
UNSW West Anzac Parade Kensington Planning Proposal

16 July 2024

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Executive summary

This Planning Proposal for land at 215, 215A and 215B Anzac Parade, Kensington (referred to as UNSW West campus in this Planning Proposal) seeks to amend the *Randwick Local Environmental Plan 2012* (RLEP 2012) by creating new provisions relating to the maximum Height of Building (HOB), beyond the current RLEP perimeter height controls.

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

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

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

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

1. Introduction

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

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

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

The UNSW Campus 2020 Master Plan was completed in 2004 and forms the basis for the Randwick DCP 2013 - Part E2 Randwick Education and Health Specialised Centre development controls. The planning proposal seeks to clarify the maximum building height permitted for the subject site, until an updated campus master plan is in place.

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

Randwick Education and Health Specialised Centre (RDCP Part E2)

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

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

Kensington and Kingsford Town Centres (RDCP Part E6)

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

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

Purpose

The Planning Proposal provides:

- Consistency with the built form outcomes anticipated for the site under the current UNSW Campus 2020 Master Plan and Randwick DCP 2013
- Clarification of the built form outcomes across the site with the introduction of maximum building heights for the whole site

- Improved planning and design outcomes, with the opportunity for comprehensive community and stakeholder engagement on the desired planning outcomes for the site, as expressed in this draft Planning Proposal and supporting DCP controls.

Existing RLEP controls

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

The Planning Proposal will facilitate heights which are visually appropriate in the Anzac Parade corridor by responding to the bulk and scale of adjoining university properties, and adjoining low density residential neighbourhoods, and reaffirming the university campus character with lower scale at the interface with sensitive, low-scaled land uses.

Clarification of the proposed building heights across the subject site would provide certainty to both the UNSW and to the community, on the future redevelopment potential of the site. The Planning Proposal would allow the community to provide feedback on the proposed changes to the maximum heights that are intended to apply to the subject site.

The Planning Proposal would protect defined areas of open space and public domain to ensure adequate street and laneway width; appropriate side setbacks to neighbouring properties to provide privacy; access to light and natural ventilation; street wall heights which enhance the public domain and street frontage setbacks to allow appropriate landscaping and wider footpaths in the highly pedestrianised public domain to create a comfortable human scale environment.

The Proposal is supported by more detailed planning controls in a draft amendment to Randwick DCP 2013. The draft DCP E8 UNSW West provides the framework for the changes to the site and underpins the alternative height controls with provisions to guide the bulk and scale of development and how the buildings interface with the street and areas of open space.

The draft E8 UNSW West DCP will be exhibited alongside the planning proposal.

2. Background

2.1. Planning context

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

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

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

- 76.1m (RL 103.600) 23 storeys Building A
- 66.45m(RL 93.950) 20 storeys Building B
- 24.7m (RL 52.200) 7 storeys Building C
- 12.9m (RL 40.400) 4 storeys Building D
- 12.9m (RL 40.400) 4 storeys Building E

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

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

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

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

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

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

- b) *endorse the preparation of site-specific envelope controls and provisions to amend Randwick DCP 2013 for the subject site as part of the Stage 2 DCP review;*
- c) *endorse the submission of the draft Planning Proposal to the Randwick Local Planning Panel (RLPP), in accordance with Ministerial Direction and report back on their advice;*
- d) *receive a report back on the draft Planning Proposal with supporting urban design technical studies for Council's consideration prior to submitting the proposal to the Department of Planning, Housing and Infrastructure, requesting gateway determination and public exhibition; and*
- e) *reaffirms the elected Council's aspiration for commercial student accommodation not being developed on this crown land block.*

The advice of the Randwick Local Planning Panel (RLPP) at their meeting on the 4 June 2024, is provided at **Attachment F**. A response by Council to this advice is provided at **Attachment G**.

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

This UNSW West Anzac Parade, Kensington Planning Proposal seeks to amend the Randwick LEP 2012 Height of Buildings (HOB) control beyond the current perimeter height control.

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

The site is zoned SP2 Educational Establishment.

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

The planning proposal is supported by more detailed planning controls in a draft amendment to Randwick Development Control Plan 2013 (draft DCP E8 UNSW West) (refer **Attachment E**).

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

2.2. The Site

2.2.1. Site identification

The site of the Planning Proposal comprises an open/at-grade car park; NIDA facilities; UNSW Regiment buildings and New College Postgraduate Village and is shown outlined in Figure 1.

The site details, including areas, are as follows:

- 215 Anzac Pde (Lot 11 DP 1062204) – 10,610m²
- 215A Anzac Pde (Lot 1 DP 1173179) – 2,615m²
- 215B Anzac Pde (Lot 2 DP 1173179) – 14,250m²

The site is Crown land, zoned SP2 Educational Establishment under RLEP 2012.

The site is located at the western edge of the UNSW Kensington Campus (refer to Figure 2). The key east-west axis known as University Mall (yellow dashed line) is illustrated in Figure 1. The pedestrian spine and vista continues from the main campus, west across Anzac Parade into the subject site.

The site has frontages to Anzac Parade and Day Avenue. There is low scale residential development to the west, southwest and south of the subject site. The site is located adjacent to the UNSW Anzac Parade Light Rail stop and to a bus stop on Anzac Parade that provides services to the Sydney CBD and south to Kingsford, Maroubra Junction and La Perouse.

The subject site is relatively flat with a high point noted at the northeast corner of 215B Anzac Parade, which gently slopes down 0.34m to the west, 0.38m to the south and 0.64m to the southwest. Significant vegetation includes a row of mature brush box trees along the west and south boundaries of the site (see Figure 1).

Figure 1: Aerial view of the site

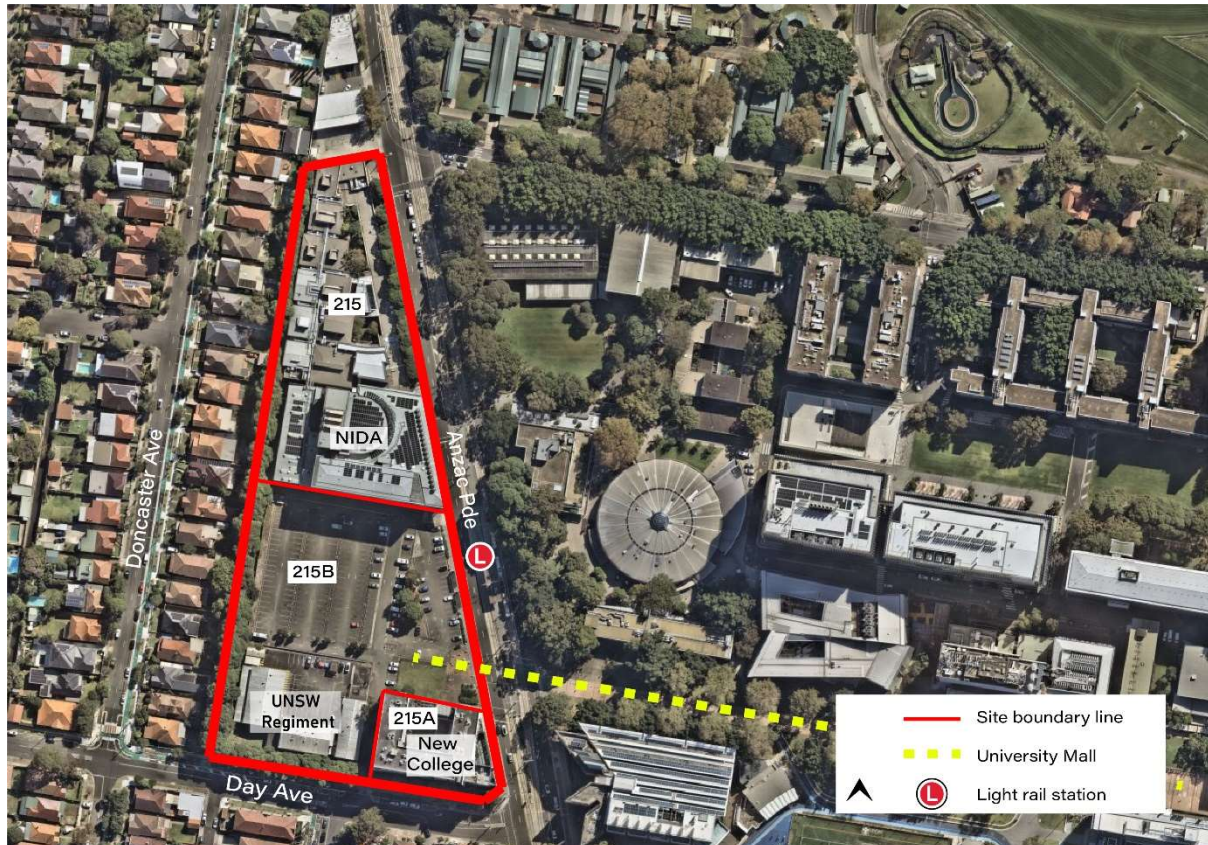
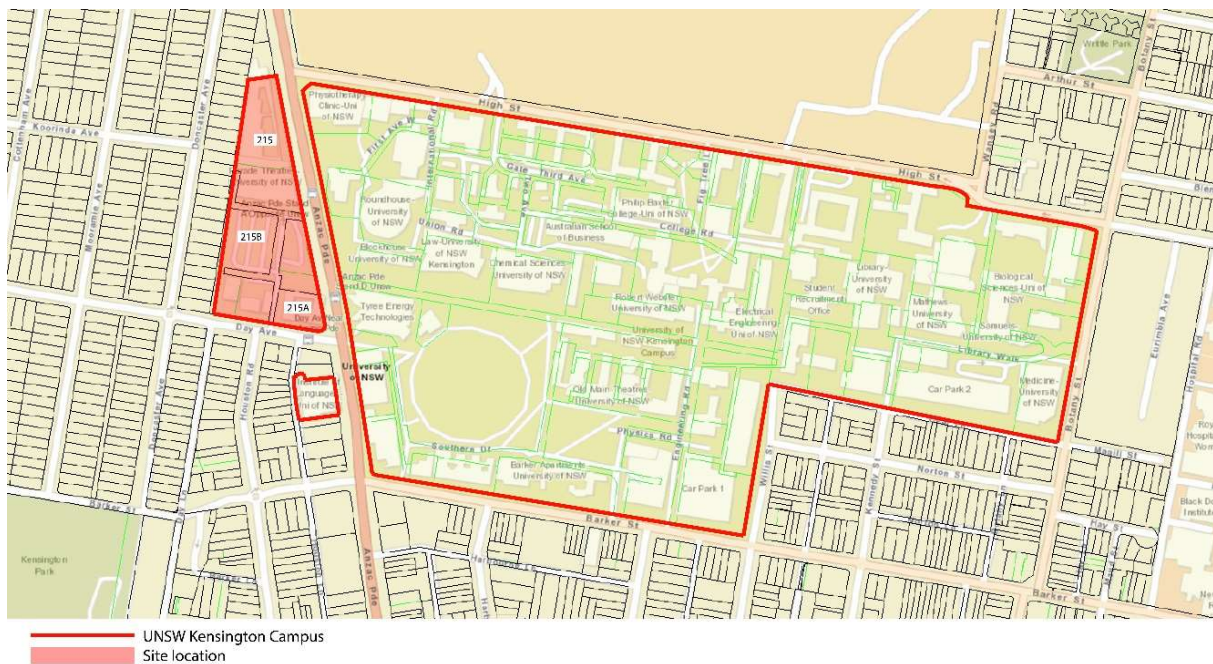


Figure 2: Site location (solid red) within the UNSW Kensington campus (red outline)



2.2.2. Metropolitan context

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

Figure 3: Site in urban context (yellow outline)



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

Figure 4: Randwick Education and Health Specialised Centre (the site shown shaded red).



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

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

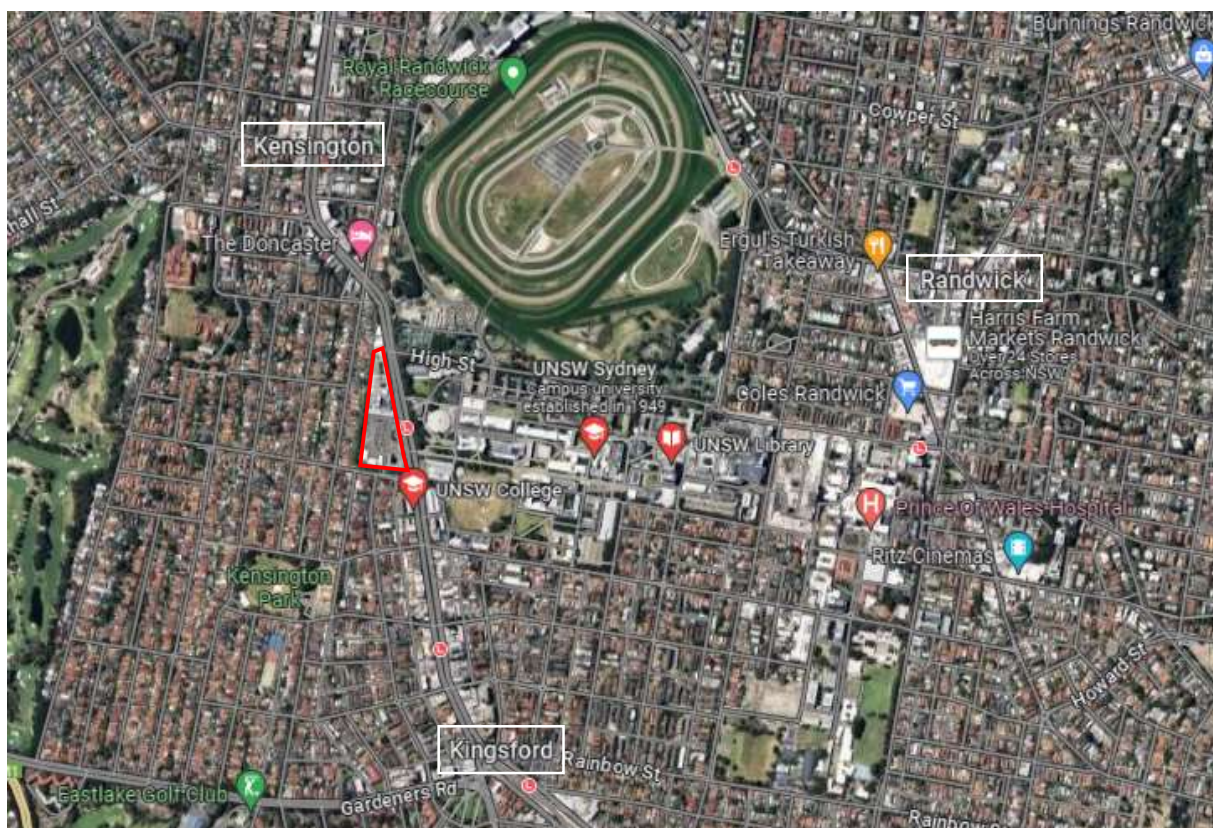
The Health and Education Precinct is supported by the Kensington, Kingsford, Randwick Junction Commercial Centres and by The Spot, which support the area's growth and liveability for workers, residents and students. As detailed in the District Plan, the area presents an opportunity to deliver significant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

2.2.3. Site context

The subject site is located approximately 800m south of Kensington Town Centre and approximately 600m north of Kingsford Town Centre within the Randwick City LGA.

The locality provides, students, workers and residents with a high level of accessibility, amenity and services due to the presence of Kensington, Kingsford and Randwick Junction town centres, including shopping centres and retail premises, public open spaces and recreational facilities. Figure 5 shows the location of the subject site relative to the Kingsford and Kensington Town Centres, Randwick Junction Town Centre, LR2 stations, and surrounding localities.

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



2.2.4. Existing development

The site contains the following development:

NIDA

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

Figure 6: NIDA (Source: Google Street View)



Figure 7: NIDA (Source: Google Street View)



Immediately east of the site is Anzac Parade, an arterial road with a dedicated bus stop bay on the west side and the UNSW Anzac Parade Light Rail stop in the middle of the road.

The main UNSW Kensington Campus containing the University Mall and buildings known as the Squarehouse, Roundhouse, Blockhouse and Tyree Building are immediately opposite and to the east of Anzac Parade. These buildings range in height from two to four storeys.

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



Figure 9: Tyree Building, a feature along Anzac Parade (Source: Google Street View)



New College and UNSW Regiment

The New College Postgraduate Village, a seven storey student accommodation building, is located in the south east corner of the site. The UNSW Regiment, comprised of three and two storey buildings is located in the south west corner of the site.

To the south of Day Avenue is medium density housing mainly comprised of two to three storey walk-up flats.

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



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



To the west of the site, along Doncaster Avenue, there are predominantly one storey detached residential dwellings, with their back gardens adjoining the site.

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



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



2.2.5. Accessibility

Overall, the site has a high level of accessibility. The site is within the suburb of Kensington which is well serviced by public transport (light rail and buses) and there is a high level of take-up of active transport.

Public transport network

UNSW Anzac Parade Light Rail station is located adjacent to the site. The station is serviced by the L3 Kingsford line which provides direct access to Kingsford, Circular Quay, and the Sydney CBD.

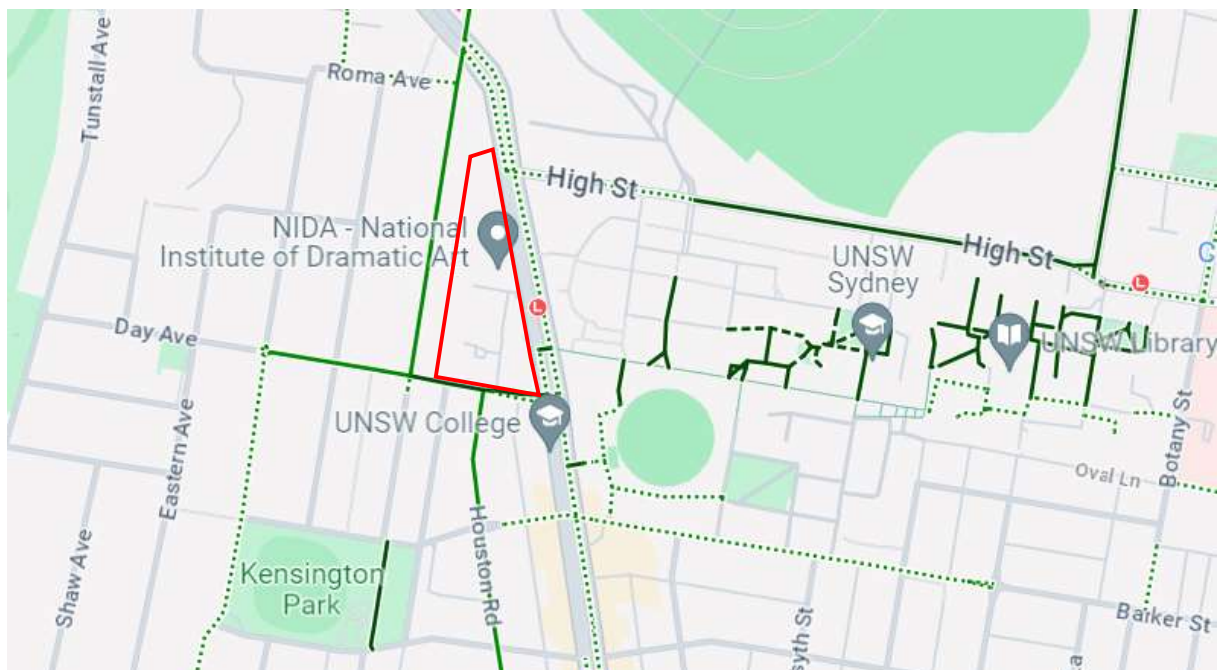
The site has at its east edge a bus stop lay by and shelters providing access to the following services:

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

Pedestrian and cycling network

Surrounding streets, including Day Avenue, Doncaster Avenue and Houston Road, have dedicated cycle lanes (see Figure 14). The site is well positioned within a connected cycle network, facilitating active transport to local centres and broader destinations. The surrounding streets of Anzac Parade, Day Avenue and Doncaster Avenue have footpaths and landscaping of mixed quality.

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



Vehicular access and parking

The site can be accessed from Day Avenue and Anzac Parade, and there is currently parking and service/delivery access provided.

Day Avenue provides permanent access for vehicles, while access from Anzac Parade is limited to service vehicles (trucks) with deliveries/pick-up from the NIDA Theatres/workshops (see Figure 15).

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



3. Existing planning controls

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

3.1. Randwick Local Environmental Plan 2012

The Randwick LEP 2012 is the principal environmental planning instrument applying to the site. The existing planning controls that apply to the site are summarised at Table 1.

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

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

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

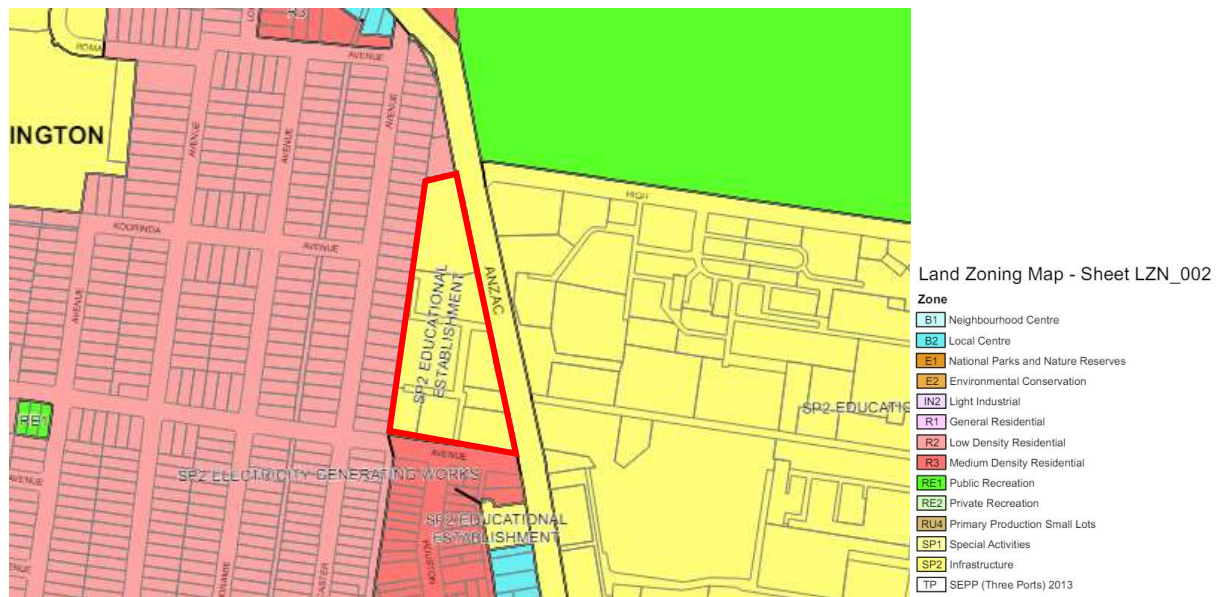


Figure 17: Extract from Randwick LEP 2012 Height of Buildings Map 002 (site edged in red)

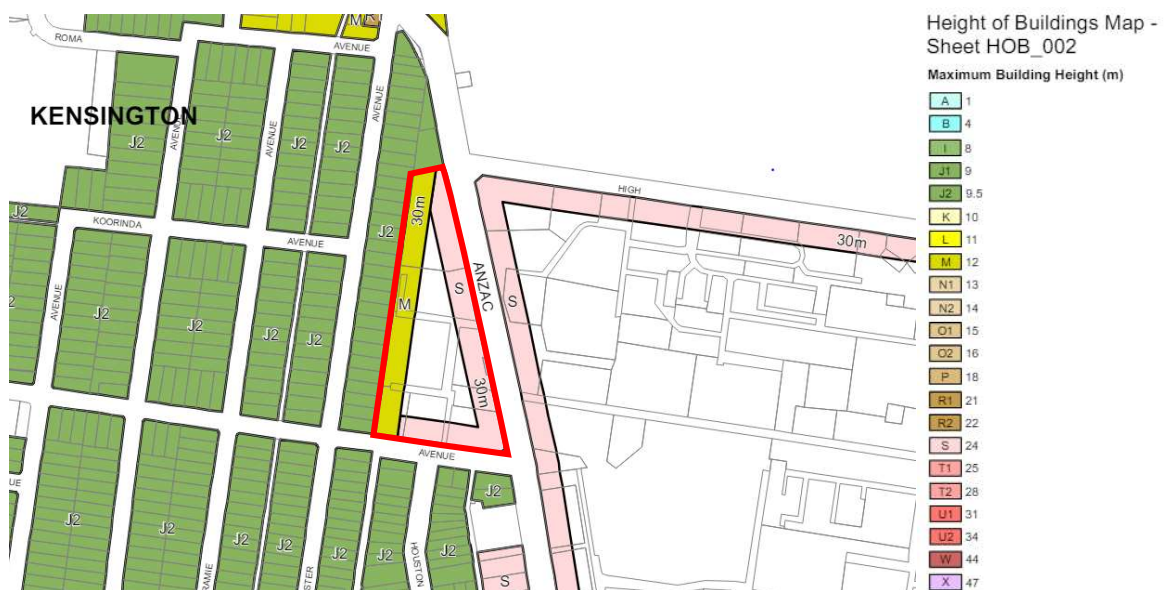


Figure 18: Extract from Randwick LEP 2012 Floor Space Ratio Map 002 (site edged in red)



3.2. Randwick Development Control Plan 2013

Section E2 - Randwick Education and Health Specialised Centre

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

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

- The completion of the University Mall promenade and visual axis
- The continuation of University Mall onto the west side of Anzac Parade to tie the east and west sides of campus together (see Figure 19)
- Creating a university 'primary hub' to the west of Anzac Parade in the form of a public 'outdoor room' with outwardly focused ground level activities, including a major new 'landscape space' with 'structural planting' reinforcing the University Mall spatial axis
- A slender tower building zone (up to 60m height) was envisaged on the main (east) campus in the centre of the block, under the DCP and Campus 2020 Master Plan, well setback from adjoining streets. However, no towers were envisaged on the subject site (west of Anzac Parade)
- Courtyard buildings on the subject site were envisaged (see Figures 20 and 21) to be a maximum of:
 - 12m in the 30m wide strip along the western boundary (equivalent to 3.5 residential storeys or 3 university storeys)
 - 14m in the northeast of the site (equivalent to 4 residential storeys or 3 university storeys)
 - 24m in the middle, and south of the site (equivalent to 7 residential storeys or 6 university storeys) (see Figure 20 and Figure 21)

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

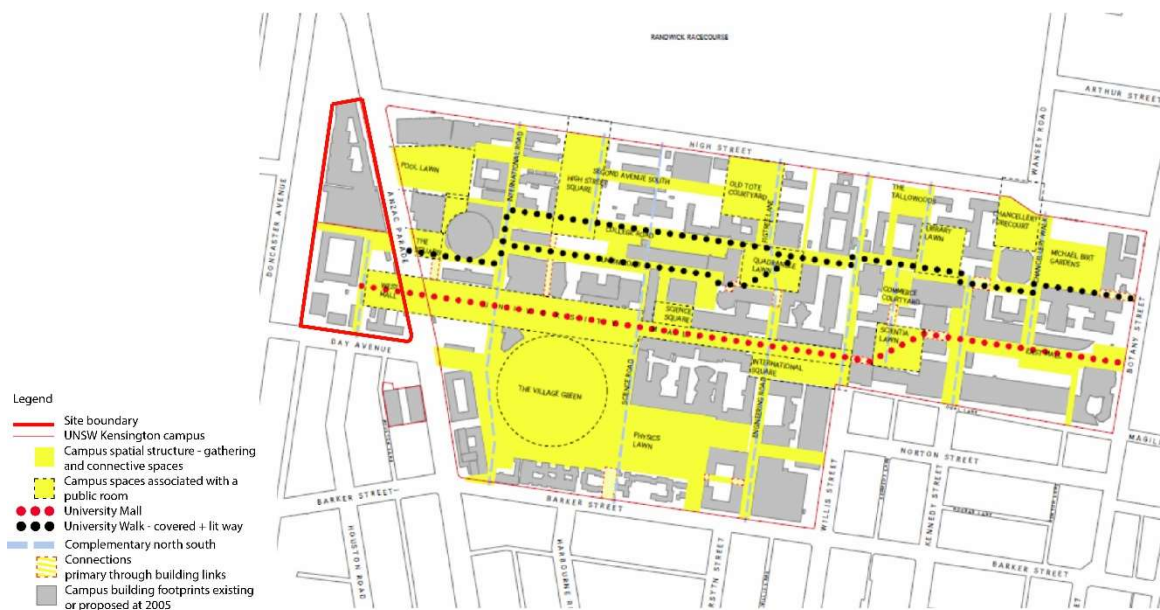
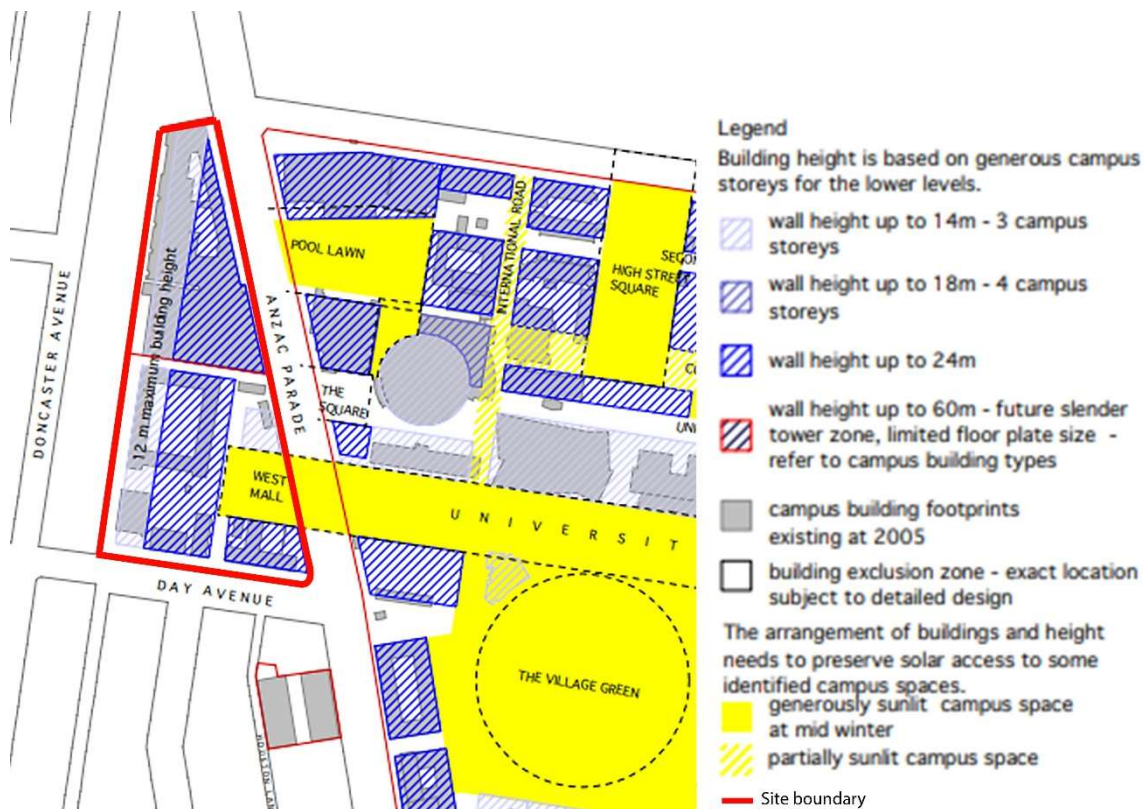


Figure 20: Building heights – site edged red (Source: Randwick DCP 2013)



SECTION 2-2 THROUGH ANZAC PARADE



4. Objectives and intended outcomes

4.1. Objectives

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

The Proposal sets out the proposed HOB changes to achieve appropriate future development on the site for tertiary education facilities and related uses, in accordance with the SP2 Infrastructure zoning, and ensure design excellence and appropriate bulk and scale outcomes.

The planning proposal process will enable broad community and stakeholder engagement and participation in the future development outcomes for this key site fronting Anzac Parade.

The objectives of this Proposal are to:

- Establish a clear vision for future development of the site that aligns with the strategic planning framework
- Provide certainty to both the UNSW and to the community, on the future redevelopment of the site
- Establish appropriate building heights across the site that are suitable to the site's context as a transitional location between institutional buildings and residential buildings
- Facilitate heights which are appropriate for future development fronting Anzac Parade in this location
- Ensure built form controls on the site respond to the bulk, scale and siting of neighbouring developments, introducing improved building separation to adjoining sites that respond to desired future character
- Protect defined areas of open space and public domain to ensure adequate street and laneway width is provided, setbacks to neighbouring properties, facilities and streetscapes are suitable, to provide privacy, access to light and natural ventilation, and to allow appropriate landscaping in the public domain
- Allow for development in line with built form outcomes envisaged in the UNSW 2020 Master Plan
- Ensure public/user amenity outcomes for the site by securing open space planned in the UNSW 2020 Campus Master Plan
- Create greater visual amenity in the public domain with a variety of building scales and forms
- Allow appropriate flexibility in building envelopes to allow meaningful design excellence processes
- Facilitate the delivery of appropriately located uses consistent with the sites SP2 Educational Establishment zone, that satisfies the university core function as a tertiary institution and meets the needs of both students, workers, visitors and residents, enabling day and night activity to enliven and complement the neighbourhood

4.2. Intended outcomes

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

- Ensure appropriate height transition across the site that responds appropriately to the context
- Create greater legibility of built form across the site
- Provide opportunities to introduce open space in line with UNSW Campus 2020 Master Plan as well as public domain upgrades to Anzac Parade

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

The urban design principles and design rationale informing the Proposal have been developed in-house through an urban design analysis, including the modelling of the built form outcomes sought. The modelling identified the optimal building siting, massing and height. The complete set of drawings and analysis are contained in the Urban Design Study at **Attachment D**.

5. Explanation of provisions

5.1. Proposed amendments to Randwick LEP 2012

The drafting instructions to amend Randwick LEP 2012 are provided below. A detailed justification for the proposed planning controls and further explanation of the intended outcome is provided at Part 6 – Justification of this planning proposal.

Drafting instructions

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

1. Amend the Height of Buildings Map Sheet 002, as indicated at Part 7 of this planning proposal, to apply new and amended maximum permissible building heights across the site.
2. Introduce a local provision to require development applications for the site to have regard to the proposed amendments to the maximum height limit as outlined in this Planning Proposal. An example of this requested local provision is provided as follows:

A development application for student accommodation lodged in May 2023 for the 215B Anzac Parade site remains undetermined at the date of lodgement of this draft planning proposal. Once the draft Planning Proposal is placed on public exhibition, the Sydney Eastern City Planning Panel (SECPP), as the consent authority will need to have regard to the draft planning controls prior to determining the application. The Planning Proposal will specify that a savings provision will not be included for this amendment, so that the draft provisions will apply at the time of determination of the application.

5.2. Site-specific DCP

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

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

6. Justification

6.1. Section A - Need for planning proposal

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

Yes. The Proposal is the result of an urban design study prepared in-house by Council and is the result of Council resolutions (refer **Attachment A** and **Attachment C**) seeking a review of current LEP & DCP controls to clarify the appropriate built form outcomes across the site to provide certainty and set the vision for future development of the site.

The Urban Design Study (refer **Attachment D**) provides a sound basis upon which to progress the Proposal.

Furthermore, the Proposal responds to a number of planning priorities within Council's Local Strategic Planning Statement (LSPS), which seeks improved built form outcomes that more appropriately respond to local character and development outcomes envisaged in the Randwick DCP, the UNSW 2020 Campus Master Plan (refer to section 3.2) and in the Kensington and Kingsford Town Centre Strategy (refer to section 6.1.1). The proposed built form outcomes provide a consistent height across the site, as well as a proposed transition to the existing low density residential development to the west and south.

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

At the time of preparing the Randwick LEP HOB Map in 2012, it was envisaged that larger buildings would be planned for in the main east part of the campus, located in the middle of the block, well setback from adjoining streets. This strategy, described in the Randwick DCP 2013 and the UNSW Campus 2020 Master Plan was intended to prevent large scale buildings that would be out of scale with the low scale adjoining streetscapes and to avoid significant overshadowing of residences and footpaths of the surrounding streets.

As evidenced by the recent development application lodged for 215B Anzac Parade, the effect of having no maximum LEP height control for the middle of the site, has been to expose the site to ad hoc development that does not align with the original vision for the site.

The planning proposal will establish appropriate building height in line with community and Council expectations that have been established through the UNSW Campus 2020 Master Plan and Randwick DCP controls.

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

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

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

The Strategy provides a clear delineation for each town centre (see Figure 22 and Figure 23) strictly applying only to E2 Commercial Centre zoned properties that have a business and

residential function. The Strategy sets clear boundaries and forecasts for growth, including statements of desired future character, and supporting heights and densities. The Strategy nominates three strategic node sites adjacent to light rail stops and on key intersecting crossroads that provide the level of access necessary to accommodate the increase in density.

Only the K2K node sites have been considered suitable for accommodating additional height and density and are required to satisfy a higher standard in sustainability, landscaping and design excellence, and the provision of public benefits through CIC contributions and Voluntary Planning Agreement (VPA). Furthermore, affordable housing contributions are applicable for all redevelopment in the town centres. The strategic node sites help to define the corners of key intersections along Anzac Parade, through taller landmark buildings transitioning to lower scale development and enable a concentration of street level activation, where more intensive business floor space and community spaces can be achieved.

Within the K2K urban design strategy, the approach for other sites within the town centres is for mid-rise uplift up to 9 storeys which is a suitable transition between the existing development of 6-7 storeys, the higher node sites and adjoining medium density areas of 3-4 storeys.

As demonstrated in Figure 22 and Figure 23, the subject site and wider UNSW campus lands were not part of the K2K Strategy, being outside the town centres. Importantly the subject site is integral and contiguous with the broader UNSW campus urban design approach. This should continue to be the case for all future development on the site. The Anzac Parade frontage of the UNSW Kensington campus was envisaged to be compatible with the scale and height of the NIDA building and other UNSW buildings in this location, rather than tower buildings.

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

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

Therefore, having regard to these matters, it cannot be argued that the subject site should be treated in the same way as a town centre node site, as the strategic direction for the site is envisaged as a university educational campus comprised of mid-rise buildings (generally not more than 6-7 storeys). Importantly the focus is on providing a high quality network of pedestrian scaled interstitial public realm, comprised of urban streets, laneways, malls, walkways, plazas and courtyards, and interspersed with urban parks, ovals, greens, avenue and buffer tree planting. The Urban Design Strategy for the site is further addressed below and contained in **Attachment D**).

Figure 22 (left): Kingsford Town Centre and strategic node sites

Figure 23 (right): Kensington Town Centre and strategic node sites



6.1.2. Urban design

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

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

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

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

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

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

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

Built form framework and heights

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

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

The existing Randwick LEP Height of Buildings (HOB) Map is illustrated in Figure 17. The proposed height controls (refer Figure 33) will establish certainty in the maximum built form outcome possible on the site, and dovetail with the scale envisaged in the UNSW Campus 2020 Master Plan, including the existing built form surrounding the site, and the transition in height along Anzac Parade which is the approach taken in the Kensington and Kingsford Town Centres Strategy.

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

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

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

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

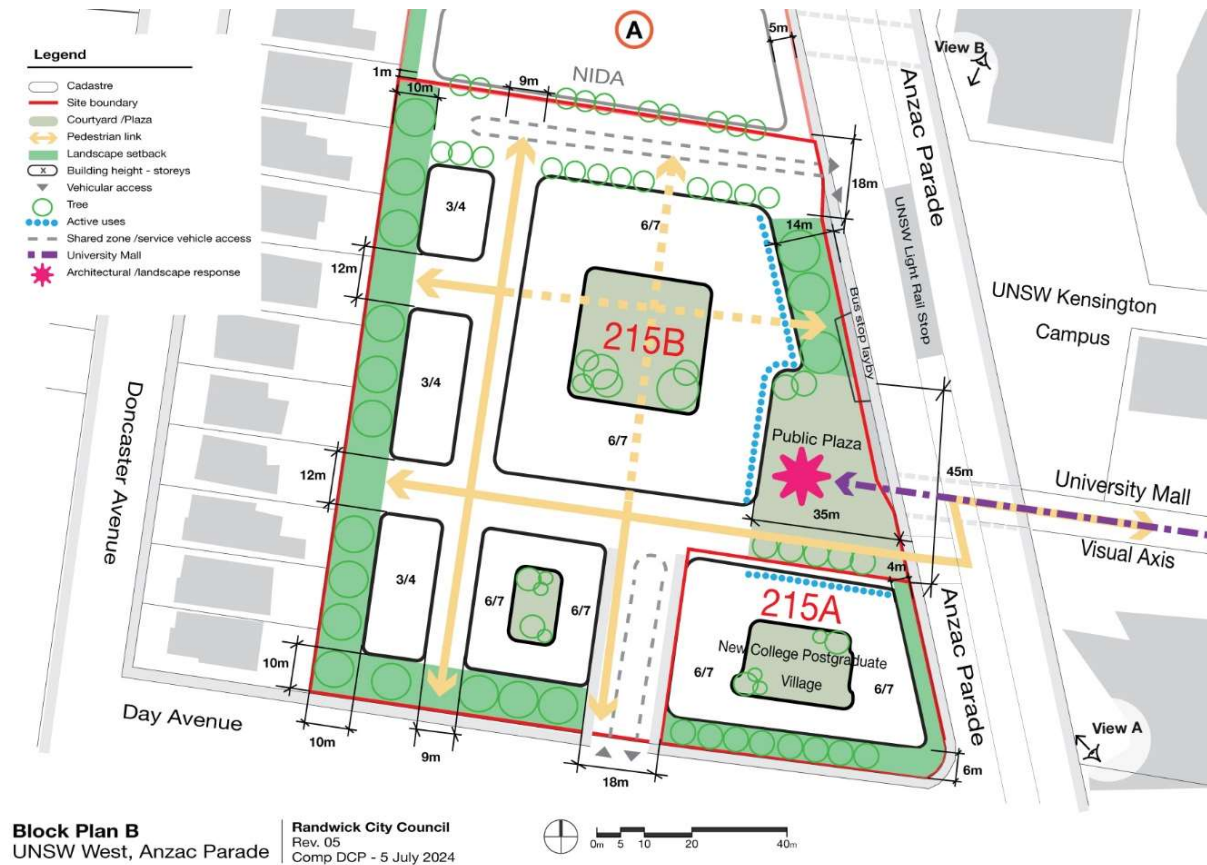


Figure 25: Indicative heights and built form massing – north (Source: RCC UDS)

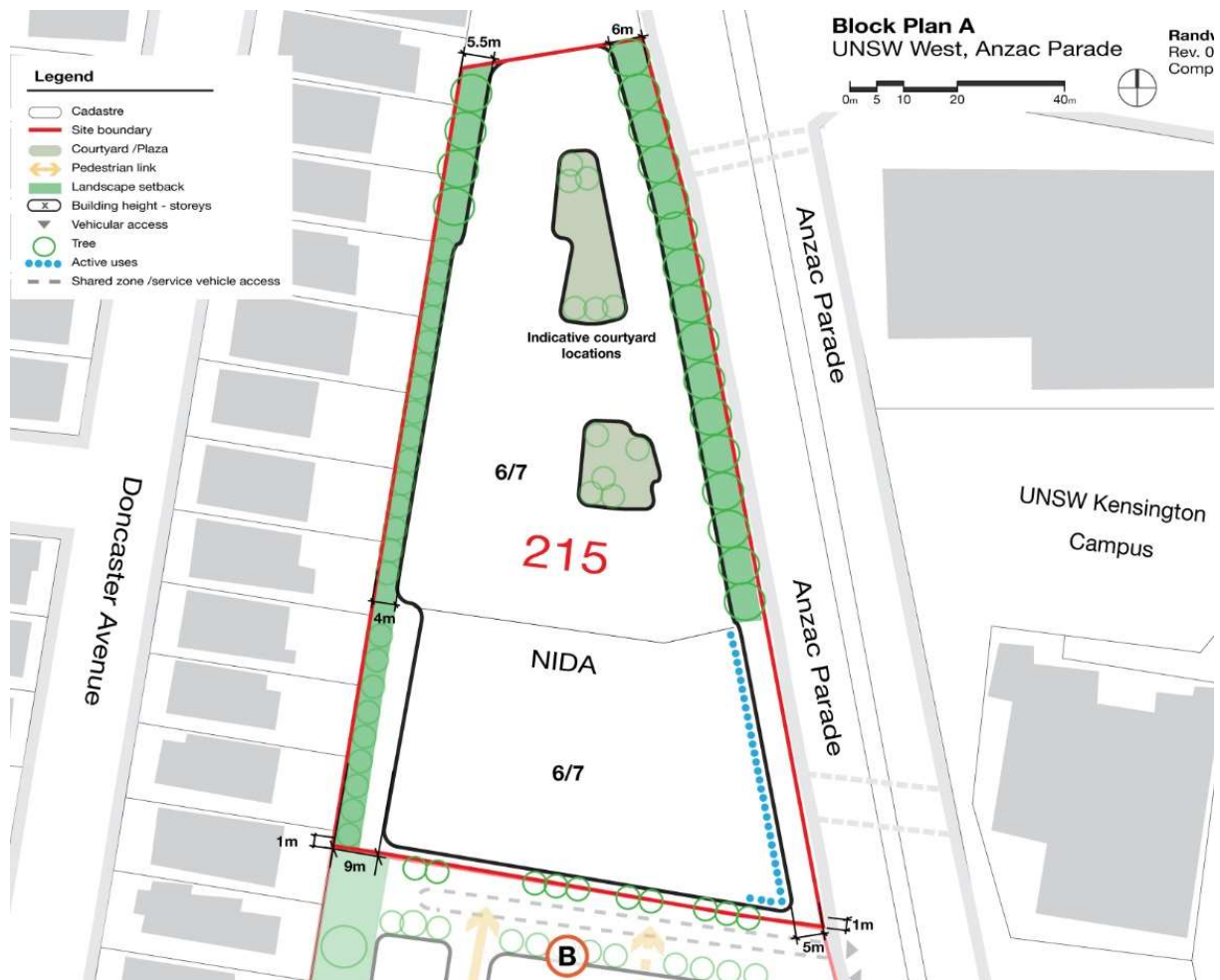


Figure 26: Indicative built form under proposed controls –view southwest (Source: RCC UDS)

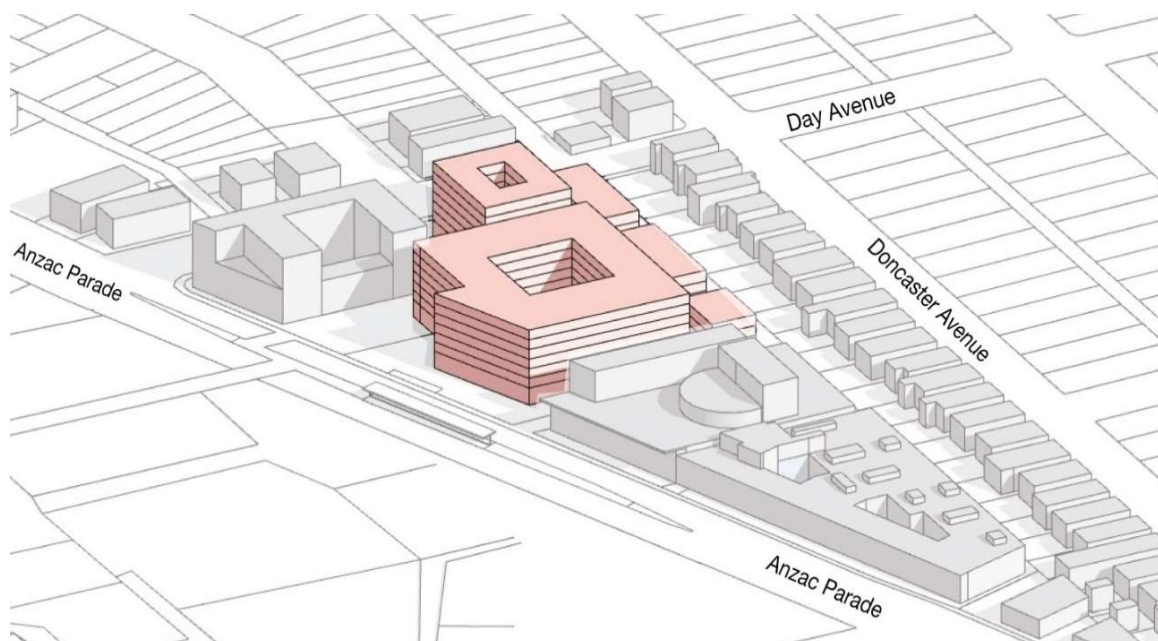
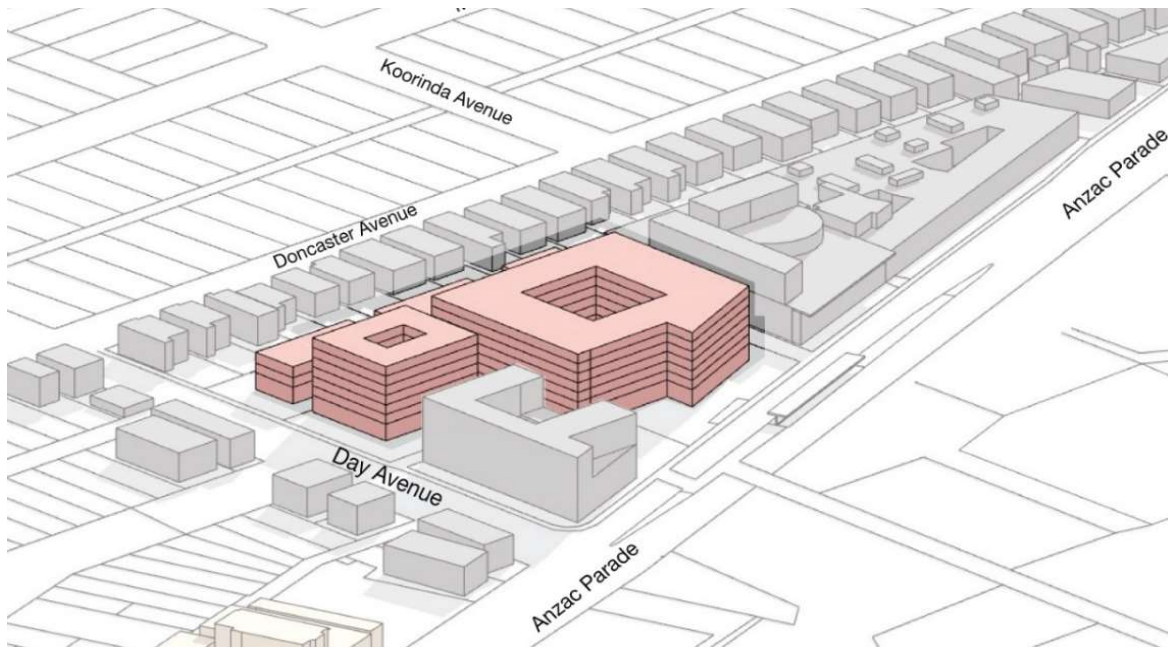


Figure 27: Indicative built form under proposed controls – view northwest (Source: RCC UDS)



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

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

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

Shadow study – proposed built form

Shadow studies have been prepared based on the shadow cast from the proposed maximum building envelopes, at winter solstice, hourly from sunrise to sunset (refer **Attachment D**). Figures 28, 29 and 30 illustrates the shadow cast at 11am, 12noon and 1pm at winter solstice, for the maximum building envelopes proposed in the Planning Proposal, compared with the DA/168/2023 scheme submitted on 11 May 2023.

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

Figure 28: DA and Planning Proposal comparison of shadows cast at winter solstice – 11am (Source: UNSW/RCC)

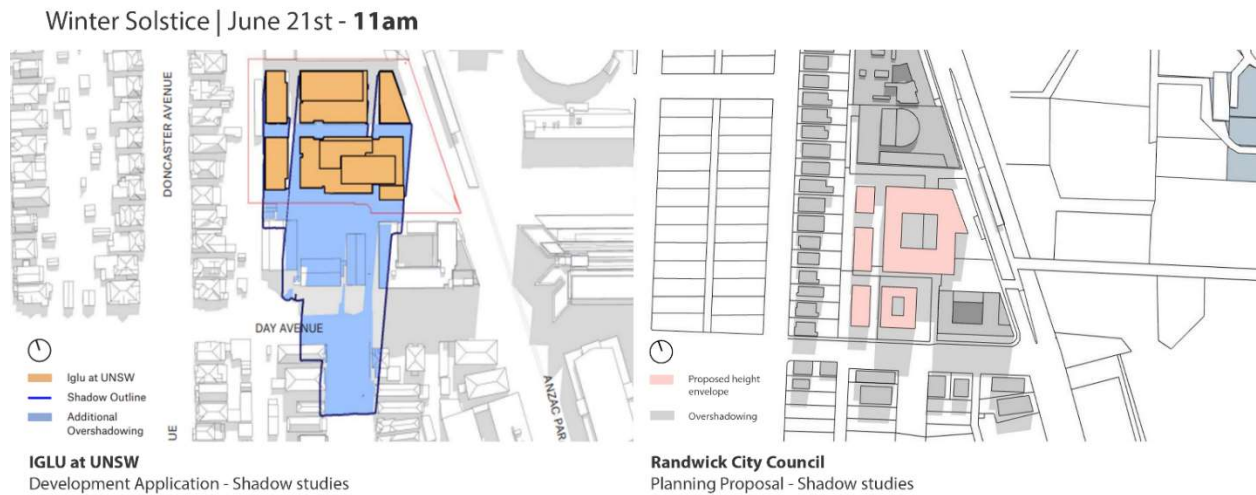


Figure 29: DA and Planning Proposal comparison of shadows cast at winter solstice – 12 noon (Source: UNSW/RCC)

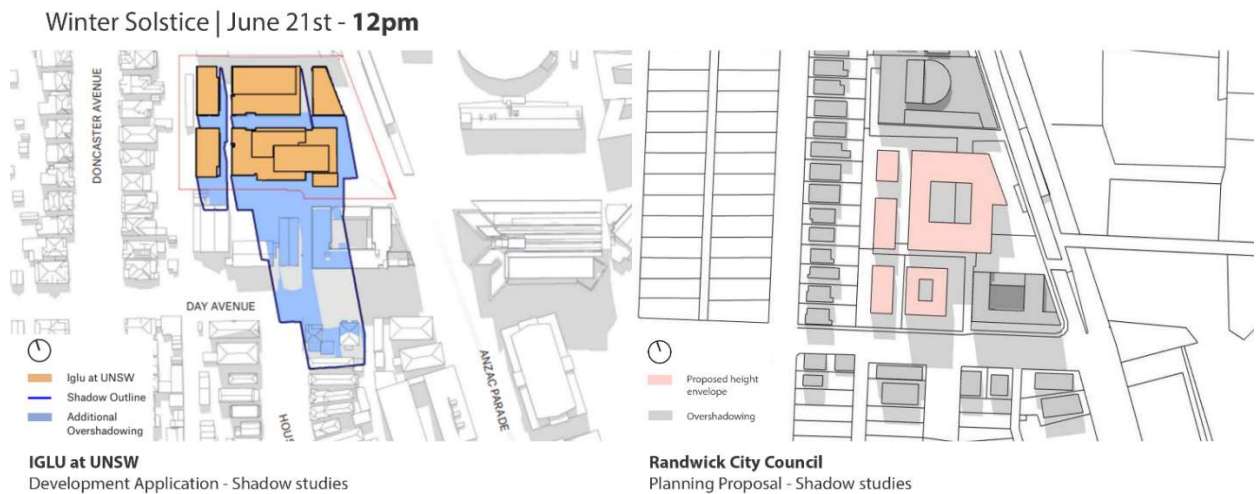


Figure 30: DA and Planning Proposal comparison of shadows cast at winter solstice – 1pm (Source: UNSW/RCC)



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

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

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

Overshadowing analysis of draft Planning Proposal

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

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

6.1.3. Open space and the public domain

A 1m HOB control is proposed across land earmarked as 'West Mall' in the UNSW Campus 2020 Master Plan (see Figures 31 and 32). This would protect this part of the site for a future public plaza, to ensure an appropriate urban spatial resolution of the visual axis of the University Mall that runs east-west through the main campus (east of Anzac Parade) and culminates in the site.

The proposed built form framework will provide the basis for the site specific DCP controls (refer **Attachment E**) and importantly protect areas set aside for new/upgraded public places consistent with the UNSW Campus 2020 Master Plan and Randwick DCP 2013 (Figure 31 and 32).

Figure 31: Building heights (Source: UNSW Campus 2020 Master Plan/ Randwick DCP 2013)

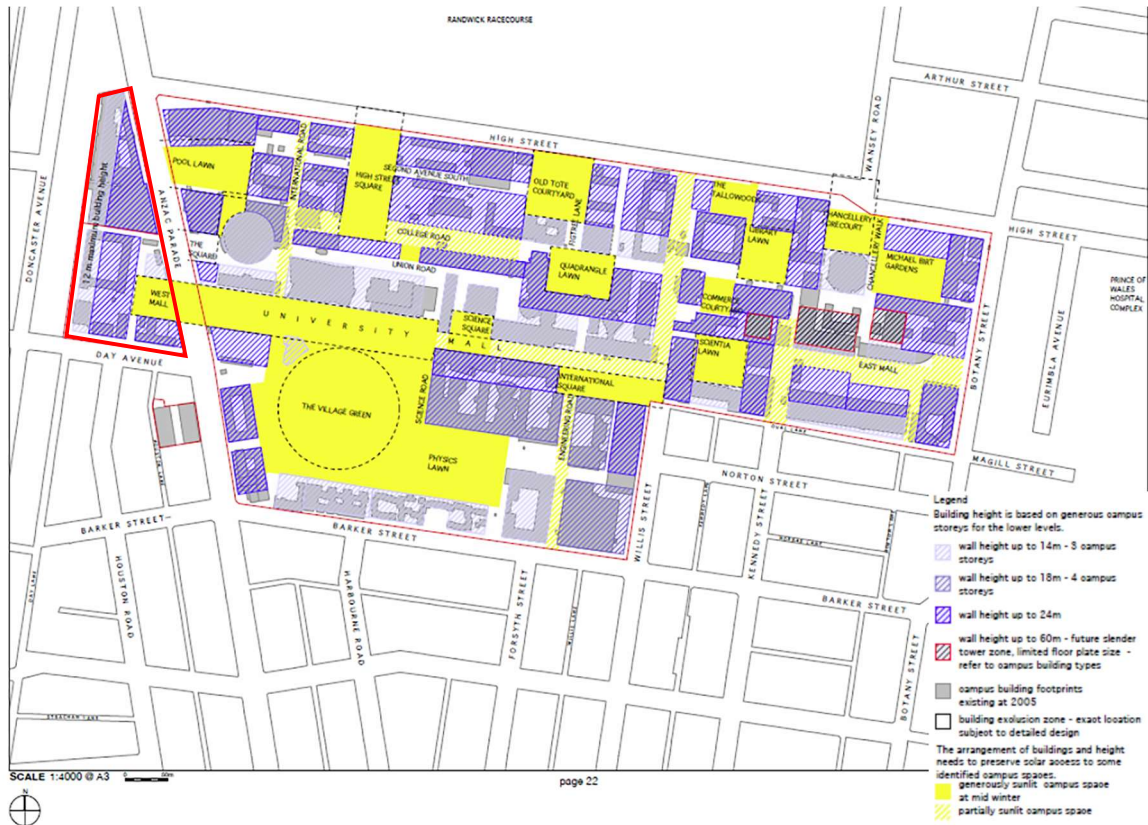
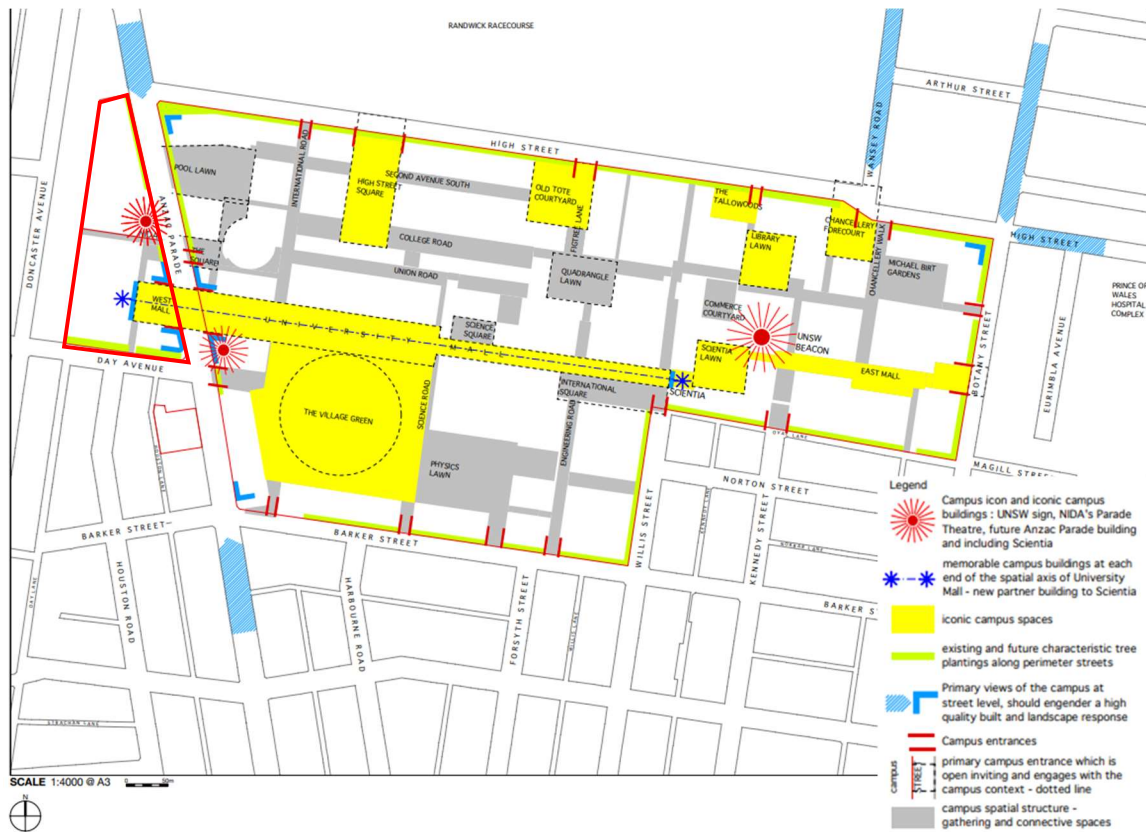


Figure 32: Existing and proposed open space shown yellow (Source: UNSW Campus 2020 Master Plan/ Randwick DCP 2013)



6.1.4. Draft DCP – E8 UNSW West

The LEP controls in this planning proposal are supported by draft DCP provisions (refer **Attachment E**). The draft DCP provides more detailed guidance for future development and will be placed on exhibition alongside the draft Planning Proposal.

The draft site specific DCP controls, include provisions relating to:

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

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

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

The proposed height controls for the site have been adopted through detailed analysis of the site's context, located at a more sensitive location on the western edge of the UNSW Campus. The draft Planning Proposal is the only means to establish height controls that will deliver built form that complements and is sympathetic to the surrounding built form.

Consequently, providing more surety around achieving the development capacity of this site, via an amendment to building heights in Randwick LEP 2012, will realise outcomes envisaged for the site in Council's DCP. At present, without building height controls across the entire site, ad hoc development schemes can be submitted presenting a lack of alignment between Randwick LEP 2012 and Randwick DCP 2013.

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

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

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

6.2. Section B - Relationship to strategic planning framework

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

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

Greater Sydney Regional Plan

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

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

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

Direction 1: A city supported by infrastructure

Objective 2: Infrastructure aligns with forecast growth

Objective 3: Infrastructure adapts to meet future needs

Objective 4: Infrastructure use is optimised

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

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

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

Whilst it is envisaged that public open space in the form of a plaza, widened footpaths, and through-site links is to be incorporated within the site as part of a future development, new development will place significantly greater demands on broader public infrastructure given the anticipated increase in student numbers, education and employment floor space. Council will need to make significant public improvements to areas surrounding the University, including town centres beyond the subject site, particularly in relation to promoting sustainable transport use such as walking and cycling, alternative approaches to parking management. Local infrastructure contributions will be applicable at the development application stage under the S.7.12 Randwick City Development Contributions Plan 2024. Contributions under this Plan are set at a maximum 1% of capital investment value. Council's s.7.12 Contributions Plan for the K2K corridor requires the payment of a maximum 2.5% of capital investment value, recognising increased density and the increased need to deliver public infrastructure to support the community. Council is unable to levy for additional infrastructure without changes to legislation and the approval of the Minister.

Direction 2: A collaborative city

Objective 5: Benefits of growth realised by collaboration of governments, community and business

The clarification of building height parameters for the site will establish expectations for future development outcomes. While providing a valuable asset to Randwick City in terms of jobs, study and broader economic development, growth of the University Campus is also expected to continue to place strong pressures on our City's local infrastructure and services including community facilities and local traffic/parking management. Council will continue to collaborate with UNSW and other precinct partners to improve liveability, prosperity and environmental outcomes for the Education and Health Strategic Centre.

Direction 3: A city for people

Objective 6: Services and infrastructure meet communities' changing needs

As mentioned above, development on the subject site and more broadly growth of the UNSW Campus will place additional pressure on Randwick City's local infrastructure and services including community facilities, multi purpose cultural spaces and recreation facilities.

Future development of the campus site will also require increased need to access safe and well designed walking and cycling paths and implementation of local area traffic and parking management schemes. An important component of the draft planning proposal is the provision of an area of open space in the form of a public plaza, this will assist in delivering increased amenity for future users of the site. Active street frontages will also serve to enliven the locality.

Introducing assurance around the appropriate development of the site, via an amendment to building heights in Randwick LEP 2012, will help to deliver educational infrastructure more closely aligned with the site's urban context.

Local infrastructure contributions will be applicable at the development application stage under the S.7.12 Randwick City Development Contributions Plan 2024. Contributions under this Plan are set at a maximum 1% of capital investment value. Council s.7.12 Contributions Plan for the K2K corridor requires the payment of a maximum 2.5% of capital investment value, recognising increased density and the increased need to deliver public infrastructure to support the community. Council is unable to levy for additional infrastructure without changes to legislation and the approval of the Minister.

Objective 7: Communities are healthy, resilient and socially connected

The subject site is strategically located within the Randwick Health and Education Precinct comprising world class health, medical, teaching and research facilities. The site has a high level of amenity being located within easy access to the Sydney CBD, natural assets, public transport infrastructure, walking and cycling network and a diverse population. Future development on the site will require additional and upgraded infrastructure to support a healthy and socially connected community.

Development on the site will also facilitate connectivity to the Kensington and Kingsford town centres and the retail, services and facilities they provide.

Direction 4: Housing the city

Objective 10: Greater housing supply

Objective 11: Housing is more diverse and affordable

This planning proposal facilitates the delivery of a range of uses made permissible by the SP2 Educational Establishment zone, including student housing accommodation to align with and support the University's core operation as a tertiary institution. The supporting Urban Design analysis for the site responds to the parameters of the Housing SEPP / ADG to ensure future dwellings are well designed to meet housing needs.

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

The proposed amendments to the maximum permissible building height, together with detailed controls for building setbacks and built form layout/circulation, will enhance the public domain by ensuring future development is of an appropriate scale. The height amendments align with the desired character and vision for this part of Anzac Pde while also enhancing the pedestrian environment with increased greenery and tree canopy. The proposed amendments will ensure a well-connected urban fabric that has human scale and attractive streetscapes.

Objective 13: Environmental heritage is identified, conserved and enhanced

The site is not a heritage item or within a heritage conservation area, however the site is located in proximity to several Local Heritage Items and conservation areas. The proposed amendments to the building height will ensure future development of the site, particularly bulk and scale, does not detract from surrounding heritage items and conservation areas.

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

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

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

Improved certainly in development outcomes will assist in establishing a polycentric city where services, workplaces and amenities are in convenient walking/cycling distance. Situated along a public transport corridor and in proximity to health, education, and commercial hubs, the site offers opportunities for strong economic growth. Encouraging development near transport stops, maximises the uptake of public transport services and fosters the creation of walkable cities.

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

The site is located in the west of the UNSW campus and is currently used as a car park for university staff and students, for the NIDA, UNSW regiment and the New College accommodation. UNSW has undertaken a wide range of development and refurbishment projects in recent years enhancing the precinct's international competitiveness. The proposal aligns with the strategy to strengthen innovation districts by encouraging the co-location of residential, research and education facilities.

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

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

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

Direction 9: An efficient city

Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

Objective 34: Energy and water flows are captured, used and re-used

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

This planning proposal supports future development on the UNSW west campus. The site's location provides opportunities for direct access to the South East Light Rail (LR2), as well as providing a new cycle and pedestrian network enabling development capacity with the promotion of sustainable travel.

The proposal will provide opportunities for future development to incorporate environmentally sustainable design initiatives to deliver positive environmental and social outcomes through design, delivery and operation of the buildings and public domain of the site.

Direction 10: A resilient city

Objective 37: Exposure to natural and urban hazards is reduced

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

Eastern City District Plan

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

Direction 1: A city supported by infrastructure

Priority E1: Planning for a city supported by infrastructure

The subject site has access to existing infrastructure. The site is near to Kensington and Kingsford Town Centres, being key renewal areas along Anzac Parade where growth is being supported by substantial investment in local infrastructure.

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

The site adjoins local bus routes and the UNSW Anzac Parade Light rail station.

Development on the subject site, and more broadly growth of the UNSW Campus, will place additional pressure on Randwick City's local infrastructure and services including community facilities, multi purpose cultural spaces and recreation facilities.

Future development of the campus site will also require increased need to access safe and well designed walking and cycling paths and implementation of local area traffic and parking management schemes.

Local infrastructure contributions will be applicable at the development application stage under the S.7.12 Randwick City Development Contributions Plan 2024. Contributions under this Plan are set at a maximum 1% of capital investment value. Council s.7.12 Contributions Plan for the K2K corridor requires the payment of a maximum 2.5% of capital investment value, recognising increased density and the increased need to deliver public infrastructure to support the community. Council is unable to levy for additional infrastructure without changes to legislation and the approval of the Minister.

Direction 2: A collaborative city

Priority E2: Working through collaboration

The site is located within an identified Collaboration Area, known as the Randwick Health and Education Precinct. Collaboration Areas are a place-based process formerly led by the Greater Sydney Commission to address complex issues that require cross-stakeholder solutions. This planning proposal aligns with Council and UNSW desire to deliver cohesive quality outcomes, connectivity with local town centres, a high level of amenity and to strengthen innovation and research opportunities. Growth within the precinct will be supported by the asset plans of relevant agencies and delivered through collaboration of key stakeholders.

Direction 3: A city for people

Priority E3: Providing services and social infrastructure to meet peoples' changing needs

Priority E4: Fostering healthy, creative culturally rich and socially connected communities

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

The proposed built form will deliver a safe and inclusive environment that supports activity in the public domain and within the site. The proposal will create high quality publicly accessible open space areas for students, workers, visitors, neighbouring sites and the general public.

The site is connected to open spaces, various services and community facilities in and around the UNSW Campus, as well as the suburbs of Kensington and Kingsford. The site is also within close proximity to the Sydney CBD and Kingsford Smith Airport.

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

It is considered that additional social infrastructure in the form of community spaces, cultural spaces and other multi-purpose spaces will be required as a result of development at the subject site. Future development applications on the site should be required to provide communal spaces to support student and employee interaction.

Direction 4 – Housing the city

Priority E5: Providing housing supply, choice and affordability with access to jobs, services and public transport

The proposal does not seek to amend the current zoning that supports the tertiary educational and supporting land uses.

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

The urban design reference scheme for the site shows built form outcomes with an ability to achieve educational facilities and Housing SEPP /ADG compliant student accommodation in a strategic location supported by public transport, with access to employment, services and facilities within the Kensington and Kingsford Town Centres.

Direction 5 – A city of great places

Priority E6: Creating and renewing great places and local centres, and respecting the District's Heritage

The proposal will facilitate the redevelopment of a well-positioned site within the UNSW Kensington campus, Randwick Health and Education Precinct, and near to the Kensington and Kingsford commercial centres.

This planning proposal will facilitate development that is responsive to the existing streetscape and improves the connectivity and amenity of the site. The planning proposal will produce built form outcomes of visually appropriate height that does not impact the solar access of surrounding residences. Furthermore, the proposal invites different building typologies that promote diversity in land uses whilst remaining sensitive to the unique character and qualities of the area and the density and built form outcomes envisaged in the UNSW Campus 2020 Master Plan and Randwick DCP.

Direction 6 – A well connected city

Priority E10: Delivering integrated land use and transport planning and a 30-minute city

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

Direction 8 – A city in its landscape

Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections

Priority E18: Delivering high quality open space

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

Direction 10 – A resilient city

Priority E20: Adapting to the impacts of urban and natural hazards and climate change

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

the detailed DA stage, to demonstrate the development will be resilient to the natural hazard.

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

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

Randwick City Council Local Strategic Planning Statement: Vision 2040

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

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

Table 2: Consistency with Randwick LSPS – Vision 2040

LSPS Priorities	Comment
Planning Priority 3: Encourage development that responds to the local character and desired future character of our neighbourhoods	<p>The proposed built form controls have been carefully developed taking into account the site and its relationship to adjoining built form and land uses, UNSW Campus 2020 Master Plan and articulation of heights proposed for Anzac Parade within the Randwick DCP.</p> <p>Accordingly, proposed heights and built form outcomes envisaged through supporting DCP controls will provide for a bulk and scale that is commensurate with community expectations and the UNSW Campus 2020 Master Plan.</p> <p>This approach ensures a consistent and holistic approach to development and growth of UNSW lands, particularly at its periphery where it interfaces sensitive low density residential uses.</p>
Planning Priority 7. Provide greater access and opportunities for walking and cycling	<p>The proposal will facilitate new development that has access to public transport and major employment hubs, encouraging the use of sustainable transport modes including walking and cycling.</p> <p>Site specific DCP controls will:</p> <ul style="list-style-type: none"> • Ensure that new developments incorporate laneways and shared zones that prioritise pedestrian access • Incorporate public domain and open space outcomes that align with key east-west pedestrian circulation through the UNSW campus • Apply reduced parking rates consistent with the ready access to public transport

LSPS Priorities	Comment
Planning Priority 8: Plan for strong connections for a 30 minute city	The planning proposal is consistent with this priority as it will ensure the coordination of development and growth around public transport to support the 30 minute city.
Planning Priority 9: Focus economic development, innovation and job creation in our strategic centres	<p>The planning proposal will continue to encourage economic development and job creation within the Randwick Health and Education Strategic Centre by:</p> <ul style="list-style-type: none"> • Providing greater levels of certainty in the realisation of development that can be used for a variety of educational uses associated with the UNSW • Including in the DCP active street frontage controls • Contributing towards the urban renewal of UNSW land by providing certainty in the planning controls • Overall revitalisation of UNSW land at an appropriate scale commensurate with the UNSW Campus 2020 Master Plan, including public realm improvements, street activation and the implementation of civic spaces.
Planning Priority 10: Support the long-term economic viability of our town and neighbourhood centres	The planning proposal will supports the long term economic viability of the Kensington and Kingsford Town Centres by enabling development for additional housing, education and employment floor space to meet the needs of existing and new residents and workers.
<p>Planning Priority 18: Reduce the consumption of energy and water</p> <p>Planning Priority 19: Manage our waste efficiently</p>	The planning proposal is consistent with these priorities as future development would need to demonstrate compliance with Council's sustainability benchmarks (including for energy, water and waste management).

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

None.

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

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

Table 3: Consistency with SEPPs

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Housing) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Industry and Employment) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Planning Systems) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Precincts—Central River City) 2021	Not applicable
SEPP (Precincts—Eastern Harbour City) 2021	Not applicable
SEPP (Precincts—Regional) 2021	Not applicable
SEPP (Precincts—Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Resources and Energy) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Sustainable Buildings) 2022	Consistent. This planning proposal will not contradict or hinder application of this SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent. This planning proposal will not contradict or hinder application of this SEPP.

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

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

Table 4: Consistency with Section 9.1 Ministerial Directions

Ministerial Direction	Comment
Focus area 1. Planning Systems	
1.1 Implementation of Regional Plans	Consistent. This planning proposal supports the Region Plan, as discussed in detail under Question 3 (above).
1.2 Development of Aboriginal Land Council land	Not applicable.
1.3 Approval and Referral Requirements	Consistent. This planning proposal ensures the efficient and appropriate assessment of developments through LEP provisions. This planning proposal does not include concurrence, consultation or referral provisions or identify any developments as designated development.
1.4 Site Specific Provisions	Not applicable.
1.4A Exclusion of Development Standards from Variation	Not applicable.
Focus area 1: Planning Systems – Place based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
1.11 Implementation of Bayside West Precincts 2036 Plan	Not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.14 Implementation of Greater Macarthur 2040	Not applicable.

Ministerial Direction	Comment
1.15 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.
1.16 North West Rail Link Corridor Strategy	Not applicable.
1.17 Implementation of the Bays West Place Strategy	Not applicable.
Focus area 2: Design and Place	
This focus area was blank when the Directions were made	
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Not applicable.
3.2 Heritage Conservation	Not applicable.
3.3 Sydney Drinking Water Catchments	Not applicable.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 Recreation Vehicle Areas	Not applicable.
3.6 Strategic Conservation Planning	Not applicable.
3.7 Public Bushland	Not applicable.
3.8 Willandra Lakes Region	Not applicable.
Focus area 4: Resilience and Hazards	
4.1 Flooding	<p>Consistent.</p> <p>This planning proposal clarifies the maximum building height control for the site.</p> <p>The site is zoned SP2 Educational Establishment, which allows for a range of infrastructure and site-related land uses. No changes are proposed to the land use permissibility for the site.</p> <p>This planning proposal does not create an intensification of development on the land via the introduction of an FSR standard. The current development potential of the land has been established under the existing Randwick DCP 2013.</p> <p>This planning proposal makes no amendments to the flood planning clause in the LEP. Future</p>

Ministerial Direction	Comment
	development applications will continue to be required to address flooding risks.
4.2 Coastal Management	Not applicable
4.3 Planning for Bushfire Protection	Not applicable
4.4 Remediation of Contaminated Land	<p>Consistent.</p> <p>This planning proposal amends the maximum building height control for the site and does not change the permissible land uses.</p> <p>The site is zoned SP2 Educational Establishment, which allows for a range of infrastructure and education-related land uses.</p> <p>The assessment of potential contamination on the site, including the remediation and management of any contamination, will be addressed at a detailed DA stage.</p>
4.5 Acid Sulfate Soils	Not applicable. The site is not identified as containing Acid Sulfate Soils.
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Consistent.</p> <p>The proposal facilitates SP2 Infrastructure development in a location that is served by public transport, cycling and pedestrian infrastructure.</p> <p>Given the highly accessible location of the site, reduced parking rates are proposed under the DCP to be assessed as part of a future DA.</p>
5.3 Development Near Regulated Airports and Defence Airfields	<p>Consistent.</p> <p>Under the Randwick LEP 2012 taller buildings on the main campus to the east of the site can be constructed up to aviation limits (PANS-OPS), while lower height restrictions are enforced at the campus perimeters to facilitate suitable transitions in scale.</p> <p>The proposed maximum 7-storey building height for the site would not impact Sydney Airport height limits (PANS-OPS).</p>
5.4 Shooting Ranges	Not applicable.
Focus area 6: Housing	
6.1 Residential Zones	Not applicable.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.

Ministerial Direction	Comment
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Focus area 7: Industry and Employment

7.1 Business and Industrial Zones	Not applicable. The site is not within a business or industrial zone.
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.

Focus area 8: Resources and Energy

8.1 Mining, Petroleum Production and Extractive Industries	Not applicable.
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Focus area 9: Primary Production

9.1 Rural Zones	Not applicable.
9.2 Rural Lands	Not applicable.
9.3 Oyster Aquaculture	Not applicable.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.

6.3. Section C - Environmental, social and economic impact

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

The site is part of an urban environment and does not contain habitat for threatened species, populations, or ecological communities. The existing tree planting along the west site boundary, along Day Avenue and Anzac Parade frontages are protected and not impacted by the proposed changes.

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

A detailed discussion of the environmental effects of this planning proposal is provided in Section 5 of this planning proposal. Relevant management and mitigation measures are identified where appropriate in Randwick DCP 2013, and the proposed redevelopment of the site will be subject to further assessment at the detailed DA stage.

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

The planning proposal does not seek to change the zoning of the site, nor does it seek to impose density outcomes through an FSR standard. The proposed amendments to building height creates certainty in the planning controls and built form outcomes required across the

site, which will promote the delivery of education-related uses and public domain in line with the core function of the university as a tertiary institution.

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

The site includes NIDA to the north and the New College Postgraduate Village to the south. The proposal will ensure that future development is undertaken in a considered and orderly manner, having regard to existing facilities and accommodation, providing a built form that is well articulated and responsive to surrounding development in terms of height and scale. The built form outcome will have positive social and economic benefits for the site and the surrounding area.

6.4. Section D - Infrastructure

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

The site is within an urban area which is well serviced by infrastructure, utilities, public transport and a variety of other services and recreational facilities.

Local infrastructure contributions will be applicable at the development application stage under the S.7.12 Randwick City Development Contributions Plan 2024. Contributions under this Plan are set at a maximum 1% of capital investment value. Council s.7.12 Contributions Plan for the K2K corridor requires the payment of a maximum 2.5% of capital Investment value, recognising increased density and the increased need to deliver public infrastructure to support the community.

Development on the subject site, and more broadly continued growth of the UNSW Campus, will place additional pressure on Randwick City's local infrastructure and services including community facilities, multi purpose cultural spaces and recreation facilities.

Future development of the campus site will also require increased need to access safe and well designed walking and cycling paths and implementation of local area traffic and parking management schemes.

6.5. Section E - State and Commonwealth interests

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

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

7. Mapping

This planning proposal is to amend the Height of Buildings (HOB) Map Sheet 002 – extract as shown below in Figure 33.

Figure 33: Proposed height control map (site outlined in red)



8. Community consultation

Public consultation will align with both the Gateway determination and Randwick City Council's Community Engagement Strategy. The process is expected to include notification through Randwick City Council's online engagement portal, *Your Say Randwick*, as well as informing the UNSW, the surrounding residences and businesses, and conducting public exhibition of documents and drop-in sessions.

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

Review of submissions, consideration of the issues raised, and the preparation of Council's response will be documented and reported back to Council.

9. Project timeline

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

Table 5: Project timeline

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

A. Ordinary Council Meeting 28 November 2023 – For Action

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

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

D. Urban Design Study – UNSW West

E. Draft E8 UNSW West DCP

F. Randwick Local Planning Panel Meeting 4 June 2024 – GR1/24 – For Action

G. Ordinary Council Meeting 25 June 2024 – For Action

