

**Attachment C: Tables of compliance (not included in report)**

**Randwick Development Control Plan – UNSW Kensington Campus**

The UNSW Kensington Campus DCP applies to the proposed development. The relevant provisions of the DCP are addressed as follows:

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
5.1	<p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• Ensure new buildings target a 5-star rating under Green Star rating scheme.</li>   <li>• Increase accessible green open space.</li>   <li>• Pursue travel demand management strategies to reduce the number of vehicle trips to the campus.</li>   <li>• Increase staff and student numbers travelling on foot, by bicycle and/or by public transport</li> </ul>	<p>SEPP: BASIX does not apply to the subject proposal as the development is identified as a Class 3 and 7 building under the BCA. Notwithstanding, the proposal is required to comply with the energy efficiency measures stipulated in the BCA.</p> <p>The application has included a 5 Star Green Star Report, Nabers Energy for offices report and NCC Section J Compliance report.</p> <p>It is considered that a suitable level of environmental sustainability will be achieved.</p> <p>The proposed development incorporates landscaped green roofs, Civic space, and open space throughout a legible network of arcades and retains a large open space at rear western boundary, most of which will be conveniently accessible by all residents and other staff and students at the university. The proposal will be required to comply with the accessibility requirements of the BCA.</p> <p>The proposed development provides a substantial increase in campus accommodation in the UNSW campus which in general reduces demand for car parking. However, there has been a continual reduction in parking as a result of approvals issued within the main campus which places a greater demand on parking in the area. In order to alleviate this likely increased demand for parking, Council recommends however the Crown objects to the imposition of a condition to prohibit parking being allocated to residents or permitted to be encompassed with accommodation packages. Additional conditions are also recommended for additional motorcycle parking, car share spaces and EV charging stations to minimise parking demand.</p> <p>The development site is located in close proximity to light rail and bus services. The proposal provides on-campus residential accommodation with ancillary services and bicycle parking facilities. The development is generally</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
		considered to encourage sustainable modes of transport.
4.2.2	<p data-bbox="344 353 544 387"><b>Sense of place</b></p> <p data-bbox="344 1178 740 1487"><b>The specific controls to achieve the Sense of place characters are detailed in subsections 4.2.3 Legibility, 4.2.5 Landscape, 4.2.6 Buildings and figures, 5.2 Legibility, 5.6b Landscape, 5.7 Building Alignments, 5.8 Building Height and 5.9 Potential sections.</b></p> <p data-bbox="344 1532 520 1565">Anzac Parade</p> <ul data-bbox="344 1570 727 2031" style="list-style-type: none"> <li data-bbox="344 1570 727 1749">• Distinctly passing through the campus; differentiated from the “built to property line” development of the adjacent town centres of Kensington and Kingsford.</li> <li data-bbox="344 1850 727 2031">• Buildings to be set back from the street within a pattern of buildings/open space, especially at the extended University Mall that is to unite the divided campus.</li> </ul>	<p data-bbox="759 387 903 421">Objectives:</p> <p data-bbox="759 461 1361 741">Create a strong sense of place for the campus which relates to both its prominence and character within its local context, and to particular characteristic features or spaces on the campus itself, which are valued and draw people to the campus, extend their stay, increase their sense of connection, linger in their memory, and increase their pride in the campus.</p> <p data-bbox="759 786 1337 931">Create a sense of place which maximises the character of the campus but also ensures that it is seamless in terms of its public domain spatial structure and accessibility to/from its local neighbourhood.</p> <p data-bbox="759 976 1361 1122">Establish a sense of place which emphasises arrival, memorable buildings and landscapes, vistas, topography, vegetation, a legible, safe and “green” campus, and a wide variety of culturally relevant and inspiring public art.</p> <p data-bbox="759 1570 1353 1648">Building C is setback from the property line along Anzac Parade distinct from the development within Kensington and Kingsford.</p> <p data-bbox="759 1850 1353 2031">The proposed development contains buildings setback from Anzac Parade providing a Civic space forming an extension of the University Mall thus uniting the divided campus. However, it is noted that the sheer height of buildings A and B are considered inordinately high in comparison</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<ul style="list-style-type: none"> <li>• Existing major trees to be retained, as set out in 4.2.5.</li> <li>• Pedestrian crossing to be at grade and of a distinctive hard-wearing material that signifies the University.</li> <li>• Additional trees to be added to median opposite University Mall.</li> <li>• New small footprint towers, of quality architecture and appropriate form, sited to avoid adverse environmental effects, to mark the UNSW gateway at University Mall, including icon building.</li> <li>• Mainly public/university uses at ground level; potential for university housing at upper levels, including for accommodation for visiting students, academics and staff of educational institutions and their families.</li> </ul> <p>West Kensington Residential interface:</p> <ul style="list-style-type: none"> <li>• Lower buildings to be set back from the boundaries to provide a transition to adjoining residential scale and minimise adverse environmental impacts.</li> </ul>	<p>with the height of buildings within the main campus.</p> <p>Existing trees notably along the western corridor will be retained.</p> <p>Pedestrian crossing at grade and subject to Council requirements.</p> <p>Subject to Council Assets section requirements.</p> <p>Despite reducing heights Buildings A and B remain excessively high towers noting that in order to retain yield building A footprint has increased and reduced separation between A and B. This has resulted in additional visual bulk especially when viewed from the south and south west angles. It is noted that the applicant has incorporated a split in building A to minimise this monolithic massing when viewed from the south. The proposed residential accommodation is considered to still compete inappropriately with the main UNSW library as a signpost to the university. Refer to the “Key Issues Assessment” section of this report for details.</p> <p>The proposal provides university space at ground level within Building A, housing at upper levels and the operational plan of management indicates housing will be provided for students, academics and staff of educational institutions and their families.</p> <p>The proposed development contains buildings D and E which are setback from the boundaries in compliance with setback controls and provide a transition to the adjoining residential areas. However, Buildings A and B ‘Towers’ whilst setback from the residential boundary to the west are significantly higher than the 24m maximum DCP control, which is abrupt, does not transition to the adjoining residential scale to the west and south west and will result in adverse visual impact and overshadowing beyond that envisaged by the DCP.</p> <p>Refer to the “Key Issues Assessment” section of this report for details.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<ul style="list-style-type: none"> <li>Existing major trees on campus to be protected as set out in 4.2.5.</li> </ul>	Complies as noted earlier in this section of the table.
5.3	<p><b>Legibility</b></p> <p>i) new projects are to maintain and enhance the views into the campus identified in Figure 5.2 to ensure the legibility of the campus in the street layout.</p> <p>ii) Major and minor entries to the campus, and the varying permeability of campus boundaries, are to be achieved as identified in Figures 5.1 – 5.3.</p> <p>iii) new development and refurbishment projects are to over time achieve the pattern of public domain identified on Figure 5.3 which comprises a network of well-defined major gathering spaces and a grid of smaller connective spaces which link the gathering spaces and campus entrances.</p> <p>iv) The boundaries of most existing spaces are well defined by building alignments or landscape elements, however those of new spaces are to be subject to refinement during further design studies. These aspects are further documented in Figures 5.6b, 5.7 and 5.8.</p> <p>v) Major new gathering spaces, as set out below, are to provide</p>	<p>The proposal maintain views from the Civic space into the university in accordance with figure 5.2.</p> <p>The civic space is identified as an iconic campus space and whilst slightly shorter depth than shown in figure 5.1 it has a commensurate width and provides a university public room at ground level that connects with the main university mall. The northern easement is primarily retained as a service road albeit it now includes a colonnade along building B which will connect to NIDA.</p> <p>The new development will contribute to achieving the public domain identified in figure 5.3 providing for a well-defined civic space capable of accommodating gatherings and employs a grid of smaller connective spaces linking the west campus entrance from Anzac Parade.</p> <p>The civic space as a landscape element is generally considered to be consistent with the design guidance provided for in Figure 5.6b. The location of buildings is generally consistent with the alignments shown except for building C which is closer to the northern boundary shared with NIDA than shown in figure 5.7 and higher than 14m shown in 5.8 however this is resolved somewhat by Building C's larger setback from Anzac Parade where its massing is generally in line with the top two levels of NIDA providing connections to NIDA in front, an internal road behind and a 3m wide colonnade along the northern side ground level of building B. Buildings A and B are substantially higher than generally in line with the layout shown in figure 5.8 noting the main concerns relate to the height of these buildings rather than their location.</p> <p>The civic space is capable of being a gathering space connected to university room at ground level within Building A. The applicant has also submitted additional details in response to DEAP advice No. 2 demonstrating that the civic space is capable of accommodating gatherings for a variety of uses.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>new public open spaces and refine the spatial pattern and built form (see Figure 5.3) Refer also Hubs (4.2.4) and Landscape (4.2.5).</p> <ul style="list-style-type: none"> <li>• An extension of University Mall to the west of Anzac Parade, “West Mall”, as a key structuring element for the campus as a whole, the detailed design and functioning of the western campus, and improving the address and landscape character of the Anzac Parade interface.</li> </ul> <p>vi) Gathering spaces are to be joined by a network of east-west links, the enhanced and extended University Mall and University Walk and north-south connections as shown in Figure 5.3.</p> <p>vii) Significant places are to be achieved at the intersections of major pedestrian routes by the creation of:</p> <ul style="list-style-type: none"> <li>• a gathering space (see Figure 5.3), and/or</li> <li>• a public room (see Figure 5.4) and/or</li> <li>• a Hub (see Section 5.4 and Figure 5.5), and/or memorable features such as landscape elements (see Figure 5.6b), building design, uses, and/or public art.</li> </ul> <p>viii) A subset of the public domain, including courtyards within buildings, is to be developed as quiet contemplative spaces (see Section 5.5 and Figure 5.6b).</p>	<p>The design of the civic space as a key structuring element in terms of design and functioning is generally acceptable however the sheer size of Building A is considered to dominate this space and will detract from the character of the Anzac Parade interface.</p> <p>The Civic space is joined by a network of east west extension to the University Mall and Walk as well as north south connections as shown in figure 5.3.</p> <p>A civic space is provided in the location shown in figure 5.3 albeit slightly shorter in depth.</p> <p>A university room at ground level of building A is shown in desirable location identified in figure 5.4.</p> <p>The internal uses of building A identify retail and university space, focused to the civic space achieving the foundations for an active hub. Councils Landscape Technical Officer reviewed the landscape report and raises no objection to the landscaping provided subject to conditions.</p> <p>Buildings A, B, D and E contains internal communal areas connected to outdoor spaces that achieve this outcome.</p> <p>Covered access is provided at the eastern side of the civic space serving a dual purpose as a bus shelter.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>ix) Covered access is to be provided along University Walk (refer Figure 5.3), preferably by awnings or colonnades as part of buildings along the route or alternatively as free-standing canopies.</p> <p>x) Lighting of the public domain is to contribute to legibility and ensure safety, with particular emphasis on open spaces at Hubs, University Walk and its intersections with north-south connections, and all routes to campus entrances with public transport stops.</p> <p>xi) Paving selections for the connective spaces are to contribute to legibility, with particular emphasis on the routes between Hubs and to campus entrances with public transport stops.</p> <p>xii) All new campus projects are to incorporate consistent high quality signage throughout the public domain in accordance with the adopted UNSW Signage Code. Icon signage is to contribute to identification of the campus from afar but not adversely impact on adjoining properties.</p> <p>xiii) Equal access to the public domain is to be achieved through implementation of the findings of the UNSW Disability Access Audit. This is to include a “shoreline” for the vision impaired through the campus.</p> <p>xiv) All connective spaces are to provide for service vehicles and emergency access within a generously sized, obstacle free environment compatible for pedestrians and the slow movement of vehicles.</p>	<p>An external lighting strategy is included in the CPTED report which was reviewed by NSW Police who raised no objections.</p> <p>Passive boundaries are delineated through north-south and east-west network of connections.</p> <p>The signage is appropriately located. A non-standard condition is recommended to require the UNSW signpost alongside IGLU signage to ensure it forms a signpost to the UNSW.</p> <p>The proposal will be required to comply with the accessibility requirements of the BCA.</p> <p>The connective space does not provide for service vehicles and emergency access however access is provided from the service easement to the north and colonnade alongside building B. Basement loading spaces are also provided.</p>
5.4	<b>Knowledge clusters and hubs</b>	

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>i) The identified Hubs for the concentration of key activities are documented in Figure 5.5. The location of Clusters is to be focused on the Hubs.</p> <p>Western Campus</p> <ul style="list-style-type: none"> <li>• The redevelopment of western campus, including an extension to “West Mall” as a major public space and pedestrian route, student support services, retail and a new “public room” fronting University Mall would be appropriate as another Hub.</li> <li>• This Hub could provide a focus for the existing NIDA facility, new academic uses, a possible housing component including accommodation for visiting students, academics and staff of educational institutions and their families.</li> </ul>	<p>The proposal contains a collection of uses such as university spaces at ground and within podiums, retail, pedestrian links to a gathering space, wireless connectivity, free seating, power boards and communal spaces which is consistent with Figure 5.5.</p> <p>The proposal provides these elements inclusive of connection to NIDA noting that the main focus is on providing for campus student accommodation along with night time activation which reinforces this site as a subset of a key Hub.</p>
5.5	<p><b>Landscape</b></p> <p>i) All landscape works, and management are to implement the sustainability principles and mechanisms of the EMP.</p> <ul style="list-style-type: none"> <li>• New buildings are not to impinge on, or harm existing significant trees and areas of vegetation identified in Figures 5.6a and 5.6b, except as set out below. In these locations the existing vegetation is to form the basis of landscape designs.</li> </ul> <p>vi) new campus open spaces (see Figure 5.6b) are to be appropriately landscaped in accordance with their role and</p>	<p>Council's Landscape officer has reviewed the submitted documentation including the amended landscape report and preliminary tree assessment report which identifies trees to be removed and retained as part of the proposed development.</p> <p>Council's landscape officer raises no objection to the proposed landscaping and removal of certain trees subject to appropriate recommended conditions.</p> <p>The proposed development retains the row of trees to the rear western boundary which provides a functional screening of 4 storey Buildings (D and E) from the low-density scale development fronting Doncaster Avenue.</p> <p>Having regard to points vi) through to xii) the following is assessed as compliant:</p>




Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>position in the public domain pattern and their specific site characteristics.</p> <p>vii) Landscape development is to lead toward an optimal distribution of appropriate landscape types. Landscape design is to use successful existing spaces as models for new development.</p> <p>viii) Contemplative spaces (see Figure 5.6b) are to have a landscape design appropriate for their role as quiet, relaxation and “retreat” areas, their specific site characteristics and their adjoining uses.</p> <p>ix) Landscape design is to be a key aspect of the creation of new entrances (see Figures 5.1 &amp; 5.6b).</p> <p>x) Garden areas are to be retained or established as a part of all campus residential development, especially along street edges.</p> <p>xi) The campus boundaries are to provide openness and entries, or security or definitional fencing.</p> <p>xii) Landscape design and management is to:</p> <ul style="list-style-type: none"> <li>• optimise safety and security by enhancing visibility and sight lines and eliminating areas of darkness and places for entrapment.</li> <li>• provide equal access throughout the public domain implementing the findings of the UNSW Disability Access Audit and service and emergency access to buildings.</li> <li>• optimise plant growth, including large trees, by provision of permeable surfaces, deep soil areas and drainage to planted areas, promoting water infiltration and aeration</li> </ul>	<ul style="list-style-type: none"> <li>• The submitted Landscape plan and reports including the preliminary Tree Assessment identifies new landscaped areas and required removal of trees.</li> <li>• The new open spaces including the civic space contains good levels of trees over deep soil, and over structures with sufficient soil depth to sustain healthy trees and plant life.</li> <li>• Existing open spaces along the rear and alongside New College are retained as landscape and or upgraded landscaped spaces.</li> <li>• Contemplative spaces are provided throughout notable around the rear of buildings A and B podium, and around buildings D and E.</li> <li>• The landscaped civic space is integrated into the design of pathways to myriad of uses at ground level.</li> <li>• Landscaping combined with open spaces and lighting ensures that safety and security can be appropriately managed.</li> <li>• Access through the site is subject to disability access requirements under the BCA.</li> <li>• Species selection is considered ecologically acceptable.</li> <li>• Street trees have been conditioned as part of the recommendation.</li> <li>• The landscaped areas are focuses on the civic space identified in figure 5.6. It is noted that the northern easement is not identified as containing landscaping noting the applicant’s preference that this be retained predominately as a service road. It is noted that NIDA indicates a substantial number of vehicles that currently service the site predominately through Day Avenue will be required to use the northern easement.</li> </ul>



Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>(provision of hard surfaces and their drainage to relate to the UNSW Stormwater Strategy), and</p> <ul style="list-style-type: none"> <li>• incorporate where appropriate infill planting for increasing habitat diversity, and species and assemblages appropriate for academic research and teaching purposes.</li> </ul> <p>xiii) Species selection is to:</p> <ul style="list-style-type: none"> <li>• be ecologically appropriate for the specific site conditions reinforce the dominant fig tree character of the campus.</li> <li>• incorporate other distinctive species, in particular Tallowwoods, Melaleuca quinquenervia and Poplars, and</li> </ul> <p>xiv) New structural plantings are to be provided in key areas as indicated on Figure 5.6b.</p> <p>xv) Street tree species on footpaths surrounding the campus are to be as indicated in Council's Street Tree Master Plan.</p> <p>xvi) Expansive areas of pavement are to be permeable in nature wherever possible in order to reduce stormwater runoff, recharge groundwater supplies and to maintain infiltration rates to the root zones of established trees.</p> <p>xvii) The landscape design of spaces shown in Figures 5.3 and 5.6b is to accommodate informal activities to extend learning areas.</p>	
5.6	<p><b>Buildings</b></p> <p>Objectives</p> <p>1. Ensure that buildings are exemplars of excellent design for a university, benefiting all students, staff and visitors,</p>	<p>The proposal has been referred on two occasions to the Design excellence advisory panel raising concerns with the significant height variations to the DCP and the amenity impacts on the surrounding area.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>optimizing Campus Experience, and teaching by example to the broader community.</p> <p>2. Adopt whole-of-life cycle approach for buildings, optimizing sustainability and allowing for flexibility and adaptation to accommodate new approaches to teaching and research.</p> <p>3. Optimise design quality of buildings through:</p> <ul style="list-style-type: none"> <li>• alignments, heights and scale which contribute to the overall campus-built form and public domain pattern.</li> <li>• heights that: <ul style="list-style-type: none"> <li>- create campus edge conditions compatible with the desired future adjoining-built form.</li> <li>- relate to the scale, use and optimal amenity of campus public domain</li> <li>- relate to the desired sense of place for the campus.</li> </ul> </li> <li>• orientation which facilitates passive solar design</li> <li>• footprints/bulk which relate to their function, internal amenity, efficiency and optimal energy performance.</li> <li>• “safety by design” principles</li> <li>• transparent and activated facades, especially on the ground floor, and</li> <li>• visible through routes.</li> </ul> <p>4. Ensure that buildings define and interface with the public domain in a manner which is appropriate for the specific functions of the building and public space, particularly at Hubs.</p> <p>5. Ensure that new buildings and refurbishments value the significant architecture and existing character of the campus.</p>	<p>The proposal is generally considered a sustainable and allows for flexibility in its design.</p> <p>The applicant has responded on two occasions to the DEAP comments by reducing the height of Buildings A and B, increasing the size of the civic space, demonstrating its flexible uses, redesigning the Building A podium to create a more memorable built form at the terminating edge of the University walk and differentiating between the two built forms.</p> <p>These are generally considered to be unacceptable outcomes on the basis that excessive height of buildings A and B do not achieve the desired outcomes because the sheer size and scale of these buildings will dominate the streetscape character lending itself to an undesirable precedent for similar built forms in close proximity to the site and which will adversely impact the neighbouring low density zone.</p> <p>The proposed podium defines and interfaces with the domain in a manner that is appropriate for the functions of the building being a combination of retail and university space.</p> <p>The proposed buildings along the Anzac Parade boulevard are considered to compete with the higher buildings in the main campus.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>6. Achieve equity of access to all buildings with dignified routes for people with disabilities.</p> <p>7. Ensure that internal design of buildings fosters interaction and learning, and optimises comfort, pleasure and delight, adding to Campus Experience.</p> <p>i) New buildings are to be located within the building location zones identified in Figure 5.8</p>  <p>ii) New buildings or extensions to existing buildings are to be located behind the key building alignments identified in Figure.5.7 and the existing</p>	<p>Equity of access to all buildings is achieved.</p> <p>The location of the proposed buildings is generally consistent with Figure 5.8 of the DCP, with the exception of the following:</p> <ul style="list-style-type: none"> <li>• Building C is located closer to the northern boundary than shown in fig 5.8. This setback is resolved by a larger Anzac Parade front setback where the building provides open space in front and its built form is predominately compliant with the LEP maximum height and its eastern front elevation aligns with the NIDA buildings higher built form.</li> <li>• Building A both podium and tower are located a further 13m to 15m into the west mall (civic space) than that shown in figure 5.8. The assessment officer and the DEAP raised concerns regarding the size of the civic space and whether it was capable of accommodating uses anticipated by the DCP that is as a gathering space and the like. The applicant submitted additional details (July 2024) showing that the following uses within the civic space: <ul style="list-style-type: none"> <li>○ Everyday mode: 58 people</li> <li>○ Event mode: Stage, crowd and food truck for 232 persons/2 people per sqm.</li> <li>○ Market Mode: 24 stalls, 71 people (1 per sqm).</li> <li>○ Services such as power points integrated into seating, water and Wi-Fi.</li> </ul> </li> </ul> <p>There are ongoing concerns that Building A and B height (noted below as significantly exceeding the maximum 24m height control in the DCP) relative to the civic space dwarfs and lessens its capacity to be used as gathering space noting that it is at an important junction for the University and along Anzac Parade. Refer to the “Key issues section of this report for details.</p> <p>The new buildings except for building C are generally located behind key building alignments of the university mall identified in figure 5.7. As noted earlier, building C alignment is resolved by the greater setback from Anzac Parade and sited in line with the higher built form of NIDA.</p>

Section	Requirement	Compliance comments
<b><i>Campus Design Principles and Provisions</i></b>		
	<p>alignments set for University Mall.</p> <p>iii) The precise position of other building alignments are to be subject to detailed design studies of both the proposed buildings and adjoining public domain including consideration of at least:</p> <ul style="list-style-type: none"> <li>• tree root and canopy requirements.</li> <li>• heritage conservation requirements around the Old Tote Courtyard Hub</li> <li>• appropriate building footprint sizes to meet the requirements of proposed uses and energy performance of buildings.</li> <li>• appropriate dimensions of new gathering and connective spaces</li> <li>• the design of new or upgraded entrances</li> <li>• solar access requirements of adjoining open spaces and buildings, and</li> <li>• residential amenity performance of new campus housing.</li> </ul>	<p>The applicants SEE and Architectural design report contains a detailed design studies of the proposed buildings and adjoining public domain.</p> <p>The tree roof and canopy requirements are considered in the context of the row of trees along the western boundary of the site.</p> <p>No heritage implications arise from the proposed development.</p> <p>The footprint sizes meet the requirements of proposed retail, university, and residential uses. However, the separation of building B from NIDA (10m and 14m) and building a and b (19.7m) will be short of the ADG separation guidance which requires a 24m separation between future development compromising the energy performance of buildings higher level residential uses.</p> <p>The civic space as a gathering and connective space is considered to be appropriately dimensioned noting that it is generally in line with the dimensions identified in the planning proposal.</p> <p>The new entrances are considered acceptable noting that the applicant has shown separated entrances for residential components and connectivity and permeable travel paths throughout inclusive of those connected to adjoining uses at NIDA and New college.</p> <p>The applicant has provided shadow studies for the adjoining sites noting that they comply with the 3hrs minimum for adjoining buildings. However, it is noted that the height of the buildings which far exceed the 24m maximum will result in additional overshadowing that was not anticipated by the surrounding area.</p> <p>The shallow separations between the aforementioned buildings and adjoining NIDA site are anticipated as resulting in poor residential</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>These matters are to be addressed in DAs for new and refurbished buildings.</p> <p>iv) Campus boundary conditions are to be achieved as indicated in the building alignments in Figures 5.7 and the sections in Figure 5.9.</p> <p>v) Maximum building heights are to be as specified in Figure 5.8. Heights are defined as wall heights allowing for appropriately articulated upper levels and roof forms. Areas above the wall height may include plant and equipment only, which is not to occupy more than 50% of the building footprint.</p>	<p>amenity for the new campus housing within buildings A and B.</p> <p>The proposal does is inconsistent with the section diagrams showing in figures 5.9 as follows:</p> <ul style="list-style-type: none"> <li>• Buildings A and B towers are inconsistent with the courtyard design and 6 storey (24m) height anticipated by the DCP</li> <li>• Building C is higher than the three storey (14m) height anticipated by the DCP however as noted previously this is somewhat resolved by the largely compliant built form anticipated by the LEP height standard and the siting that is sizable setback from Anzac Parade which is in line with the NIDA building top two levels.</li> <li>• Buildings D and E are generally consistent with the 12m height anticipated.</li> </ul> <p>The proposed development features the following maximum wall heights (as measured from ground line at the front of the site to the topmost point of parapets excluding plant levels noting exceedances for buildings A, B, C, D and E.):</p> <p>Building A: 53.7m (81.25-27.55) 29.7m over  Building B: 46m (73.50-27.55) 22m over  Building C: 24m (51.50-27.50)  Building D: 12.25m (39.75-27.50) 250mm over  Building E: 12.25m (39.75-27.50) 250mm over</p> <p>At the outset the exceedances for buildings D and E are negligible and considered that the objectives of the controls are still being satisfied.</p> <p>In relation to Buildings A and B, the exceedances whilst reduced form originally lodged are still considered inordinate when considered in the context of the site and surrounding area which includes Anzac Parade, and in particular the low-density zone to the west.</p> <p>The additional impacts resulting from the exceedances include:</p> <ul style="list-style-type: none"> <li>• Visual bulk and amenity including</li> </ul>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>vi) Floor levels of all new habitable and storage areas are to be a minimum of 300 mm above any adjoining 1 in 100 year ARI flow path/ponding depth.</p> <p>vii) Design of campus buildings is to respond positively to the architectural relationships and elements set out in 4.3.1 – Design of campus projects – Architectural relationships and elements.</p>	<ul style="list-style-type: none"> <li>• Overshadowing</li> <li>• Rendered images from surrounding area show that the proposed buildings will inappropriately compete with the main UNSW library as a signpost to the university.</li> <li>• Streetscape scale is incompatible with the NIDA building, New College building all of which have been designed to be compliant with the wall height or at least near compliant. Refer to key issues section of this report.</li> </ul> <p>Conditioned</p> <p>The proposal is generally well design except for the following elements: The amenity of internal rooms is compromised by the shallow separation between buildings A and B and separation between Building B and likely precedent for NIDA future development of similar scale to that proposed in this DA. The relation to the campus spatial structure and vistas as shown in renderings (see applicants visual impact assessment renderings view 10 to 12 will not be acceptable for the following reasons:</p> <p>The relationship of the two towers vistas with the main university signpost (library building), will inordinately compete with and dominate the skyline as viewed from the wider areas such as:</p> <ul style="list-style-type: none"> <li>• From the low residential areas as far as Day and Tunstall Avenue and for a considerable distance along Houston Road from the south</li> <li>• From along the Anzac Parade corridor</li> </ul> <p>Vistas from lower density areas: The towers will dominate the existing buildings on the adjoining sites at New College and NIDA transforming the existing relationship and anticipated relationship envisaged under the current DCP and even under the planning proposal and associated amended DCP. It also dominates the emerging character along Anzac Parade noting that these elements are also subject to maximum height of buildings for between 24m and 31m,</p>

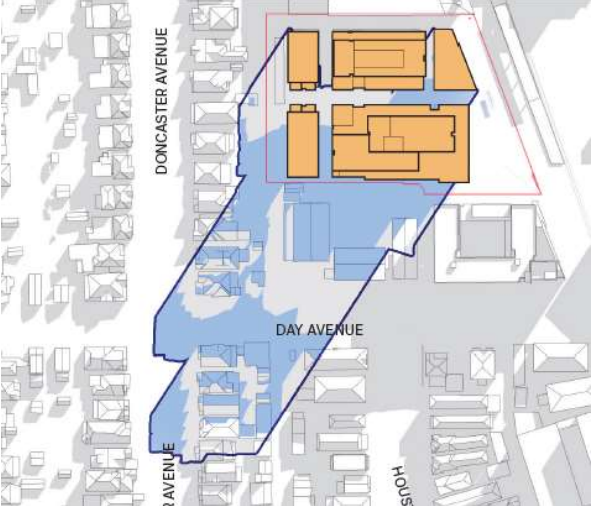


Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
		 <p data-bbox="767 589 1305 618">View 10 Corner of Day Ave and Tunstall Ave.</p>  <p data-bbox="767 1005 1161 1034">View 11 Day and Cottenham Ave</p>  <p data-bbox="767 1408 1145 1469">View 12 Houston Road to south to UNSW.</p> <p data-bbox="767 1514 1361 1664">Anzac Parade: The towers will dominate and transform the relationship with existing buildings on the adjoining sites at New College and NIDA which generally comply with the current DCP 24m height maximum heights.</p> <p data-bbox="767 1709 1361 1984">The towers are also anticipated as transforming the future relationship of buildings setting a poor precedent for heights along this stretch of Anzac Parade which are also subject to 24m maximum heights under the current provisions as well as anticipated emerging character of development in such close proximity to low to medium density zones as well as other areas of the UNSW campus.</p>



Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>viii) Campus building types are to conform to the details set out in 4.3.2.</p> <p>ix) Building design is to contribute to the creation of the special places indicated in Sense of Place (4.2.1) and the creation of Hubs (4.2.4).</p> <p>xi) Equal access to buildings is to be achieved through implementation of the findings of the UNSW Disability Access Audit, and compliance with the Building Code of Australia and Disability Discrimination Act.</p> <p>xii) Service access to buildings is to be appropriately located in relation to access needs and include required loading docks sited and designed to optimise the aesthetics of ground floor levels and safe and comfortable pedestrian movement.</p> <p>xiii) Buildings and structures to house infrastructure, plant and campus services are to be in accordance with any Campus Infrastructure and Services Strategy and located adjacent to but not within gathering and connective spaces, be integrated with other buildings and comply with the design quality provisions of the DCP.</p> <p>xiv) DAs for buildings on western and lower campus greater than 20 metres in height above existing ground level are to be accompanied by an urban design analysis, which includes a view impact assessment demonstrating the proposal's relationship with the public domain of the surrounding streets in addition to any</p>	<p>The proposed towers bear no resemblance to the courtyard scenario envisaged under the current DCP.</p> <p>The proposal incorporates civic space that is generally considered acceptable and a hub at ground level supported by university uses within the podium level of building A.</p> <p>Conditioned.</p> <p>Service areas are located through the basement and along the northern easement and wont impact on aesthetics.</p> <p>Plant are located on the roofs and within the basement and back of house areas of the development and generally compliant with the design quality provisions of the DCP noting objections are raised regarding the excessive height of both tower buildings.</p> <p>Buildings A, B and C are all above 20m and A and B are above 40m.</p> <p>The applicants urban design analysis has been submitted and amended and generally contained within the following documents:</p> <ul style="list-style-type: none"> <li>• Architectural urban design report – AUDR (as amended 5 July 2024) and response to DEAP 02 comments.</li> <li>• Original SEE</li> <li>• Appendix C – response to DEAP and Pre DA</li> <li>• Response to RFI</li> </ul>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>impacts on nearby residential development.</p> <p>xv) DAs for buildings on upper campus greater than 40 metres in height above existing ground level are to be accompanied by an urban design analysis, which includes a view impact analysis demonstrating the proposal's relationship with the public domain from significant vantage points around the campus.</p> <p>xvi) All DAs for buildings greater than 15.24m Above Existing Ground Height (AEGH) are to be referred to Sydney Airports Corporation Ltd for approval, as required by the Civil Aviation (Buildings Control) Regulations.</p> <p>xvii) Minimum setbacks of 6 metres from the street alignment are to be provided for buildings adjoining a residential precinct, to preserve solar access and privacy to residential properties adjoining the campus.</p> <p>xviii) All buildings on western campus are to be setback 10 metres from the western boundary of the campus. In addition to the 10-metre setback zone, a maximum height of 12 metres applies to all buildings within 25 metres of the western boundary. This requirement is to preserve an appropriate scale of development when viewed from the adjoining residential precinct of Day and Doncaster Avenues.</p> <p>xix) Solar access to living areas and principal landscaped spaces of adjoining residential development is not to be reduced to less than 3 hours per day throughout the year. If 3 hours per day is not currently achieved, new development must not reduce this further.</p>	<ul style="list-style-type: none"> <li>Shadow analysis containing within AUDR. The view analysis is identified as both competing with the UNSW library as a signpost to the campus and will result in significant adverse visual bulk when viewed from the low-density zones to the south and west of the site. The shadow analysis indicates compliance with the DCP controls</li> </ul> <p>An original referral was made to SACL who referred the matter to the federal government. Additional information was requested and provided by the applicant. The application was amended and a request for a status update indicated that the matter was still with the federal government for assessment against the nominated height of RL84.00. Should approval conditions not be received prior to Determination a condition of consent may be included requiring approval from SACL prior to a CC being issued for the development.</p> <p>Buildings D and E are setback 10.53m from the western boundary and buildings D and E within 25m of the western boundary whilst over the 12m maximum height are only 250mm over and it is considered that the greater than minimum setback resolves potential for adverse visual bulk or overshadowing impacts. Suitable conditions are also included ensuring the applicants retention of the trees is satisfied.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<p>xx) In mixed use residential and university use buildings, a secure separate entry is to be provided for residents, to prevent unrestricted public access to private residential areas.</p>	<p>For residential development at the opposite side of Day Avenue the shadow diagrams (demonstrate that the living rooms will continue to receive a minimum of 3 hours of solar access.</p> <p>For the properties facing Doncaster Avenue both within the sites block and south of Day Avenue, their living rooms will not receive at least three hours of solar access at the winter solstice and buildings A and B will reduce this further as a result of exceeding the 24m maximum building height – see applicant shadow analysis showing the 9am shadow and 10am shadow showing the difference in shadow cast between the proposed and a DCP compliant 24m high buildings.</p>  <p>Separate entry lobbies for the residential floors have been provided.</p>
5.7	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Increase university housing on and near the campus to support sustainability principles, liveliness of campus, sense of community and increased affordability.</li> <li>• On campus housing is to be located as indicated in Figure 5.10</li> </ul>	<p>The proposal will significantly increase on-campus student accommodation within a mixed-use scheme that will support liveliness of the campus, however the proposed DA by virtue of the significant exceedances of the heights (A and B), without appropriate conditions to limit parking demand given the objection to the restriction of parking to residents, and increased demand on infrastructure in this part of the campus and objection to the imposition of the CIC, AHC and 2.5% S7.12 contribution conditions it will not contribute to the sense of community, and increased affordability.</p> <p>The proposal is not consistent with the identified location of campus student accommodation however there are no objections to the proposed location noting that it remains within the UNSW</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<ul style="list-style-type: none"> <li>• New housing is to be focused on or near a hub with activities and facilities to meet student needs well beyond 9am to 5pm</li> <li>• The ground levels of new accommodation buildings are to be activated with retail and services to provide active edges and passive surveillance of the public domain</li> </ul>	<p>campus and is contains a mix of uses that contribute to the vitality and objectives of the DCP in this regard.</p> <p>The subject site is located adjacent to Anzac Parade along a light rail stop university and retail uses for various ancillary uses at the ground floor levels, which will offer activation to the public domain. The future student accommodation will be adequately supported by local services.</p> <p>The proposal is considered to be consistent with the strategic intent of the DCP in creating activity hubs at key locations.</p>
5.8	<p><b>Retail and services</b></p> <ul style="list-style-type: none"> <li>• When opportunities arise over time, existing inappropriately located retail and services are to be relocated to hubs and the specific frontages identified in Figure 5.11</li> </ul>	<p>The proposal whilst not on the frontage will be connected to the frontage along Anzac Parade incorporating a range of uses ancillary to the university operation, such as retail shops, university space and the like, which will provide activation to the public areas.</p> <p>The proposal will reinforce the character of Old Tote Courtyard as a key activity hub within the campus.</p>
5.9	<p><b>Recreation and cultural facilities and events</b></p>	<p>The civic space is capable of accommodating recreation and cultural facilities and events as demonstrated in the additional material received addressing the DEAP comments no. 2.</p>
5.10	<p><b>Transport and parking.</b></p> <ul style="list-style-type: none"> <li>• Reduction in car dependency is to be achieved through: <ul style="list-style-type: none"> <li>- Reduction in parking supply</li> <li>- Public transport upgrades</li> <li>- Location of university accommodation</li> </ul> </li> <li>• The total number of parking on campus is to be maintained until such time as it is demonstrated through the annual parking survey that the total number may be reduced without adversely impacting on the surrounding streets.</li> </ul>	<p>The proposal includes 250 car parking spaces at the basement level. The site is located in close proximity to the light rail stop and regular bus services and should decrease the demand for parking in the surrounding area. There are several conditions imposed on the consent that may assist in further reducing this demand.</p> <p>It is noted that various consents in the past have increased the demand for parking such as those issued for B22 (11 spaces lost) and material sciences building which resulted in a deficit of 70 parking spaces due to the allocation of parking for students,</p> <p>The proposed parking provision in association with the number of accommodation is generally considered satisfactory subject to imposition of condition restricting access to parking from non-residents. Refer to the “key issues section of this report.</p>

Section	Requirement	Compliance comments
<b>Campus Design Principles and Provisions</b>		
	<ul style="list-style-type: none"> <li>• Surface parking is to continue to be relocated at basement or within structured car parks</li> <li>• Parking demand for new university accommodation: <ul style="list-style-type: none"> <li>- 1 space / 15 students or staff for accommodation at campus</li> </ul> </li> </ul>	<p>Surface parking is relocated to basement as part of the proposed development.</p> <p>220 car spaces are available in the basement for public parking and not for university accommodation and the proposal provides for 953 student rooms which equates to a requirement for 63 parking spaces. Possibly condition that a maximum of 63 spaces be allocated for accommodation purposes.</p>

### SEPP Industry and Employment

Chapter 3 of the Industry and Employment SEPP seeks to ensure that signage, including advertising, is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high quality design and finish.

The signage falls within the definition of 'advertisement', which is defined by the SEPP as follows:

**Advertisement** means signage to which Section 3.3 applies and includes any advertising structure for the advertisement.

**Advertising structure** means a structure or vessel that is principally designed for, or that is used for, the display of an advertisement.

Pursuant to section 3.11, the consent authority must not grant consent to an application to display an advertisement unless the advertisement is consistent with the objectives of Chapter 3 and has been assessed as acceptable in relation to the assessment criteria in Schedule 5.

An assessment against the relevant objects and criteria is provided in the tables below.

Industry & Employment SEPP – Chapter 3	Compliance
<p>(a) to ensure that signage (including advertising)—</p> <p>(i) is compatible with the desired amenity and visual character of an area, and</p> <p>(ii) provides effective communication in suitable locations, and</p> <p>(iii) is of high-quality design and finish, and</p> <p>(b) to regulate signage (but not content) under Part 4 of the Act, and</p> <p>(c) to provide time-limited consents for the display of certain advertisements, and</p> <p>(d) to regulate the display of advertisements in transport corridors, and</p> <p>(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p>	<p>The proposed signage is compatible with the desired amenity and visual character of the locality. The site is located within the Kensington Town Centre, which is characterised by commercial uses and signage.</p> <p>The payphone structure will display the signage and is of a high-quality design and finish. Suitable conditions are included to ensure that the payphone structure will maintain reasonable levels of safety for pedestrians and traffic and to ensure the signage will comply with relevant Australian standards for illumination.</p>

Industry & Employment SEPP – Schedule 5	Comment
<b>Character of the area</b>	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposal is compatible with the existing character of the Kensington Town Centre.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The locality does not have a particular theme for outdoor advertising.
<b>Special areas</b>	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The signage does not detract from the amenity or visual quality of the Kensington Town Centre.
<b>Views and vistas</b>	
Does the proposal obscure or compromise important views?	The proposed signage will not obscure or compromise important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage does not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	The proposal does not affect the viewing rights of other advertisers.
<b>Streetscape, setting or landscape</b>	
Are the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The signage is compatible with the scale and proportions of the surrounding streetscape, setting, and landscape.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal does not have an adverse impact on the visual interest of the streetscape.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal does not create any undue clutter.
Does the proposal screen unsightliness?	The proposal does not create any undue unsightliness.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above buildings.
Does the proposal require ongoing vegetation management?	The proposal does not require ongoing vegetation management.
<b>Site and building</b>	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposal is located on the footpath area and is not attached to any building.

<b>Industry &amp; Employment SEPP – Schedule 5</b>	<b>Comment</b>
Does the proposal respect important features of the site or building, or both?	The proposal is located on the footpath area and is not attached to any building.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal is located on the footpath area and is not attached to any building.
<b>Associated devices and logos with advertisements and advertising structures</b>	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The signage is well integrated with the payphone structure.
<b>Illumination</b>	
Would illumination result in unacceptable glare?	Complies, subject to conditions.
Would illumination affect safety for pedestrians, vehicles or aircraft?	Complies, subject to conditions.
Would illumination detract from the amenity of any residence or other form of accommodation?	Complies, subject to conditions.
Can the intensity of the illumination be adjusted, if necessary?	Complies, subject to conditions.
Is the illumination subject to a curfew?	Complies, subject to conditions.
<b>Safety</b>	
Would the proposal reduce the safety for any public road?	The proposal will not affect the safety of Anzac Parade, subject to conditions.
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposal will not affect the safety of pedestrians or cyclists, subject to conditions.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal does not obscure sightlines from public areas.

**SEPP Transport and Infrastructure - See Assessment report**