

4.2 Anzac Corridor Characterisation

Five typical conditions have been identified as a way to structure the corridor:

Gateway

- Highly visible sites along the corridor which mark the entry into a centre or the gateway point along the corridor;
- Adjacent to major open space;
- Adjacent to a light rail stop.

Heart/Marker

- Strategic sites within the heart of the Village (local centre);
- Adjacent to a light rail stop;
- On a major cross-road allowing for east-west connections.

Village (Local Centre)

- Sites located within the centre of the village (local centre);
- Adjacent to a light rail stop;
- Higher density to correspond mixed use amenity of the centre.

Mid Corridor









- Sites located between Villages (local centres);
- Lower height and density between the local centres.

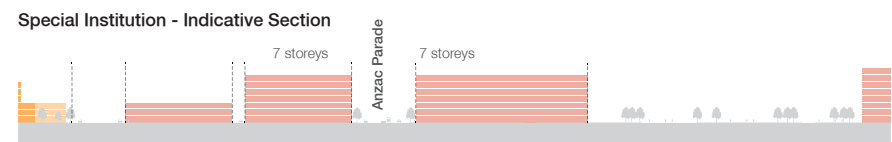
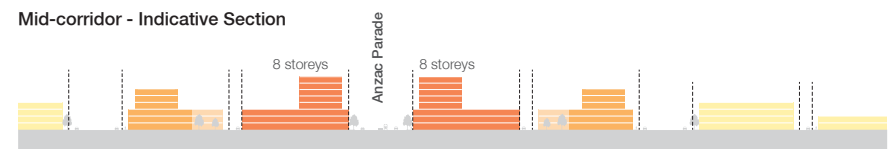
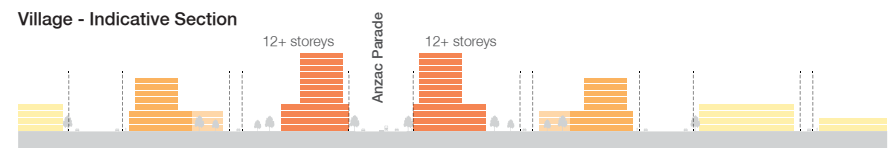
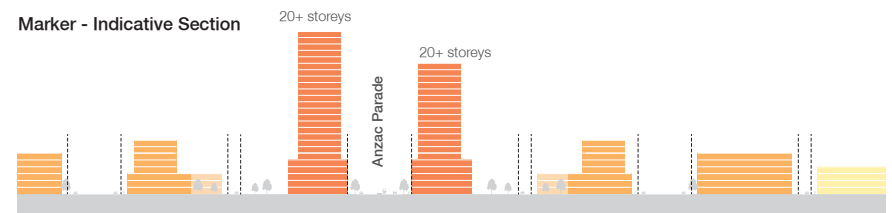
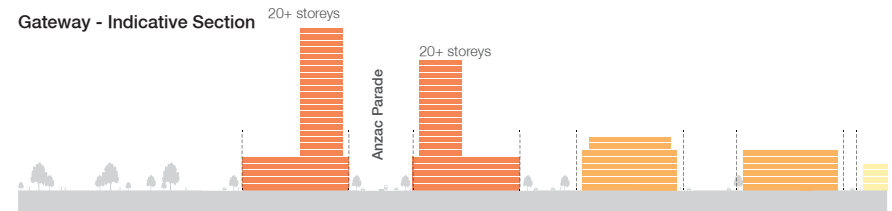
Special Destination

- Sites located adjacent to institutions and other specific land uses (e.g. Royal Randwick, UNSW, Centennial Park);
- Height as appropriate.






The following page identifies the proposed light rail stops within these precincts and the UAP guiding principles.

Legend

-  Centre/Proposed light rail stop
-  Corridor
-  East west Connections
-  High Density
-  Medium Density
-  Low Density
-  Open Space
-  Institutions/special uses



4.3 Anzac Corridor Characterisation - The Light Rail Stops

	Carlton Street	Todman Avenue	UNSW Parade	Strachan Street	Kingsford Terminal
					
	The Gateway (northern)	The Heart	The Destination	The Centre	The Gateway (southern)
Existing Character	<i>Combination of medium to high density mixed-use and residential developments, featuring ground floor retail uses. Larger developments on consolidated blocks</i>	<i>Varied land uses and built forms, including low-density retail and commercial, adjacent to low and medium density residential, and higher density infill residential</i>	<i>Collection of institutional buildings that range in architectural styles, scales and setbacks from the street. Concentrated pedestrian flows during the academic term</i>	<i>The primary retail, food and beverage precinct along the Anzac Parade corridor, supporting the nearby university and associated student housing</i>	<i>Busy and over-scaled traffic intersection with poor pedestrian connectivity and amenity. Development along its edges fail to capture the opportunities for density, expression and legibility</i>
Draft UAP Character	Northern extent of the Kensington Village, featuring medium-rise blocks that align with the street edge, ground floor retail and pocket parks	Southern extent and heart of the Kensington Village, featuring a cluster of taller buildings with ground floor retail at the junction with Todman Avenue & Anzac Parade	Reinforce the existing character and supporting the in and out flow of students at the campus's Anzac Parade entrance	Activity and retail functions focused along the Anzac Parade corridor, with the cross streets providing relief through the insertion of small urban plazas and outdoor seating	High-density and tall development holding the available corners and reinforcing the Gardeners Road and Anzac Parade corridors
Desired Future Character	Northern Gateway to the Anzac Parade corridor and the threshold between the high-density of Todman Avenue and the green landscapes of Moore Park	The Heart of Kensington and the Anzac Parade corridor. Serving as the gateway from the west and a focus for retail, services and entertainment in support of the University and Racecourse	A world-class forecourt to a world-class educational institution, with the energy and activity of the university spilling out in to the Anzac Parade corridor	Reinforce the existing focus on food and beverage, service and local retail activity through the focused high-density development of the few available sites, improving connectivity to nearby neighbourhoods	The future gateway from the south, west and east, and the current termination point for the light-rail. Concentrated modal shift (pedestrians, cycle, buses, light rail and vehicles) are managed within an active and contained public realm

4.4 Gateway - Principles

The strategy for this precinct is to respond to a highly visible, active and connected nature of the area located. The site is located at the 'nine-ways' currently connecting Kingsford to nine different locations, and is located at a pivotal point along Anzac Parade. The light rail terminal at Kingsford will increase this connectivity further. This includes:

- Appropriate height to respond to the high visibility, activity and connectivity of the site; and
- Public space which connects the site with the proposed light rail stop. :
- Perimeter edge blocks along Anzac Parade forming well-defined and clear street wall with maximised active frontages;
- Tower elements of varying heights to the 4 corners of the junction to mark the junction and key east-west connection;
- Public open space to the forecourt of the building;
- North facing public plaza to connect with the Kingsford Light Rail terminus;
- Tower orientation provides strong visual marker and reduces solar impacts to the park.



4.5 Marker/Heart

This area has an established grid of streets which forms the urban structure. The strategy for this precinct draws ideas from the 19th century planning thinking for Kensington, which turned to Kensington, London as a model and principles of the 'ideal block'. The strategy includes:

- Increase density through marker buildings, which address a wide boulevard (Anzac Parade); and
- Re-establish the block structure which allows for a clear hierarchy of streets in the form of streets and lanes which provide activity and access, with contiguous areas of landscape forming private open space to the centre of the block.

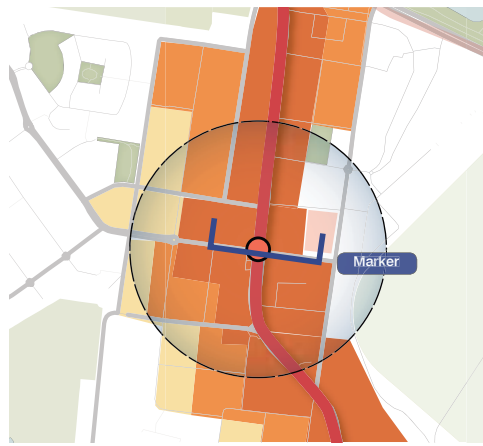
The key principles in response to this are:

1. Perimeter edge blocks along Anzac Parade forming well-defined and clear street wall;
2. Tower elements of varying heights to the 4 corners of the junction to provide legibility and focused activity at key east-west junction;
3. Private open space to the rear of the block.
4. Potential laneway connections to the rear for access



Legend

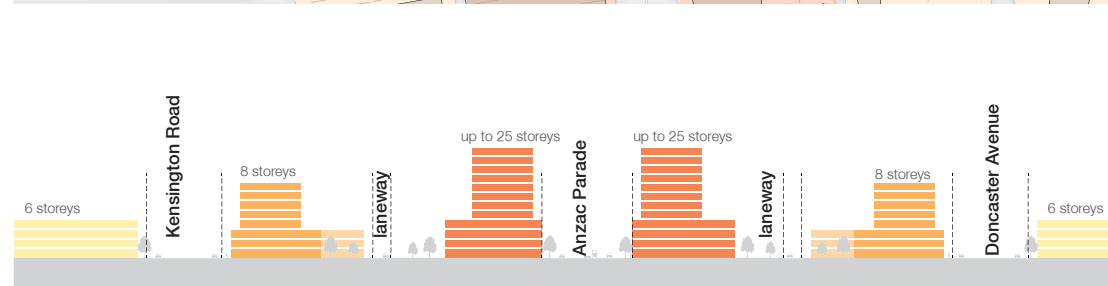
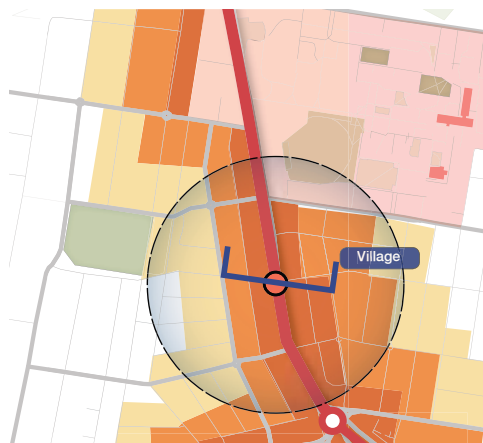
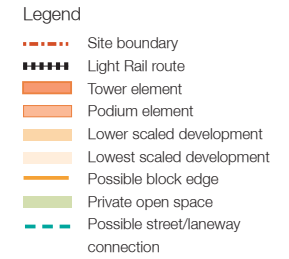
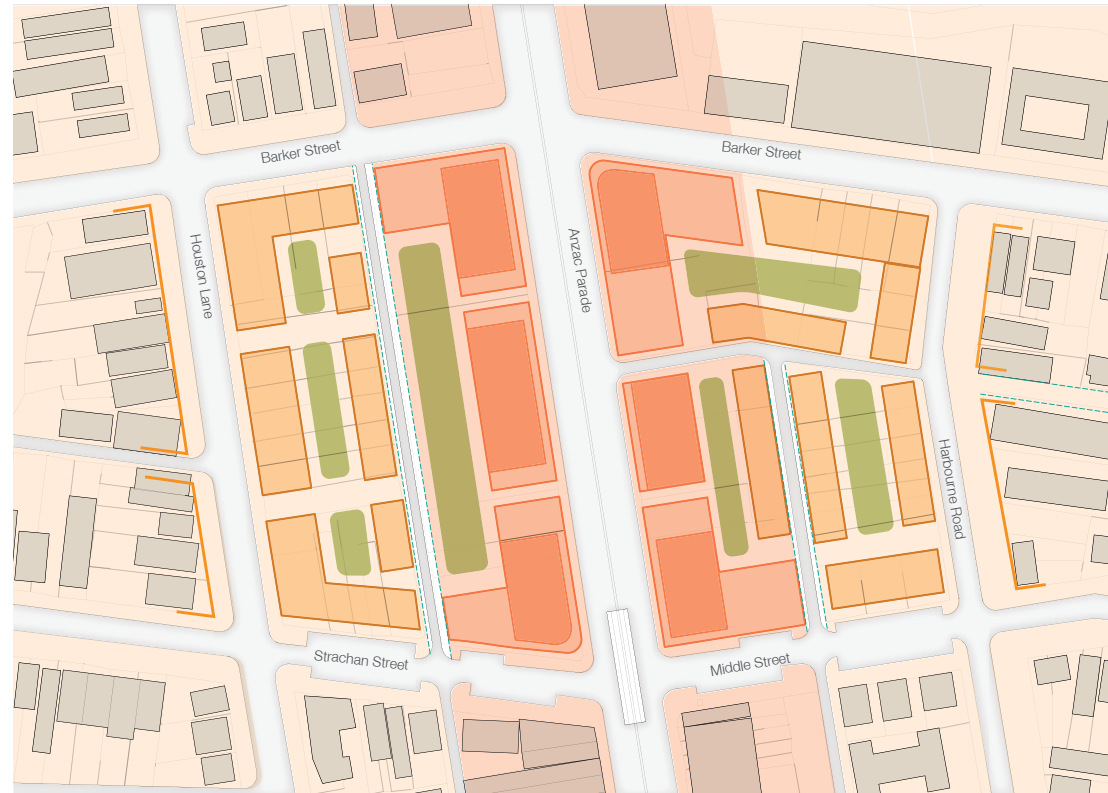
- - - - Site boundary
- Light Rail route
- Tower element
- Podium element
- Lower scaled development
- Lowest scaled development
- Possible block edge
- Private open space
- - - Possible street/laneway connection



4.6 Village (Local Centre)

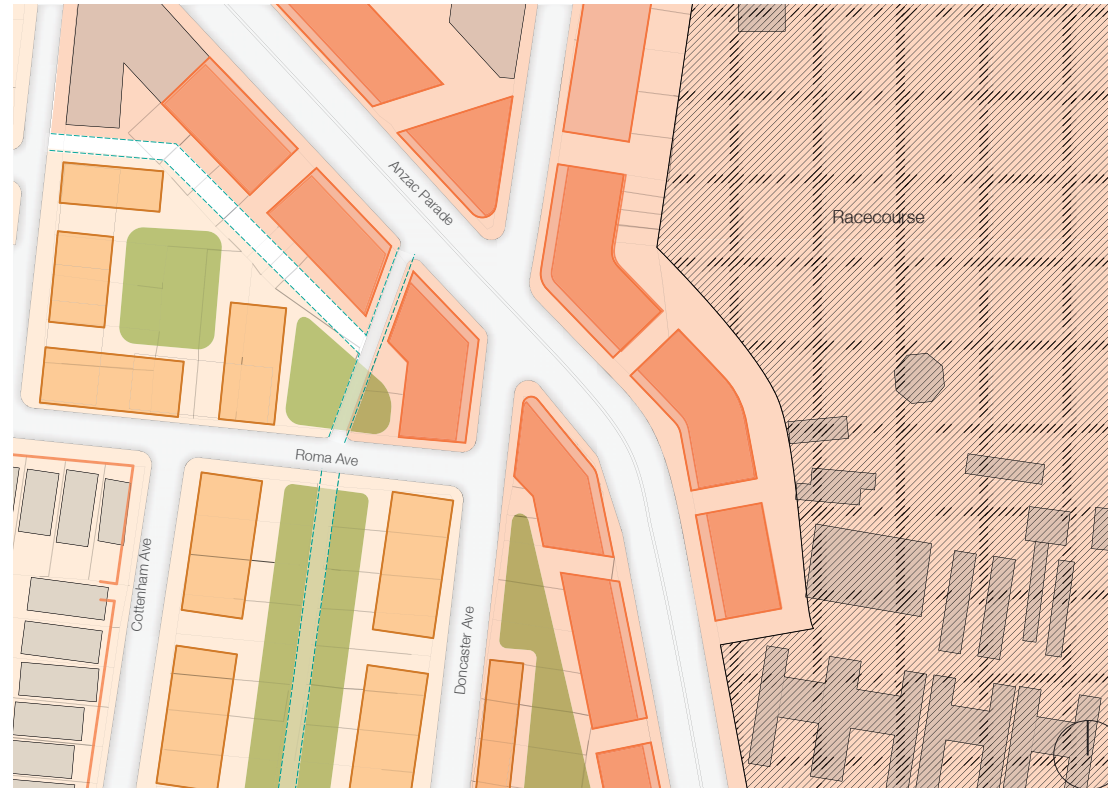
This area has an established grid of streets located within the local centre, running along the corridor. The strategy for these sites includes:

- Adjacent to a light rail stop; and
- Higher density to correspond mixed use amenity of the centre.

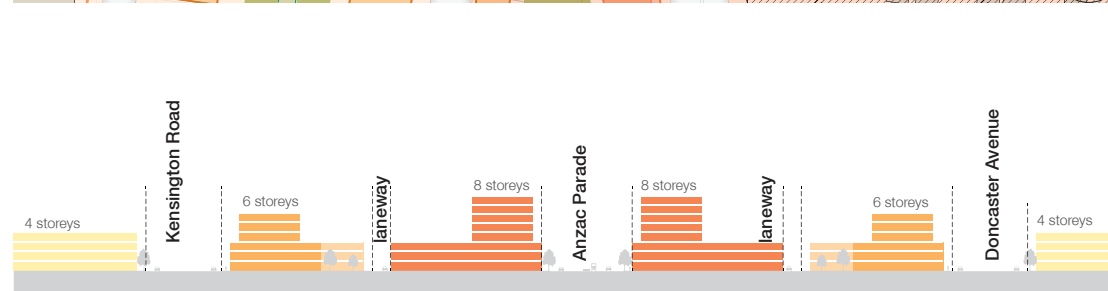


4.7 Mid-Corridor

- Along the corridor, there are areas which are located between the sites located between Villages (local centres); and
- Lower height and density between the local centres.



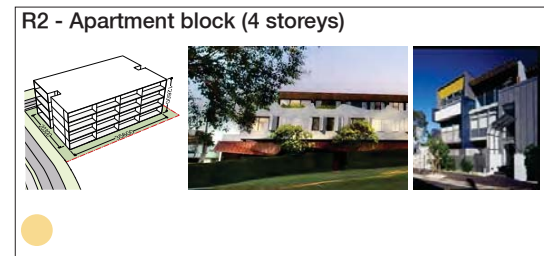
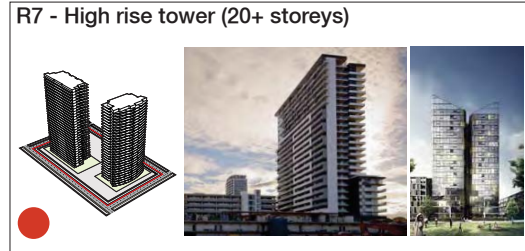
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4.8 Residential Typologies

This page outlines the residential typologies used to inform the planning process. It includes a range of heights and densities, providing a variety of dwelling options across the Precinct.

The typologies identified are only meant to be representative of a particular scale of development, and not design or layout intent.





Design Study Marker/Heart

137-151 Anzac Parade - Kensington
Design principles and guidelines

5.1 Local Context - The Site Anzac Parade Kensington

The site at 137-151 Anzac Parade, Kensington is located on the corner of Anzac Parade and Todman Avenue. The site area is 3,937m² and is currently zoned B2 Local Centre.



5.2 Local Context - Local Character Kensington



Contemporary multi-unit residential development



70's residential unit blocks



Adaptive re-use



Anzac Parade 'High Street'



Art Deco residential building



Contemporary multi-unit residential development



Building setbacks along major roads



Contemporary low density residential development



Anzac Parade



Anzac parade corner sites



Anzac Parade - low quality streetscape



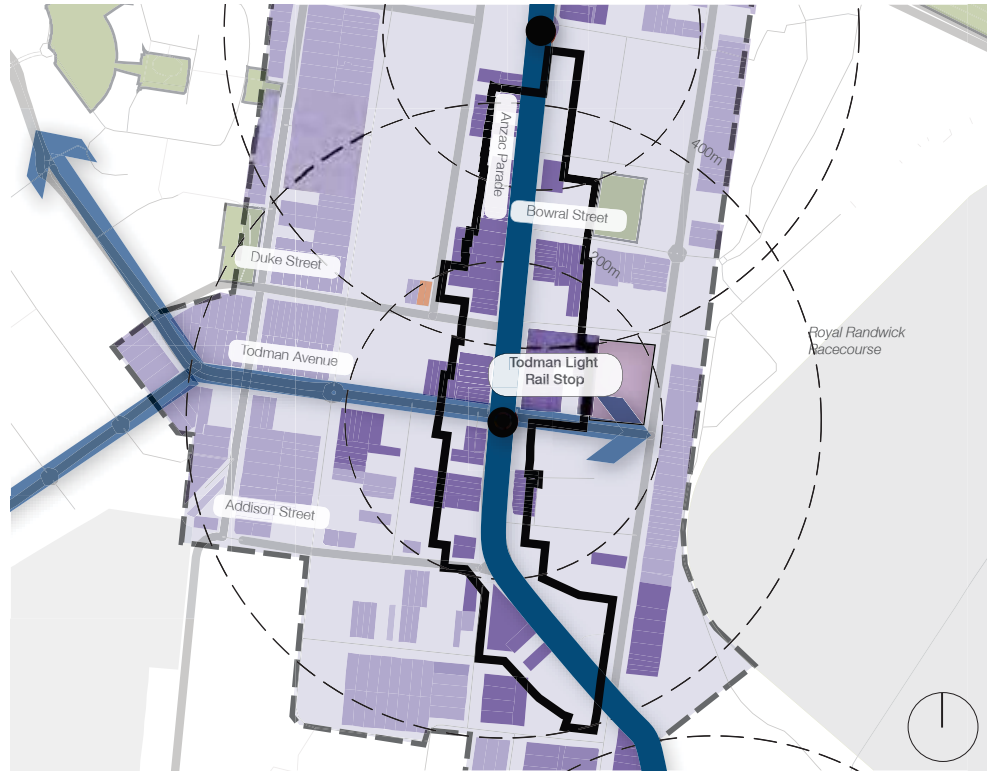
Medium density residential blocks

5.3 Site Constraints and Opportunities



111-125 Anzac Parade, Kensington

- Legend**
- - - UAP boundary
 - Proposed Light Rail Stops
 - ← Anzac Parade Corridor
 - Local Centre (Randwick Council DCP 2013)
 - Conservation Zone (Randwick Council LEP 2013)
 - Heritage Items (Randwick Council LEP 2013)
 - Strata Development (desktop study)
 - Public Open Space
 - Private Open Space
 - Institutions/special uses



111-125 Anzac Parade, Kensington

- Legend**
- Local Town Centre
 - 15 Minute Walking Catchment
 - Light Rail Route
 - Light Rail Stop
 - ↔ East-West Connection
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Key Institution
 - Public Open Space

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