convenient access for occupants and visitors.

Objectives

- To ensure safe, clear and weather protected access for occupants and visitors
- To create buildings with clearly defined entry points
- To promote building entry design that improves building identity
- To encourage the design of entryways that prevent pollutants from entering the building.

Controls

a) Design building entry points to be clearly identifiable and visible from the public domain, provide shelter from elements and assist in defining public and private space
b) Provide clear sightlines into and out of building entries (consider CPTED)
c) Building entry points and circulation spaces should be naturally lit and have a source of natural ventilation
d) Position stairs to provide a convenient and intuitive alternative to mechanical lifts for vertical movement throughout the building
e) Locate utility services away from building entries and main street frontages to reduce presenting blank walls to public areas
f) A building entrance should include a system to capture pollutants from occupants' shoes and from outdoor air which can be easily maintained e.g. entryway grills, mats and air seals
g) Building awnings must be sufficiently set back as to allow tree canopy growth above the awning height.

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21. Landscape

Explanation

Well-designed landscaping of open spaces, gardens, terraces, and rooftops of buildings contributes significantly to our quality of life and experience of spaces. It can also help to reduce the urban heat island effect, maintain a comfortable environment during hotter months and reduce stormwater run-off.

In addition, the site adjoins established low-density residential areas, and retaining existing landscaping will assist in integrating new development within this context. Landscape zones can also provide a buffer, and transition in building scale and improve privacy for existing and new residents.

Refer to Section *B4 Landscaping and Biodiversity* and where relevant, section *C2 Medium Density Residential* of the Randwick DCP for further explanation of landscaped area requirements.

Objectives

- To enhance the quality of life and attractiveness of site by providing street tree planting, laneways, green spaces and urban plazas for respite and renewal, and to enhance worker, visitor and resident amenity and the day-to-day experience of the site
- To bring about environmental benefits such as mitigating the urban heat island effect, reducing flooding impacts and improving localised air quality
- To result in a net gain of vegetation and canopy cover with consideration for the existing vegetation within the site, whether provided horizontally or vertically.

Controls

a) The minimum Gross Landscape Area, Deep Soil Permeable Area and Tree Canopy Cover must be met for development proposals, as per Table 5 below.

Table 5: Gross landscape area, Deep soil permeable area and Tree canopy cover requirements

Site	Gross landscape area	Deep soil permeable area	Tree canopy cover
215B ANZAC Parade Kensington	100%	25%	25%

b) Green walls can only contribute up to 10% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification of the integrity of structures from a qualified Landscape Architect

c) Green walls, rooftop gardens and areas of planting on structure require a Maintenance Plan to be provided by a qualified Landscape Architect and/or Horticulturalist at DA stage to identify:

   i) The method of accessing the green wall during the establishment period and ongoing life
   ii) The maintenance regime for the plant material, planting sub-structure,
   iii) The ongoing maintenance of any irrigation system and plant media
   iv) The regular replacement of sick or dead plants as necessary

d) Deep soil permeable surfaces must have a width of not less than 900mm

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e) Native species must comprise at least 50% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area
f) Rooftops are encouraged to include communal food farms and food production areas
g) Where green roofs and green walls are provided, these shall comply with requirements contained in Chapter 4 of *Section B4 Landscaping and Biodiversity* of the Randwick DCP
h) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in *Part 23 Articulation and modulation* of this DCP.

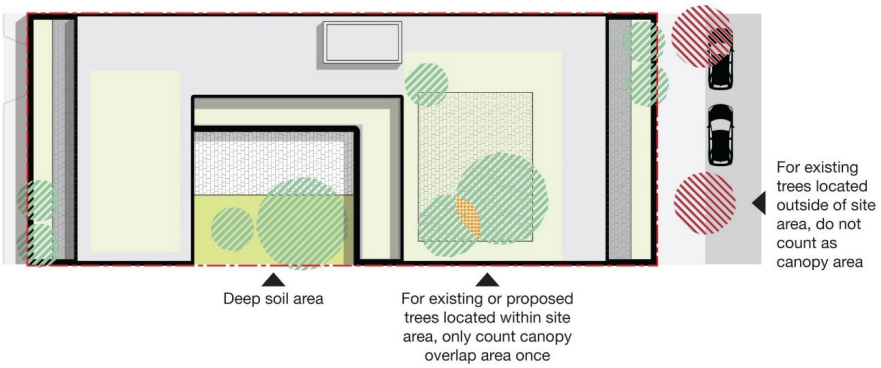
Definitions:

Gross Landscape Area - is the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.

Deep Soil Permeable Surfaces - include areas used for the growing of plants (including grasses, shrubs and trees) and areas occupied by loose gravels upon soil at the ground level of the site. Deep soil permeable surfaces do not include swimming and spa pools, paved areas, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Tree Canopy Cover - includes trees with a minimum mature height of 5m after 10 years from the completion of development, that have trunks located within the site area.

Figure 10: Calculating canopy cover - typical apartment development with 15% canopy cover



Source: Randwick City Council 2024

i) In addition to the requirements of *Section B4 Landscaping and Biodiversity* of the Randwick DCP, all substantial DAs must submit a Landscape Plan addressing the following requirements:

viii) Quantity of landscaping provided on site
ix) Scaled drawings of all areas
x) How landscaping would complement the architectural style of the building and assist in its presentation to the streetscape and surroundings
xi) Rainwater harvesting and other irrigation methods proposed
xii) Full construction details including engineering certification of soil profile, method of attachment to the building, and drainage/waterproofing

xiii) Where planting is proposed 'on structure' ie. on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space must be designed and constructed to contain a minimum soil depth of:
- 450mm for grass and ground covers
- 600mm for shrubs
- 900mm for small trees
- 1200mm for large trees.

Note:

Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link - https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5

Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat) and they generally require less water and are more drought tolerant.

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22. Water management

Explanation

All development within the site will be required to promote the sustainable use of water including minimising potable water consumption, collecting and reusing rainwater, recycling water and improving the quality of stormwater.

Water Sensitive Urban Design (WSUD) is an approach that provides increased rates of water retention and detention and water efficiency. It also can assist in mitigating localised flooding and improve water quality and visual amenity.

Objectives

- To minimise reliance on mains supplied water, encourage water conservation and to reuse alternative water sources
- To integrate WSUD for landscaped areas to filter storm water pollutants, reduce localised flooding impacts, protect local waterways and to recharge the aquifer
- To ensure that development addresses any relevant flood studies and is consistent with the requirements of any floodplain risk management studies or plans
- To ensure that development is appropriately sited and designed to address flood risk and accommodate overland flow.

Controls

a) All development must address *Section B8 – Water Management* of the Randwick DCP in relation to water conservation, groundwater and flooding, overland flow paths, on-site detention and Water Sensitive Urban Design (WSUD)
b) All new fittings and fixtures are to be installed with the highest Water Efficiency Labelling and Standards (WELS) scheme star rating available at the time of development
c) Dual piping for future use of greywater or blackwater systems is encouraged to be provided in all development
d) The ground level of a development is to be constructed above the stipulated 1 in 100 year flood level plus freeboard (500mm). Additional overall building height will only be considered by Council to the extent of the flood level above natural ground level for flood prone properties, and will be assessed on a site-specific merit basis.

23. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities.

The Infrastructure SEPP Clause 101 (c) requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road (Alison Road and Avoca Street are State roads). Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

Objectives

- To encourage both new and major alterations to existing development to be designed to provide good indoor air quality for occupants
- To protect residents from the harmful effects of air pollution.

Controls

a) All developments that directly adjoin Anzac Parade are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
b) Where relevant, applicants are to submit a statement which explains how the proposal has addressed the NSW Government 'Development Near Rail Corridors and Busy Roads – Interim Guideline'
c) The air intakes for mechanical ventilation are to be located well away from major roads or the pollution source (e.g. on top of tall buildings) or provided with filtration to remove particulates
d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated
e) Vegetative screens should be investigated where appropriate to assist in maintaining local ambient air amenity and to improving aesthetics and visual impacts from an adjacent roadway.

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24. Public art

Explanation

Public art refers to creative works sited in public places or locations visible from the public domain, which help to integrate a development into the environmental context in which it is situated. Public art can encompass an array of art forms and mediums including sculpture, murals, custom designed furniture, creative lighting, interpretive components, gateways, walk-through installations, memorials and facade treatments. Integrating public art into the Anzac Parade corridor add to the visual interest, creativity and vibrancy of the urban fabric, and create local landmarks that foster a sense of place, liveability and community identity. It also extends the requirements to deliver public art within the Kensington and Kingsford town centres, creating a cohesive approach along the corridor.

Objectives

- To integrate public art into individual building design and the wider public realm
- To support economic development and the creation of opportunities for creative industries through an improvement of the built environment and public domain
- To achieve a distinct identity for the site and providing connections to the overall Education and Health Specialised Centre through public art and creative treatments
- To achieve public art that evokes and celebrates such themes as exploration, recreation, local indigenous history and culture, contemporary issues and multicultural legacies.

Controls

a) Public Art is to be generally consistent with Council's Public Art Strategy
b) All sites with frontages greater than 12 metres and corner sites, must incorporate artistic elements into the built form such as creative paving, window treatments, canopy design, balustrading, signage and wayfinding, lighting to assist illumination levels after dark and the promotion of active uses in the public spaces
c) In addition to b), site specific public art is to be provided on identified sites, plazas and pedestrian links as per Figure 3, Public Domain Improvements Plan
d) Public art is to be located in areas which offer the public a free and unobstructed visual experience of the work
e) Incorporate creative lighting, decorative elements and/or murals in laneways, share ways and pedestrian links with public art
f) Submit an Arts Statement which identifies the reasons for the chosen themes, and their interpretation into specific treatments with the DA.
g) Artwork should be integrated into the overall design of a building or public space in publicly accessible locations (e.g plazas, main entrances, lobbies, street frontages, gardens, walls and roof tops)
h) Council is to be consulted in the design and execution stages for any public artwork prior to construction certificate being issued
i) Artwork should demonstrate relevance to the location, reflecting the history of Anzac Parade, culture and connection to Country.

25. Advertising and signage

Explanation

Advertisements and signage are important elements of main corridors and are a fundamental component of business communications. There is a need, however, to ensure that signage does not dominate or detract from the visual presentation of the Anzac Parade corridor.

The following additional planning controls are specific to the site, and are intended to encourage well designed and well positioned signs which contribute to the vitality and legibility of the public realm. The controls are to be read in conjunction with section F2 Clause 3.2 (Advertising and Outdoor Signage) of the DCP. In the event of any inconsistency, the controls in this section prevail.

Objectives

- To ensure that the signage is well designed, sized and positioned in a consistent manner
- To ensure that the signage is complementary to the desired streetscape character and complements the architectural style, features and use of the buildings
- To have regard to the safety of road users including pedestrians, cyclists, public transport users and motorists
- To ensure that signage does not give rise to adverse cumulative impacts.

Controls

a) A signage plan is to be submitted as part of the redevelopment of sites. The signage plan is to address the following matters:
   i) Alignment with the desired future character of the site
   ii) Design excellence in terms of innovation, materiality, creativity, streetscape contribution and integration with the building design
   iii) whether signage will contribute to visual clutter
   iv) The public benefit of proposed signage
   v) Any impacts resulting from sign illumination on residential development and aircraft safety; and
   vi) Any cumulative impacts having regard to existing signage in the vicinity.

b) Signs must not distract drivers and be located where drivers require a higher level of concentration, for example at intersections

c) Above awning signage and roof/sky signs are not permitted unless the consent authority is satisfied that the sign is compatible and integrates with the building on which it is situated.

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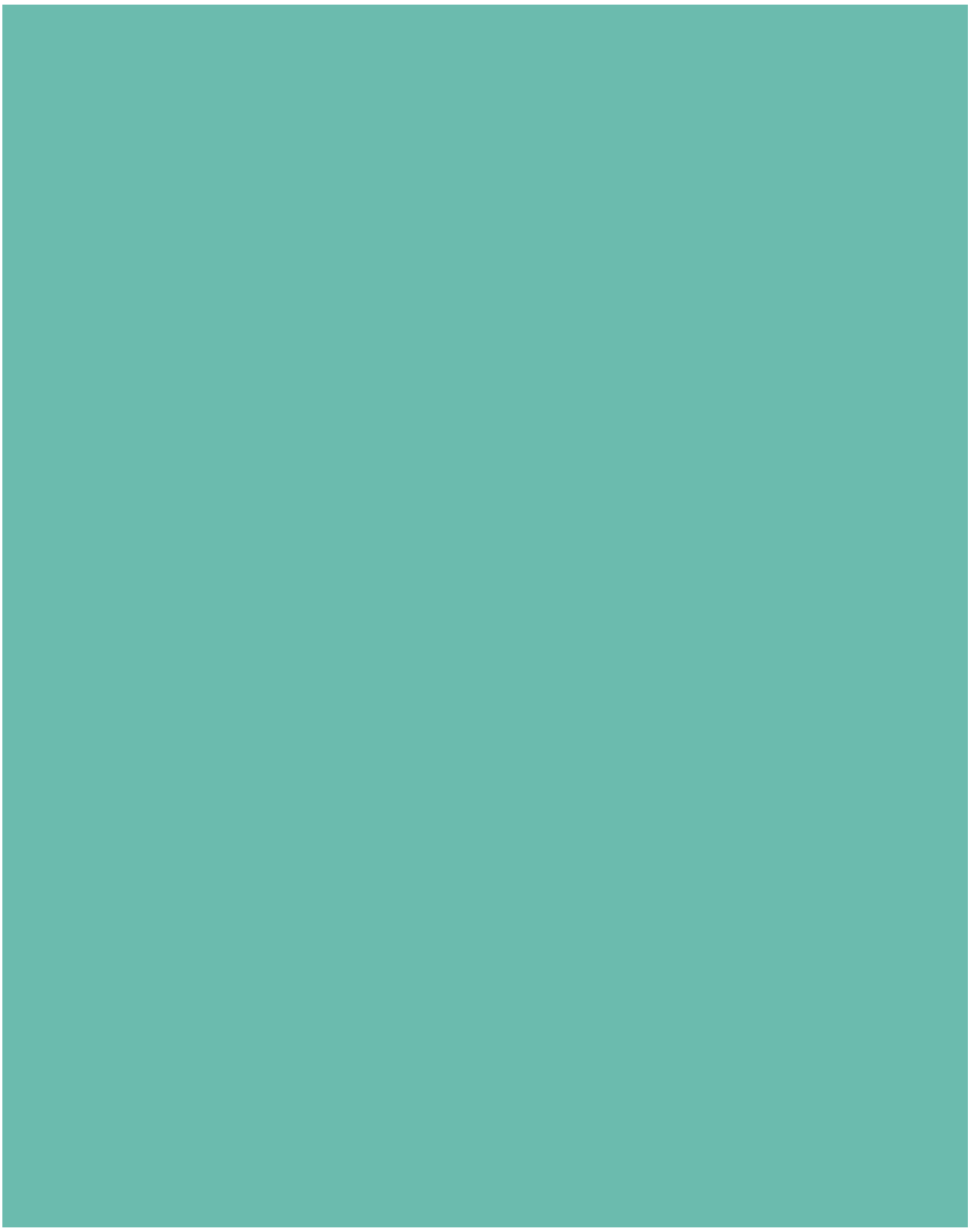

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