STRATEGIC PLANNING

Urban Design Study
UNSW West
Anzac Parade Kensington

16 July 2024

Randwick City Council
a sense of community

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Contents

Executive summary

This urban design study has been prepared to support the draft planning proposal for 215, 215A and 215B Anzac Parade, Kensington (the precinct) to amend the Randwick LEP 2012 Height of Building (HOB) control.

The proposal is to extend the current 24m HOB control that applies to the perimeter of the precinct, to the centre of the precinct, where no HOB control currently apply.

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

- Urban design analysis – constraints and opportunities analysis of the precinct/urban context
- 3D modelling - of the precinct context to allow testing of various built form options for the precinct, building-to-building setbacks, setbacks to major roads and streets, and to existing adjoining buildings and to sensitive land uses, such as habitable indoor and outdoor living spaces, and for a new plaza and green places in the public domain. To test the location, size and orientation of proposed new public places and the resolution of key vistas, such the University Mall visual axis.
- Shadow studies – undertaken for the proposed maximum building envelopes, at winter solstice, each hour from sunrise to sunset, that can be compared with the original DA scheme that was lodged for 215B Anzac Parade on 11 May 2023.
- Eye level photomontages – taken at key vantage points in the public domain, to compare the current street level view, with the proposed built envelope superimposed, to understand the visual impact the user would experience from the surrounding streets.
- Block control plan – illustrating the proposed DCP site specific development controls, including building envelopes, number of storeys, side and building-to-building setbacks, public places (location, size), through site pedestrian links, active frontages, landscape protection zones, vehicular access points and truck servicing requirements.

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

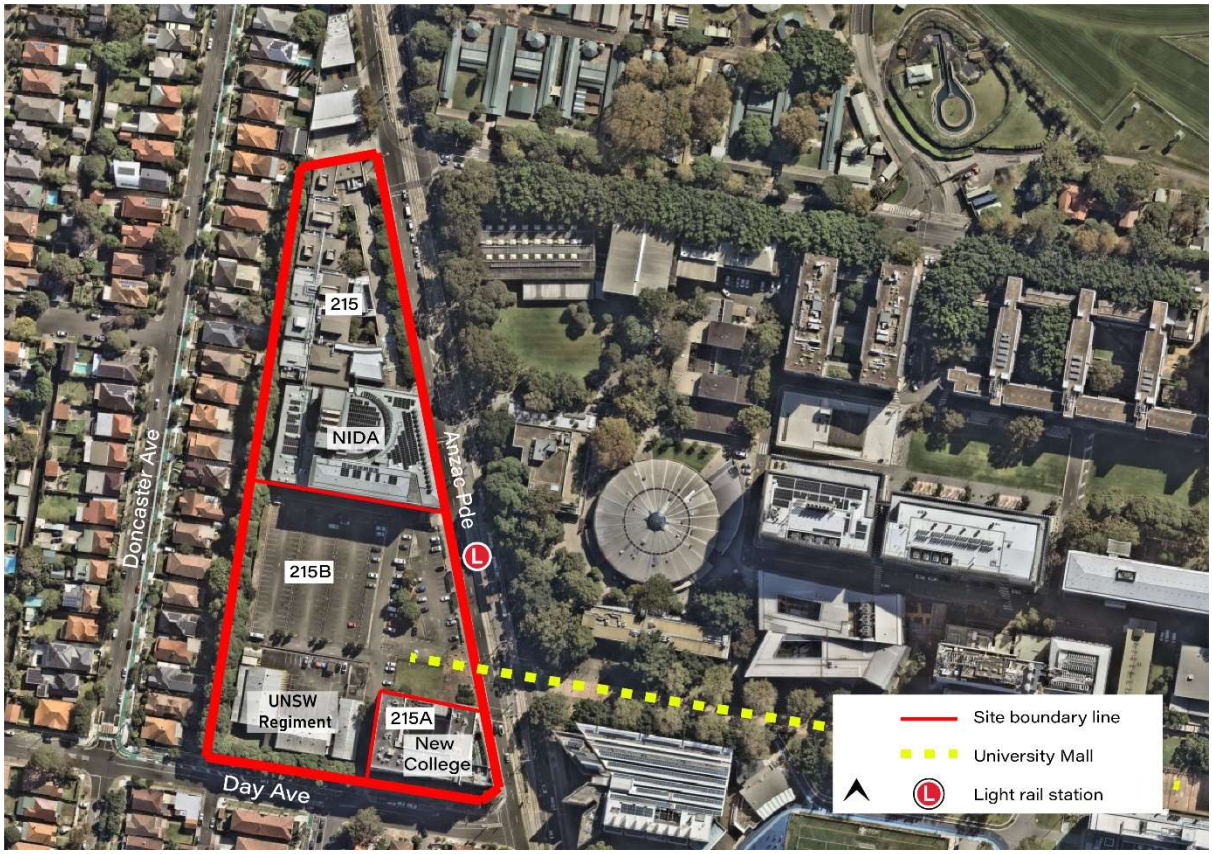
1. The site

The precinct is comprised of three properties – 215 (NIDA), 215A (New College) and 215B (carpark and UNSW Regiment) Anzac Parade, Kensington (in red outline in Figure 1). It is crown land, zoned SP2 Educational Establishment under Randwick LEP 2012. The precinct area is approximately 27,150m² and has frontages to Anzac Parade and Day Avenue.

The precinct currently contains the National Institute of Dramatic Art (NIDA), the UNSW Regiment buildings, New College Postgraduate Village accommodation, and campus carpark. The low scale residential neighbourhood of Kensington is to the west, southwest and south of the precinct. The precinct is located adjacent to the UNSW Anzac Parade Light Rail stop and to a bus stop on Anzac Parade.

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

Figure 1: Site plan (Source: RCC)



2. Urban design analysis

Site constraints analysis (refer Figures 2 and 3) has identified sensitive interfaces with existing residents, teaching facilities and streetscapes that will need to be considered in the urban planning of the site. Existing truck and semi-trailer access from Anzac Parade to the NIDA theatre backstage and workshop facilities will need to be maintained in any future redevelopment to enable adequate servicing of the site.

The UNSW Regiment buildings and functions are to be retained in the short-medium term. Therefore, the planning of the overall block should be adaptable and suitably integrate with the UNSW Regiment, whilst being able to incorporate a potential new development on the site in the long term, completing the redevelopment of the overall UNSW West campus.

Site opportunities analysis (refer to Figures 4 and 5) has identified the importance of enhancing landscape features and establishing a high quality, pedestrian focused campus precinct. A new plaza space on the Anzac Parade frontage would complete the University Mall pedestrian spine, whilst providing a visual axis and a social focal point for the UNSW West campus.

Figure 2: Site constraints analysis - north (Source: RCC)

Figure 3: Site constraints analysis - south (Source: RCC)

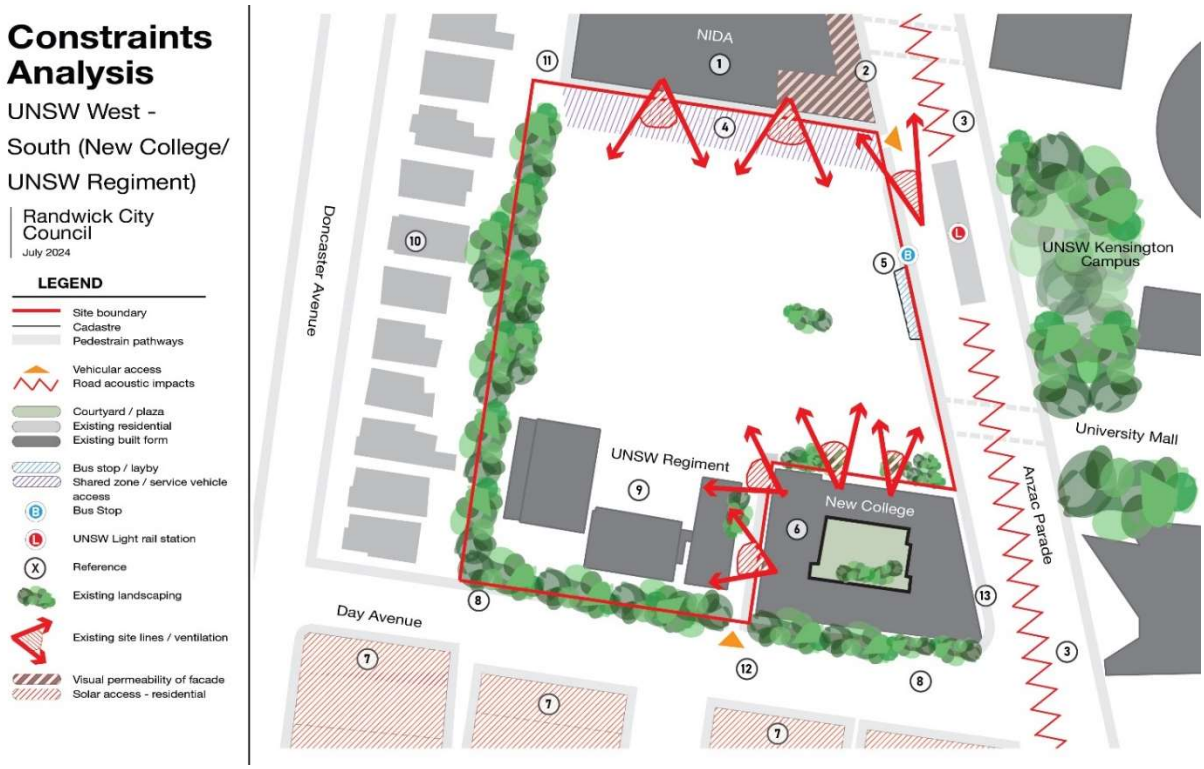


Table 1: Constraints analysis reference table

Reference	Constraints:
1	NIDA classrooms and library overlooks the site. Need to maintain access to light/ventilation
2	Views to NIDA establish identity and presence along Anzac Parade
3	Potential noise source from Anzac Parade traffic
4	Large truck access required to service theatres and workshops
5	Need to incorporate bus layby and stop.
6	Habitable spaces of residential college overlooks the site
7	Need to protect solar access to existing residential dwellings on the south side of Day Avenue
8	Existing trees to be retained to provide a buffer/height transition to low scale adjoining residential areas
9	Need for a flexible plan that retains the UNSW Regiment buildings in the short/medium term
10	Need to setback and retain tree planting to west to provide privacy and to screen NIDA and any new buildings. Need to setback and provide avenue tree planting to east along Anzac Parade frontage.
11	Provide hardstand area and access to NIDA back of house/workshops.

Reference	Constraints:
12	Primary vehicular access for the site is currently narrow.
13	Narrow footpath along New College frontage to Anzac Parade.

Figure 4: Site opportunities analysis (Source: RCC)

Figure 5: Site opportunities analysis (Source: RCC)

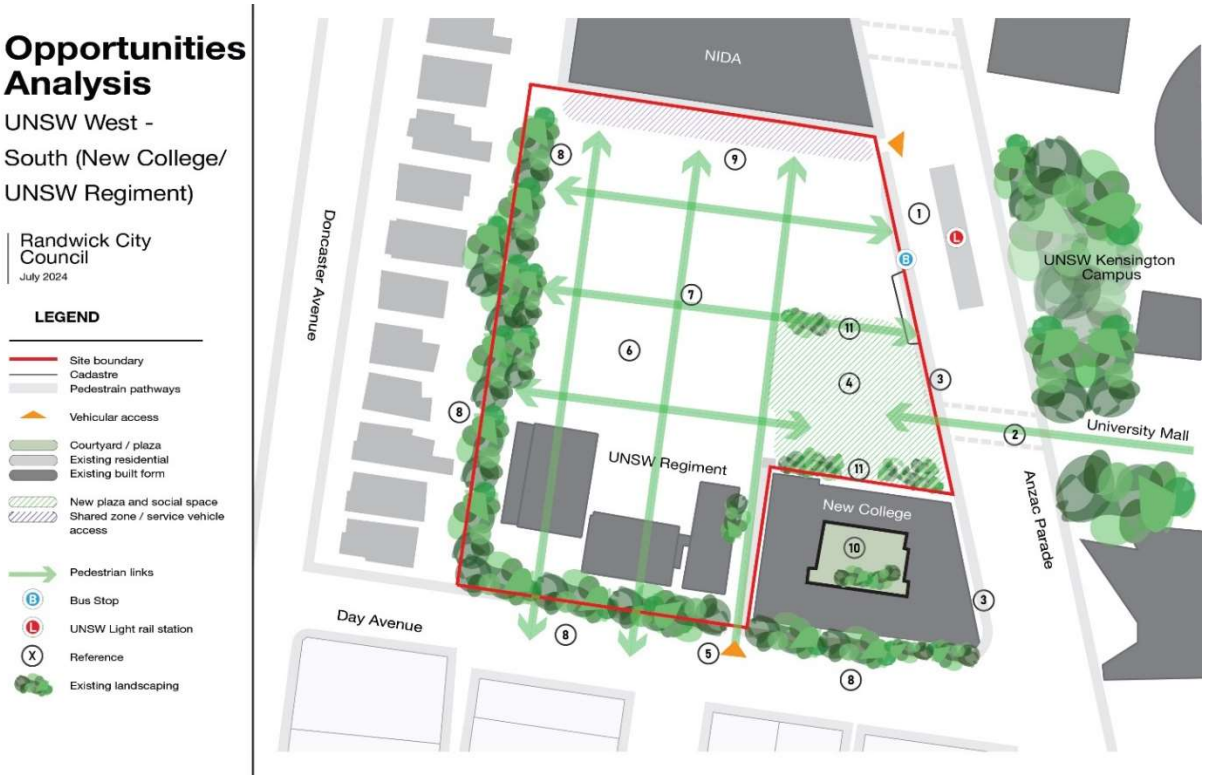


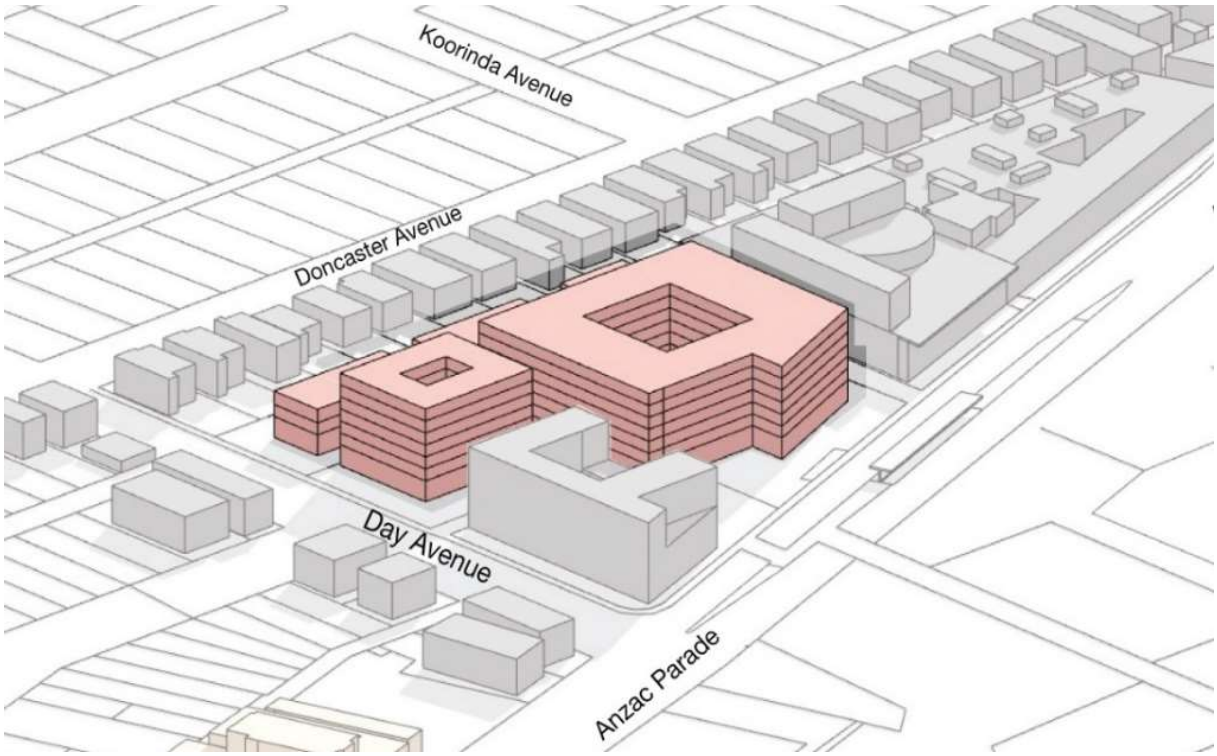
Table 2: Opportunity analysis reference table

Reference	Opportunity for:
1	Good connections to public transport (bus and light rail)
2	Complete University Mall visual axis
3	Footpath widening
4	New plaza and social space
5	Improve vehicular access to site
6	Mid-rise permeable urban built form and pedestrianised campus environment
7	Replace hardstand carpark with basement car parking
8	Incorporate avenue of trees as landscape buffer
9	New shared zone access
10	Attractive landscaped courtyards that provide light and natural ventilation
11	Provide deep soil areas in new plaza to allow large tree planting

3. Built form framework

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

Figure 6: Indicative built form under proposed controls (view northwest) (Source: RCC)



The proposed height controls (refer to Figure 22) will establish certainty as to the maximum built form outcome possible in the precinct, and align with the scale envisaged in the UNSW Campus 2020 Master Plan and Randwick DCP 2013. The proposed urban form will integrate with the existing building scale surrounding the site and align with the transition in height along Anzac Parade.

Commensurate with the existing NIDA and New College Postgraduate Village building heights, that define the street wall along Anzac Parade, the new campus buildings would reinforce the 6 to 7 storey scale (24m) for the UNSW West campus.

The building envelope steps down in height to 3 to 4 storeys, and there is a 10m landscape setback along the west boundary where the site adjoins the back gardens of R2 Low Density Residential properties (9.5m height limit). A row of established trees is to be retained that provides a visual screen for privacy and facilitates the transition in building height. The proposed height framework is appropriate given the surrounding sensitive residential land uses to the south and west with undue scale or with overshadowing.

The proposed block control plans (refer to Figures 19 and 20) illustrate the location for future built form and open space on the site. The plan provides the basis for the site specific DCP block controls, in support of the proposed RLEP 2012 HOB amendments.

The proposed built form would range in height from 1 metre, for the proposed public plaza on Anzac Parade, up to 24 metres to accommodate courtyard typology buildings of between 6 to 7 storeys – the number of storeys dependent upon the building use, as lecture theatres/class

rooms may be six storey height, whilst student accommodation/communal areas may be seven storeys in height.

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

Figure 7: Indicative built form under proposed controls (view southwest) (Source: RCC)

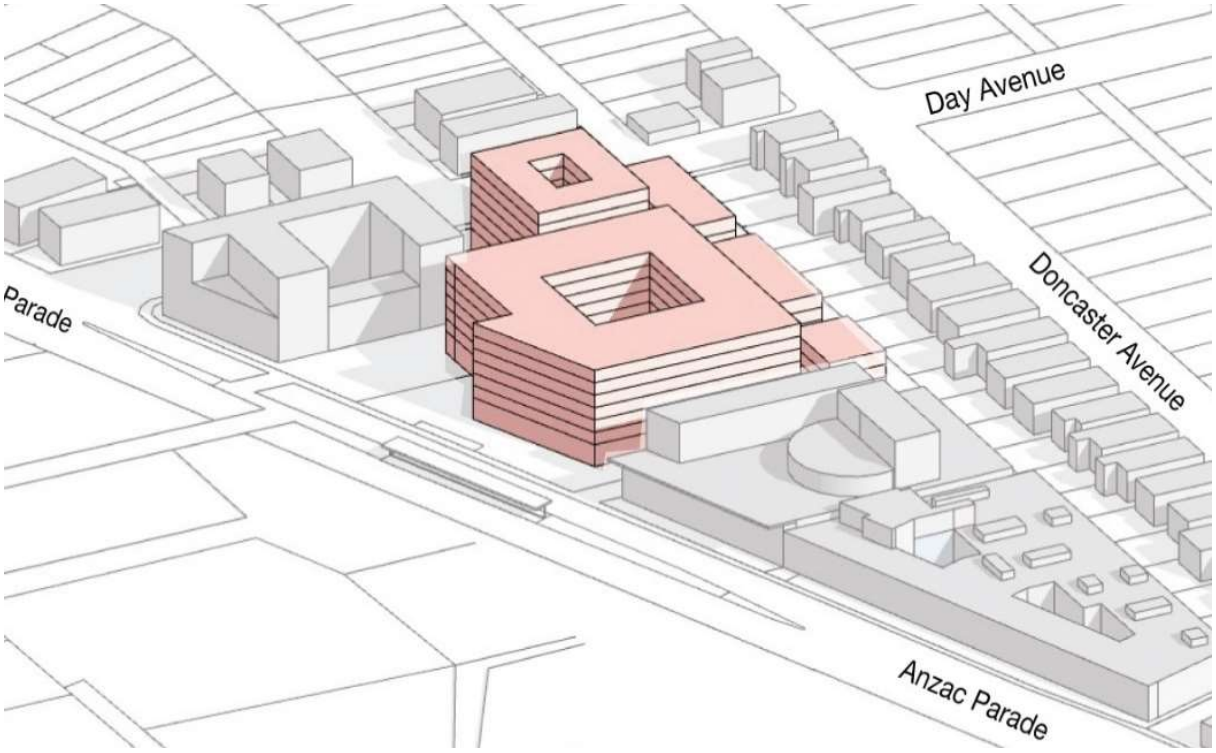
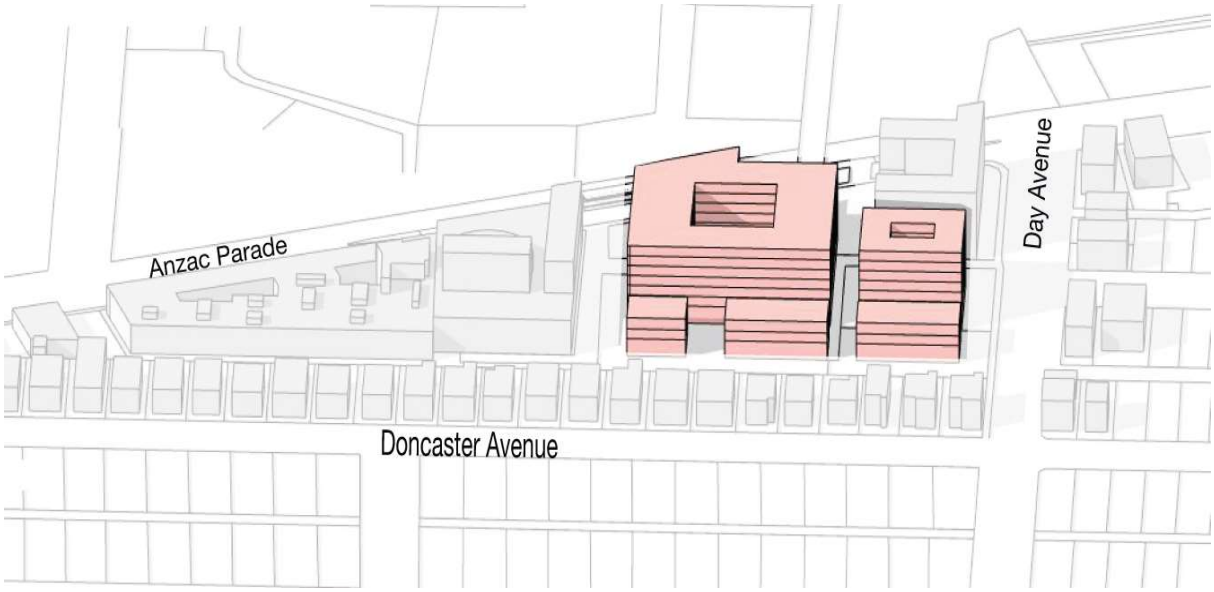


Figure 8: Indicative built form under proposed controls (view east) (Source: RCC)



Applying a maximum permissible building height of 24m to those parts of the precinct that currently do not have a height control on the Randwick LEP HOB Map, will ensure consistent

building heights are achieved across the precinct in line with the findings of the urban design analysis, testing and 3D modelling, aligning with the height of the existing NIDA and New College Postgraduate Village buildings, and consistent with the UNSW Campus 2020 Master Plan.

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

To address the NIDA interface, it is also proposed to incorporate an 18m building setback from the existing NIDA building south to any new building, and a 14m building setback from Anzac Parade to any new building to preserve the visual prominence and identity of the existing NIDA theatre building and maintain its visibility along Anzac Parade.

4. Shadow study

Figures 9, 10 and 11 illustrate the shadows cast at 11am, 12noon and 1pm at winter solstice, for the maximum building envelopes proposed in the planning proposal, compared with the DA/168/2023 scheme for 215B Anzac Parade submitted on 11 May 2023.

DA/168/2023 (lodged 11 May 2023)

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

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

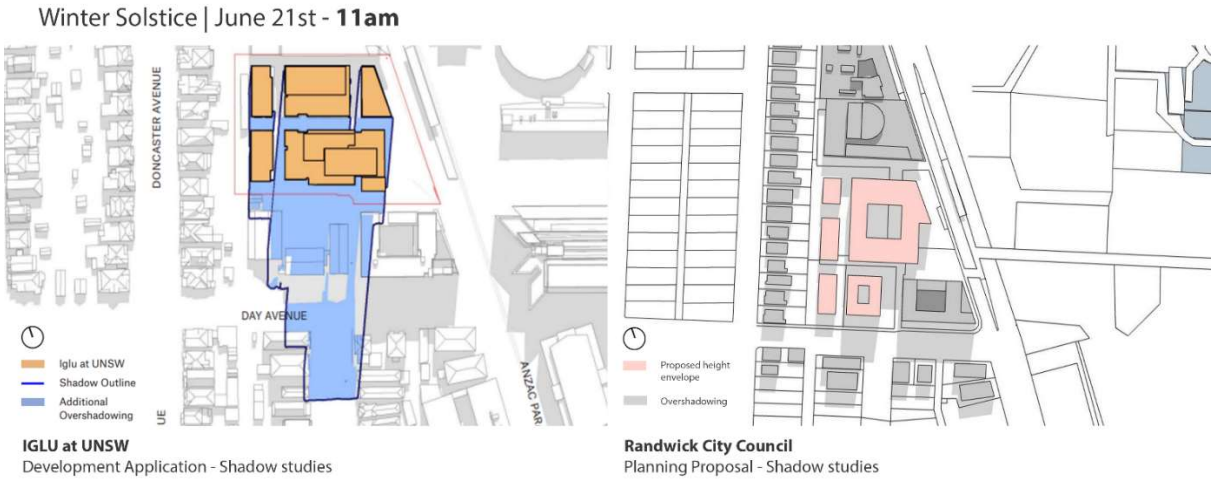
Planning proposal

The planning proposal building envelopes (24m height) at winter solstice, at 11am, 12 noon and 1pm cast a shadow that extends south across Day Avenue, however the shadows would not extend to impact the properties on the south side of Day Avenue. The proposed shadows are similar in extent to those cast by the existing New College building at the corner of Day Avenue and Anzac Parade. The maximum 24m height control is necessary to ensure there are no overshadowing impacts to residences on the south side of Day Avenue.

Proposed public plaza

The study identified that the planning proposal winter solstice 12 noon shadows extend across approximately 50% of the proposed public plaza on Anzac Parade at the culmination of the University Mall axis. This means that even in the worst-case scenario of mid-winter, the plaza would still receive sunshine and provide an attractive place to gather and socialise, and to wait for buses (see Figures 9, 10 and 11 – shadow diagrams). The maximum 24m height control and 14m building setback from Anzac Parade will ensure adequate sunlight access to public spaces on the site.

Figures 9, 10 and 11: DA/planning proposal comparison, winter solstice, 11am, 12noon and 1pm (Source: UNSW/RCC)



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

IGLU at UNSW
Development Application - Shadow studies

Randwick City Council
Planning Proposal - Shadow studies

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

IGLU at UNSW
Development Application - Shadow studies

Randwick City Council
Planning Proposal - Shadow studies

5. Photomontages

Figure 12: Existing street view looking northwest

Figure 13: Street view looking northwest with maximum building envelope

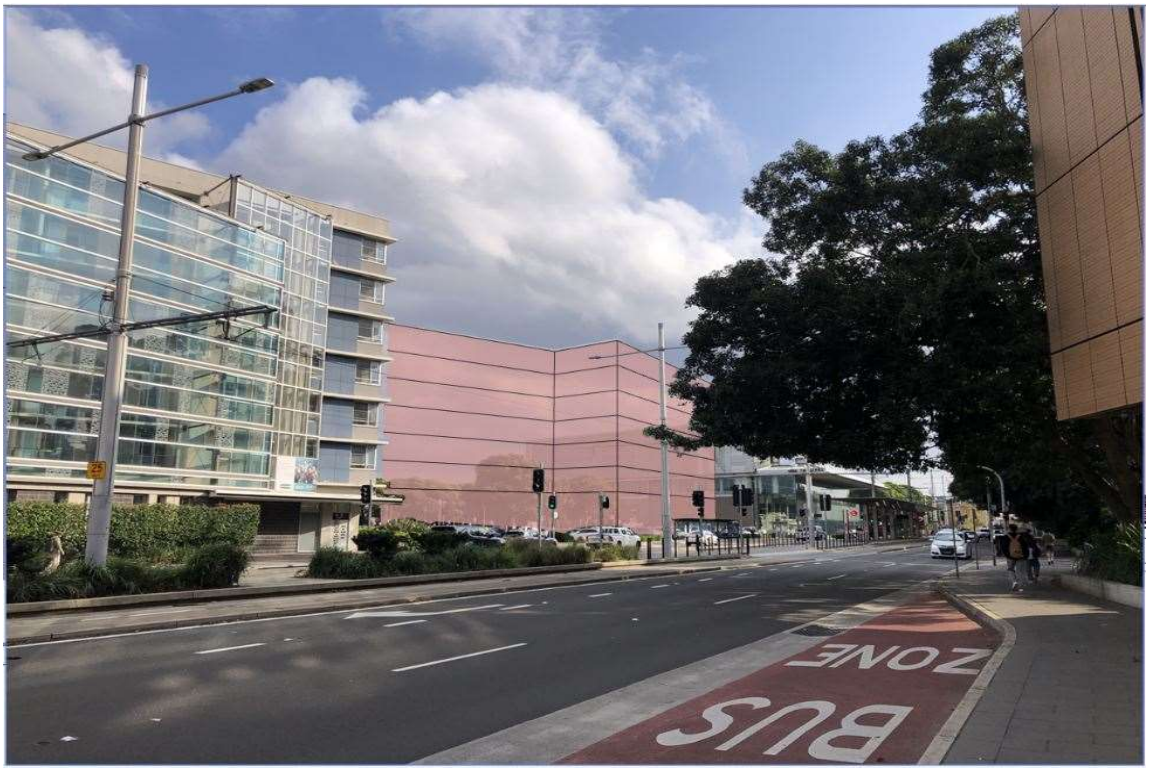


Figure 14: Existing street view looking southwest

Figure 15: Existing street view looking southwest with maximum building envelope

6. Open space and the public domain

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

It is proposed to protect the location of the future public plaza by incorporating in the draft planning proposal a 1m height limit above ground level. The site specific DCP provides more specific detail objectives and controls for the public places in the precinct. The proposed maximum 24m building height limit across the precinct, aligns with the UNSW Campus 2020 Master Plan and Randwick DCP 2013, as illustrated in the building height map (Figure 16), and Open Space Map (Figure 17).

Figure 16: Building height Map (Source: UNSW Campus 2020 Master Plan/RDCP 2013)

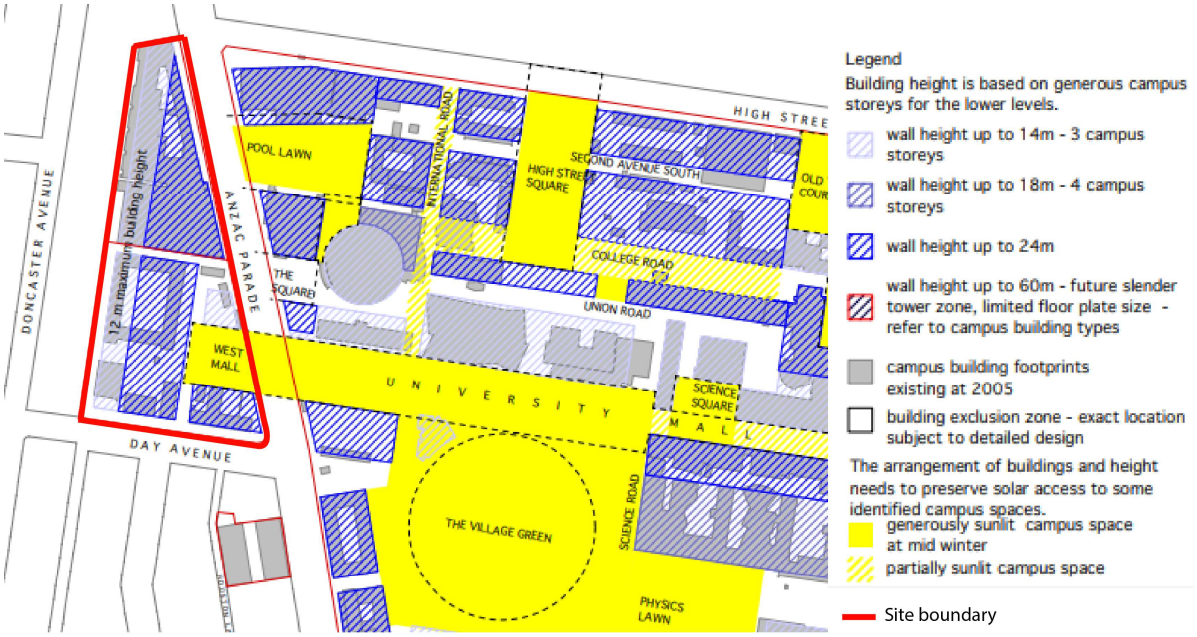


Figure 17: Existing and proposed open space - shown in yellow (Source: UNSW Campus 2020 Master Plan/RDCP 2013)

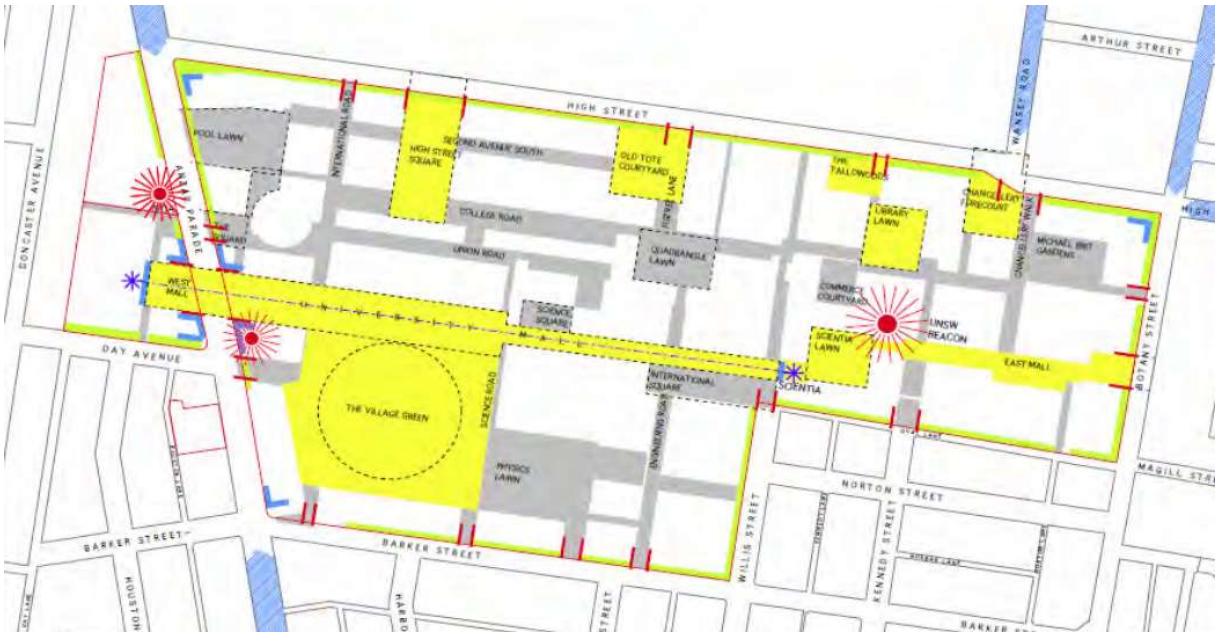
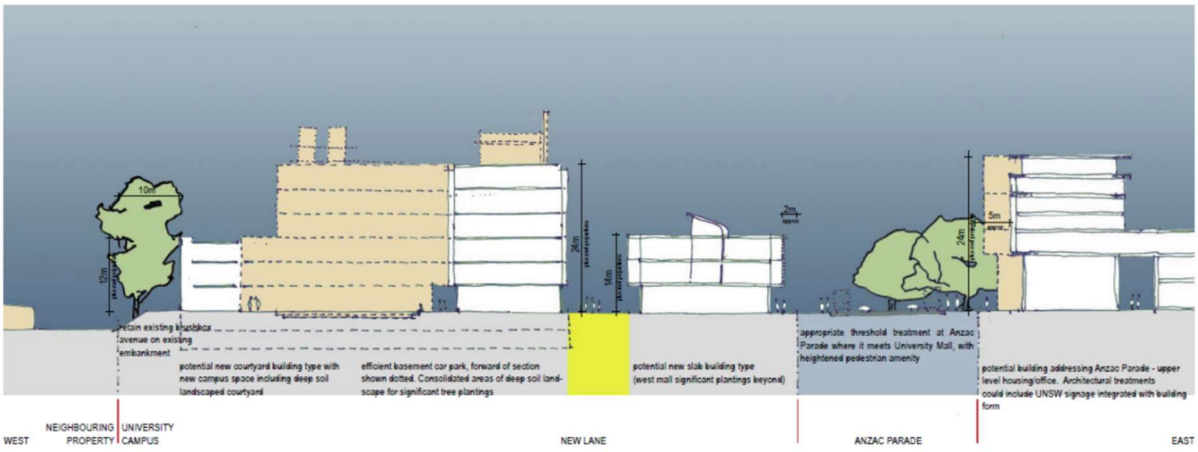


Figure 18: Cross Section 2-2 through Anzac Parade (Source: RDCP)

SECTION 2-2 THROUGH ANZAC PARADE



7. Block control plan

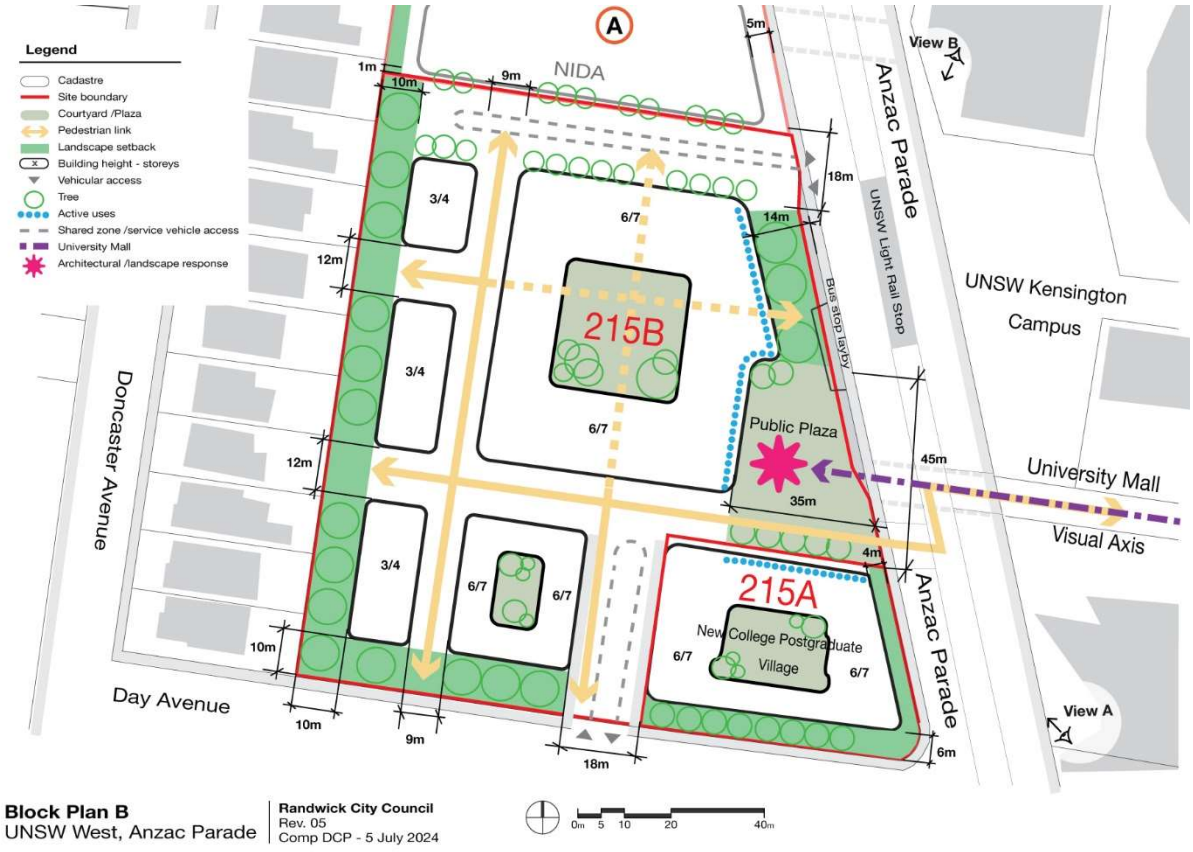
The block control plan (refer Figures 19 and 20) provides detailed controls for the precinct. The draft controls define the location of building footprints and the number of storeys in height, setbacks for landscape zones and from street frontages, and the location of new plazas. Requirements for building-to-building setbacks, pedestrian links, active frontages, general vehicular and large truck service access are also provided.

The layout for the south of the block (Figure 20) is envisaged as a series of buildings that define streets and pedestrian walkways. A grid of pedestrian circulation extends from the surrounding streets into the block. Car access is generally limited to the edge of the block, via Day Avenue with carparking provided in basement levels, to create a pedestrian priority campus at ground level. Large semi-trailer access to the NIDA workshops and theatres is provided off Anzac Parade through a shared zone street that prioritises pedestrian access.

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

Figure 19: Block control plan (north)

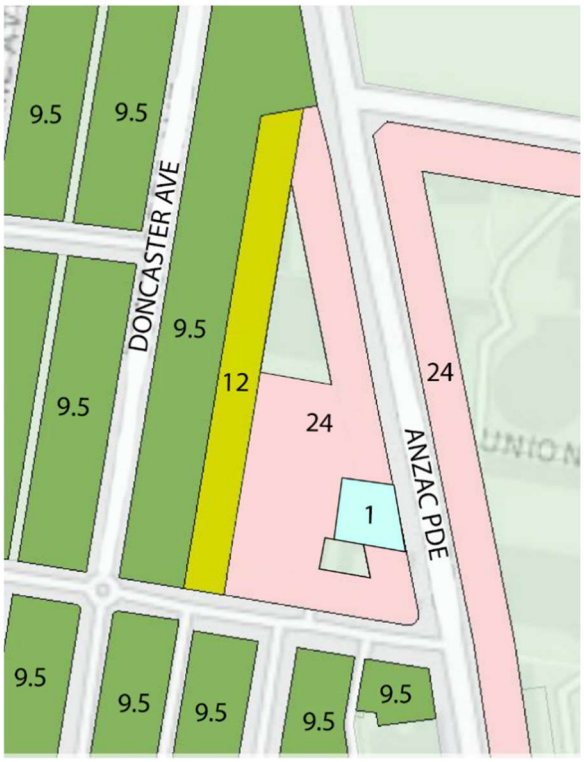
Figure 20: Block control plan (south)



8. RLEP HOB map and alternative

Council staff initially prepared the draft planning proposal, including the proposed Randwick LEP HOB mapping, as a strict interpretation of Council's Resolution, of 30th April 2024 thereby only applying the changes to the 215B Anzac Parade site (refer Figure 21).

Figure 21: HOB map – as per 30th April 2024 Council Resolution



However, in preparing the draft planning proposal, it has become evident that a more consistent planning approach would be to amend the RLEP HOB controls to all the UNSW lands to the west of Anzac Parade (refer to Figure 22). Accordingly, in addition to 215B Anzac Parade, it is recommended for consistency to include in the planning proposal the following land parcels:

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

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

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

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

Figure 22: Recommended HOB map

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