
PART C

11. Housing Mix

The following objectives and provisions apply to the design of residential flat buildings, shop top housing and mixed-use developments. In addition to other provisions of this DCP, proposals for residential flat buildings, shop top housing and mixed use developments will be assessed against the minimum standards outlined in the NSW Apartment Design Guide (ADG) which supports State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development.

11.1. Explanation

As the population grows and changes there will be greater demand for apartment living within the Kensington and Kingsford town centres given improved public transport frequency and access to services, jobs and proximity to the CBD. The characteristics of the future population will comprise a mix of household types including single, couples only and families with children. It is therefore essential that residential flat buildings and mixed-use developments provide dwelling diversity to ensure the market caters for different living needs, expectations and household budgets. A mix of studio, one, two- and three-bedroom apartments will help meet the specific needs of people of different age groups, lifestyles, incomes, physical abilities and life stages, people of different age groups, lifestyles, incomes, physical abilities and life stages.

Objectives

- To provide housing choice for different demographics, household structures, physical abilities and income groups
- To promote development that accommodates a mix of dwellings.

Controls

- a) Development is to comprise a mix of apartment types, where gardens, adaptability and accessibility are more easily achievable for elderly people, families with children, or people living with disabilities
- b) At least 20% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be self-contained studio dwellings or one-bedroom dwellings, or both
- c) At least 20% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be 3 or more-bedroom dwellings and
- d) Family friendly apartments of 3 bedrooms or more are to be located on the lower four floors of the building.

12. Floor to Ceiling Heights

12.1. Explanation

Ceiling height together with room sizes and balconies and terraces are important elements of good design. Adequate ceiling height can create a sense of spaciousness in smaller room sizes, provide greater access to sunlight and daylight but also allows for flexibility of future uses. Buildings located at strategic node site are required to have a minimum 1:1 FSR for non-residential development and it will be important for ground and first floor ceiling heights on these sites to be generous so as to accommodate a variety of business uses. On other sites within the town centres, ground level cafes, restaurants, retail, business and other active uses are required and therefore higher ceiling heights will provide flexibility and adaptability for those sites to be able to respond to changing uses over time.

The maximum height of a development is not “as of right” and will depend on how the proposed development meets other relevant controls in the RLEP 2012 and DCP. RLEP 2012 clause 5.6 ‘Architectural roof features’ also addresses height limits.

Objectives

- To promote daylight access and ventilation into building interiors and contribute to the flexible use of buildings
- To provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
- To allow for future flexibility for residential uses to be converted to non-residential uses
- To allow adequate space between floors for acoustic treatment
- To ensure that buildings are well proportioned, aesthetically pleasing and contribute to ground level activation.

Controls

- a) Minimum floor to ceiling heights are to be provided for all development in accordance with the following requirements:

Ground Floor	First Floor	Upper Floors
3.5m	3.3m	2.7m

13. Solar and Daylight Access

13.1. Explanation

Direct solar access into living spaces and open spaces is a key factor influencing residential amenity and integral to achieving a good design outcome. Good solar access reduces reliance on artificial lighting and heating, improves energy efficiency and environmental sustainability. Given the north-south orientation of Anzac Parade, it is important to design new buildings that optimise sunlight access as specified in the Apartment Design Guide. Solar access requirements for apartments will differ from student accommodation and boarding houses which have more compact bedroom layouts.

Objectives

- To encourage the design of residential apartments, student housing or boarding house developments to incorporate sufficient solar access
- To encourage orientation of open space, communal living areas and lounge rooms to maximise solar and daylight access in mid-winter

Controls

- a) Solar access is to be provided in accordance with the recommendations of PART 4 of the Apartment Design Guide (ADG)
- b) Buildings must ensure that areas of private or public open space are oriented to achieve the recommended level of solar amenity as per the ADG
- c) In relation to student accommodation or boarding house proposals:
 - i. the design is to ensure that at least 60% of rooms achieve solar access during mid-winter for sites that have a north-south orientation
 - ii. common spaces such as lounge rooms or communal study areas are designed with a northerly aspect where possible
 - iii. atriums or slots in the façade are to be considered to maximise solar access to rooms.

14. Acoustic Privacy

14.1. Explanation

Privacy and protection from unreasonable noise are important quality of life considerations for new development. New developments should consider the orientation, siting, and design of buildings to maximise the degree of acoustic privacy.

Examples of controls and criteria to achieve an internal amenity in residential occupancies in the Randwick LGA are found for road and rail noise (Infrastructure SEPP) and aircraft noise (Australian Standard AS 2017).

For new developments in proximity to town centres and licensed premises (particularly those that operate at night) the adoption of the same approach at the design stage is an appropriate concept to address acoustic privacy issues and at the same time achieve the desire to provide a vibrant environment for town centres.

In a vibrant town centre the use of external noise criteria to achieve a satisfactory acoustic amenity may not be practicable.

Internal noise limits have been set for residential receivers to address both noise for external commercial sources of noise and commercial sources of noise within a mixed-use building. Internal noise targets which align with the existing and future uses within the town centres, has been set to assist in determining appropriate noise controls and a mechanism to limit future noise emission sources whilst still permitting them to be viable.

Objectives

- To recognise that the town centres provide a diverse acoustic environment of business, retail and community services, creative industries, restaurants, cafes that may provide recorded and/or live music operating into the evening or night.
- To ensure a high level of acoustic amenity is achieved for residents occupying development within the town centres, and at the same time not compromising the operation of the various business uses.
- To recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning.
- To recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies.
- To ensure consideration at the development stage of potential noise impacts as a result of commercial activities within a mixed-use building.

Controls

Residential uses

- a) All new development is to be constructed to achieve the following acoustic amenity criteria for the residential component of the building in accordance with Australian Standard AS2107:2016 based on an acoustic report specified in clauses d) and k). For the purposes of this clause, the residential component includes dwellings situated within shop top housing, mixed use buildings, or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation.

- b) In naturally ventilated spaces for the residential component, the repeatable maximum Leq (1hour) should not exceed:
- i) 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed;
 - ii) 40 dB(A) in sleeping areas when windows are open (24 hours);
 - iii) 45 dB(A) in living areas (24 hours) when the windows are closed, and
 - iv) 50 dB(A) in living areas (24 hours) when the windows are open.
- c) Where natural ventilation cannot achieve the limits listed in clause b) the development is to include mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2-2012), when doors and windows are shut. In such circumstances the repeatable maximum Leq (1hour) with the alternative ventilation operating should not exceed:
- i) 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas;
 - ii) 46 dB(A) in living areas (24 hours);
 - iii) 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm.
- d) Notwithstanding the general noise criteria for environmental noise set out in clauses b) and c) for habitable rooms in the residential component of the proposed development is to incorporate noise control measures to ensure the standard LA10 Condition imposed by Liquor & Gaming NSW is satisfied inside those occupied spaces with doors and windows closed and the alternative ventilation is operating as follows:
- i) The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 7am and midnight.
 - ii) The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between midnight and 7am.
 - iii) The noise from licensed premises shall be inaudible in any habitable room of any residential premises between the hours of midnight and 7am
 - iv) For this clause, the LA10* can be taken as the average maximum deflection of the noise level emitted from the licensed premises.
- e) For the purpose of acoustic assessment with respect to clauses a), b) c) and d) the assessment must identify the noise environment for the site as a result of the existing situation (including any business operations that include outdoor areas for use by patrons, and/or the provision of music entertainment) and noise generated by commercial premises within the mixed use building (this may involve consideration of potential uses if the commercial use is unknown at the time of the application for the mixed-use building).
- f) All development is to be designed to minimise noise transition between apartments by adopting general noise concepts of:
- i) locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms

- ii) locating bedrooms away from busy roads and other existing or potential noise sources
 - iii) using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and
 - iv) minimising the amount of party (shared) walls with other apartments.
- g) Noise transmission is to be reduced from common corridors by providing seals at entry doors
- h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing, operable screening and ventilation taking into account noise targets for habitable rooms as identified in clauses b) c) and d) above are assessed inside the rooms with doors and windows closed and ventilation operating.
- i) The design of the building is to address the requirements of clause d) with respect to noise from licensed premises and noise/vibration from mechanical plant and ventilation ducts associated with plant and equipment (including kitchen exhausts) serving the commercial spaces.
- j) The design of new buildings or substantial alterations to existing buildings are to take into account the following noise conditions that would apply to each commercial tenancy in the development:
 - i) Noise from commercial plant and the use of the premises when assessed as an $L_{Aeq, 15 \text{ minute}}$ must not exceed the $L_{A90, 15 \text{ minute}}$ background noise level by more than 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises when in use.
 - ii) Noise from the provision of entertainment and patron noise when assessed as an LA_{10}^* entering any residential use through and internal to internal transmission path is not to exceed the existing internal $L_{A90, 15 \text{ minute}}$ level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use within the mixed use development between the hours of 7am and midnight, and is to be inaudible between midnight and 7am.
 - iii) For any gymnasiums or similar facilities in mixed use development the above noise conditions would apply noting that the noise limits include the creation of noise as a result of any vibration induced into the building structure is to be inaudible in any residence between the hours of 10pm and 7am the following day.
 - iv) The noise limits in this clause apply with doors and windows closed and mechanical ventilation operating.
- k) A noise and vibration assessment report, prepared by an appropriately qualified acoustical consultant/engineer, is to be submitted with DAs for new buildings or substantial alterations to existing buildings that include residential units or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation and any other sensitive land uses, addressing appropriate measures to minimise potential future noise and vibration impacts permissible in the B2 Local Centre Zone including amplified music associated with restaurants, small bars and cafes, noise from light rail movements. This assessment is to:
 - i) be prepared having regard to the NSW Environmental Protection Authority's Noise Policy for Industry, the DECC (EPA) Assessing Vibration, a Technical Guideline, and relevant Australian Standards pertaining to noise measurements and the noise conditions identified above
 - ii) incorporate an assessment of external noise sources and internal noise sources (such as mechanical ventilation) with respect to the criteria specified in b), c) and d); and

- iii) detail the design measures needed to achieve the required internal acoustic amenity specified in b), c) and d).

Note: The noise and vibration assessment report prepared at the DA stage will identify a noise design base for the entire mixed use building and would become the benchmark for subsequent assessments of the entire mixed use building (or existing buildings subject to substantial alterations) and would become the benchmark for subsequent acoustic assessments. Any individual Das for commercial occupation within the mixed-use building or the altered existing building for an accompanying acoustic assessment is required to rely on the acoustic benchmark described above.

- iv) To maintain the intent of the acoustic objectives, prior to the issue of a Construction Certificate or an Occupation Certificate, a certificate of acoustic compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building or alterations to existing buildings is to be submitted to Council.

Commercial Uses

- l) The assessment for consideration of the future development within the town centre is to also consider an external noise external target of 70 dB(A) for general noise and an L10* level of 80 dB(A)/ 88 dB(C) when assessed at 1 metre from the future development, noting that future venues where entertainment is to be provided will be subject to the standard LA10 Condition in relation to the operation of those premises.
- m) The site and building layout for new development in the town centre is to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings (refer 3.1.6: Building Separation).

Note 1: The noise and vibration report prepared at the DA stage will identify a noise design base for the entire mixed use building and would become the benchmark for subsequent acoustic assessments of that building.

Note 2: To maintain the intent of the acoustic objectives prior to the issue of a Construction Certificate or an Occupation Certificate there will be a requirement for a certificate of acoustic compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building.

15. Natural Ventilation

15.1. Explanation

Natural ventilation is the movement of fresh air through internal spaces enabled by the provision of suitable openings. Achieving adequate cross ventilation to habitable rooms is an essential building design element because it contributes to thermal comfort, allows for passive cooling and creates a comfortable and healthy indoor environment. Cross ventilation can be maximised by combining suitable room depth, higher ceilings, appropriately sized window openings and suitable building orientation.

Objectives

- To ensure that all habitable rooms are designed with direct access to fresh air to assist in promoting thermal comfort for occupants
- To provide occupants the choice and flexibility to manage natural ventilation of dwellings and avoid the need to use mechanical ventilation
- To provide natural ventilation to other spaces such as communal areas and basements; and
- To reduce energy consumption and contribute to sustainable building design

Controls

- a) All buildings are to be designed to comply with the Apartment Design Guide (SEPP 65) to maximise opportunities for natural ventilation and sunlight by providing a combination of:
 - corner apartments
 - dual aspect apartments
 - shallow, single-aspect apartments
 - openable windows and doors
 - other ventilation devices
- b) Window placement, size, glazing selection and orientation are to maximise opportunities for cross ventilation, taking advantage of prevailing breezes;
- c) Internal corridors, lobbies, communal circulation spaces and communal areas shall incorporate adequate natural ventilation;
- d) Basements levels including spaces used for storage, garbage areas or commercial activities, are to be designed to include natural ventilation;
- e) Apartment depth is to be limited to maximise the opportunity for cross ventilation and airflow;

16. Articulation and Modulation

16.1. Explanation

The Kensington and Kingsford town centres are characterised by their mixed use residential, retail, service and business functions. Building facades should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and respect nearby heritage and contributory items. Corner buildings are important in terms of way finding and place making. Given their high visibility, corner buildings should be carefully designed to define the corner and contribute to the identity of the town centre.

Objectives

- To create visually interesting, well-articulated building facades that make a positive contribution to the town centre mixed use character and heritage streetscape
- To ensure a human-scale response is provided at the lower levels of the building
- To promote high architectural quality in buildings; and
- To ensure corner buildings are well designed and respond to the different characteristics of streets they address.

Controls

- a) All buildings are to provide articulation by incorporating a variety of window openings, balcony types, balustrades, fins, blade walls, parapets, sun-shade devices and louvres to add visual depth to the façade;
- b) The design of buildings are to avoid large areas of blank walls. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to the public domain;
- c) Ground floor shopfronts must demonstrate 'fine grained' articulation by dividing the façade into discreet bays or sections;
- d) Entries to business premises should be clearly defined and distinguished from entries to residential components;
- e) Specific architectural response to articulation and modulation is to be provided at key node sites through the architectural competition process;
- f) Building articulation should be sympathetic and complementary to the adjoining built form;
- g) Corner buildings are to be expressed by giving visual prominence to parts of the façade (eg a change in building articulation, material or colour, roof expression or increased height). Corner buildings should be designed to add variety and interest to the street and present each frontage as a main street.

17. Materials and Finishes

17.1. Explanation

A key focus of the K2K Planning Strategy and highlighted during community consultation is the strong desire to foster an attractive urban environment with a strong sense of place and identity. Council's Strategy recommended that all new development within the town centres will be expected to deliver a high standard of architectural design. Well designed building facades using high quality materials and finishes will contribute to and enhance the character and quality of each town centre place.

Objectives

- To encourage a coherent and unifying streetscape
- To ensure building materials and finishes complement and enhance the streetscape character of each centre;
- To ensure high quality, contemporary building materials are adopted for new development.

Controls

- a) External walls are to be constructed of high quality and durable materials and finishes. Materials that may be subject to corrosion, susceptible to degradation or high maintenance costs are to be avoided;
- b) Architectural treatment of street facades is to clearly define a base, middle and top sections of a building so as to divide the mass of the building;
- c) A combination of finishes, colours and materials are to be used to articulate building facades;
- d) Design windows that can be cleaned from inside the building; and
- e) For sites adjoining heritage and contributory buildings, materials and finishes are to allow for their clear interpretation.

18. Awnings

18.1. Explanation

Awnings are an essential component of an inviting town centre, providing shelter from the elements while contributing to a more intimately scaled pedestrian environment. Awnings add visual interest and contribute to the identity of individual buildings as well as the surrounding urban environment. In conjunction with active street frontages, awnings encourage pedestrian movements and support the town centre vibrancy.

Objectives

- To provide shelter and amenity for pedestrians
- To reinforce an existing coordinating design element in the town centres
- To define the street edge and provide continuity to the streetscape
- To ensure awning design and siting addresses public realm, pedestrian and road safety.

Controls

- a) Continuous pedestrian shelter must be provided to Anzac Parade, Gardeners Road and secondary streets by elements including awnings, posted verandas, colonnades or cantilevered building mass
 - b) The design of new awnings should complement the design of adjoining awnings and complement the building façade
 - c) Awnings are to be carefully located and set back to avoid obstructing vehicle sightlines, traffic signals, intersections, pedestrian crossings and other critical road infrastructure.
 - d) Awnings should wrap around corners where a building is sited on a street corner
 - e) Awning dimensions for buildings fronting Anzac Parade, secondary streets off Anzac Parade, and Gardeners Road are to provide:
 - a minimum width of 3m
 - a minimum soffit height of 3.5m and no higher than 4.2m above the footpath
 - a minimum 1 metre setback from the kerb
 - a low profile, with slim vertical facias or eaves, generally not exceeding 300mm
- e) In relation to laneways, awnings:
 - must be well designed to provide shelter for entrances and should relate to the ground floor building uses such as outdoor dining;
 - are to be cantilevered with no posts (with a retractable arm);
 - must allow for a minimum 1.8m path of travel along the building edge.

19. Active Street Frontages

19.1. Explanation

Active frontages refer to street frontages where there is an active visual engagement between pedestrians on the street and those within a building. It generally refers to continuous business or retail uses that open directly onto the footpath. Active frontages enhance passive surveillance and improves the amenity and vibrancy of the public domain by encouraging pedestrian activity. They also assist in supporting the economic viability of the street. Active frontages are required along Anzac Parade and Gardeners Road in both Kensington and Kingsford town centres and are also preferred along side streets within these centres.

Objectives

- To ensure retail and commercial uses provide active frontages along Anzac Parade and secondary streets to contribute to pedestrian interest, safety, natural surveillance and territoriality.
- To ensure appropriate design of active shop fronts is consistent with the vision of creating lively, interesting and inclusive town centres.

Controls

- a) Required active frontages are to be provided in accordance with RLEP 2012 (Clause 6.20) Active frontages Map
- b) Preferred active frontages are to be provided in accordance with Part B – Block Controls of this DCP
- c) A minimum of 80% of the street frontage on Anzac Parade is to incorporate transparent glazing on the ground floor façade
- d) The ground floor is to maximise entries or display windows and provide at least 1 pedestrian opening per 5m of facade on Anzac Parade or secondary streets and wrapping shopfronts around corners
- e) The ground floor of uses fronting lane ways must provide a continuous retail frontage with at least 1 pedestrian entry or door per 10m of façade
- f) The ground floor of uses fronting mid-block links/arcades must provide at least one 1 pedestrian entry or door per 15m of façade
- g) A minimum of 50% of a blank wall (larger than 10m²) visible from the public domain must incorporate greenery and/or public art
- h) Entrances to internally oriented shopping or commercial arcades and the arcades themselves, must be a minimum of 6m wide
- i) Solid non-transparent roller shutters are discouraged. Where security grills or screens are required, they are to be installed at least 1m behind the glazing line and of lattice design with an openness to allow viewing of the interior and internal lighting to spill onto the footpath
- j) Incorporate outdoor dining wherever possible in accordance with Part D12, Footpath Dining and Trading of DCP 2013.

20. Landscape Area

20.1. Explanation

High quality landscaping and the creation of a green boulevard along Anzac Parade is a key outcome of the K2K Strategy. Well-designed landscaping of open spaces and buildings can contribute significantly to our quality of life and overall well-being. It can also help reduce the heat-island effect, maintain a comfortable winter environment and reduce stormwater run-off. Beautifully designed landscaping that is integrated into a development during the design-stage will have long-lasting benefits to its occupants and the wider precinct, by encouraging people to visit an area and to stay longer.

Refer to Chapters C2 - 'Medium Density Residential' and B4 - Landscaping and Biodiversity of this DCP for further explanation of landscaped area requirements.

Objectives

- To enhance the quality of life and attractiveness of the town centres by providing landscaped spaces for relief and social connection
- To ensure that high quality, long lasting landscaping is provided throughout a site both vertically and horizontally
- To bring about environmental benefits such as mitigating the urban island heat effect, reducing flooding impacts and improving the air quality.

Controls

- a) The total landscaped area to be provided on a site is to be at least 100% of the total site area, spread throughout the site and building as shown in Figure 16.
- b) Landscaped open space requirements of Chapter C2 (Medium Density Residential) do not apply to land within the Kingsford and Kensington Town Centres other than clauses 2.2.2 and 2.3 relating to deep soil areas and private and communal open space.
- c) Landscaping must be suitable to the building orientation aspect, wind and other relevant environmental factors.
- d) A minimum of 40% of the total gross landscaped area including communal open space is to include areas with sufficient soil depth and structure to accommodate mature trees and planting. A combination of trees, shrubs and ground cover is encouraged to make the landscaping more attractive and long lasting.
- e) A minimum of 25% of the ground plane and share-ways are to be landscaped sufficient in size and dimensions to accommodate trees and significant planting.
- f) Green walls can only contribute up to 20% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified landscape architect.
- g) Roof tops can only contribute up to 30% of the total gross landscape area and the area is to be designed to maximise visibility of planting from the public domain. Rooftops may include communal food farms and food production areas.
- h) Technical, structural and ongoing maintenance arrangements of proposed roof top gardens and green walls are to be documented by a qualified landscape architect and incorporated into the development proposal.
- i) The area dedicated to roof top solar (PV infrastructure) is not to be counted as part of the total gross landscape area.
- j) Where green roofs and green walls are provided, these shall comply with requirements contained in Chapter B4 (clause 4).
- k) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in section 16 of this section of the DCP.

- l) In addition to the requirements of Part B4 (Landscaping and Biodiversity), all DAs for sites within the Kensington and Kingsford town centres must submit a landscape plan addressing the following requirements:
- i) quantity of landscaping provided on site;
 - ii) scaled drawings of all areas;
 - iii) how landscaping would complement the architectural style of building and assists in its presentation to the streetscape and high visibility;
 - iv) rainwater harvesting and other irrigation methods proposed;
 - ii) full construction details of soil profile, method of attachment to the building, and drainage/waterproofing; and
 - iii) engineering certification confirming building can withstand planting and associated structures.

Note 1 *'Ground plane' refers to spaces between buildings on the ground level providing for landscaping, pedestrian access and physical connections to the street.*

Note 2: *'Gross Landscape Area' refers to the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.*

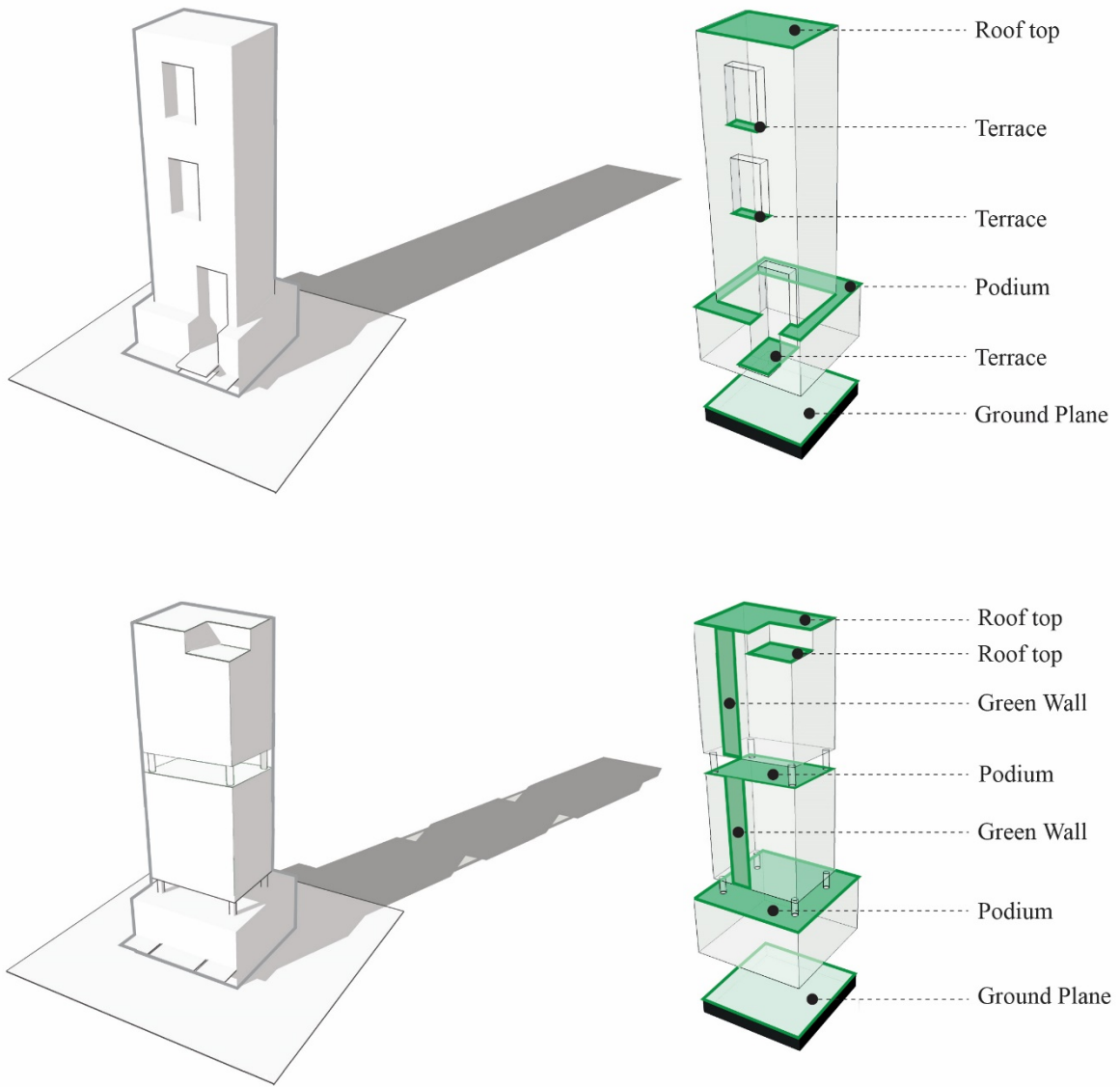


Figure 16: Landscaped area components

21. Transport, Traffic, Parking & Access

21.1. Explanation

The Planning Strategy for Kensington and Kingsford has a strategic goal of increasing sustainable transport use, including walking, cycling, the use of public transport and car sharing initiatives. An increase in sustainable transport use would decrease reliance on private vehicles, improve health and well-being outcomes and importantly reduce environmental impacts associated with greenhouse emissions and congestion. Kensington and Kingsford town centres are both well connected by the City to South East Light Rail, bus, road and cycle networks. New development can support and encourage sustainable transport through reduced parking requirements, provision of car share, bicycle and end of trip facilities as well as developing travel plans.

Chapter B7 – Transport, Traffic, Parking and Access of this DCP contains objectives, controls and options for development proposals to investigate, design and manage parking demand, access and parking spaces and provide for alternative modes of transport. These provisions also apply to development within the Kensington and Kingsford town centres. The following transport related objectives and controls and parking rates shown below apply to the Kensington and Kingsford town centres.

Objectives

- To promote sustainable transport options for new and existing development
- To improve walking, cycling, active transport options and public transport use
- To encourage less car parking or alternative solutions to car parking within developments given of the centres to high frequency public transport
- To support integrated transport and land use options which can demonstrate shared and effective car parking provision with car share facilities, motorbikes/scooters, bikes and links to public transport
- To ensure car parking facilities, service and delivery areas and access are designed to enhance streetscape character and protect pedestrian amenity and safety
- To minimise the number of vehicle access points off Anzac Parade and Gardeners Road; and
- To ensure Green Travel Plans accompany development applications to ensure occupants and employees are provided with alternative transport options and choice in accessing the precinct.

Controls (applicable to Kensington and Kingsford town centres only)

- a) Vehicle parking within the Kensington and Kingsford town centres is to be provided in accordance with the rates outlined in the tables below. Parking requirements for all other development types not specified in the table below are contained in section 3.2 Vehicle Parking Rates (of Chapter B7)
- b) Where practical, parking access and/or loading is to be provided from secondary streets (rather than directly off Anzac Parade or gardeners Road), set back at least 6m from the intersection or the rear lane
- c) Basement carpark access must comply with the requirements of B8: Water Management
- d) Parking access and/or loading areas are to be designed as recessive components of the elevation so as to minimise the visual impact
- e) Parking is to be accommodated underground where possible
- f) Sub-basement car parking is to be no more than 1.2m above existing ground level;
- g) Provide flexible hardstand area for the purposes of bicycle maintenance and repairs

- h) Where a variation to the DCP Car Parking rates is sought, the proponent shall respond directly to Control i), 3.3 Exceptions to Parking Rates of the DCP 2013
- i) A Green Travel Plan is required to accompany all DAs for new buildings and substantial alterations to existing buildings. The Green Travel Plans is to set out:
 - i) Future travel mode share targets, specifically a reduction in car driver mode share
 - ii) Travel demand management strategies to encourage sustainable travel
 - iii) Initiatives to implement and monitor travel measures such as car share and bike share; and
 - iii) alignment with Control i), 3.3 Exceptions to Parking Rates of this DCP.
- j) Car share spaces are to be provided in accordance with Part B7: 2.2 (Car Share) of this DCP
- k) All DAs are to provide electric charging stations in an accessible location on site.

*

Note 1: Any provision of parking above the maximum requirements will be counted towards gross floor area.

Carparking Rates

Kensington and Kingsford Town Centres Carparking rates	Minimum
Studio	0.2
Boarding houses	0.5 per room (as per AH SEPP)
Student accommodation	0
1 bedroom apartment	0.6
2 bedroom apartment	0.8
3+ bedroom apartment	1.1
Visitor	0.2
Business premises	1 per 125m ²
Restaurants and cafes	1 per 100m ²
Supermarkets	2.5 per 100m ²
Takeaway food and drink	1 per 100m ²
Service and Delivery	
Residential	1 space per 30-100 apartments plus 1 space per 100 apartments thereafter
Commercial	1 per 4,000m ²
Retail	1 per 4,00m ²
Supermarkets	1 per 4,000m ²

Bicycle and Motorcycle Parking Rates

- a) Bicycle and motorcycle parking is to be provided in accordance the following table:

Kensington and Kingsford Town Centres – Bicycle and Motorcycle Requirements		
Rates required	Bicycle	Motorcycle
Residential		
Residents	1 per unit	1 per 12 carparking spaces
Student accommodation / boarding houses	1 per 5 bedrooms *	1 per 5 bedrooms
Visitor	0.1 per unit	1 per 12 carparking spaces
Commercial		
Business premises	1 per 1000m ²	1 per 12 carparking spaces

- Note: required under AH SEPP

22. Sustainability

22.1. Explanation

Kensington and Kingsford town centres are to evolve as environmentally sustainable districts, with a focus on best practice environmentally sensitive design, energy efficiency, water conservation, waste and resource minimisation. Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide innovative systems will provide for the physical, mental and social well-being of residents, workers and visitors.

Objectives

- To establish Kensington and Kingsford as a best-practice environmentally sustainable district with a net zero carbon footprint
- To encourage the design of buildings that go beyond current minimum sustainability standards
- To adopt sustainable design techniques in the lighting, stormwater collection, and landscaping of the public realm
- To provide innovative best practice waste solutions capable of reducing litter and increasing reuse, recycling and recovery of waste.

Controls

- a) All buildings or substantial alterations to existing buildings must achieve a minimum green star certification rating of 5 or equivalent (other recognised rating tools)
- b) DAs for strategic node sites must be designed to achieve a GBCA exceeding Five-Star Green Star Design as Built with a sustainability strategy giving priority to the following innovations:
 - Waste collection (e.g. Automated underground waste)
 - Renewable energy opportunities
 - Water harvesting and re-use
 - Vertical and Roof Greening
 - Buildings shall incorporate passive design strategies in addition to materials which have less embodied energy, reducing operational energy and focussing on on-going well being of occupants
- c) All development must address the requirements of Part B3- Ecologically Sustainable Development of this DCP
- d) Applications for new commercial office development premises and hotel/motel accommodation with a floor area of 1,000m² or more must achieve a minimum NABERS 6- star Energy and NABERS 5-star or 6-star Water rating
- e) All development must provide 1 electric vehicle charging point per 5 parking spaces where onsite parking is provided.
- f) All development must address the requirements of B6 Recycling and Waste Management
- g) All new buildings are to provide a space for storage and sorting of problem waste such as E-waste, clothing, and hazardous waste.
- h) All new development (other than alterations and additions, or development that is minor or ancillary in nature) is to incorporate a localised automated waste collection system in accordance with Council's Automated Collection System Guidelines.

Note 1: Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy web site below:

<http://www.environment.gov.au/climate-change/government/climate-active/certification>

Note 2: All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA)

23. Water Management

23.1. Explanation

All development within the Kensington and Kingsford town centres will be required to promote the sustainable use of water to minimise impacts upon the water cycle and achieve more sustainable forms of urban design. The integration of water sensitive urban design (WSUD) into the development process provides the multiple benefits of stormwater retention and detention and water efficiency. It also addresses considerations of flooding, waterways, groundwater protection while improving visual amenity.

Objectives

- To promote the sustainable use of water across Kensington and Kingsford town centres
- To integrate water sensitive urban design to filter storm water pollutants, reduce localised flooding impacts and protect local waterways
- To minimise reliance on mains supplied water and encourage water conservation and reuse
- To protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites
- To ensure that development is appropriately sited and designed according to the site's sensitivity to flood risk
- To ensure that development addresses any relevant flood studies, and is consistent with the requirements of any floodplain risk management studies or plans
- To create hydrology and flooding solutions that are place-led, integrated within the building design to enhance public domain quality.

Controls

- a) DAs must address Part B8 – Water Management of the Randwick DCP 2013 in relation to water conservation, groundwater and flooding and Water Sensitive Urban Design
- b) In addition to requirements of Part B8, applications for basement level/s must include:
 - i) detailed designs by a qualified hydrological or structural engineer for a water-proof retention system (fully-tanked structure) with adequate provision for future fluctuations of water table variation of at least +/- 1 metre; and
 - ii) certification from a second qualified hydrological engineer experienced in the design of structures below a water table that the design of the groundwater management system will not have any adverse effects on surrounding property or infrastructure.

Note: Council will include conditions of development consent relating to excavation, shoring, piling, dewatering and other construction activities relating to basements affected by groundwater, including requirements for information/certification to be provided prior to approval to commence construction works.

Flooding

- a) Building design is to facilitate adaptation to different commercial and retail uses, as well as the integration of flooding solutions into the built form, resulting in a floor-to-floor ground floor height between 4.5m and 6m.

24. Aircraft Operations

24.1. Explanation

The proximity of Sydney's Kingsford Smith Airport to the Kensington and Kingsford town centres results in a high frequency of aircraft movements over the area and triggers the need for development to consider aircraft safety. Whilst noise controls are contained in Part F3- Sydney Airport and Noise Impacts of this DCP, this section relates specifically to the protection of airspace, also referred to as "prescribed airspace" under Commonwealth legislation. Commonwealth approval is required for any proposal within the corridor that exceeds "prescribed airspace". Development on land within the Kingsford town centre is limited to 51m AHD.

Objectives

- To ensure development does not compromise Sydney Kingsford Smith Airport operations by penetrating the Limitation or Operations Surface for that airport
- To ensure that development is carried out in a manner that protects the community from undue risk from airport operations.

Controls

- a) DAs involving the use of cranes during construction and light poles must ensure compliance with Clause. 6.8 of the RLEP 2012 in relation to Airport Operations
- b) Applications for new buildings and cranes during construction must meet the requirements of Part F3 - Sydney Airport Planning and Noise Impacts of the Randwick DCP 2013
- c) Applications for development that exceed 51m AHD at Kingsford will be subject to an assessment process under the Airports (Protection of Airspace) Regulations, 1996. *

*** Note:** *Proposals that penetrate prescribed airspace above 51m AHD may affect the safety of existing and future air transport operations at Sydney Airport and as such may not be approved under the Airports (Protection of Airspace) Regulations, 1996.*

Further information can be obtained from the Commonwealth Department of Infrastructure, Transport, Regional Development and Communications, the agency responsible for development approvals that constitute "controlled activities" (under the Airports Act 1996) affecting Sydney Airport.

25. Night Time Economy

25.1. Explanation

Kingsford and Kensington town centres have been identified as key locations in which to support a diverse and thriving night-time economy, with a mix of uses and activities that meet the social and cultural needs of the community. Both centres benefit from accessibility to public transport infrastructure and services, as well as high numbers of students and key workers. A range of retail and hospitality businesses trading later into the evening, in conjunction night friendly public realm design and outdoor dining would assist in diversifying the night-time offering, adding to the vibrancy and vitality of these town centres.

Objectives

- To foster thriving town centres that are active and alive during the day, as well as in the evening and night
- To support a diverse range of business, retail, service and activities that meet the social and cultural needs of the diverse community
- To improve activation by providing suitable outdoor dining in appropriate places
- To generate opportunities for regular evening events such as the night food markets in Meek Street Plaza and other suitable locations within the centres
- To support the local economy, performers and the creative industries
- To provide for improved natural surveillance and night-time friendly urban design
- To minimise adverse amenity impacts on residential or other sensitive land uses.

Controls

- a) DAs for night time trading will be assessed in accordance with Part B9 of DCP 2013
- b) DAs for mixed use/residential buildings must have regard to the late night trading character of the Kensington and Kingsford town centres by incorporating suitable noise attenuation measures for the residential component of the building as specified under section 14 of this part of the DCP
- c) DAs must incorporate CPTED principles into the design of public realm for night time activation, safety and security
- d) Proposals shall include details of creative lighting to be used to improve the visual amenity of buildings at night
- e) DAs for late night operations must include measures for ensuring adequate safety, security and crime prevention both on the site of the premises and in the public domain immediately adjacent to, and generally surrounding, the premises
- f) DAs should consider night time activation measures during construction such as creative lighting, attractive hoardings, pop ups and other temporary activations.

26. Student Accommodation

26.1. Explanation

Standards for student accommodation fall under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP), as a type of new generation boarding house. The SEPP specifies solar access requirements for communal living areas, minimum private open space requirements, minimum parking requirements, minimum room sizes, adequate bathroom and kitchen facilities, an on-site manager for 20 or more students and parking requirements. The SEPP also requires these developments to be compatible with the local character of the area. A fundamental aspect in the planning and design of purpose built student accommodation is consideration of the day to day living requirements of students, such as safety and security, shared common areas to foster a sense of belonging and social interaction, as well as high quality internal amenity standards, functionality and flexibility of design and need for privacy and learning. Provisions contained in this section are in addition to these SEPP requirements.

Objectives

- To support purpose-built student housing and boarding houses that are well designed and meet specific shared living and learning requirements of students
- To achieve a high level of residential amenity for occupants and adjoining neighbours
- To foster a social environment, interaction and a sense of belonging
- To provide for security, safety, privacy and comfort
- To ensure any future conversion to permanent residential stock is not constrained by poor amenity and inflexibility of structural design.

Controls

DAs for all student accommodation or boarding house proposals must provide the following:

- a) A design report that demonstrates compliance with the minimum amenity standards under the AHSEPP and where improvements to these standards have been incorporated into the development in order to achieve a higher standard of living amenity for occupants e.g. size of communal living areas, ceiling heights, bedroom width
- b) How the built form relates to the desired local character and surrounding context including relationship to heritage or contributory buildings (Refer to Part B Block controls), delivery of high quality built form design and public/private domain interface at the ground level
- c) How the development delivers improved sustainability, natural cross ventilation and sunlight, passive thermal design reducing reliance on technology and operation costs and waste management
- d) Communal living areas with a minimum area of 20m² or 1.25m² per resident, whichever is greater and a minimum dimension of 3m
- e) A Management Plan in Accordance with the Management Plan Template in Part B of this DCP addressing the following additional requirements:
 - i) Maximum number of students to be accommodated at any one time
 - ii) Provision for at-call contact details of a suitably responsible contact person for response 24 hours a day
 - iii) On site security arrangements
 - iv) A schedule detailing furnishings for sleeping rooms
 - iv) Cleaning and maintenance arrangements
 - v) Ongoing operational arrangements to minimise and manage noise transmission to adjoining properties

- vi) Management and staffing arrangements and overview of each role's key responsibilities
 - vii) Measures to ensure ongoing workability of emergency systems including lighting and smoke detectors, sprinkler systems, and air conditioning
 - viii) Placement and composition of furnishing and fittings to achieve the appropriate fire safety requirements
 - ix) Measures to ensure how premises are to be regularly checked to ensure fire safety including that all required exits and egress paths are clear and free of locks and obstructions
 - x) Provision of information on community and education services, including health, counselling and cultural services
 - xi) House rules regarding occupancy and behaviour of students and visitors
 - xii) Critical Incident Management and Emergency & Evacuation Procedures
 - xiii) Management procedures over holiday periods.
- f) DAs for boarding houses and student accommodation must submit an Acoustic Report prepared by a suitably qualified acoustic consultant in accordance with the requirements of section 15 Part C of this DCP addressing:
- i) Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems
 - ii) Desirable acoustics performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music;
 - iii) Mitigation measures such as appropriate sound proofing construction and management practices to achieve the relevant noise criteria (refer to section 15 Part C of this DCP)
- g) DAs for boarding houses (including student accommodation) incorporating 20 or more bedrooms are to be supported by a Traffic and Transport Report prepared by a suitably qualified person, addressing as a minimum the following:
- the prevailing traffic conditions
 - ingress and egress arrangements
 - waste collection
 - the likely impact of the proposed development on existing traffic flows and the surrounding street system
 - pedestrian and traffic safety
 - an assessment on-site parking provision for students, staff and business operations
 - the recommendations of a site specific Green Travel Plan (as required under Section 22 Part C of this DCP) outlining initiatives to encourage active transports options and shared use of vehicles for students, employees and other visitors to the site.