STRATEGIC PLANNING

Draft Development Control Plan

E8 UNSW West

Rev 03

09 July 2024

Randwick City Council
a sense of community

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randwick.nsw.gov.au

Contents

Acknowledgement of country

Randwick City 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.

Part A
Overarching controls

1. Introduction

The UNSW West precinct (herein referred to as the precinct) is in the north of the Randwick Local Government Area (LGA), along the Anzac Parade corridor. The extent of the precinct is shown in Figure 1, and includes 215 Anzac Parade (NIDA), 215A Anzac Parade (New College) and 215B Anzac Parade (carpark and UNSW Regiment).

The precinct is in the west of the UNSW Kensington Campus and forms a part of the Randwick Education and Health Specialised Centre. The precinct 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 new buildings within the city block which may include student accommodation, retail, university teaching and related support facilities, and the extension of the university campus public domain. Part 2, Clause 2.3 (Zone SP2 Infrastructure) of the Randwick Local Environmental Plan (RLEP) sets the overall planning parameters for the site, within which these Randwick DCP controls provide more detailed design guidance for new development.

Figure 1: The land to which this DCP applies

Source: Randwick City Council 2024

1.1. Alignment with other planning instruments

This site specific DCP applies to all development proposed on land situated within the site, the extent of which is illustrated in Figure 1. These controls supplement the provisions of RLEP 2012 which sets the land use, maximum building height and density of the site. 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 Randwick LEP, several State Environmental Planning Policies (SEPPs) apply to certain types of development on the site, depending on the nature of the proposal. The key SEPPs include:

- Housing SEPP 2021 (including Chapter 4 design of residential apartment development) - https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714
- Transport and Infrastructure SEPP 2021 – https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732
- Sustainable Buildings SEPP 2023 – https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2022-0521

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 D9 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:

The design of residential and student accommodation (Co-living) should address the requirements of the Apartment Design Guide (ADG). Whilst the ADG design requirements are generally not duplicated in this DCP, certain controls are highlighted to provide clarity for applicants.

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 (insert RCC website link once uploaded), which includes 3D built form modelling, and shadow studies:

1. Reinforce the boulevard character along Anzac Parade and Day Avenue by strengthening the built form edge, adding greenery and providing a fitting culmination to the University Mall pedestrian and visual axis
2. Achieve a dominant typology of diverse mid-rise buildings across the site
3. Prioritise walking, cycling and use of public transport
4. Achieve a sensitive transition in relation to recently constructed development (NIDA and New College) and surrounding established lower scaled residential neighbourhoods to the west and south
5. Create a positive street level environment through built form that allows solar amenity, permeability and maintains human scale
6. Provide quality affordable student housing to meet housing needs
7. Establish building setback controls which provide for the creation of wider footpaths and street tree planting
8. Achieve urban design, place and architectural excellence, including best practice environmental design
9. Provide active street frontages along Anzac Parade and to the edges of public plazas, and public places such as 'eat streets' within the precinct
10. 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, pedestrian friendly and high-quality designed UNSW campus precinct that is well connected to the main campus and demonstrates alignment to the social, environmental and economic principles of the Randwick Education and Health Specialised Centre'

The vision for the precinct captures the people-focussed experience of the public realm that is sought – well scaled public spaces that comprise a well-designed campus 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, better place-based planning outcomes can be delivered 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 users of the UNSW campus and the broader corridor.

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

1. To achieve high quality architectural, urban and landscape design of the precinct
2. To deliver built form that contributes positively to the surrounding environment and public domain
3. To enhance the character, aesthetic quality, functionality, and amenity of the precinct
4. To encourage higher energy, water and waste performance ratings for development
5. 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 are to clearly demonstrate how they 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 precinct 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:

- 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

1. 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
2. To encourage the design of buildings that go beyond current minimum sustainable standards to benefit workers, residents and the broader Kensington community
3. To adopt suitable design techniques in lighting, Water Sensitive Urban Design (WSUD), stormwater collection and re-use, and landscaping of the public realm
4. To ensure the site is adapted to and mitigating the impacts of climate change
5. 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 5 Star Green Star Buildings certification rating (Green Building Council Australia) which reflects best practice. Developments should aim to achieve 6 star Green Star rating which showcases world leadership in sustainable building practices
b) All development must address the requirements of section B3 Sustainability 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.

Energy

d) New developments are to sign up to a minimum three-year 100% Green Power (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 to be 100% electric (no natural gas) and/or utilise hydrogen or renewable bio-gas as the energy source
f) All development is to incorporate PV (photovoltaic) rooftop solar and battery storage for the capture and use of energy for lighting, ventilation and essential services and/or in combination with Green Power contracts (check other Council DCPs on this)
g) Where photovoltaic (PV) panels are proposed it is desirable that the panels are where possible integrated into the design of the building
h) New residential development should consider providing a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying.
i) All developments are to incorporate energy efficient fittings and systems for lighting including:
    i. Maximise natural lighting where possible, in particular the common areas
    ii. Energy efficient lights such as LEDs
    iii. Movement and lighting level sensors and timers to ensure lighting is only used when required

Waste

j) All development must address the requirements of section *B6 Waste management* of Randwick DCP
k) 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
l) New residential development must provide an internal bulky waste storage area of at least 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
m) 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 Waste Collection System Guidelines.

Materials

n) 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.)
o) Use of recycled materials, such as bricks, timber and concrete, are encouraged and preferred
p) 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

q) Reduced car parking rates apply to the site, to reduce basement parking structure and in recognition of the proximity to public transport. Refer to section *11 Transport, parking and access* of this site specific DCP for applicable rates

r) Car share provision is strongly encouraged, particularly within residential development, and reduced car parking rates can be further considered by Council when car share spaces are provided. Refer to section *B7 Transport, traffic and parking* of the Randwick DCP

s) 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 *11 Transport, parking and access* of this site specific DCP.

Design and landscaping

t) ADG solar access and cross ventilation standards are to be met for development that incorporates apartments or student accommodation (Co-Living)

u) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:
    i) Appropriate shading of the building's windows with fixed overhangs
    ii) Shading blades for respectively east and west facing facades
    iii) Limiting openings on the west facing facades of buildings
    iv) Provision of ceiling fans to limit the need for air conditioning

v) 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 5* in section *21 Landscape* of this DCP.

Notes:

By 2026, to achieve a 4 Star Green Star Buildings certification rating (Green Building Council Australia) developments must be fossil fuel free.

Guidance and details on gaining carbon neutral certification can be obtained from the Department of Climate Change, Energy, the Environment and Water. Refer to: https://www.dcceew.gov.au/climate-change/publications/climate-active-carbon-neutral-standard-for-buildings

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.

6. Land use

Explanation

The primary objectives of the SP2 Infrastructure (Educational Establishment) zone which applies to the site is to provide a tertiary education campus, and ancillary land uses such as student accommodation, that generate employment opportunities and economic growth. Under the Randwick LEP the SP zone is intended to provide for infrastructure and related uses that does not adversely affect the amenity of nearby and adjoining development and that protects and provides for community purposes.

The permissible land uses and building height are identified in Randwick LEP 2012 and the associated LEP Maps. Education and research related 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

1. To support a range innovative educational and research uses that encourage synergies, and health and artistic collaboration and support growth in tertiary education
2. To provide quality affordable student and essential worker housing to meet UNSW housing needs
3. To activate key corridors and streetscapes at the ground floor level, and provide a fitting west resolution of the University Mall axis
4. To unify the overall UNSW Kensington campus across Anzac Parade.

Controls

a) Active frontages are required for the ground floor level of properties with frontages to Anzac Parade and to the proposed new plaza at the culmination of the University Mall
b) Non-residential uses should incorporate a variety of different sized floor spaces that are flexible to respond to changing higher education demands
c) All development shall incorporate well designed indoor and outdoor community spaces that are publicly accessible that provide opportunities for social interaction including meeting rooms, areas of communal open space and landscaped seating areas with tree planting
d) Communal open space shall have a minimum dimension of xxm and area of m2. And receive a minimum of 2 hours direct sunlight between the hours of 9am and 6pm.
e) New development should be designed to enhance the amenity and attractiveness of the public domain to meet the needs of students, employees, residents, and visitors to the site and the broader university campus

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 from the Randwick Health and Education Precinct.

While a broad range of retail, food, services and hospitality businesses trade during the day, improved night friendly public realm design and outdoor dining will assist in increasing the night-time offering of the precinct, adding to the vibrancy and vitality of the UNSW campus, NIDA development and Anzac Parade streetscape.

Objectives

1. To foster a thriving precinct that is active and alive during the day, as well as in the evening and night
2. To support a diverse range of business, retail, service and activities that meet the social and cultural needs of the diverse community
3. To improve activation by providing suitable outdoor dining in appropriate places
4. To generate opportunities for regular evening events such as the night markets at suitable locations within the campus
5. To support the local economy, performers and the creative industries
6. To provide for improved natural surveillance and night-time friendly urban design
7. 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 and the public domain at night
c) Ensure that communal open space on the site is designed to be used for day and night time events
d) Include measures for ensuring adequate safety for late night operations, personal security and crime prevention, both on the site and in the public domain
e) Consider night time activation measures during construction such as creative lighting, attractive hoardings, pop ups and other temporary activations.

Note:

Development Applications (DA) for night time trading must respond to relevant controls contained in section C9 Night time economy of the Randwick DCP.

DAs for mixed use/residential/student accommodation buildings must have regard to the emerging late night trading character of the nearby Kensington and Kingsford town centres and respond to relevant controls contained in section *16 Acoustic* amenity of this DCP.

8. Co-living accommodation (student housing)

Explanation

Co-living housing is defined as 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 considers 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 the need for privacy.

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

Objectives

1. To ensure purpose-built co-living development that is well designed and meets the specific shared living requirements of occupants
2. To achieve a high level of residential amenity for occupants and adjoining neighbours
3. To foster a social environment, interaction and a sense of belonging
4. To provide for security, safety, privacy and comfort.

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 reduces waste

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 *16 Acoustic amenity* of this DCP addressing:
   i) Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems

ii) Desirable acoustic performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music
iii) Mitigation measures such as appropriate sound proofing construction and management practices to achieve the relevant noise criteria (refer to section *16 Acoustic amenity* of this DCP)

d) For co-living developments incorporating twenty 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 of any on-site parking provision for students, staff and business operations
   vii) The recommendations of a site-specific Green Travel Plan (as required under section *11 Transport, parking and access* of this DCP) outlining initiatives to encourage active transports options and any shared use of vehicles for students, employees and other visitors to the precinct.
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.

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 Site specific controls which incorporate built form controls, in the form of building envelopes and setback requirements.

Objectives

1. To ensure development reinforces the urban structure and street hierarchy
2. To ensure street walls provide a human scale in the public realm
3. To achieve a scale transition between buildings within the site and surrounding residential areas to the west and south to protect residential amenity
4. 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
5. To allow adequate area between floors for the provision of services and noise attenuation
6. To provide 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 in the precinct 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 – 4 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 24m (equivalent to a 6-7 storey building).

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 control plan (refer to 13.1.4) and the ADG.

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.

10. Public domain and site planning

Explanation

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

The main UNSW campus to the east has strong urban places, such as the University Mall promenade, and future development must reinforce the spatial connection across Anzac Parade through continuing and resolving the linear alignment, generous public outdoor spaces and facilities to formally establish the precinct as the western hub of the UNSW campus.

The precinct will contribute to the overall Anzac Parade corridor by improving pedestrian connections, enabling the widening of footpaths and providing a plaza that extends back from Anzac Parade and is a fitting culmination of the University Mall axis, contains an architectural or sculptural visual focal point and provides quieter sitting areas.

Objectives

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

Controls

a) The following urban design requirements must be addressed:
   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 the 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 described in Part B - Site specific controls of this DCP.

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

Section *B7 – Transport, traffic and parking* 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 to provide for alternative modes of transport. In addition to section B7, the following Objectives, Controls and parking rates apply to the site.

Objectives

1. To promote sustainable transport options
2. To increase the mode share of walking, cycling, active transport options and public transport use
3. To encourage reduced car parking, or alternative solutions to car parking, within developments given the ready access of the precinct to high frequency public transport
4. 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
5. 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
6. To minimise the number of vehicle access points crossing high intensity pedestrian areas
7. 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 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.

Notes:

Parking requirements for all other development types not specified in the table are contained in section B7 Transport, traffic and parking, section 3.2 Vehicle Parking Rates of 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, section 3.3 Exceptions to Parking Rates of Randwick DCP 2013.

Car parking provision

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

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 parking spaces to have installed a vehicle charging point at a later date

c) Residential development must install appropriate electrical infrastructure and capacity to allow at least 20% of parking spaces to charge an electric vehicle at any one time. Such infrastructure should:

   i. Allow for a minimum of 16A single phase charging for regular residential parking spaces
   ii. Be easily accessible for a dedicated circuit to be run to a car space for the purposes of EV charging
   iii. Be monitored by the Building Manager or a 3rd party on behalf of users
   iv. Measure electricity used by using utility grade, NMI registered electricity meters.

d) Commercial land uses, 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

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 land uses, 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, section 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, section 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

a) Where practical, parking access and/or loading is to be provided from secondary streets
b) 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
c) 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
d) All vehicles should be able to enter and leave the site in a forward direction
e) Parking is to be accommodated underground in basements where possible
f) Sub-basement car parking is to be no more than 1.2m above existing ground level
g) Basement carpark access must comply with the requirements of *Section B8 Water management* of the Randwick DCP*.*

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

1) To improve site permeability and provide connections to public transport, pedestrian and cycling networks and key destinations
2) To facilitate discrete vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
3) To provide usable, green and leafy links
4) To encourage passive surveillance of any new links / shared zones
5) 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:
    i. 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)
    ii. Be open to the sky and publicly accessible 24 hours a day
    iii. Allow visibility along the length of the link
    iv. Include signage advising of the publicly accessible status of the link and the places to which it connects
    v. Align with breaks between buildings so that long range views are afforded and natural light provision is increased
    vi. Include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant
    vii. Ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools, etc) are constructed in the through-site link
    viii. Include landscaping to provide shade.
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 precinct. 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.

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 vision, future character and planning objectives for the campus 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 the precinct in this E8 section of the DCP, and in the Randwick DCP generally.

13.1.1. Future character

The UNSW West precinct buildings and public domain will become a continuation of the main UNSW Kensington campus. The urban design of the precinct will unify the campus across Anzac Parade. The built form, urban places, architecture, landscaping, lighting and pedestrian access will combine to realise an overall campus with a unified experience.

The Anzac Parade streetscape, as it passes through the UNSW campus, will be characterised by large avenue tree planting to match the scale of the streetscape, interspersed with urban and social places, including the University Mall and a generous civic plaza.

The amenity (visual, overshadowing, privacy) of the surrounding low and medium density residential areas will be respected. This will be realised through the urban design of the UNSW West precinct, incorporating new buildings of moderate height (6-7 storeys), with the protection of existing mature trees and including generous landscaped buffer zones at the interface with residential areas.

13.1.2. Built form

The campus character will be established by buildings of moderate scale (6-7 storeys) and a fine grain grid of well-proportioned pedestrian streets, laneways, eat streets, plazas and footpaths, and by generous landscaped green spaces that encourage social gathering, are sunny in winter and provide shade and tree canopy in summer. Large trees will benefit from deep soil conditions.

The University Mall is the primary pedestrian access ‘spine’ for the university. It is defined by an avenue of large trees, by high quality paving, by feature lighting and by furniture such as bench seating, low walls and by sculpture. As it rises in elevation to the east, the visual/pedestrian axis culminates in the architectural glazed butterfly roof feature of the John Niland Scientia building. The west extent of the University Mall visual axis should also culminate in a fitting architectural, landscape and/or sculptural resolution to reflect the importance of this pedestrian thoroughfare.

Controls

a) The precinct built form is to comply with block control plans A and B (Figures 2 and 3)
b) The built form of the precinct is to be fine grain in nature – comprised of a series of buildings and hierarchy of pedestrian streets and shared zones in an overall grid layout
c) Buildings within the precinct are to have variety in architectural expression, whilst providing a coherent and overall unified campus theme and streetscape presence

d) Quadrangle type buildings with landscaped courtyards are encouraged to provide quieter green spaces and to maximise access to natural light and ventilation
e) The visual presence (visibility) of the main NIDA building on the Anzac Parade frontage (signage and main architectural features such as the roof overhang, glass lobby) is to be preserved, with new buildings set back from Anzac Parade
f) Buildings of the precinct shall be of a moderate height (6-7 storeys) supporting the desired university campus character - comprised of a grid of well-proportioned pedestrian streets, shared zones, walkways and urban places that provide a social focus for students
g) The buildings of the precinct should appropriately define the Anzac Parade streetscape and step down in height (3-4 storeys) at the west boundary adjoining the rear gardens of the Doncaster Avenue low density residential properties
h) New buildings should not overshadow residential properties to the west and south of the precinct at winter solstice, between 11am and 2pm. Shadow diagrams are to be provided to illustrate compliance.
i) New buildings in the precinct are to be set back from the existing NIDA and New College buildings to preserve privacy and natural light and cross ventilation, in accordance with ADG requirements.
j) Respond to the University Mall visual/spatial axis with a generously scaled public plaza including a spatial, architectural, sculptural and landscape design response
k) A new public plaza is required adjoining Anzac Parade that provides a focal meeting place for the campus west of Anzac Parade. Landscaping will provide shade in summer and define the plaza spatially. Both commercial café seating and informal public sitting areas are to be provided.

13.1.3. Public domain and access

Public transport (light rail and bus services) and the associated seating and shelters will be integrated into the planning of the overall campus and the Anzac Parade streetscape. The increased pedestrian activity will be supported by generous pedestrian crossings, widened footpaths and plazas (designed as social meeting places) along the streetscape and linking back into the campus pedestrian network.

The campus will prioritise public transport, pedestrian, and bicycle access over other transport modes. Car parking will be provided in building basements, accessed from secondary cross streets. Dedicated car share facilities are encouraged to reduce the need for standard car parking spaces. Service vehicle/truck access will be strictly limited to the core functional needs of the university facilities, such as NIDA, and managed through appropriate shared zones, laneways or the like. Bicycle parking, charging and end of trip facilities/maintenance hubs will be provided to support/encourage student/staff use of this transport mode.

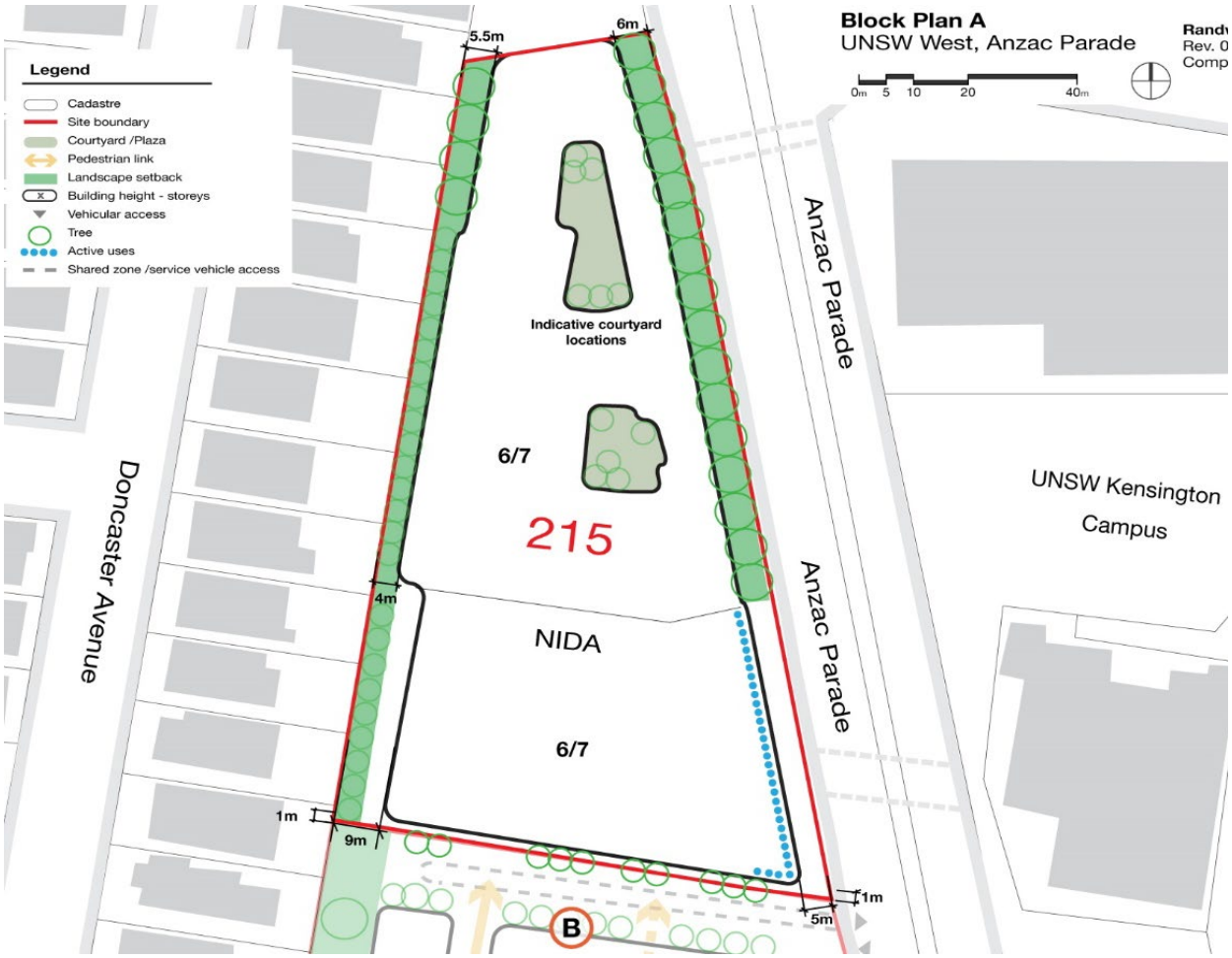
Controls

a) The precinct public domain and access is to comply with block control plans A and B (Figures 2 and 3)
b) Integrate public transport, including crossing locations, bus waiting areas and pedestrian shelters into the design of the public domain
c) Respond to pedestrian desire lines and crossing locations in the design of the public domain network
d) Provide continuous Anzac Parade footpaths of no less than 3m unobstructed width. The preferred width is 4m-5m particularly where there are bus shelters/waiting areas, large trees, landscape planter beds or major building entries in the streetscape (is this shown on the plan?)

e) Where vehicular and service access to the precinct is unavoidable, calculate the swept path required and provide suitable shared zones or other means to slow traffic access and provide a safe pedestrian priority environment
l) Weather protection, in the form of awnings or other suitable measures, are to be provided along the Anzac Parade frontage
m) Water Sensitive Urban Design (WSUD) measures are to be incorporated into the public domain of the precinct
n) CPTED principles are to guide the design of the public domain
o) The precinct is to be interspersed with significant landscaping befitting a university campus, with hard and soft landscaped green spaces, ranging from activated public plazas to quieter more intimate landscaped walkways and courtyards
p) 'Eat Streets', small scale retail and other urban activity generators are encouraged to create a social focus for the university and the community
q) The primary Anzac Parade building frontages and the buildings that face the public plaza are to provide active ground level frontages
r) Integrate public art into the design of the public domain that is relevant to the location and cultural setting (consider indigenous and non-indigenous artwork). Artwork is to be creative, innovative and engaging
s) Car parking is to be provided in the basements of buildings, with the basement footprint maximising the amount of deep soil areas and associated landscaping in the ground level public domain
f) Car and service vehicle/truck access is to be limited, in points of access and in vehicular speed, generally to the periphery of the precinct

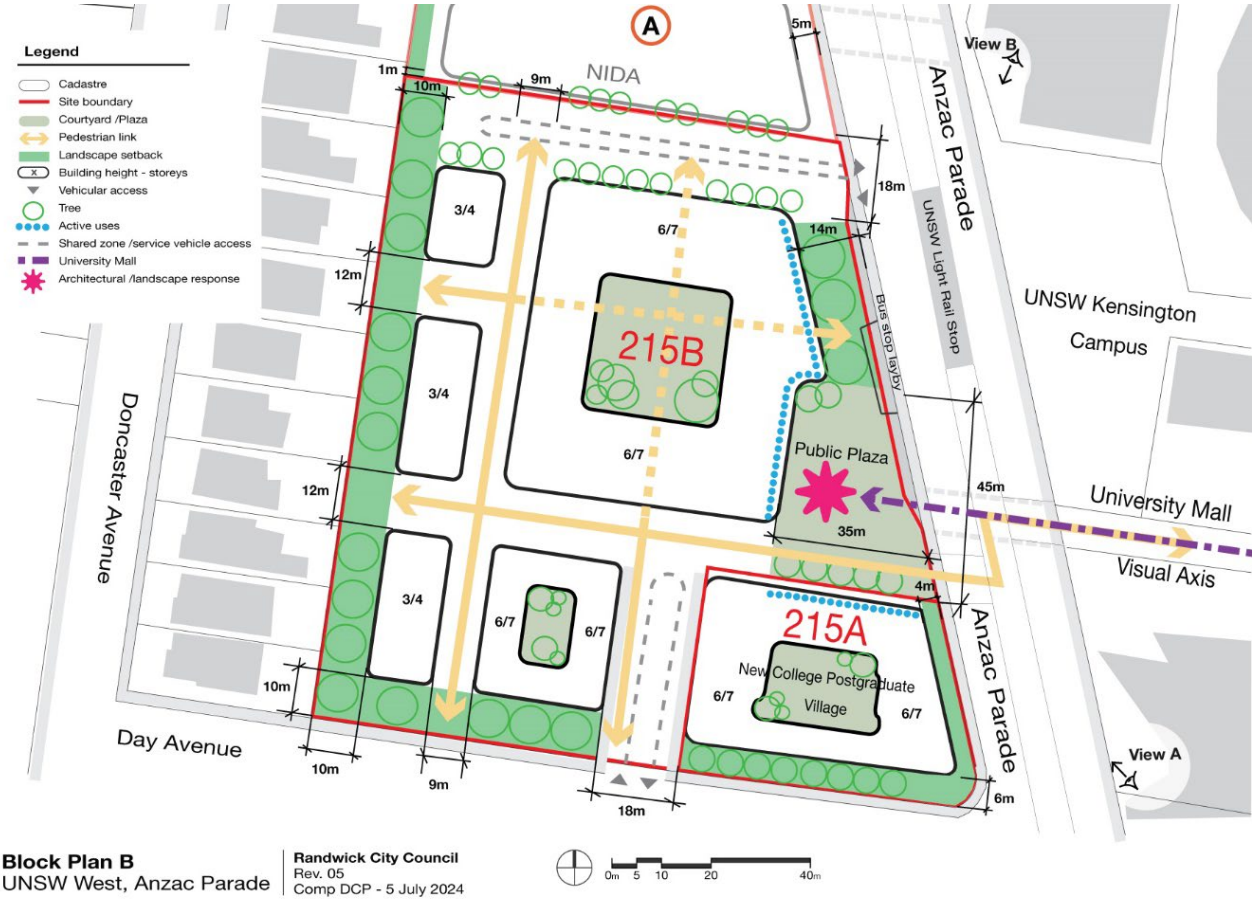
13.1.4. Block plan

Figure 2: Block control plan A



Source: Randwick City Council 2024

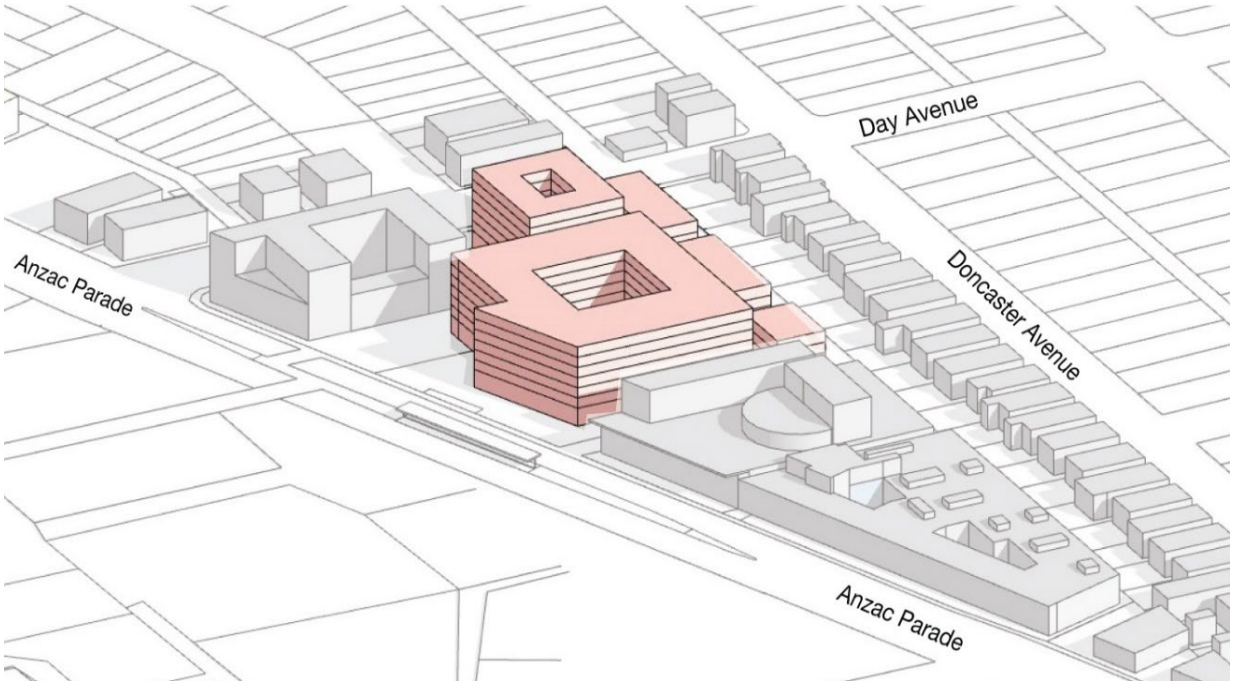
Figure 3: Block control plan B



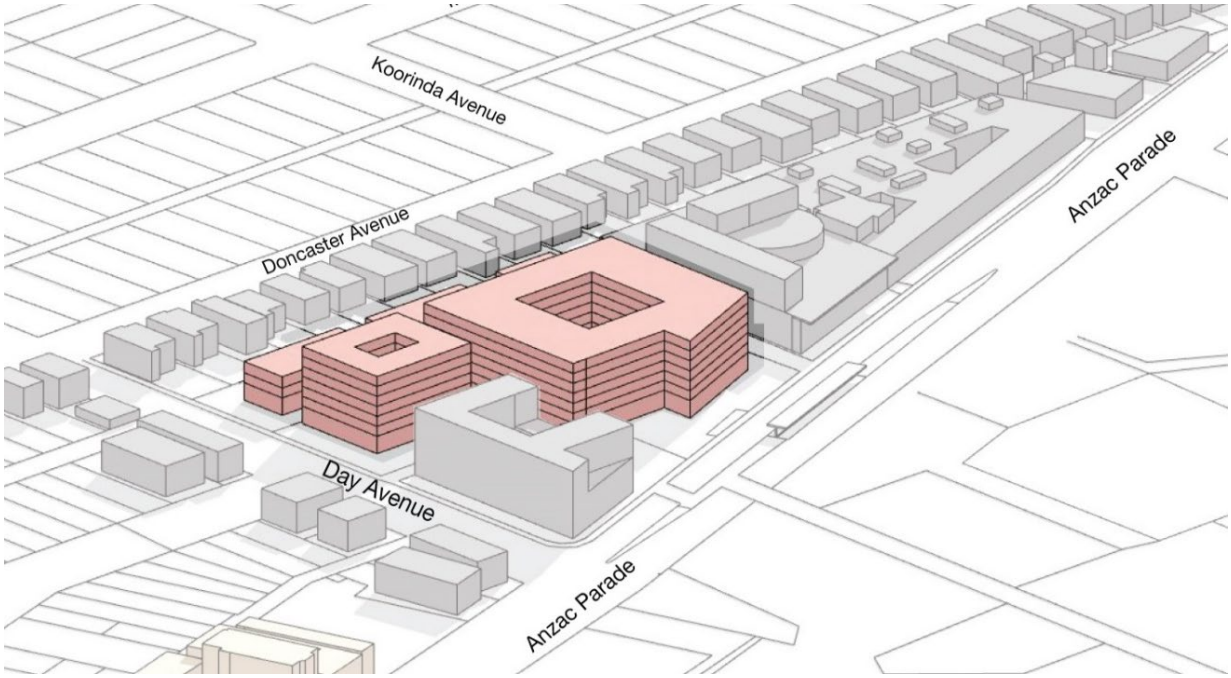
Source: Randwick City Council 2024

13.1.5. Block 1 – 3D perspective

Figure 4: 3D aerial view - southwest and northwest



Source: Randwick City Council 2024



Source: Randwick City Council 2024

Figure 5: Street View A

Source: Randwick City Council, 2024

Figure 6: Street View B

Source: Randwick City Council, 2024

Part C
Design detail

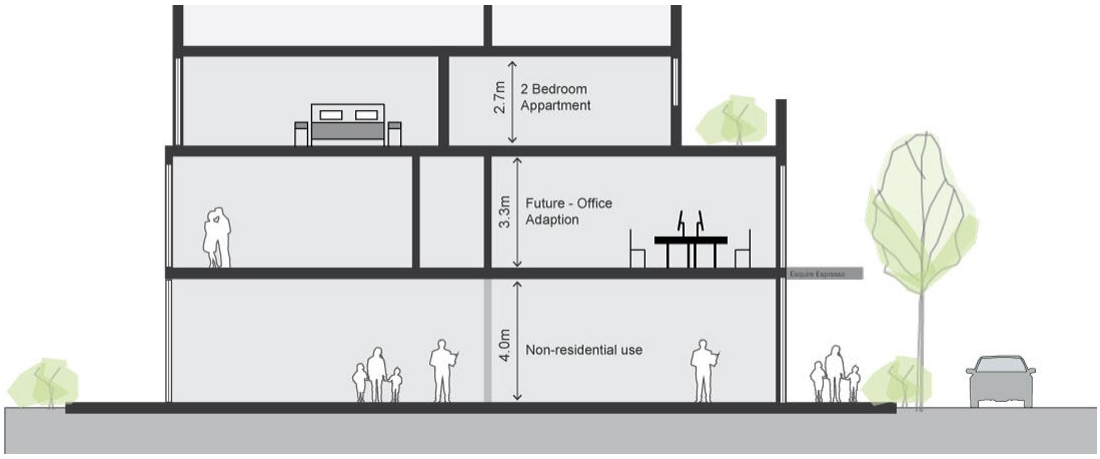
14. Floor to ceiling heights

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

1) To promote daylight access and cross ventilation of building interiors and contribute to the flexible use of buildings
2) To provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3) To allow the lower levels of buildings, near commercial areas, to be converted from a residential to a non-residential use in the future
4) To allow adequate space between floors for acoustic treatment
5) 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.

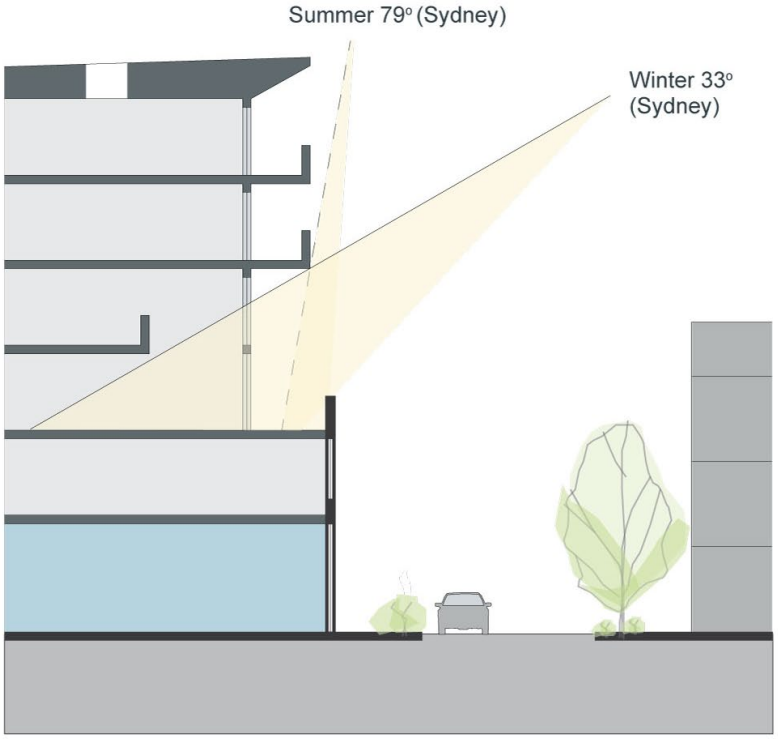
15. Solar and daylight access

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

1) To ensure that all residential developments achieve a high standard of solar access
2) 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.

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 in the precinct, 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

1) To ensure a high level of acoustic amenity is achieved for residents/students 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
2) To recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
3) To recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
4) 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/student accommodation, 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.

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.

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.

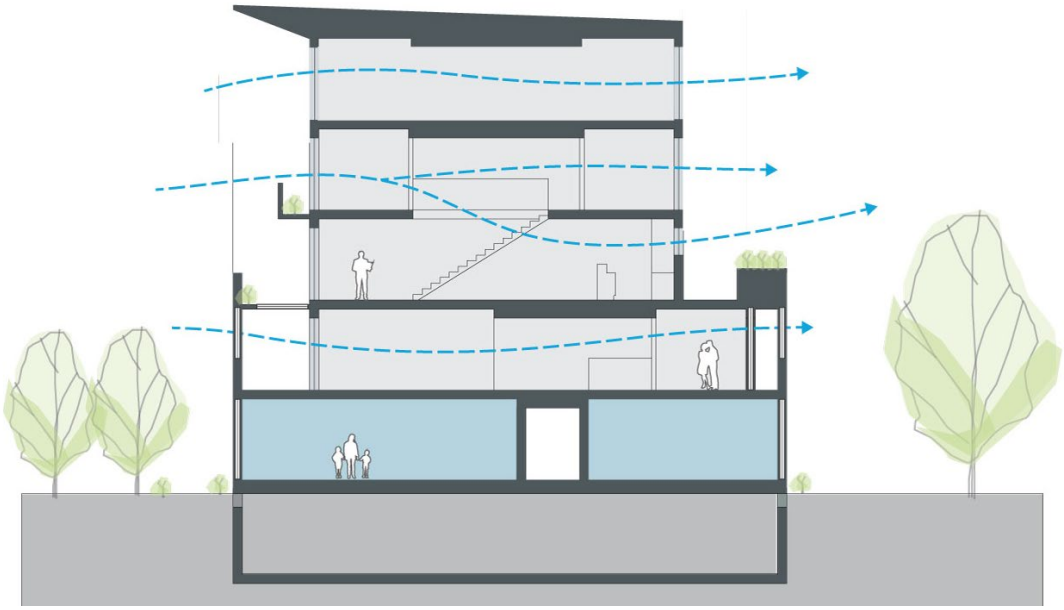
Objectives

1) To ensure for residential/student 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
2) To wherever possible also provide natural ventilation to other spaces such as apartment/student communal areas and basements
3) To wherever possible for commercial workspaces provide natural cross ventilation or ceiling fans, to minimise the need for air-conditioning
4) 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/student accommodation 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

18. Articulation and modulation

Explanation

New buildings within the precinct should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and to surrounding low and 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 streets, 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

1) To create visually interesting, well-articulated building facades that make a positive contribution to the Anzac Parade corridor, the UNSW campus and the overall Randwick Education and Health Specialised Centre
2) To ensure a human-scale response is provided through the design of the building and its component elements
3) To promote high architectural quality in buildings
4) 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.*

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 section B3 Sustainability). 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

1) To ensure building materials and finishes complement and enhance the streetscape character of the Anzac Parade corridor and surrounds
2) To ensure high quality, contemporary building materials are adopted for new development
3) To ensure healthy indoor environments
4) To encourage use of materials that are non-polluting in manufacture, use and disposal.
5) 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) It is preferable that 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 section B3 Sustainability).
i) FSC certified timber from plantation or sustainable managed re-growth forests, should be utilised wherever possible.

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

1) To ensure safe, clear and weather protected access for occupants and visitors
2) To create buildings with clearly defined entry points
3) To promote building entry design that improves building identity
4) 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.

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 where relevant, section *C2 Medium density residential* of the Randwick DCP for further explanation of landscaped area requirements.

Objectives

1) 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 west campus
2) To bring about environmental benefits such as mitigating the urban heat island effect, reducing flooding impacts and improving localised air quality
3) 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 by 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
215 ANZAC Parade Kensington (NIDA)	50%	20%	20%
215A ANZAC Parade Kensington (New College)	100%	25%	25%
215B ANZAC Parade Kensington (Carpark and Regiment Site)	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 for maintenance 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) 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
e) Rooftops are encouraged to include communal food farms and food production areas
f) Where green roofs and green walls are provided, these shall comply with requirements contained in section 4 of *B4 Landscaping* of the Randwick DCP
g) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in section *18 Articulation and modulation* of this DCP.

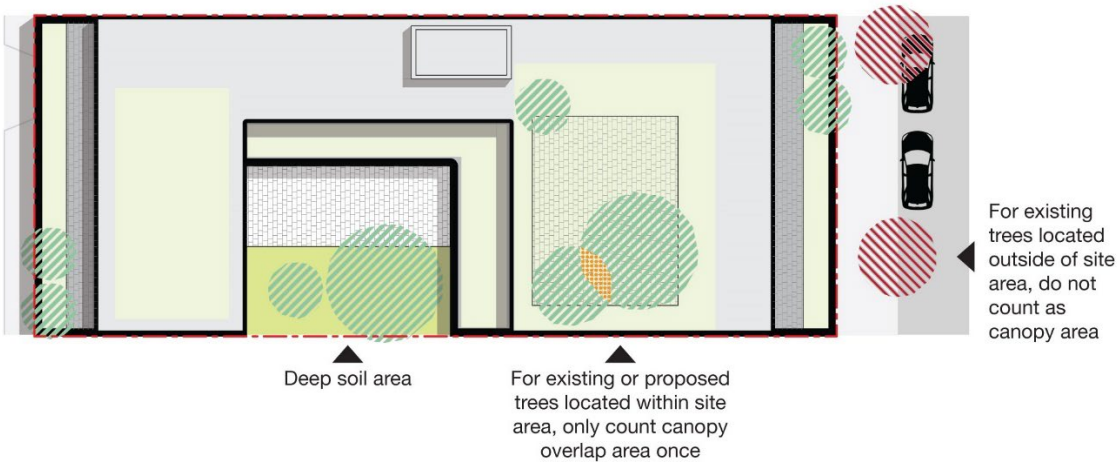
Definitions:

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

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

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

vi) 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.

22. Water management

Explanation

All development within the precinct 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

1) To minimise reliance on mains supplied water, encourage water conservation and to reuse alternative water sources
2) To integrate WSUD for landscaped areas to filter storm water pollutants, reduce localised flooding impacts, protect local waterways and to recharge the aquifer
3) To ensure that development addresses any relevant flood studies and is consistent with the requirements of any floodplain risk management studies or plans
4) 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 (Anzac Parade is a State road). Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

Objectives

1) To encourage both new and major alterations to existing development to be designed to provide good indoor air quality for occupants
2) 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.

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 would add to the visual interest, creativity and vibrancy of the urban experience, and create local landmarks that foster a sense of place, liveability and community identity. Including public art in the campus would extend the impact of public art proposed in the Kensington and Kingsford town centres, creating a cohesive approach along the Anzac Parade corridor.

Objectives

1) To integrate public art into individual building design and the wider public realm
2) To support economic development and the creation of opportunities for creative industries through an improvement of the built environment and public domain
3) To achieve a distinct identity for the precinct and provide connections to the overall Education and Health Specialised Centre through public art and creative treatments
4) 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 to Anzac Parade, 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 2 Block control 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 major city thoroughfares 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 precinct, 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 *B13 Outdoor advertising, signage and hoardings*, Clause 3.2 of the Randwick DCP. In the event of any inconsistency, the controls in this section prevail.

Objectives

1) To ensure that signage is well designed, sized and positioned in a consistent manner
2) To ensure that signage is complementary to the desired streetscape character and complements the architectural style, features and use of the buildings
3) To have regard to the safety of road users including pedestrians, cyclists, public transport users and motorists
4) 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
    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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