



Part 4. Development & Design Controls

4.1 Managing Change

4.1.1 Site Amalgamation

The Vision for the Kensington Town Centre will only be fulfilled if the built form of new development achieves design excellence, environmental sustainability and a high level of residential amenity.

The Kensington Town Centre comprises a variety of lot sizes and dimensions, some of which are unsuitable for redevelopment into the required built form unless they are amalgamated with one or more adjacent sites.

Objectives

- To facilitate redevelopment when existing lots are too small to achieve a change in building type.
- To ensure that redevelopment achieves an appropriate scale and is able to meet the Performance Criteria of this Plan.
- To achieve new residential development comprising dual aspect, cross-ventilated apartments located on the perimeter of lots.
- To maintain street rhythm and expression.
- To achieve a neighbourhood supermarket centre within the Retail Core of the Kensington Town Centre.

Performance Criteria

Unless otherwise indicated in the Block by Block Controls:

- i. The minimum frontage for new development is 20 metres, except for corner sites.
- ii. Corner sites may be developed if they are a minimum area of 900 sq metres, regardless of frontage.
- iii. Existing strata title buildings may be developed regardless of frontage.
- iv. Ensure that lot dimensions contribute to the built form, grain and rhythm along the street.
- v. Ensure that development/redevelopment/amalgamation results in allotments which are able to achieve the envelopes designated in the Block by Block Controls.
- vi. Ensure that development/redevelopment/amalgamation does not adversely affect the development potential of adjacent and adjoining sites within the Block.
- vii. When development or redevelopment occurs in the Town Centre, ensure that lots left between developable properties are not limited in their identified future development potential by providing a minimum 20 metre separation between the developable properties.



4.1 Managing Change

Applicants are encouraged to discuss the Site Analysis with Council prior to developing design options.

4.1.2 Site Analysis

An analysis of the site and context is the fundamental stage of the design process, and should underpin many key decisions relating to the proposal.

Objectives

To ensure that new development achieves design excellence, is sensitive to its environment, does not significantly affect the groundwater system and contributes positively to the Town Centre.

i. Performance Criteria

Submit a dated Site Analysis, based on a survey drawing produced by a qualified surveyor, with each Development Application for redevelopment. The Site Analysis must be to scale and accurately show the following site specific information:

Existing:

- Buildings and other structures, including their setback distances
- Contaminated soils or filled areas, or areas of unstable land
- Contours and levels to AHD
- Easements and/or connections for drainage and utility services
- Fences, boundaries and easements
- Flood affected areas
- Items of Heritage, Contributory Buildings and archaeological features
- Lot dimensions
- Microclimate including the environment of the sun and prevailing winds
- North point
- Overland flow patterns, drainage and services
- Overshadowing by neighbouring structures
- Pedestrian and vehicle assess
- Trees and other significant vegetation
- Views to and from the site

Contextual:

- Built form, scale and character of surrounding development, including fencing and landscaping
- Characteristics of, and distance to, any nearby public open space
- Direction and distance to local facilities including shops, schools, public transport, and recreation and community facilities
- Difference in levels between the site and adjacent properties at their boundaries
- Items of Heritage, Contributory Buildings and archaeological features
- Location, height and materials of walls built to the boundary of the site
- Location, height and use of buildings surrounding the site, including setback distances
- Major and significant trees on adjacent properties particularly those within 9 metres of the site
- Private open space and windows of habitable rooms of nearby properties
- Significant local noise, odour or pollution sources
- Street frontage features including poles, trees, kerb crossovers, parking restrictions, bus stops and other services
- Views and solar access to surrounding residents

- ii. Submit a written statement demonstrating that the design responds to the constraints and opportunities identified in the Site Analysis.
- iii. Submit a model, montage or perspective for each development.
- iv. Submit a model AND montage AND perspectives for any development proposing habitable roof space. For more information see page 100.

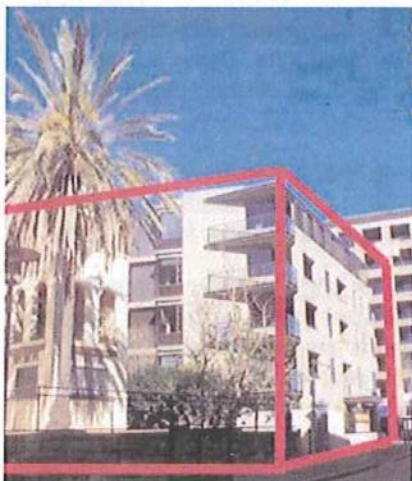
4.2 Building Envelopes

4.2.1 New Built Form

New development in the Kensington Town Centre will occur within Building Envelopes that are determined by:

- The Architectural Character of the Town Centre;
- Articulation Zones which provide for architectural movement and modulation within building facades;
- Building Heights which establish the appropriate height for each block, and in some instances for particular buildings or groups of buildings;
- Building Zones which establish the area in which buildings can be located;
- Contributory Buildings, which must be treated in accordance with the principles of the Burra Charter, and must be sensitively incorporated into new development;
- Setbacks which are defined for each block, and in some instances for particular buildings or groups of buildings; and
- Transitional Development, which addresses local streets rather than Anzac Parade, and must create the transition from Town Centre heights and setbacks to local street heights and setbacks.

A Building Envelope is not a building. It is a three dimensional shape within which a building can be designed.



The Building Envelopes in this Plan do not include roofs.

Objectives

To achieve a new built form that responds to the Building Envelope Controls of this Plan.

Performance Criteria

Demonstrate that the achieved Gross Floor Area occupies no more than 80 - 85% of the Building Envelope.

With each Development Application, submit a summary of Uses and Areas, detailing:

- Building Envelope Footprint;
- Breakdown of Residential Apartments (by number of Bedrooms, by Area, by Storey, and by Area of associated Private Open Space);
- Total retail floor space;
- Total commercial floor space;
- Floor space of Building entrances and associated foyers and lobbies;
- Floor to Ceiling and Floor to Floor Heights (by Storey and by Use);
- Common vertical circulation (stairs and lifts);
- Communal Open Space (by location);
- Number of car spaces and method for calculating this number;
- Floor space occupied by vehicular access and pedestrian access to parking,
- Floor space occupied by loading areas, garbage and services, lift towers, cooling towers, machinery and plant rooms, and air-conditioning ducts.

4.2 Building Envelopes

4.2.2 Architectural Character

Quality and Innovation

Posters advertising the 1891 subdivision plan for the 'Model Suburb of Kensington' described:



This Plan will achieve the high standards of architectural quality detailed by Planning NSW in its Residential Flat Design Pattern Book and Residential Flat Design Code.



Externally and internally, new development in the Kensington Town Centre is expected to strive for innovation and excellence



'The new suburb of Kensington - or rather Extension of the City.....that should become to Sydney what the original Kensington has proved to be to London.....a subdivision upon the most artistic and scientific principles, including the provision of all modern conveniences. The modern estates which have been laid out within the last few years in the suburbs of the principal cities and watering places of the Old World, and in the United States of America, are well known to many Australians, who cannot possibly fail to appreciate the enormous advantages to be derived from a residence in a properly ordered and attractive suburb, such as Kensington will undoubtedly be.....'

'...the Australian Cities Investment Corporation have already entered into arrangements for the erection upon the Estate of various residences of a modern and attractive class. The Corporation have also invited architects to submit competitive designs for various types of houses.....everything that science and energy can do will be done to make Kensington the most perfect, the most healthy, and the favourite place of residence for the citizens of Sydney.

New development in the Kensington Town Centre is expected to achieve today's equivalent of the innovative design quality first envisaged for the 'Model Suburb of Kensington'.

The overall character of new development will comprise slim buildings designed with a clear bottom, middle and top, helping to break down building scale and relate buildings to their neighbours. Building facades will be articulated and modulated in all elevations, using a variety of physical and design elements to achieve buildings of character and visual interest.

The ground floor of new development along Anzac Parade will feature retail and commercial uses to activate the street. Anzac Parade, including its corners, will feature continuous awnings to provide shelter for pedestrians.

The general form will feature a strong street edge, with development built to the street alignment, but setback on its upper floors. At the rear, covered colonnades will provide sheltered access to residential lobbies and rear gardens, creating opportunities to soften rear facades with upper level terraces and balconies.

To maximise open space and provide a pleasant outlook for residents and neighbours, no off-street parking will be provided above ground. Basement and semi-basement parking will achieve access across landlocked sites by Rights of Carriageway negotiated between adjoining owners on the open market.

Residential apartments will be designed to achieve environmental sustainability, with a requirement that all apartments be dual orientated to facilitate natural ventilation and maximise solar access. Generous room sizes and ceiling heights, and large balconies and terraces will ensure the highest standards of residential amenity.

4.2 Building Envelopes

4.2.2 Architectural Character (cont'd)

- **Objectives**

- To achieve design excellence and innovation.

-

- To achieve a desirable, healthy, modern urban environment.

-

- To achieve well-mannered buildings which fit sensitively into the Town Centre streetscape.

- i. **Performance Criteria**

In accordance with SEPP 65: 'Design Quality of Residential Flat Development', engage a registered architect to design all developments of three or more storeys involving 4 or more apartments.

- ii.

Address the ten SEPP 65 Design Principles: respond and contribute to the Context of the Town Centre; provide an appropriate Scale of development; achieve a Built Form that contributes to the character of the streetscape; achieve a Density appropriate to the Town Centre; make efficient use of Resources including energy and water; recognise that Landscape and buildings operate as an integrated and sustainable system; optimise Amenity and Safety & Security; respond to the Social context of the Town Centre and its desired future character; and ensure that buildings achieve quality Aesthetics.

- iii.

Design for best practice in planning, environmental quality, and local context.

- iv.

Design for the urban environment of the Kensington Town Centre, with particular attention to the Vision of a grand boulevard.

- v.

Explore innovative technologies and design approaches to maximise accessibility, natural ventilation, solar orientation, and energy efficiency.

- vi.

Development Applications for developments of 30 or more apartments and all student accommodation proposals will be subject to assessment by a Design Review Panel.

- vii.

Development Applications which can demonstrate that the design is a result of a competitive process formulated to achieve design excellence will be highly regarded. Refer to Randwick City Council's Guidelines for Design Excellence and Competitive Process.



4.2 Building Envelopes

4.2.3 Articulation Zone

Dynamic Facades

Older buildings along Anzac Parade present an almost continuous frontage at the street property line, and new development should reinforce this existing character. However, this reinforcement will not be achieved by buildings which present a bland, unarticulated façade for the entire length of any given site. Quality design will be achieved by articulated facades to the front, sides and rear of new development.

All development permitted under this Plan must achieve an Articulation Zone, an area within the Building Envelope which provides for architectural movement and modulation.

The Articulation Zone allows for expression of entries to buildings, awnings, façade modulation and other architectural elements, as well as private open space features such as courtyards at ground level and balconies incorporated into the building's façade.

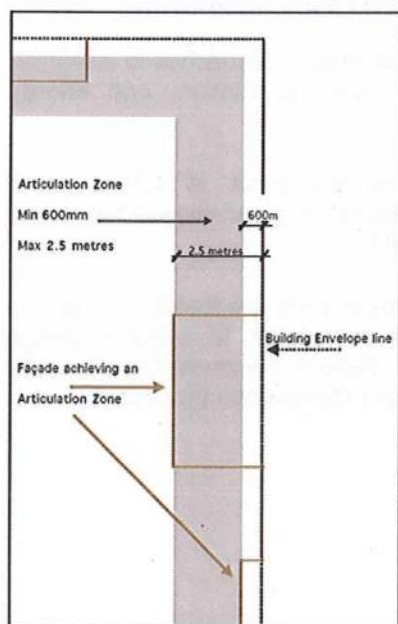
Objectives

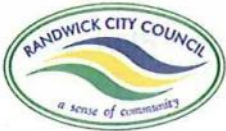
- To achieve building facades that contribute to the character of the street.
- To achieve buildings of articulated design and massing to all facades, with useable private external spaces.
- To ensure buildings respond to environmental conditions such as noise, sun, breezes, privacy and views.
- To promote integration of buildings and open spaces.

Performance Criteria

- i. Physically articulate all facades to achieve an Articulation Zone with a minimum depth of 600mm and a maximum depth of 2.5 metres within the most extreme points of the Building Envelope.
- ii. Emphasise articulation where building facades face an adjacent building.
- iii. Ensure that buildings along Anzac Parade reinforce the continuity of the street edge.
- iv. For further requirements see Façade Composition and Articulation on page 92.

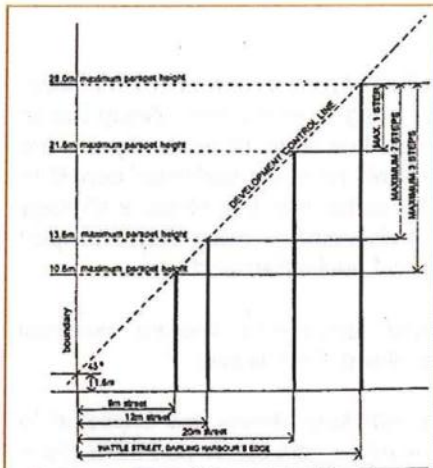
Note: the Articulation Zone does not apply for Ground Floor (Storey 1) retail frontages.





Part 3. Town Centre Context

4.2 Building Envelopes



Example of street wall controls

$$H = D + 1.6$$

H = maximum parapet height
D = street width
1.6 = pedestrian eye level

Example of development controls and minimum setbacks. Well proportioned streets are generally 1:1 street width to building height.
Source: NSW Department of Planning, 1995

The Urban Design Advisory Service, in its 'Guidelines for Better Urban Housing in NSW', notes that well-proportioned streets are generally 1:1 street width to building height. For the Kensington Town Centre, 1:1 proportions would result in Anzac Parade building heights of 40 metres or more.

This Plan reflects Council's response to community input that building heights of 40+ metres would be out of context with the character of the Kensington Town Centre.

4.2.4 Building Heights

The Right Scale for the Street

Most dwellings in Kensington streets close to the Town Centre are residential flats in buildings of 3 storeys or more (See Map 3). Proposed building heights for the Town Centre acknowledge that Anzac Parade can visually support slightly taller buildings along the main street, with a visual transition to lower heights 'behind' the main street. Generally, this means that the maximum height of any building along Anzac Parade will be 4 storeys setting back to 6 storeys, and the maximum height of any other building will be 3 storeys setting back to 5 storeys.

Objectives

- To ensure appropriate scale relationship between new development and: street width; local context; adjacent dwellings; and Contributory Buildings.
- To achieve well-proportioned buildings.
- To maintain public view corridors from the east side of Randwick Racecourse over the Town Centre to the Monastery of the Missionary of the Sacred Heart.
- To ensure appropriate management of overshadowing, access to sunlight and privacy.
- To ensure appropriate floor to ceiling height within buildings.
- To achieve a visual transition between the heights of buildings on Anzac Parade and the heights of buildings 'behind' the main street.

Performance Criteria

- Comply with the maximum Envelope heights specified in the Block by Block Controls.
- Achieve the minimum heights in respect of each Storey. For more information see Floor to Ceiling Heights on pages 110 and 111.
- Achieve a built form which reflects the proportions of the Building Envelopes specified in the Block by Block Controls i.e 3:5, 4:6, 5:8.
- Comply with the maximum height of any building as a relationship between storeys and height to the underside of the ceiling of the topmost floor, in accordance with the following:

Anzac Parade, Doncaster Ave & Mews Style Development

	Minimum %	Maximum %
Grd Floor/Storey 1	3.5	4.5
Storey 2	7.2	8.2
Storey 3	10.7	11.7
Storey 4	13.6	15
Storey 5	16.5	18.3
Storey 6	19.4	21.6
Storey 7	22.3	24.5
Storey 8	25.2	27.4

Transitional Development fronting other streets

	Minimum %	Maximum %
Grd Floor/Storey 1	3.5	3.5
Storey 2	7.2	7.2
Storey 3	10.1	10.5
Storey 4	13	13.8
Storey 5	15.9	17.1

%Building Height (in metres) to underside of topmost ceiling

4.2 Building Envelopes

4.2.5 Building Zone

Addressing the Street

The Building Zone determines the position of new development in relation to the lot, the street edge and neighbouring development. Along Anzac Parade, the intention is to reinforce the existing street character by aligning buildings with the line of the street. This will have the additional benefit of improving the natural surveillance of footpaths and bus stops, a strategy recommended by Planning NSW (Practice Note - Improving Transport Choice) to encourage walking, cycling and public transport use.

Because dual aspect, cross-ventilated apartments are an essential component of this Plan, the resulting Building Zone is slim.

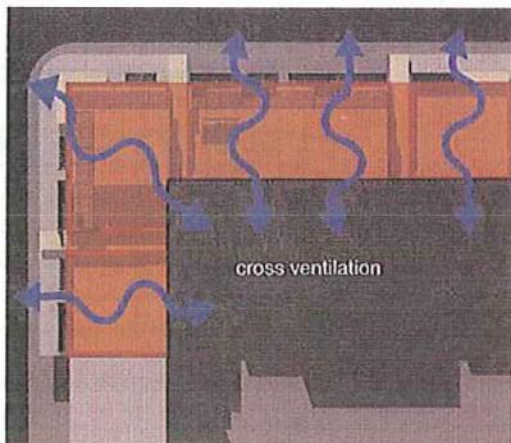
Similarly, Building Zones which align with side streets are expected to result in slim buildings which can ultimately contribute to perimeter block development.

Objectives

- To achieve a strong street edge to Anzac Parade.
- To achieve environmentally sustainable, dual aspect apartments with natural cross-ventilation.
- To achieve a high standard of environmental amenity for residents of new development.
- To ensure the bulk and scale of new development reinforces positive neighbourhood amenity and character and responds to the scale of the street and surrounding buildings.
- To distribute building bulk and height in order to maximise accessible, well configured communal open space.

Performance Criteria

- Locate buildings within the Building Zones indicated on the Block by Block Controls.
- Align buildings to the street and line of kerb.



Slim buildings aligned to the street edge allow dual aspect apartments which easily achieve natural cross-ventilation and maximise solar access.

4.2 Building Envelopes



4.2.6 Contributory Buildings

Recognising the Past

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) provides the guiding philosophy for the care of important places, defining the basic principles and procedures to be observed in their identification and conservation.

The Burra Charter defines the term 'Conservation' and the specific processes which make up Conservation work: Preservation, Restoration, Reconstruction and Adaptation. (For a more complete explanation, refer to the entire Burra Charter: www.icomos.org/australia/).

Several buildings in the Kensington Town Centre are identified as 'Contributory to the Town Centre Streetscape' because their basic form, which has not been significantly altered over time, attests to the early history of main street shopping in Kensington. These buildings are clearly identified in the Block by Block Controls. Their retention will help to mark the continuing history of the Kensington Town Centre as a place of commerce and trade.

Sensitive Adaptation and Reconstruction¹ of these buildings to ensure their Adaptive Re-Use is encouraged, but Facadism is not. Facadism, (the retention of only the outer skin of a building) is not accepted as suitable conservation practice. Development adjacent to Contributory Buildings should be sensitive to those buildings.

Objectives

- To ensure sensitive Adaptation and Reconstruction of buildings considered Contributory to the Kensington Town Centre streetscape.
- To ensure that new development adjacent to Contributory Buildings is sympathetic to their character.

Performance Criteria

For Contributory Buildings:

- i. Provide a Statement of Conservation Works prepared by a heritage practitioner/Conservation Specialist identified by the Heritage Office of NSW.
- ii. Conserve the substantial part of Contributory Buildings indicated in the Block by Block Controls.
- iii. Do not diminish, destroy, distort or conceal Significant fabric. If alteration to Significant fabric is necessary, ensure that it is reversible.
- iv. Avoid changes that falsify evidence of the building's history.
- v. When undertaking Reconstruction or repairs, clearly distinguish new work from old. Buildings and structures should not nostalgically create a false impression or interpretation of age or a style.
- vi. Do not place emphasis on one period of the Building's development at the expense of others, unless that period is much more significant.
- vii. For any developments involving neighbouring contributory buildings, ensure that any internal connections are designed to recognise and express original room configurations.

For new development adjacent to Contributory Buildings:

- i. Provide a contemporary design which is sympathetic to the Contributory building in terms of: proportions; materials; colours and details.
- ii. Do not closely imitate, replicate or mimic the historic style of the Contributory Building.
- iii. Do not apply historic details such as small paned windows, cast-iron decoration, ornate decorative details, original window glazing, etc. New development should be recognisable as a product of its time and should not create a false impression of age or a style.
- iv. Provide contemporary new signage that compliments the character of the Contributory Buildings.

¹ For the meaning of terms such as 'Conservation', 'Significance', 'Re-use' and 'Reconstruction', refer to the ICOMOS Burra Charter.

4.2 Building Envelopes

4.2.7 Mews Style Development

Sensitive and Stylish

New development in Mews Style (i.e buildings lining a court, yard or pedestrian lane) is encouraged at the rear of Contributory Buildings, in order to provide a suitable incentive for owners to invest in the work necessary to appropriately upgrade those Contributory Buildings. Mews Style Development will be slim, no more than 5 storeys high, and setback from Contributory Buildings by pedestrian connections along their frontage and through to Anzac Parade.

These pedestrian connections will also create a physical separation between 2 storey Contributory Buildings and any adjacent new development along Anzac Parade, softening the transition from 2 to 4 storeys at the street edge.

Objectives

- To ensure appropriate setbacks between Contributory Buildings and adjacent new development along Anzac Parade.
- To achieve unique Mews Style Development at the rear of Contributory Buildings.
- To provide pedestrian pathways from Anzac Parade to Mews Style Development.

Performance Criteria

- i. The maximum height for Mews Style Development is 5 storeys.
- ii. There are no upper level setbacks.
- iii. Provide retail/commercial/residential uses on the Ground floor and residential uses on Storeys 2 to 5.
- iv. Provide pedestrian-only pathways between Contributory Buildings and Mews Style Development, connected to Anzac Parade and side streets as indicated in the Block by Block Controls. Ensure that pedestrian pathways remain permanently open for public access.
- v. Front and side balconies may project up to 1.5 metres outside the Building Zone, but may not penetrate the property boundary.
- vi. Articulate the building to the front, sides and rear. Note the 'front' is considered to be the elevation which faces the Contributory Buildings.
- vii. Provide individual shopfront canopies rather than continuous awnings.



Mews Style development will create intimate spaces at the rear of Contributory Buildings.

4.2 Building Envelopes

4.2.8 Neighbourhood Supermarket Shopping Centre

Day to Day Shopping

The Kensington Town Centre would benefit from the development of a neighbourhood supermarket shopping centre, fulfilling local day to day shopping needs with the provision of groceries, fresh food and other convenience items. Subject to suitable site amalgamation, there are three Blocks within the Core Retail Precinct with the potential for redevelopment as a neighbourhood supermarket shopping centre:

Blocks 4, 9 and 10.

Objectives

- To create an active heart for the Kensington community by fulfilling its day to day shopping needs.
- To achieve one neighbourhood supermarket shopping centre with an active and inviting street edge.

Performance Criteria

- i. The minimum site area is 3,000 sq metres.
- ii. The minimum lettable and common floor area is 4,500 sq metres over two levels.
- iii. Provide supermarket and other convenience shopping at ground level. The building depth at ground and first level (Storeys 1 & 2) may extend to within 6 metres of side and rear property boundaries.
- iv. Use skylights to maximise daylighting to this extended building depth.
- v. Council may consider a zero metre setback at the side and/or rear subject to impact on the amenity of residential neighbours.
- vi. Ensure that the entrance to an internally orientated arcade, and the arcade itself, is a minimum of 7 metres wide.
- vii. Provide active retail uses (including shopfronts, café/restaurants, and retail entrances) to the Anzac Parade frontage.
- viii. Provide all loading and parking at basement or semi-basement level.
- ix. Provide evidence of an Agreement to Lease with a recognised supermarket retailer intending to operate a supermarket of at least 1,000 sq metres retail area.
- x. Submit a design which is the result of a competitive process formulated to achieve design excellence.
- xi. Any development consent granted for a neighbourhood supermarket shopping centre will have a time limited period of two years for commencement.



4.2 Building Envelopes

4.2.9 Specialist Concept Retail

Lifestyle/Leisure/Recreation

The Kensington Town Centre would benefit from the development of a large specialist or concept retailer, servicing needs for lifestyle/leisure or recreational goods e.g. a large bookstore, a specialist sports or fashion retailer. There are four Blocks within the Core Retail Precinct with this potential: Blocks 2, 4, 8 & 10.

Objectives

- To achieve a specialist retail outlet with an active and inviting street edge.

Performance Criteria

- i. The minimum site area is 1,000 sq metres.
- ii. The minimum site depth is 35 metres.
- iii. The building depth at ground and 2nd storey may extend to 26 metres.
- iv. Use skylights to maximise daylighting to this extended building depth.
- v. Ensure that the entrance to an internally orientated arcade, and the arcade itself, is a minimum of 7 metres wide.
- vi. Provide active retail uses (including shopfronts, café/restaurants, and retail entrances) to the Anzac Parade frontage.
- vii. Provide retail and/or commercial uses on the 2nd storey.
- viii. Provide all loading and parking at basement or semi-basement level.
- ix. Provide evidence of an Agreement to Lease with a recognised retailer intending to operate a single specialist store of at least 500 sq metres retail area.
- x. Submit a design which is the result of a competitive process formulated to achieve design excellence.





Part 4. Development & Design Controls

4.2 Building Envelopes

4.2.10 Setbacks

Address & Transition

Depths of front setbacks reflect the character of a precinct. Typically, in Town Centres, buildings have little or no setback from the street alignment. Other than the use of the Articulation Zone to provide interest and modulation to the building façade, new development along Anzac Parade and at the Anzac Parade corners of local streets is encouraged to build to the street property line. Within the residential zone, front setback can provide a front garden. The Block by Block Controls indicate locations where minimum front setbacks are necessary to establish the transition from commercial to residential zones.

Rear and side setbacks create the relationships between neighbouring buildings, create opportunities for landscaped open space and are important contributors to visual and acoustic privacy. Minimal side setbacks encourage buildings to address the street, rather than addressing side boundaries and adjacent buildings. This not only contributes to privacy but increases passive surveillance of the street.

Upper level setbacks soften the built form, and assist buildings to achieve a human scale.

Objectives

- To reinforce the prevailing character of the Town Centre.
- To provide visual and acoustic privacy between neighbouring buildings.
- To orientate buildings and habitable rooms towards the street, and towards communal open space.
- To minimise any negative impact on the amenity of adjacent sites.

Performance Criteria

i. Unless otherwise specified in the Block by Block Controls, comply with the following setbacks:

Location	Building	Setback distance	Setback from
Anzac Parade	First 4 storeys	0 metres	Anzac Parade & side boundaries
	5th & 6th storeys	4 metres (min)	Anzac Parade & side street boundaries
	6th storey rear	4 metres (min)	Floor below
	All storeys	6 metres (min)	Property boundary existing strata title building unlikely to change
Transitional Development	First 3 storeys	0 metres	Front & side boundaries
	4th & 5th storeys	4 metres	Front boundaries
	All storeys	6 metres (min)	Property boundary existing strata title building unlikely to change
Mews Development	All storeys	2 metres	Street boundary

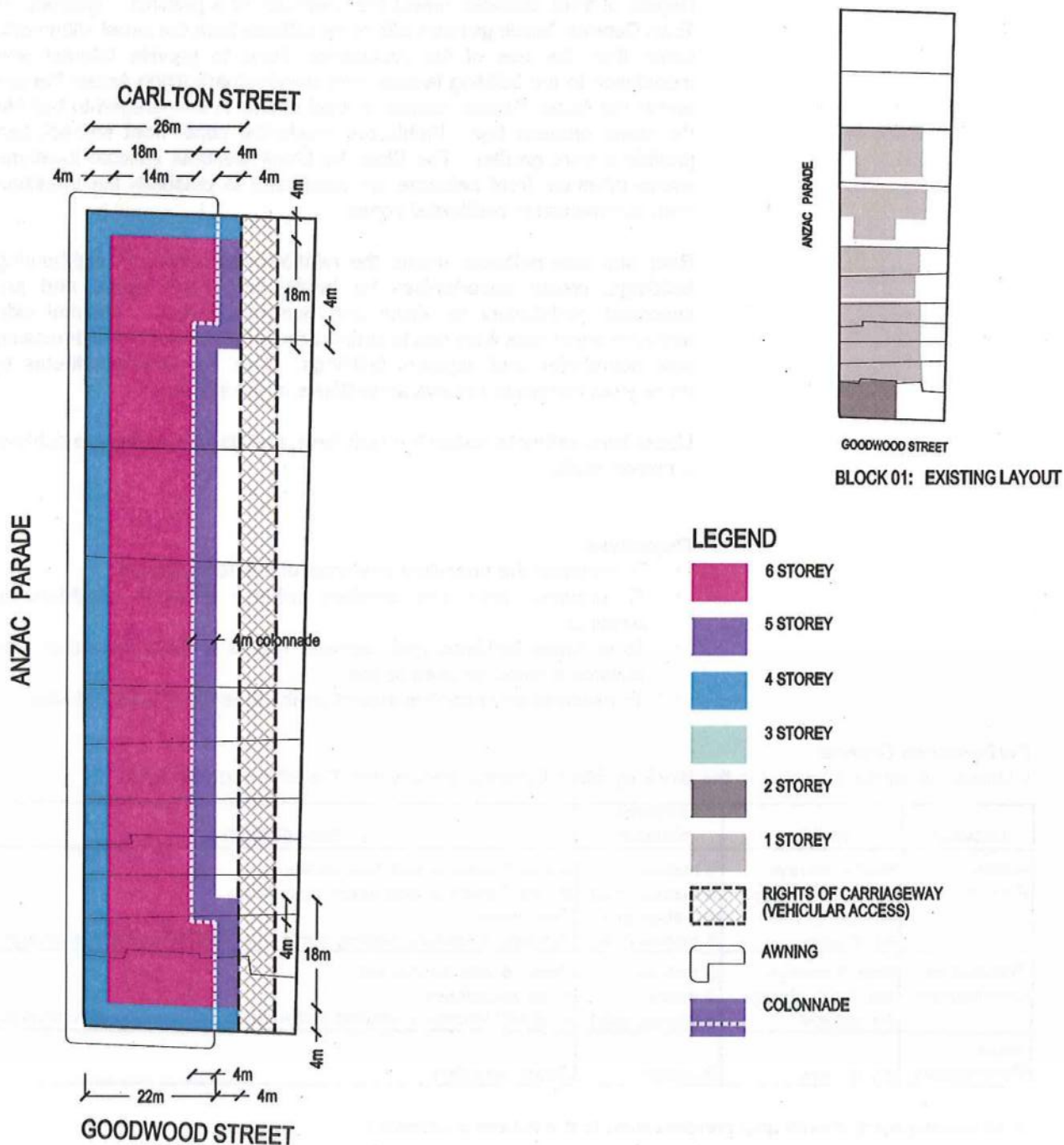
ii. All development should give consideration to the following setbacks:

Non-habitable room	6 metres	Non-habitable room adjacent building
Habitable room	9 metres	Non-habitable room adjacent building
Habitable room	12 metres	Habitable room adjacent building

4.3 Block by Block Controls

4.3.1 Block 01

Carlton Street to Goodwood Street



BLOCK 01: PROPOSED LAYOUT

not to scale

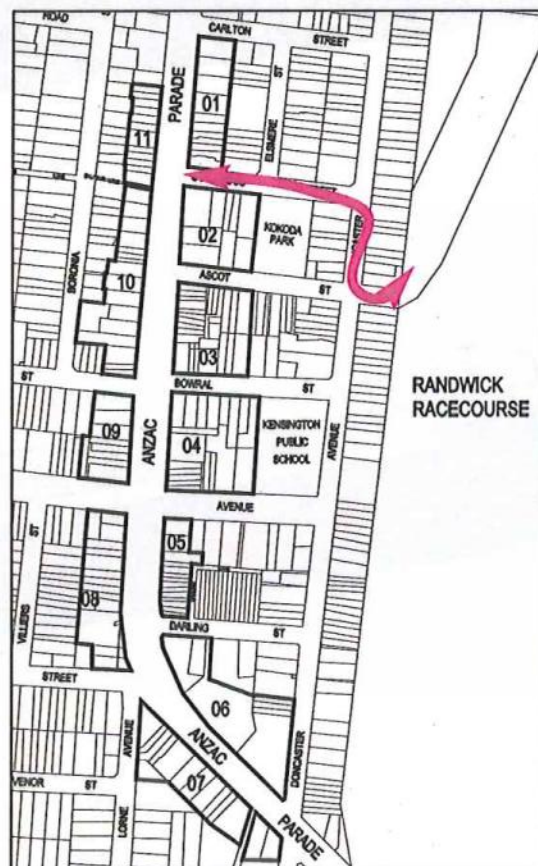
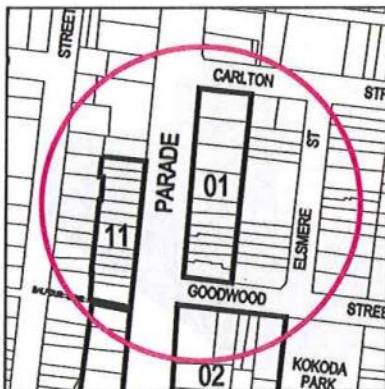
4.3 Block by Block Controls

4.3.1 Block 01

Carlton Street to Goodwood Street

This Block marks the northern edge of the Town Centre boundary. Between this Block and Darling Street, the potential to create synergies with the Randwick Race Course are important to the future of the Town Centre.

If well designed and well presented to the street, new development along Goodwood Street should encourage pedestrian movement between the Town Centre and the Race Course, and between the Town Centre and regional cycleway along Doncaster Ave and the Centennial Parklands/ Alison Road.

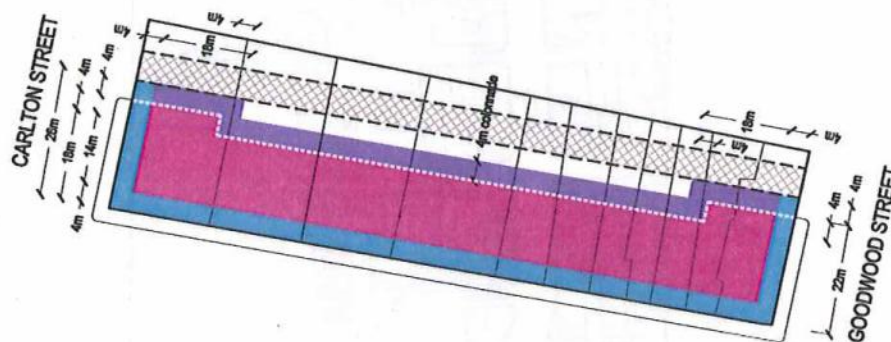
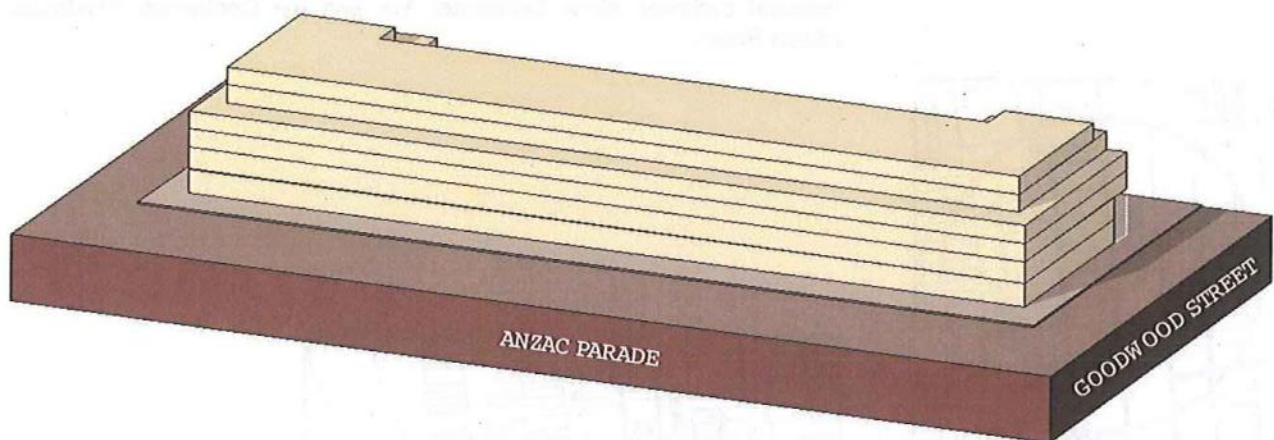


4.3 Block by Block Controls

4.3.1 Block 01

Carlton Street to Goodwood Street

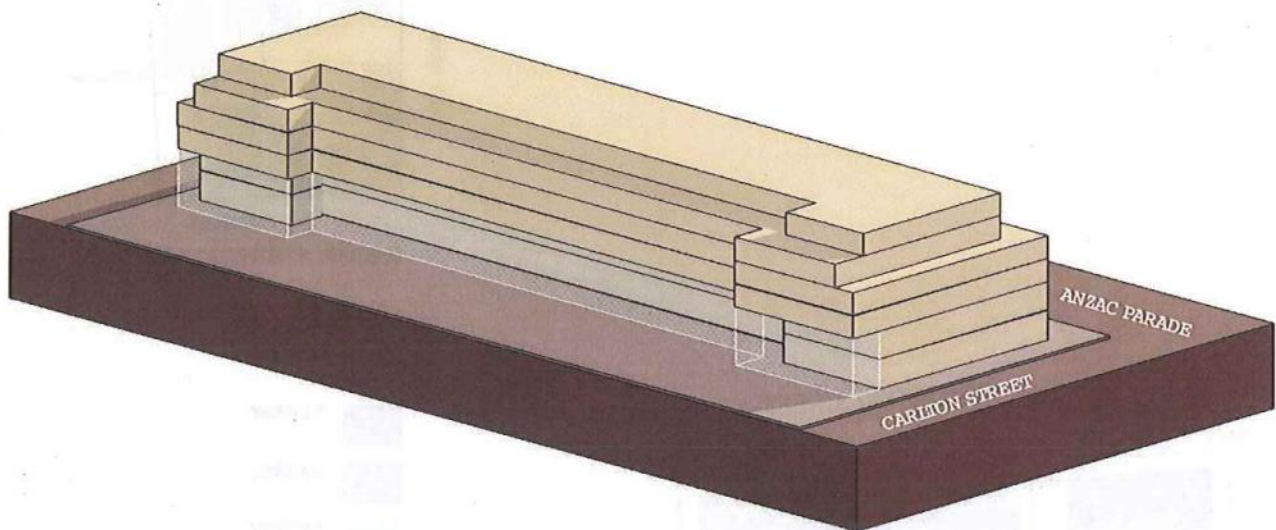
Building Envelope Viewed from Anzac Parade



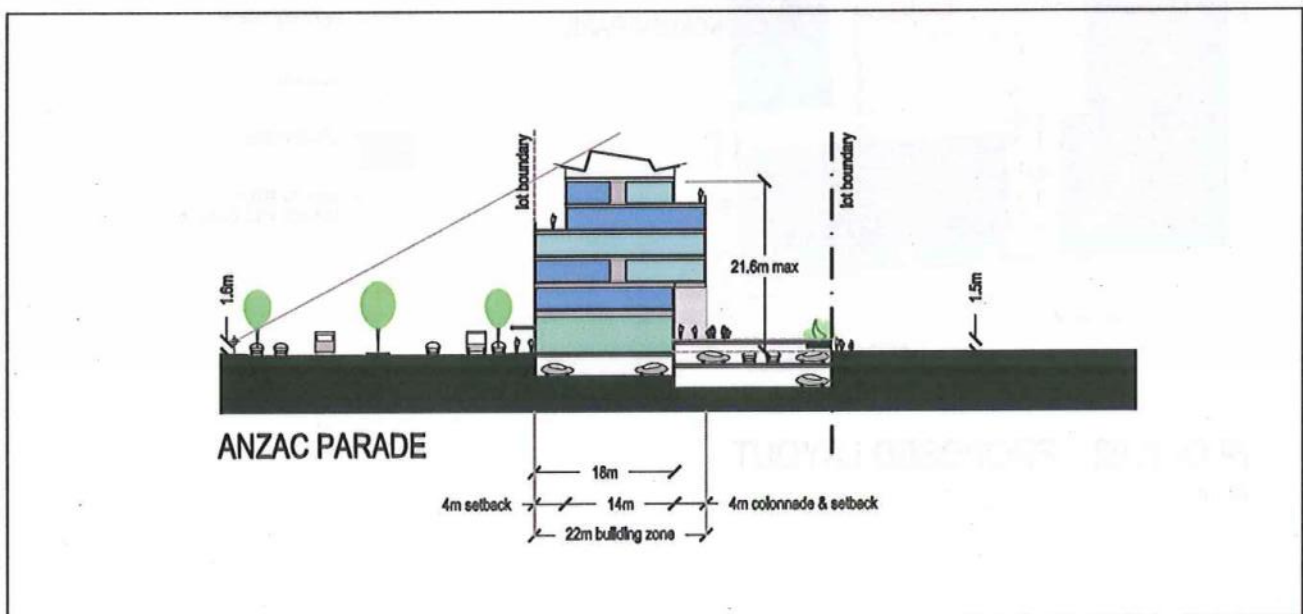
4.3 Block by Block Controls

4.3.1 Block 01

Carlton Street to Goodwood Street
Building Envelope Viewed from Rear



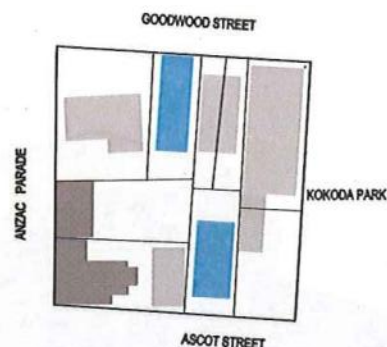
Carlton Street to Goodwood Street
Section West to East Looking North



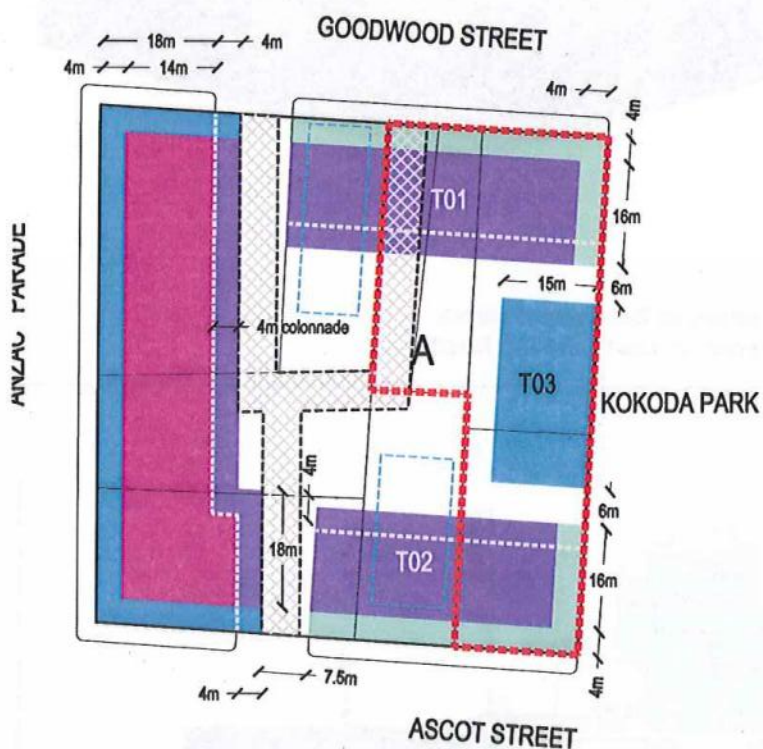
4.3 Block by Block Controls

4.3.2 Block 02

Goodwood Street to Ascot Street



BLOCK 02: EXISTING LAYOUT



BLOCK 02: PROPOSED LAYOUT

not to scale

LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- DEFINED PARCEL
- AWNING
- COLONNADE
- STRATA TITLE UNLIKELY TO CHANGE

4.3 Block by Block Controls

4.3.2 Block 02

Goodwood Street to Ascot Street

Block 2 abuts Kokoda Park, a formal memorial park with some child play facilities. Ascot Street is the main taxi and chauffeur driven vehicle entrance to the Race Course on Race days. As such it provides an opportunity to impress race-goers with the qualities of the Kensington Town Centre: if well presented, Ascot Street could encourage race-goers to use the Town Centre on Race days or to return to the Town Centre in future.

If well designed and well presented to the street, new development along Goodwood and Ascot Streets should encourage pedestrian movement between the Town Centre and Kokoda Park, and between the Race Course and the Town Centre.

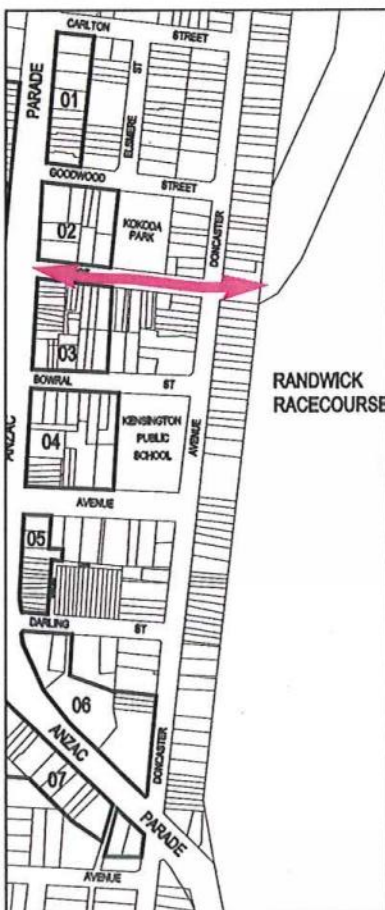
Within Block 2, built to the boundary of Kokoda Park, is Kensington War Memorial Club and the Kensington RSL Sub-Branch. Club facilities play a significant role in the social life of Kensington. An extended Club with improved facilities is considered an appropriate use for this site, given its relationship with the Randwick Racecourse.

If Site Amalgamation results in Defined Parcel A, Council may consider an extension of Building depth for Club use at Ground level, subject to design considerations and impact on neighbouring amenity. Council may consider balconies which project up to 1.5 metres outside the western edge of the Building Zone of T03 development, which would be for Club uses as well as residential uses. However, no ground floor uses should encroach on the public spaces of Kokoda Park.

There are two existing strata titled buildings in this Block. Although they are unlikely to change, there is always the slight possibility that development may occur in the future. The standard setback requirements for development adjacent to existing strata titled buildings apply in this Block. Note that these standard setbacks allow for future infill to side boundaries if existing strata titled buildings do redevelop.

Should the entire Block be developed, a pedestrian through link connecting Kokoda Park to Anzac Parade would be a desirable outcome.

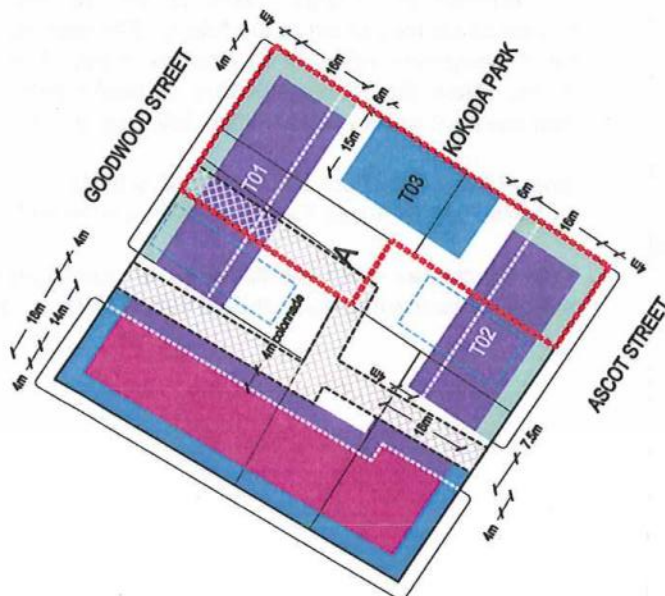
This Block has been identified as an appropriate location for a large specialist concept retailer, should suitable site amalgamation occur.





4.3.2 Block 02

A 3D block model of the Anzac Memorial building, showing its stepped, rectangular structure. The model is placed on a dark brown base with labels 'ANZAC PARADE' and 'ASCOT STREET'.

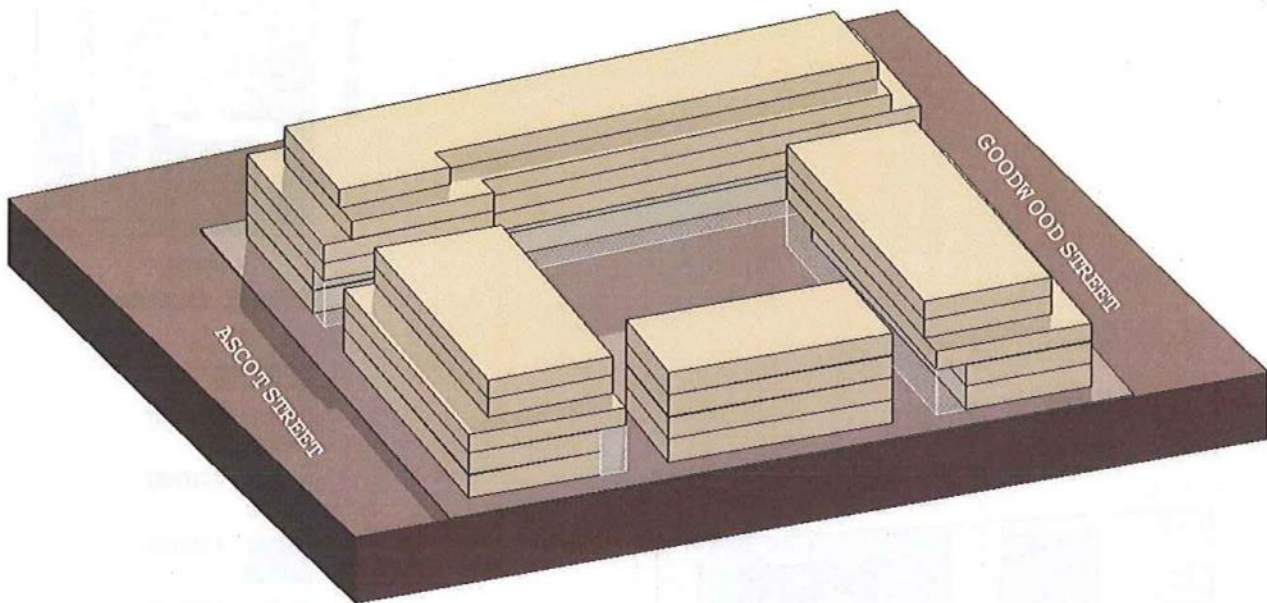


4.3 Block by Block Controls

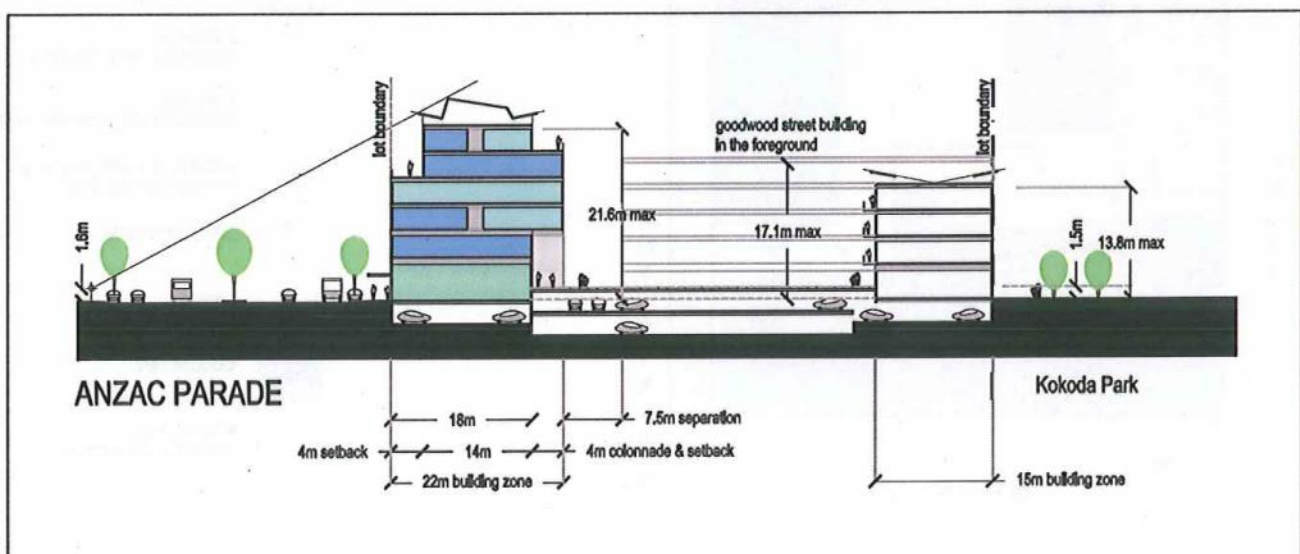
4.3.2 Block 02

Goodwood Street to Ascot Street

Building Envelope Viewed from Kokoda Park



Goodwood Street to Ascot Street
Section West to East Looking North



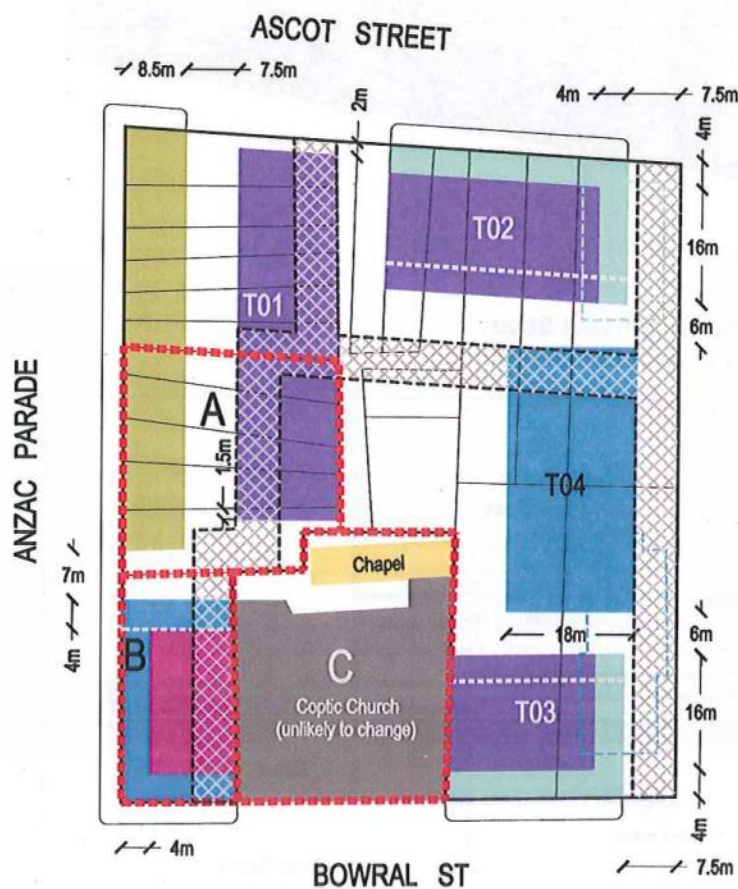
4.3 Block by Block Controls

4.3.3 Block 03

Ascot Street to Bowral Street



BLOCK 03: EXISTING LAYOUT



BLOCK 03: PROPOSED LAYOUT

not to scale

LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- 2 STOREY CONTRIBUTORY BUILDING
- 1 STOREY POTENTIAL ITEM OF HERITAGE
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- DEFINED PARCEL
- STRATA TITLE UNLIKELY TO CHANGE
- AWNING
- COLONNADE



Part 4. Development & Design Controls

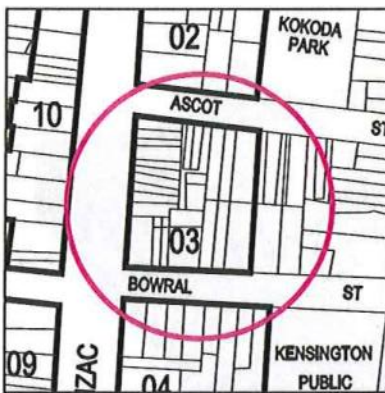
4.3 Block by Block Controls

4.3.3 Block 03

Ascot Street to Bowral Street

Like Block 2, this Block forms an important pedestrian and vehicle link with the Randwick Racecourse. New development towards the Anzac Parade end of Ascot Street should attract movement from the Racecourse to the retail and commercial offerings of Anzac Parade.

Contributory Buildings make up much of the Anzac Parade frontage of this Block, creating the opportunity for Mews Style development at the rear, connected to Ascot Street and Anzac Parade by a pedestrian and visual through-link which is to remain permanently open to public access.



Note that the current configuration of Contributory Buildings in Defined Parcel A includes a recent imitative infill (shown in grey at the southern end of the collection of Contributory Buildings on the Existing Layout). This infill is positioned over what was once an entry point to a 1902 Methodist Chapel, which this study has identified as a potential item of Heritage. New development must remove this infill building to reinstate the original entry path to the Chapel. Defined Parcel A has been identified as the minimum site amalgamation necessary to enable this reinstatement.

This Block also includes the recently completed Coptic Church. The Church features non-habitable walls to the east and west, and adjacent new development may therefore build to the property boundary of the Church, provided that the first residential floor level from the ground is clear of the domes of the Coptic Church (i.e it is likely that Storeys 1, 2 & 3 would be required to be retail/commercial uses). Otherwise, setbacks would apply.

Development which creates visual and physical (subject to suitable negotiations with the owners) connections with the Chapel at the rear of the Coptic Church will be highly regarded. In order to ensure that physical connections are possible, the pedestrian through link in Defined Parcel B must meet this Plan's accessibility criteria.

Defined Parcel B may be developed. Council may consider an automated traffic light control for the Bowral Street entry point to the Rights of Carriageway for Parcel B, reducing the entry requirement from 6 metres to 3.5 metres.

The Maximum Building Height for Development TO4 is 13.8 metres. TO4 is only likely to occur if two existing strata titled residential flat buildings (one fronting Ascot Street and one fronting Bowral Street) are part of substantial site amalgamation.

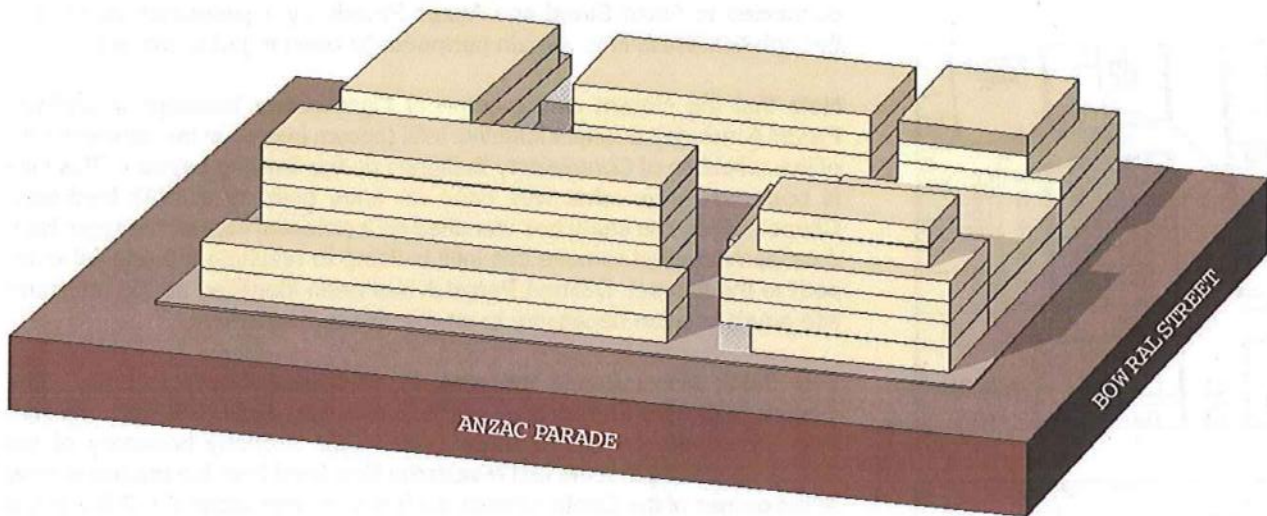
The Maximum Building Height for the Coptic Church is 2 storeys, excluding domed roof structures.



4.3 Block by Block Controls

4.3.3 Block 03

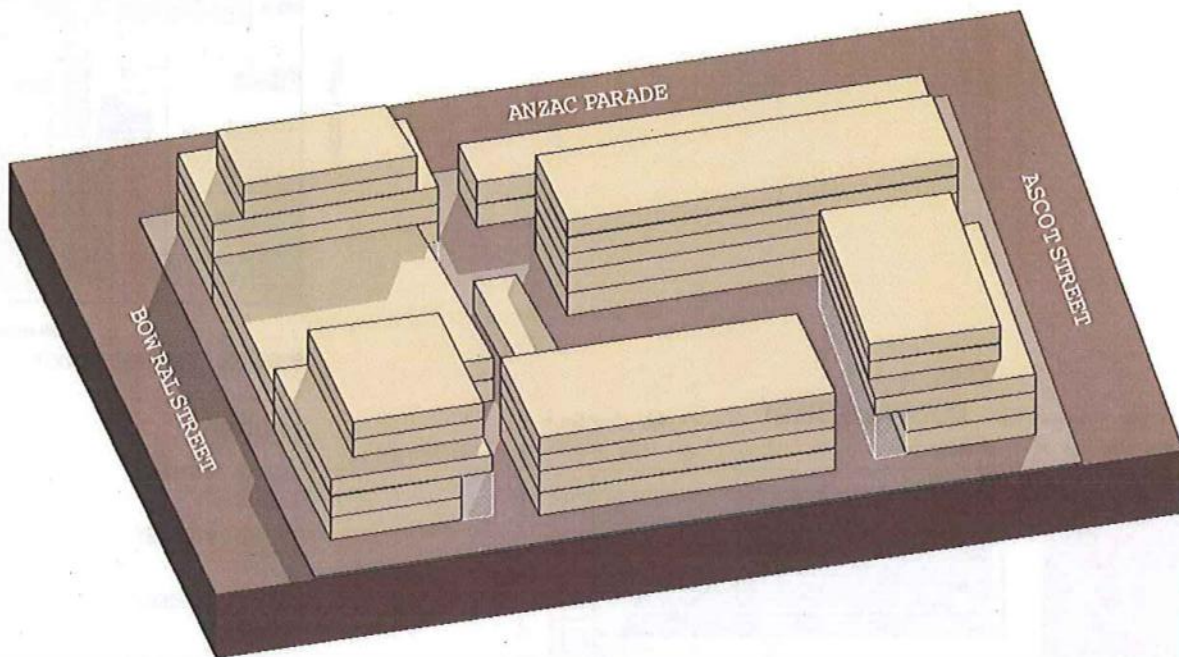
Ascot Street to Bowral Street
Building Envelope Viewed from Anzac Parade



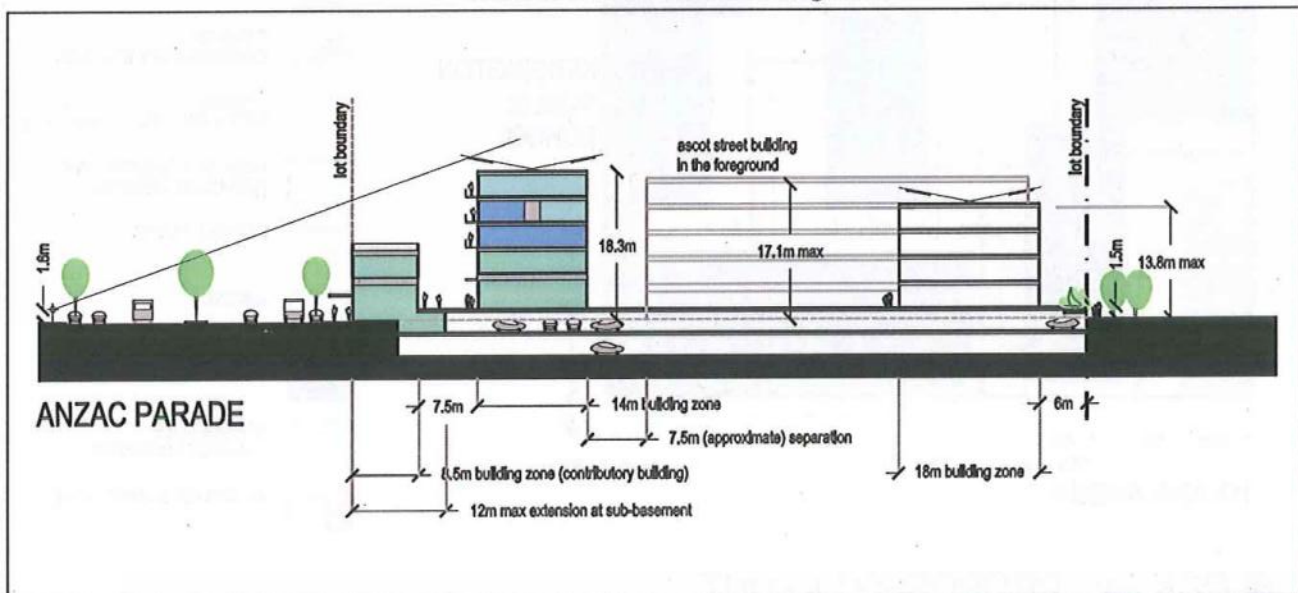
4.3 Block by Block Controls

4.3.3 Block 03

Ascot Street to Bowral Street
Building Envelope Viewed from School



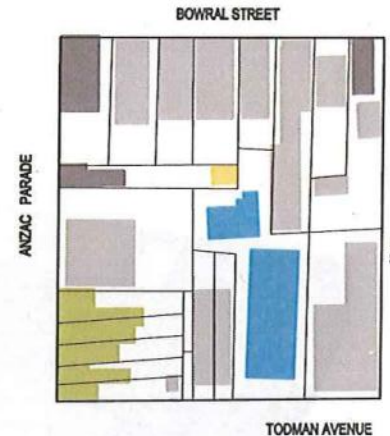
Ascot Street to Bowral Street
Section West to East Looking North



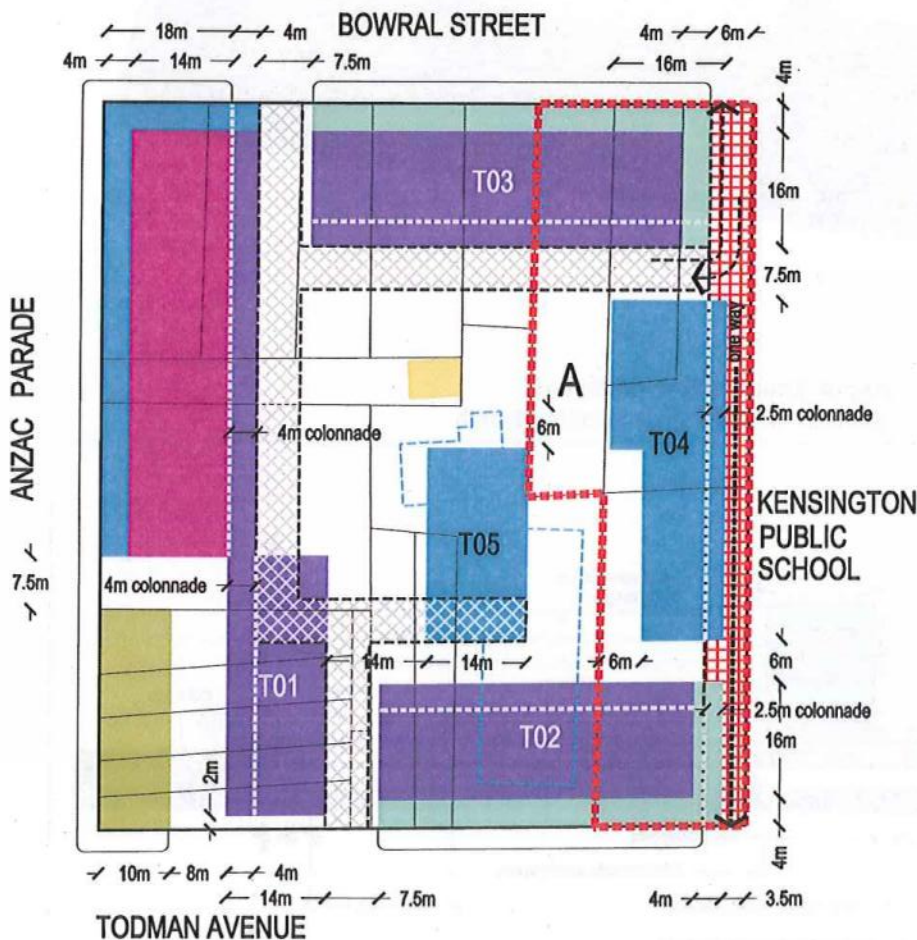
4.3 Block by Block Controls

4.3.4 Block 04

Bowral Street to Todman Avenue



BLOCK 04: EXISTING LAYOUT



LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- 2 STOREY CONTRIBUTORY BUILDING
- 1 STOREY POTENTIAL ITEM OF HERITAGE
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- DEFINED PARCEL
- AWNING
- COLONNADE
- STRATA TITLE UNLIKELY TO CHANGE
- PROPOSED SHARED ZONE

BLOCK 04: PROPOSED LAYOUT

not to scale

4.3 Block by Block Controls

4.3.4 Block 04

Bowral Street to Todman Avenue

Block 4 is in the heart of the Core Retail Precinct, and is one of the locations where sites could be amalgamated to create the space necessary to achieve the neighbourhood supermarket shopping centre, or a specialist concept retailer.

Contributory Buildings at the corner of Todman Ave create the opportunity for Mews Style development at the rear, connected to Todman Ave and Anzac Parade by a pedestrian and visual through-link which is to remain permanently open to public access.

Development which creates visual and physical connections (subject to suitable negotiations with the owners) to the Potential Item of Heritage in the centre of the Block will be highly regarded.

A large strata titled complex exists in the centre of this Block. Although unlikely to change, there is always the slight possibility that development may occur in the future. The standard setback requirements for development adjacent to existing strata titled buildings apply in this Block. Note that these standard setbacks allow for future infill to side boundaries if existing strata titled buildings do redevelop.

The eastern edge of this Block abuts the Kensington Public School. Currently, parents dropping off and picking up their children from school find themselves double parking, mainly in Bowral Street. This situation is considered unsatisfactory for the school children involved, as well as for other traffic.

Should site amalgamation result in Defined Parcel A, T04 may be developed, providing that the owner dedicates the identified shared zone to provide a suitable kiss/n/ride area for Kensington Public School parents and children. This shared zone must be created in consultation with Council and the Kensington Public School, and must satisfy Randwick City Council's Traffic Committee requirements.

Council may consider balconies which project up to 1.5 metres outside the western edge of the Building Zone of T04.

The maximum Building Height for T04 & T05 is 13.8 metres.

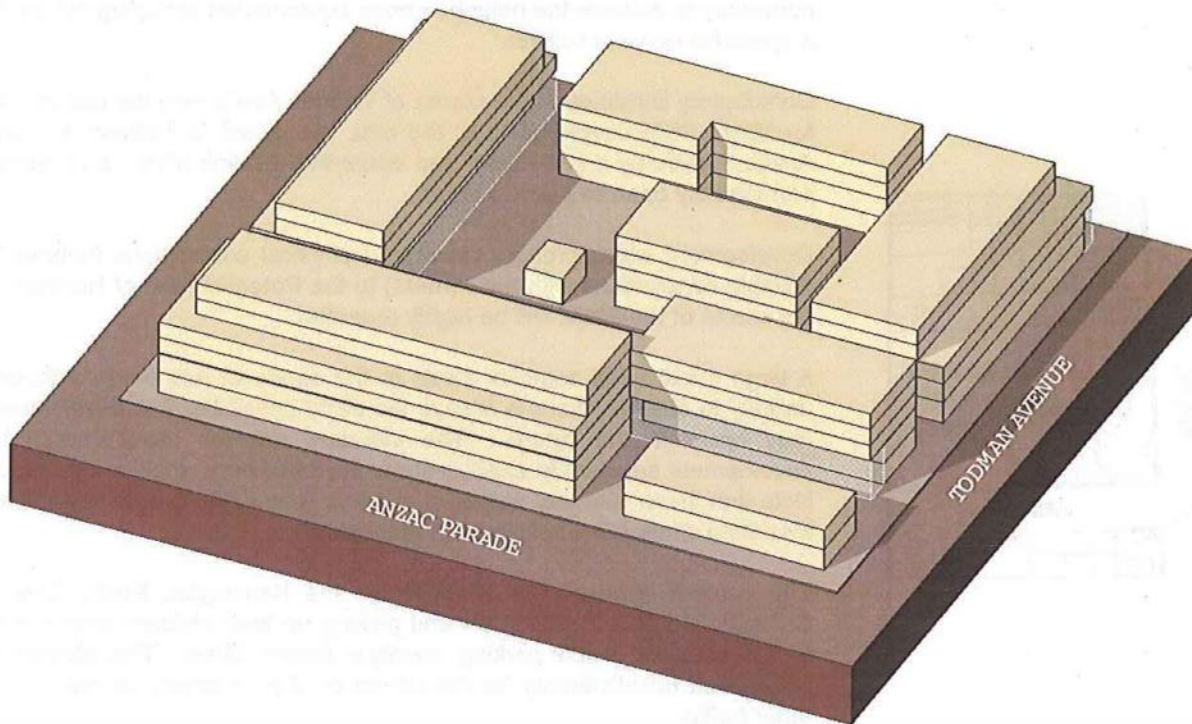


4.3 Block by Block Controls

4.3.4 Block 04

Bowral Street to Todman Avenue

Building Envelope Viewed from Anzac Parade

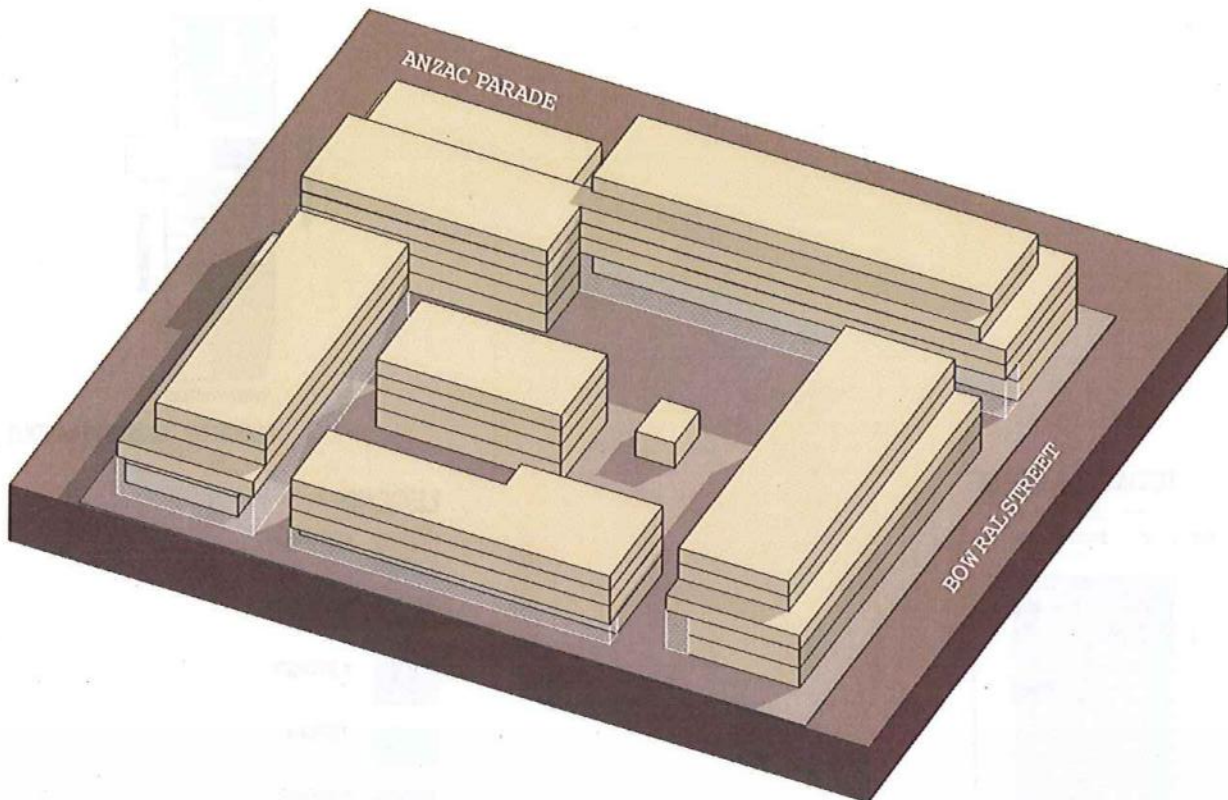


4.3 Block by Block Controls

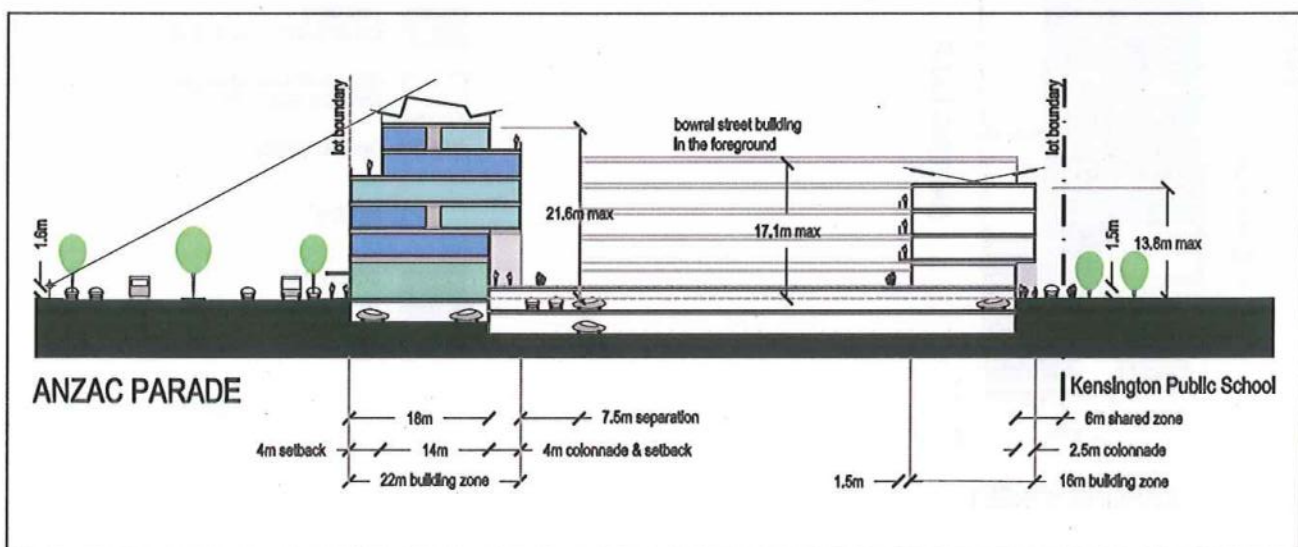
4.3.4 Block 04

Bowral Street to Todman Avenue

Building Envelope Viewed from Shared Zone adjacent to School



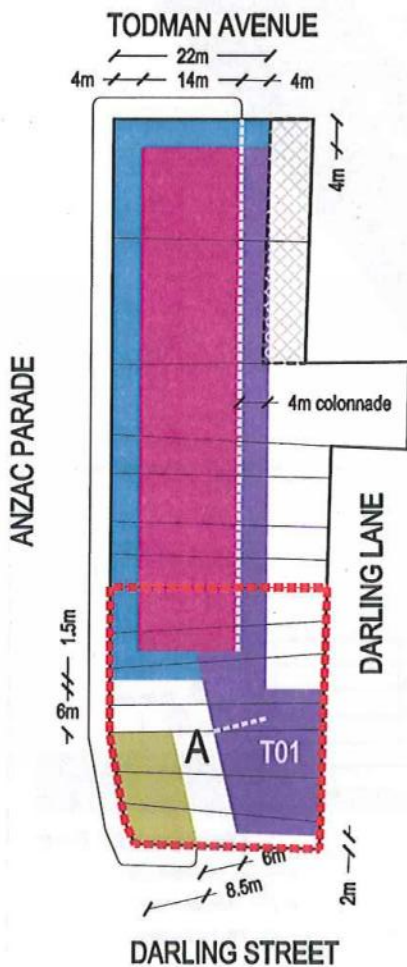
Bowral Street to Todman Avenue
Section West to East Looking North



4.3 Block by Block Controls

4.3.5 Block 05

Todman Avenue to Darling Street



LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- 2 STOREY CONTRIBUTORY BUILDING
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- DEFINED PARCEL
- AWNING
- COLONNADE

BLOCK 05: PROPOSED LAYOUT

not to scale

4.3 Block by Block Controls

4.3.5 Block 05

Todman Avenue to Darling Street

Block 5 features some Contributory Buildings at the corner of Darling Street, creating the opportunity for Mews Style development at the rear, connected to Darling Street and Anzac Parade by a pedestrian and visual through-link which is to remain permanently open to public access.

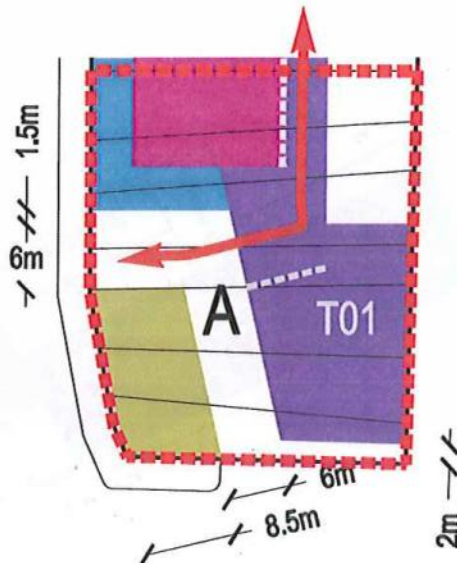
The Darling Street elevation of this Mews Style development should complement the existing Heritage dwellings on the other side of Darling Lane.

Other than at the Todman Corner, vehicular access to this Block can be gained from Darling Lane.

Defined Parcel A represents the minimum site amalgamation required for redevelopment of the Anzac Parade/Darling Street corner.



achieve a permanent pedestrian connection at this location by turning the colonnade around the northern elevation of the mews style development



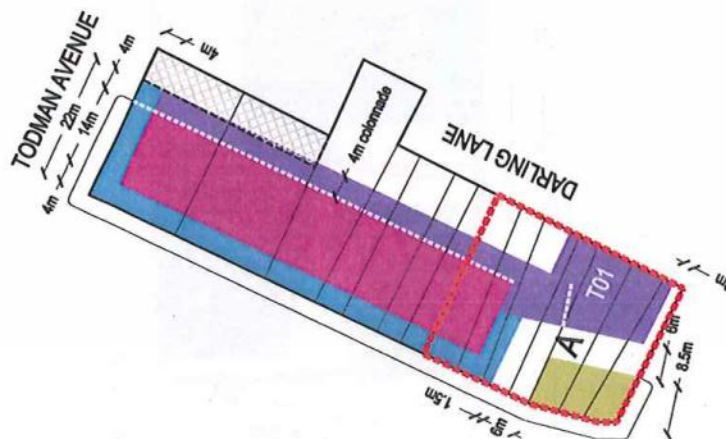
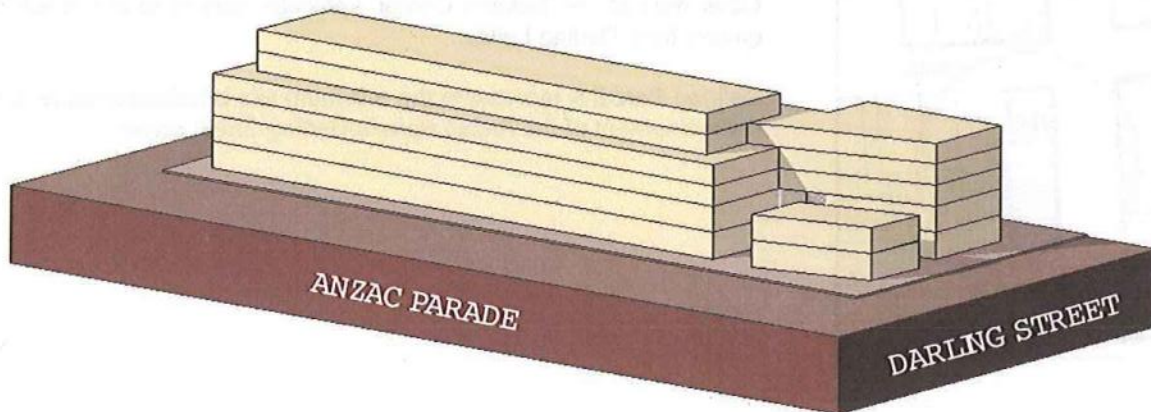
DARLING STREET

4.3 Block by Block Controls

4.3.5 Block 05

Todman Avenue to Darling Street

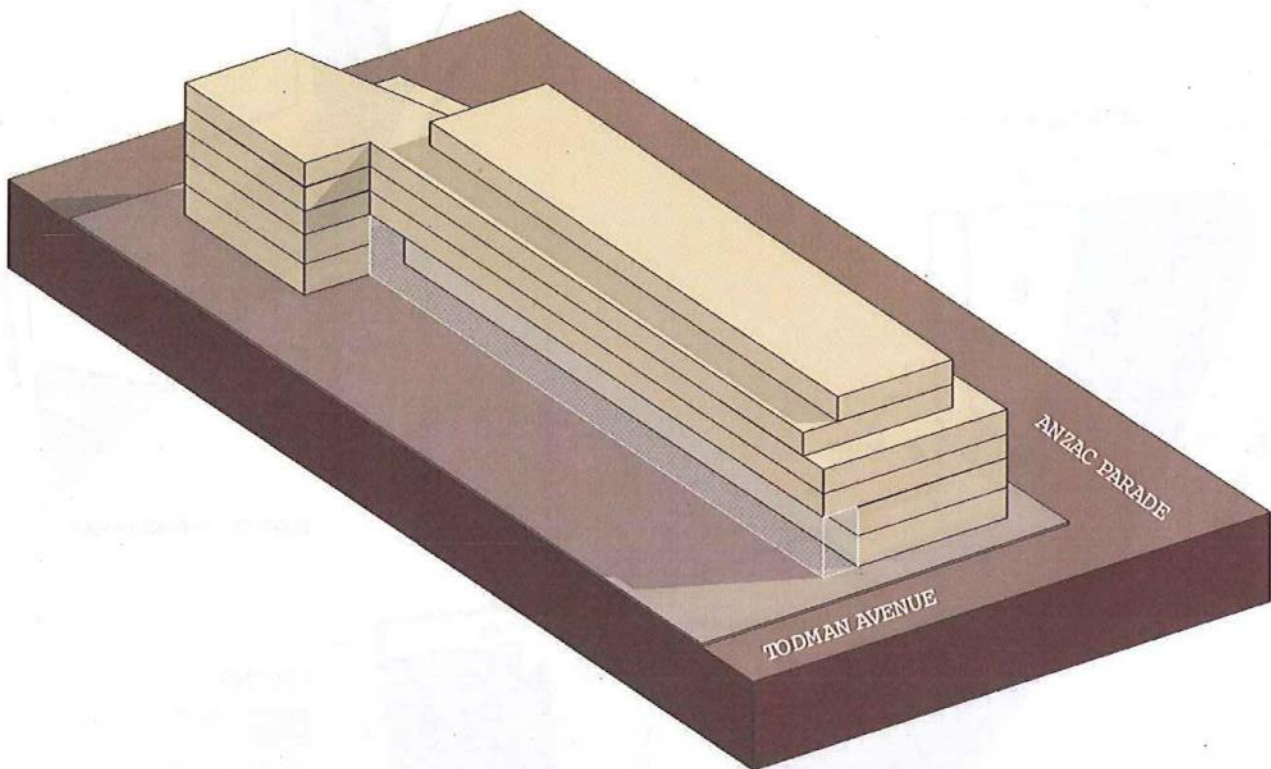
Building Envelope Viewed from Darling Street/Anzac Corner



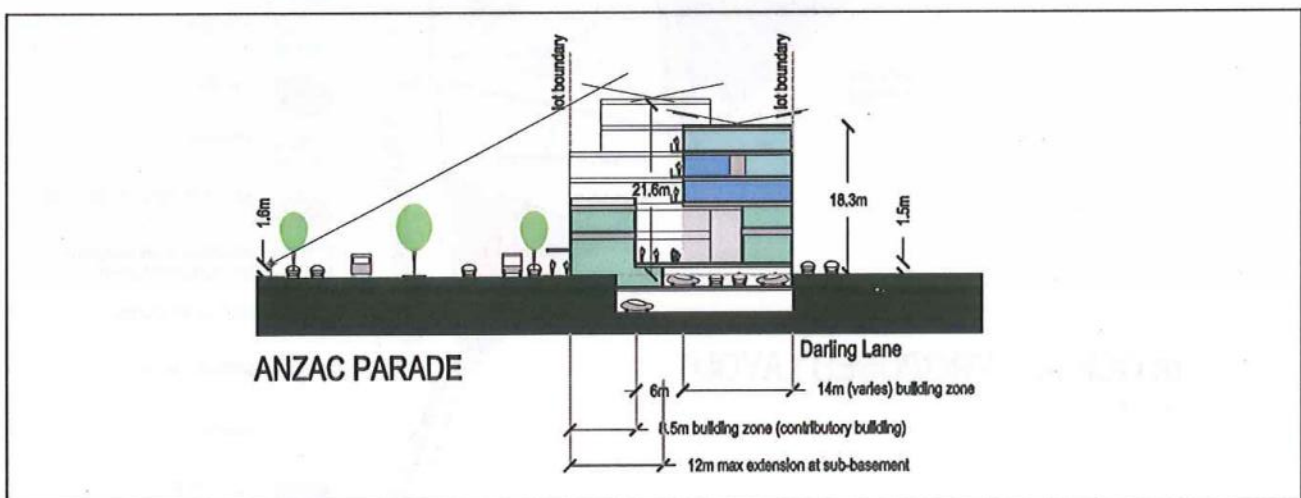
4.3 Block by Block Controls

4.3.5 Block 05

Todman Avenue to Darling Street
Building Envelope Viewed from Rear



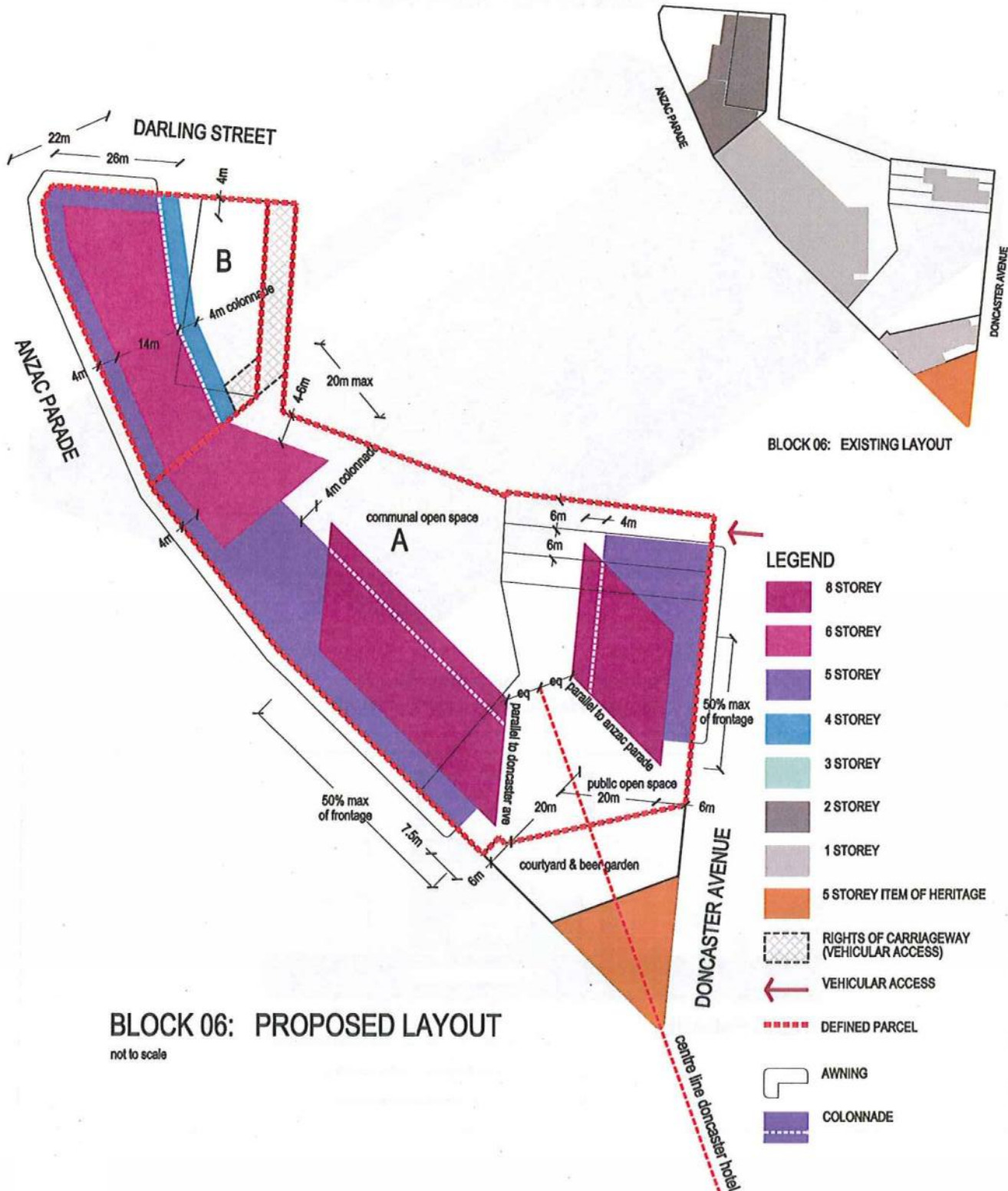
Todman Avenue to Darling Street
Section West to East Looking North



4.3 Block by Block Controls

4.3.6 Block 06

Darling Street to Doncaster Avenue



4.3 Block by Block Controls

4.3.6 Block 06

Darling Street to Doncaster Avenue

Block 6 includes: Defined Parcel A - the 'Doncaster Plaza Site'; Defined Parcel B - the corner of Darling Street and Anzac Parade; and the Doncaster Hotel, an identified Item of Heritage.

Specific controls for the Doncaster Plaza set an Anzac Parade street edge maximum of 5 storeys and this height can also be supported on the corner of Anzac Parade and Darling Street.

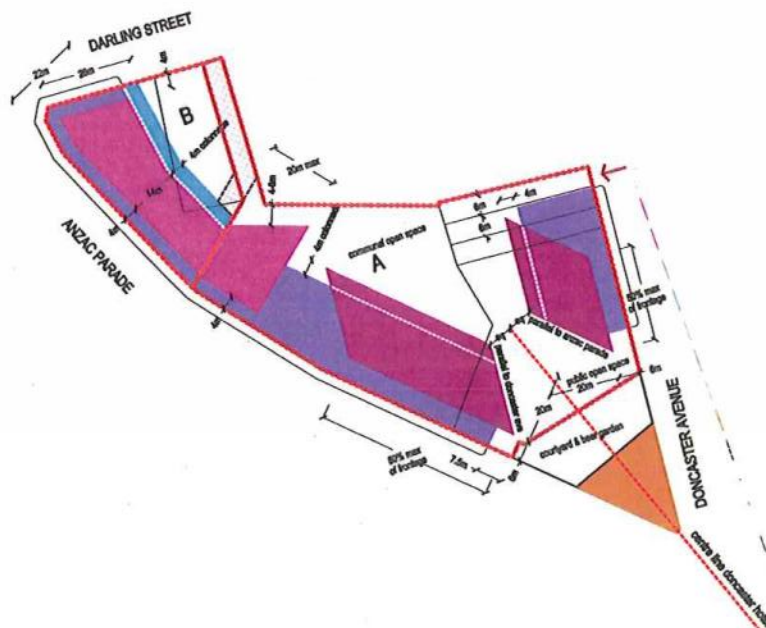
Defined Parcel B represents the minimum site amalgamation required to achieve the preferred design outcome for the redevelopment of the Anzac Parade/Darling Street corner.

The Doncaster Hotel is an identified Item of Heritage and may not be increased in height. In future, the preferred outcome for the site of the Doncaster Hotel is that the existing single storey addition at the rear be removed altogether for a wide entry to open space uses (possibly including open lightweight structures suitable for a beer garden or outdoor dining area using a narrower footprint than existing) in conjunction with the Restoration of the Hotel facade.

Any proposals for the Doncaster Hotel must better integrate with Anzac Parade and on-site open space and must be accompanied by a Heritage Impact Assessment (prepared by a Conservation professional identified by the Heritage Office of NSW) in accordance with the terms of Burra Charter, to ensure that they are sympathetic to the Doncaster Hotel Item of Heritage.



4.3.6 Block 06

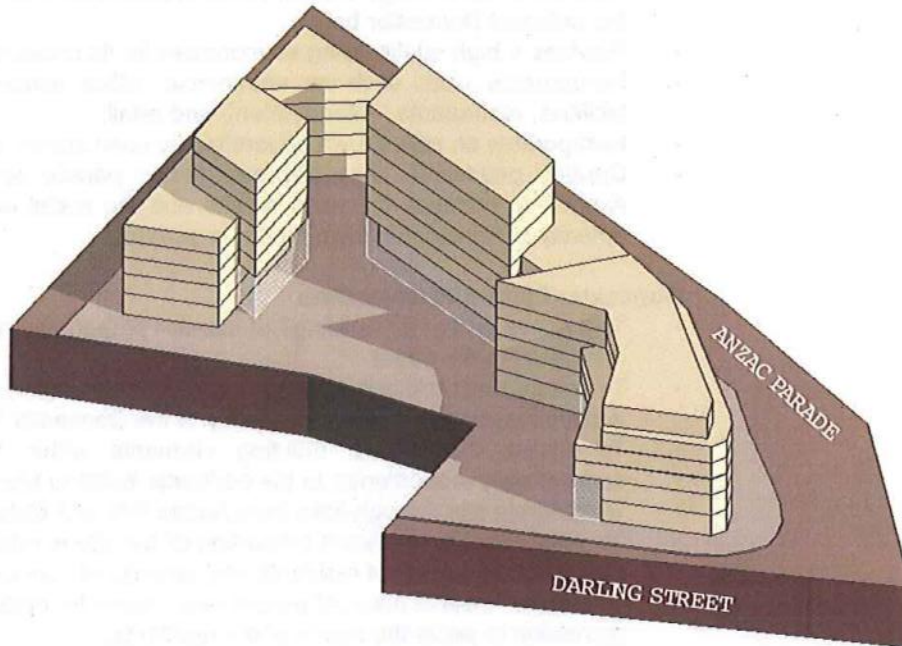


4.3 Block by Block Controls

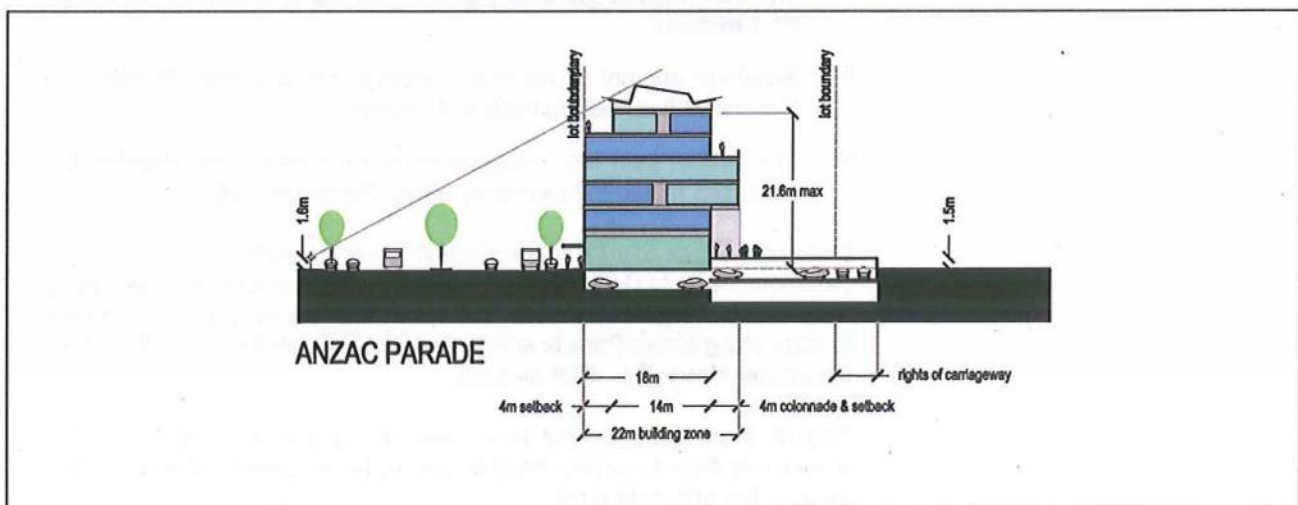
4.3.6 Block 06

Darling Street to Doncaster Avenue

Building Envelope Viewed from Darling Street/Doncaster Corner



Darling Street to Doncaster Avenue
Section West to East Looking North





4.3 Block by Block Controls

4.3.6 Block 06

4.3.6.(a) 240-264 Anzac Parade

'Doncaster Plaza Site'

Vision for the Doncaster Plaza Site

A vibrant mixed use development that:

- Reinforces the heritage values, visual appearance and importance of the adjacent Doncaster hotel;
- Provides a high quality living environment for its residents;
- Incorporates uses such as commercial office space, community facilities, restaurants, entertainment, and retail;
- Incorporates an active town square/public open space; and
- Creates pedestrian links between Anzac parade and Doncaster Avenue to enhance the uses on-site and the social and recreation amenity of Kensington town centre in general.

Doncaster Plaza Site Objectives

- To achieve perimeter buildings of slender proportions, with buildings orientated to the street.
- To ensure that buildings address the major intersection of Anzac Pde and Doncaster Ave and the geometry of the Doncaster Hotel.
- To ensure that higher building elements within the site are appropriately proportioned to the perimeter building elements.
- To integrate site through-links from Anzac Pde and Doncaster Ave.
- To ensure that a significant proportion of the site is retained as open space for the benefit of residents and amenity of surrounding areas.
- To provide useable areas of private open space for outdoor living and recreation to serve the needs of the residents.
- To provide public open space on-site that enhances public uses of the site.

Doncaster Plaza Site Building Height:

- i. The maximum height of any building on-site is 8 storeys (maximum 27.4 metres).
- ii. Buildings are not to exceed 5 storeys along Anzac Parade and Doncaster Ave, setting back to 8 storeys.
- iii. The overall built form must achieve an aesthetically pleasing 5:8 ratio, and match the geometry of the Doncaster Hotel.

Doncaster Plaza Site Minimum Floor to Ceiling Heights:

Variations of up to 0.1 metres from this Plan's minimum Floor to Ceiling Heights (see Page 111) may be acceptable, to enable the first 5 storeys to align along Anzac Parade and Doncaster Ave with the eaves line of the Doncaster Hotel (R.L. 38.8 metres).

Should flood levels/ground level rises along any frontage mean that acceptable floor to ceiling heights cannot be achieved within R.L. 38.8 metres, the applicant must:

- comply with the minimum/maximum floor to ceiling/floor to floor/overall building heights described on pages 21 and 111 and
- provide a Heritage Impact Assessment (prepared by a Conservation Specialist identified by the Heritage Office of NSW) demonstrating that the eaves line of the hotel is suitably reflected in the built form, facade detailing and articulation of the 5 storey (maximum 18.3 metre) elements of the building.

4.3 Block by Block Controls

4.3.6 Block 06

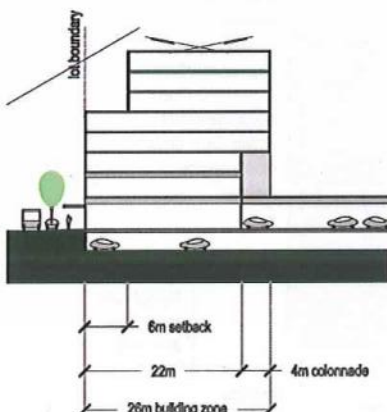
4.3.6.(a) 'Doncaster Plaza Site' Performance Criteria (cont'd)

Doncaster Plaza Site Building Zone

- i. The built form should comply with the Block by Block Plan.
- ii. The preferred built form incorporates two separate buildings aligned to Anzac Parade & Doncaster Ave.
- iii. Any 6th to 8th storey elements along the Anzac Parade frontage should generally occupy not more than 50% of the total site frontage, to ensure that the built form is well proportioned and does not dominate the street frontage.
- iv. To ensure adequate sunlight access, privacy and amenity for apartments within and adjacent to the site, a minimum distance of 12 metres is required between:
 - face to face windows of habitable rooms; and
 - the rear or side facade of any building fronting the street and the facade of any building located within the central portion of the site.
- v. The siting and design of buildings should enclose and define a mid-block open space system creating intimate and useable open spaces.
- vi. Continuous colonnades may be acceptable in addition to awnings along Anzac Parade and internally on the site, where these provide useable and safe spaces that integrate with the adjacent public domain.

Doncaster Plaza Site Parking/ Access

- i. Provide all car-parking facilities below ground, at semi-basement level, and/or beneath a podium to optimise site amenity and open space. The roof of any podium should, at most, align with the finished floor level of Storey 2 provided that, at the boundaries of the site, the podium achieves continuity with the ground levels of adjacent sites.
- ii. Provide a two-way vehicle access to the site from Doncaster Avenue.
- iii. Provide additional vehicle access/accesses along Doncaster Avenue to allow for relocation of the bottle shop, while minimising breaks in the commercial frontage.
- iv. An additional two-way access may be considered from Darling Street, on the basis of detailed traffic investigations on impacts for the site and surrounds.
- v. Provide a series of pedestrian and visual through-links to connect areas of public open space with surrounding streets, between Anzac Parade and Doncaster Avenue.
- vi. Consider a pedestrian/vehicle access between Doncaster Avenue and Darling Street, to enhance through-links within the site.



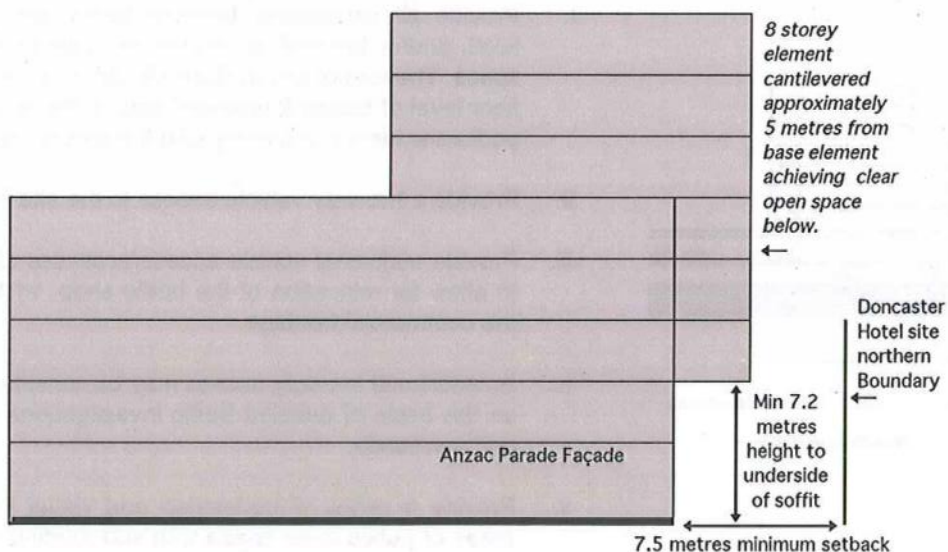
4.3 Block by Block Controls

4.3.6.(a) 'Doncaster Plaza Site' Performance Criteria (cont'd)

Doncaster Plaza Site Setbacks

In order to ensure an adequate separation between buildings, landscape opportunities, privacy, adequate sunlight access, and residential and streetscape amenity:

- i. The first 5 storeys on the front boundary should align with the Doncaster Hotel along both Anzac Pde and Doncaster Ave, to reinforce the geometry of the hotel and its street corner.
- ii. Setback the 6th to 8th storeys on the front boundary along both Anzac Pde and Doncaster Ave a minimum of 6 metres to ensure a pleasant and well proportioned relationship between the lower and upper levels of each building.
- iii. Setback the first 5 storeys of the building a minimum of 6 metres from the northern boundary of the site along Doncaster Ave.
- iv. Setback the 6th to 8th storeys at the northern boundary along Doncaster Ave a minimum of 6 metres from the 5th storey setback.
- v. To ensure adequate separation of new and existing buildings, landscape opportunities, privacy, sunlight access and residential amenity, and to maintain opportunities for site through-links, provide a minimum 6 metre setback along the northern boundary of the site and entry of the laneway to Darling Street, or a minimum of 4 metres if the vehicle through link is provided underground.
- vi. Provide an open and welcoming entry to the public open space from Anzac Parade by setting back 7.5 metres from the southern boundary of the site (Doncaster Hotel Northern Boundary), in accordance with the following diagram:



- vii. Side setbacks are not required along the northern-western boundary of the site's Anzac Pde frontage.



Part 4. Development & Design Controls

4.3 Block by Block Controls

4.3.6.(a) 'Doncaster Plaza Site' Performance Criteria (cont'd)

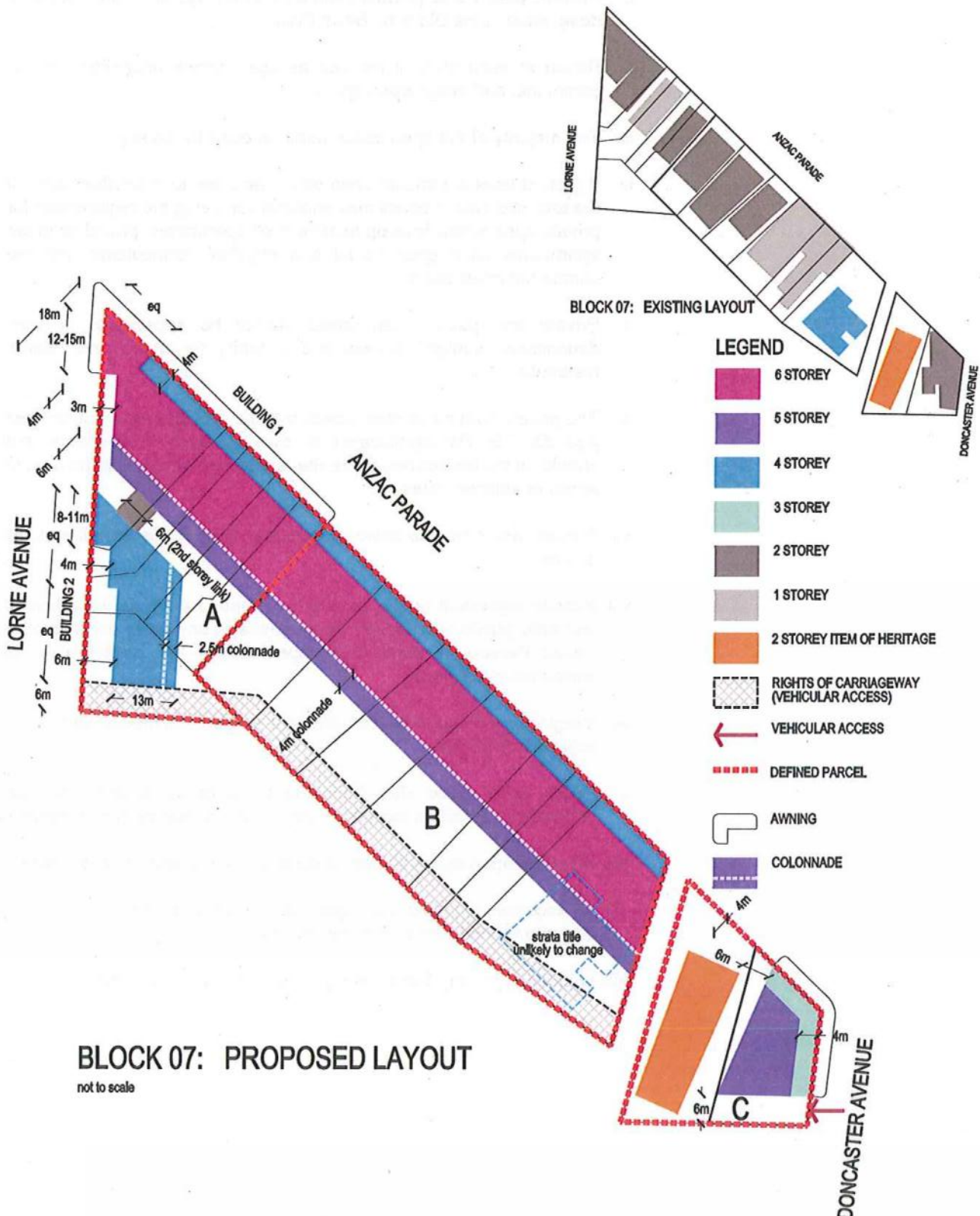
Doncaster Plaza Site Open Space

- i. Provide public and private/communal open space in the locations designated in the Block by Block Plan.
- ii. Retain at least 50% of the site as open space (including private, communal and public open space).
- iii. The majority of the open space must be open to the sky.
- iv. If ground level communal open space equates to more than 30% of the total site area, Council may consider removing the requirement for private open space from up to 10% of all apartments, providing those apartments have good visual and physical connections with the communal open space.
- v. Private and public open space should be appropriate in size, dimensions, sunlight access and amenity for users and nearby residents.
- vi. The private/communal open space may be provided on a podium see *pge 53 Site Parking/Access*) or over excavated basements but should, at the boundaries of the site, ensure continuity with the ground levels of adjacent sites.
- vii. Provide visual links to private/communal open space from the public domain.
- viii. Provide significant public amenity by creating a welcoming, defined and safe public open space that addresses any noise impacts from Anzac Parade or noise/wind impacts from the configuration of surrounding buildings.
- ix. Integrate public open space with other public uses on-site and on the adjacent hotel site.
- x. Public open space should provide for a range of uses for local residents and visitors including outdoor dining, leisure and recreation.
- xii. All public open space should be continuously accessible to the public.
- xiii. All accesses to public open space should be at grade (without steps) and allow direct views from the street.
- xiv. Locking or closing these through-links will not be permitted.

4.3 Block by Block Controls

4.3.6 Block 07

Doncaster Avenue to Lorne Avenue



4.3 Block by Block Controls

4.3.7 Block 07

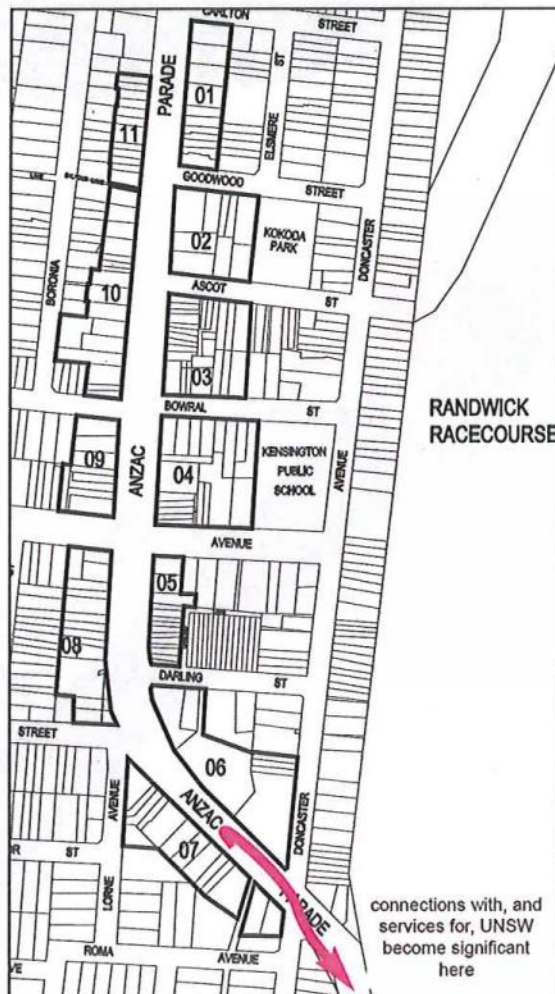
Doncaster Avenue to Lorne Avenue

Block 7 includes the Town Centre Heritage Item (Masonic Temple), a number of number of older style two storey residential flat buildings and the 'Lorne Ave Site'.

The maximum Building Height for the corner of Doncaster Ave and Anzac Parade is shown as 3 storeys setting back to 5 to provide a similar scale to the Doncaster Hotel (identified Item of Heritage) opposite.

The maximum Building Height for the Masonic Temple is 2 storeys.

New development between the Masonic Temple and the Lorne Ave site (Defined Parcel B) should be strictly commercial/ residential unless a retail feasibility study demonstrates otherwise.

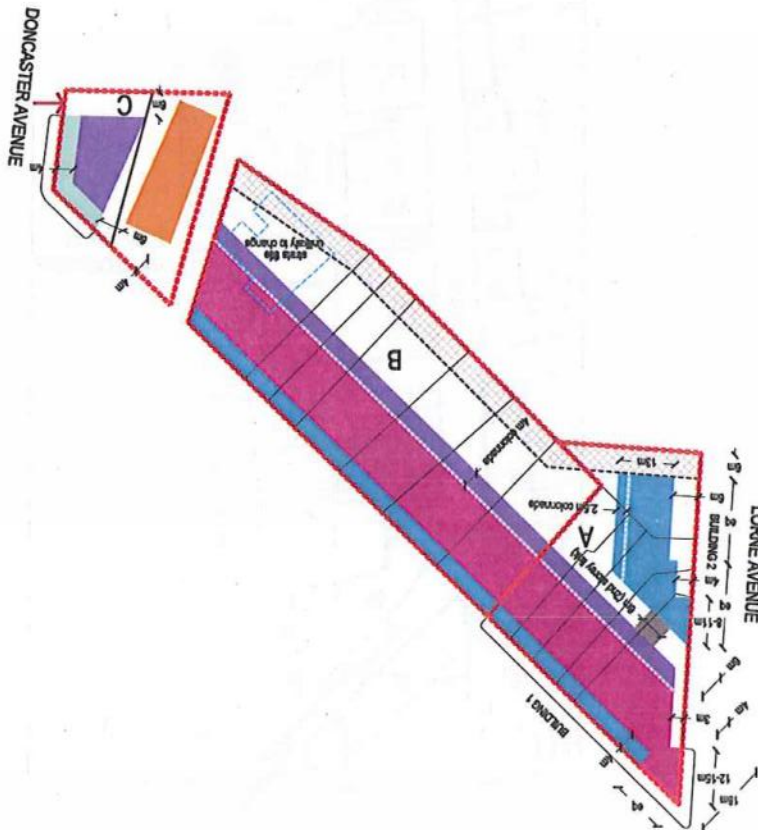
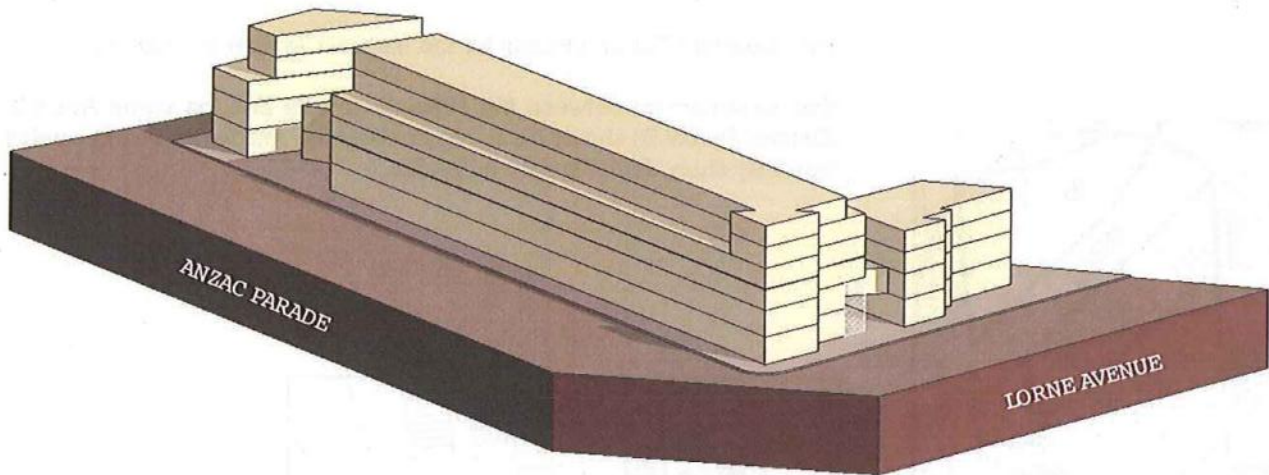


4.3 Block by Block Controls

4.3 Block 07

Doncaster Avenue to Lorne Avenue

Building Envelope Viewed from Lorne Ave/Anzac Corner

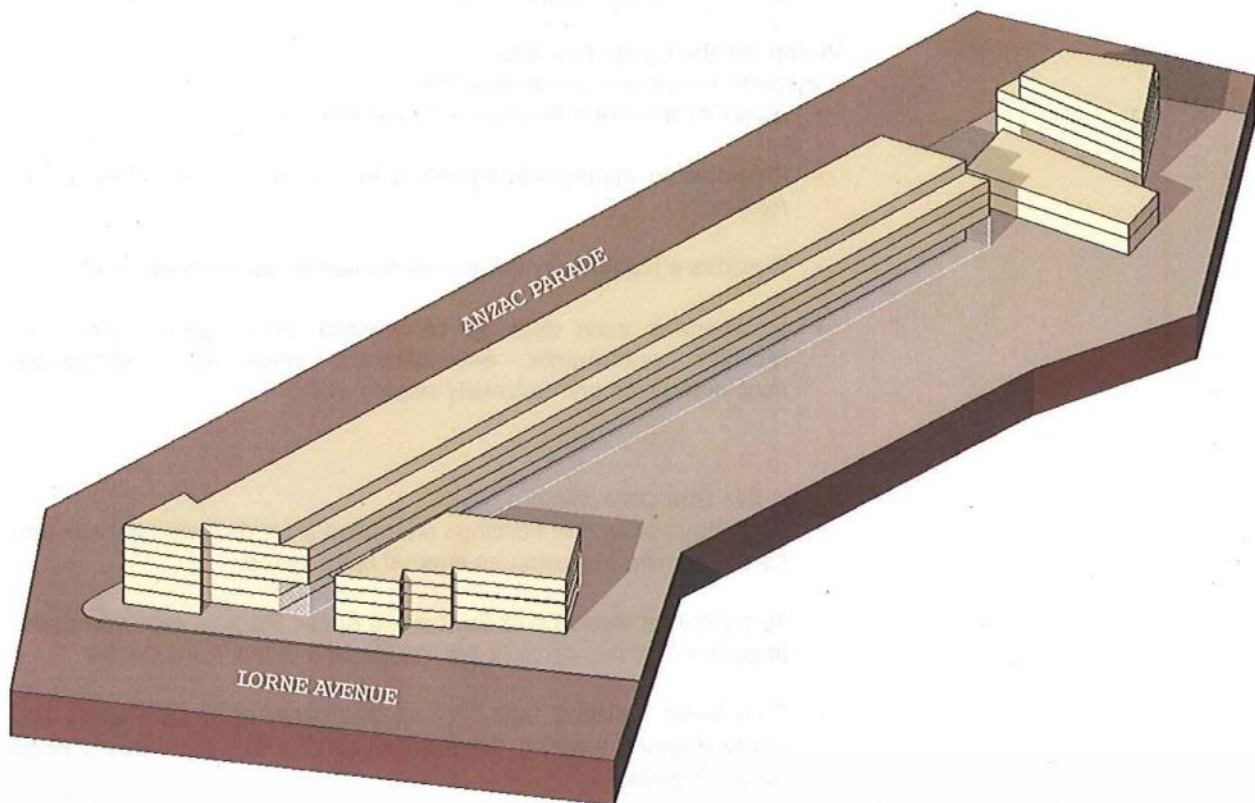


4.3 Block by Block Controls

4.3 Block 07

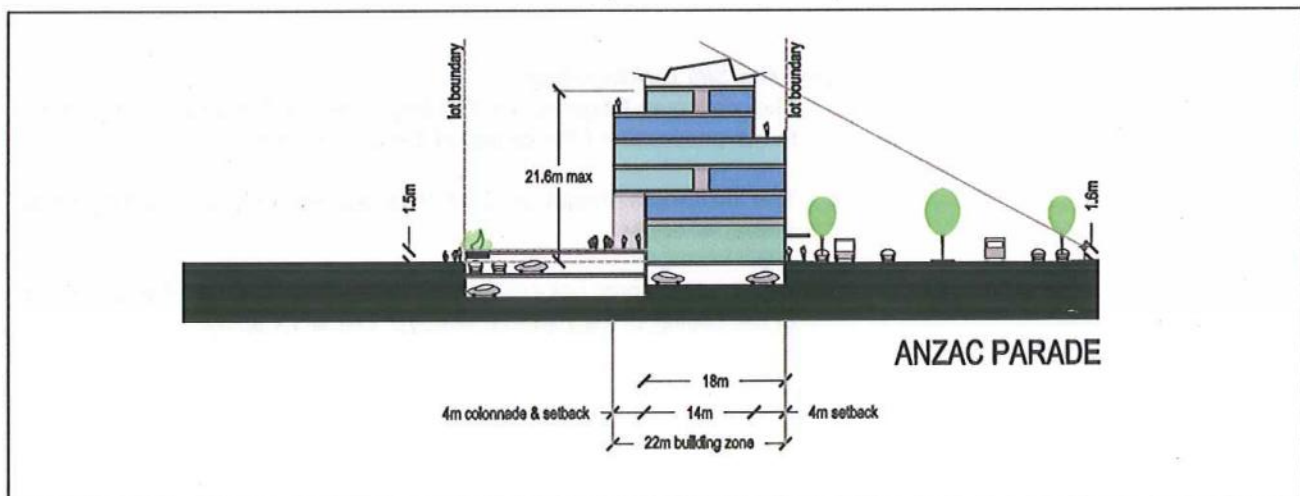
Doncaster Avenue to Lorne Avenue

Building Envelope showing Lorne Ave Site from Lorne Ave



Doncaster Avenue to Lorne Avenue

Section South West to North East Looking North West





4.3 Block by Block Controls

4.3.7 Block 07

4.3.7 (a) 159-171 Anzac Parade - 'Lorne Avenue site'

Vision for the Lorne Ave Site

A dynamic mixed use development that:

- Activates the street frontage to Anzac Parade;
- Provides an appropriate transition to residential uses along Lorne Avenue;
- Provides a high quality living environment for its residents; and
- Incorporates such uses as commercial office space, community facilities, restaurants, entertainment, retail uses, residential accommodation and university-related uses.

Lorne Ave Site Objectives

- To achieve perimeter buildings orientated towards Anzac Parade and Lorne Avenue, enclosing an internal open space.
- To achieve a distinct built form along Anzac Parade, recognising the importance of this curve to the streetscape of the Town Centre.
- To achieve a distinct built form on the corner of Anzac Parade and Lorne Avenue, marking the termination of a key vista south along Anzac Parade.
- To achieve a design transition from commercial and retail uses towards the corner of Lorne Avenue and Anzac Parade to purely residential uses in Lorne Avenue.

Lorne Ave Site Building Height

- i. The maximum height of any building on site is 6 storeys (21.6 metres to the underside of the ceiling of the topmost storey).
- ii. The maximum height of 6 storeys applies only to Building One. Setbacks apply.
- iii. Building Two must not exceed 4 storeys (13.8 metres to the underside of the ceiling of the topmost storey). Setbacks apply.

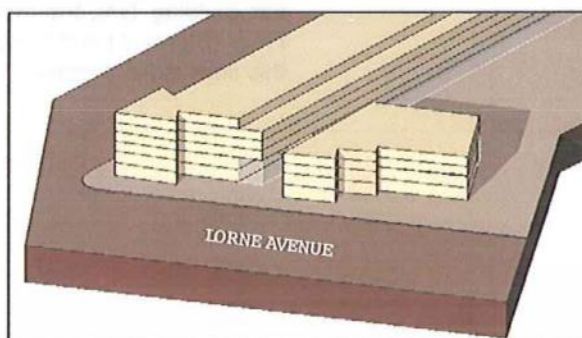
4.3 Block by Block Controls

4.3.7 Block 07

4.3.7 (a) 'Lorne Avenue site' Performance Criteria (cont'd)

Lorne Ave Site Building Envelope

- i. The built form and building articulation should comply with the Block by Block Plan.
- ii. The preferred built form for the site incorporates two separate perimeter buildings orientated to the street, with one aligned to Anzac Parade and another, smaller scaled building aligned to Lorne Avenue.
- iii. The central portion of the block will comprise a well defined intimate and useable open space.
- iv. Above-ground linkages between the buildings are discouraged. Any proposed above-ground linkages must demonstrate:
 - The use of largely transparent materials;
 - That habitable rooms and internal open spaces would retain adequate sunlight access, privacy and amenity;
 - That level changes between the two Buildings are designed to achieve equity of access; and
 - That they do not add bulk to the building design.
- v. The built form and roof elements of the corner between Anzac Parade and Lorne Avenue should utilise a strong vertical emphasis to reflect and reinforce the curve of Anzac Parade.
- vii. At roof level, the corner element to Anzac Parade/Lorne Avenue (Building One) may extend at least 4 to 6 metres in height above the ceiling of the topmost storey, in order to contribute to the vertical emphasis of the corner built form.
- viii. The design of the northern corner of the building fronting Lorne Avenue (Building Two) should be consistent in design with Building One, scaled proportionately to the relative height and bulk of the two buildings.





4.3 Block by Block Controls

4.3.7 (a) 'Lorne Avenue Site' Performance Criteria (cont'd)

Lorne Ave Site Visual Privacy

In order to ensure visual privacy between Buildings One and Two:

- i. Stagger or offset windows and/or balconies
- ii. Provide external privacy screens to windows and/or balconies.
- iii. Demonstrate that any fixed screens do not diminish sunlight and natural ventilation to habitable rooms.

Lorne Ave Site Open Space

- i. Provide a minimum of 550 sq metres of open space, appropriately dimensioned and sited to achieve sunlight access and amenity for residents.
- ii. The majority of the open space must be open to the sky.

Lorne Ave Site Car Parking

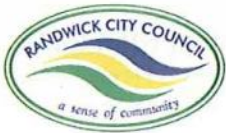
- i. Provide all car-parking facilities below ground or semi-basement, to optimise site amenity and open space.
- ii. Provide access to the below ground parking from Lorne Avenue, to avoid a break in the built form along Anzac Parade.

Lorne Ave Site Usage

- i. Ground and Storey 2 Building One: Retail/Commercial
- ii. Ground Floor Building Two: Commercial uses for no more than half the Lorne Avenue façade, measured from the northern corner.

Lorne Ave Site Floor to Ceiling Heights

- i. Minimum floor to ceiling heights should comply with the 'Floor to Ceiling Heights'.
- ii. For Building Two, the minimum floor to ceiling height for the Ground Floor (Storey 1) is 2.7 metres. The minimum floor to floor height for this floor is 3.5 metres.



Part 4. Development & Design Controls

4.3 Block by Block Controls

4.3.7 (a) 'Lorne Avenue site' Performance Criteria (cont'd)

Lorne Ave Site Setbacks

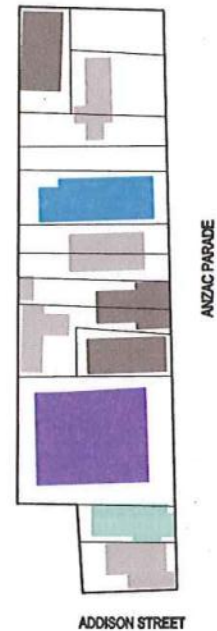
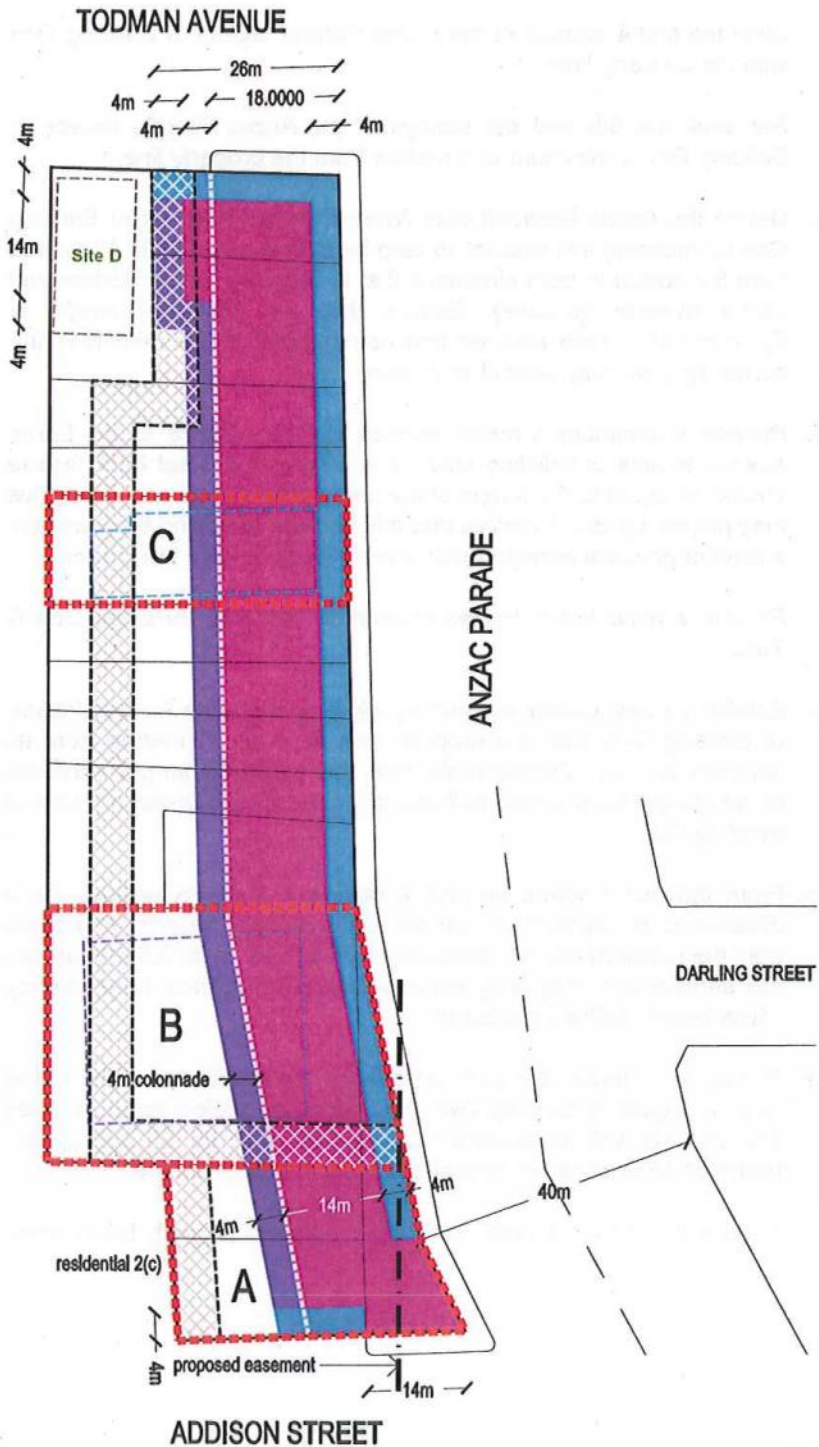
To ensure an adequate separation between buildings, opportunities for landscaping, privacy, sunlight access and residential amenity:

- i. Align the first 4 storeys of the Anzac Parade façade of Building One with the property line.
- ii. Set back the 5th and 6th storeys of the Anzac Parade façade of Building One a minimum of 4 metres from the property line.
- iii. Define the Anzac Parade/Lorne Avenue corner element of Building One by reducing this setback to zero for a distance of 12 to 15 metres from the corner in both directions (i.e. to both the Anzac Parade and Lorne Avenue facades). Ensure that the preferred length is symmetrical to both facades and demonstrate that it reinforces the corner by providing vertical emphasis.
- iv. Provide a minimum 3 metre setback for the balance of the Lorne Avenue façade of Building One. The length of this set back façade should be equal to the length of the zero setback element. Balconies may project up to 2.5 metres into this setback providing they achieve a level of physical transparency which clearly defines the corner.
- v. Provide a minimum 6 metres separation between Buildings One & Two.
- vi. Establish a new corner element by aligning the Lorne Avenue facade of Building Two with the property line for 8 to 11 metres from its northern corner. Demonstrate that the preferred length achieves façade proportions similar to those achieved for the corner element of Building One.
- vii. From this point south, provide a minimum 4 metre setback for a distance of no more than half the Lorne Avenue façade, measured from the northern corner. Balconies may project up to 2.5 metres into this setback providing they achieve a level of physical transparency which clearly defines the corner.
- viii. Provide a minimum 6 metre setback for the remainder of the Lorne Avenue façade of Building Two. Balconies may project up to 2 metres into this setback to enhance articulation, and as an appropriate transition to existing residential setbacks in Lorne Avenue.
- ix. Provide a minimum 6 metre setback to adjacent property boundaries.

4.3 Block by Block Controls

4.3.8 Block 08

Addison Street to Todman Avenue



BLOCK 08: EXISTING LAYOUT

LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- DEFINED PARCEL
- AWNING
- COLONNADE
- STRATA TITLE UNLIKELY TO CHANGE

BLOCK 08: PROPOSED LAYOUT

not to scale

4.3 Block by Block Controls

4.3.8 Block 08

Addison Street to Todman Avenue

The current built form at the corner of Anzac Parade and Addison Street is inconsistent with the overall objective for the Town Centre of a continuous built form at the street edge. This corner currently features a very small Council owned carpark at the street edge.

The Kensington streetscape would benefit from realignment of the footpath to achieve a continuous built form as Anzac Parade sweeps around the corner.

Such a re-alignment would also achieve an effective privacy barrier for residential dwellings on the Addison Street/Lorne Avenue corner.

Council may consider the sale of land currently in the public domain in order to achieve this streetscape benefit. These controls are based on the built form which could be achieved should such a sale (including suitable off-set arrangements for the existing on-street carparking) be concluded. The sale would also need to address access to existing infrastructure services located within the road reserve (the sewer, a Sydney water main, AGL gas line and a Telecom line).

Whilst an easement is preferred, and generally not considered problematic given the type of services involved, public authorities may require that services be relocated along the new footpath.

Should site amalgamation result in Defined Parcel A, this Parcel may be developed despite being slightly smaller in size than the 900sq metre minimum for corner sites.

Defined Parcel B represents the Addison on Anzac, a 5 storey motel with more floor space than is envisaged under this Plan. This complex currently dominates the streetscape, with highly visible features inconsistent with this Plan's Design Controls (e.g. lift overruns and other structures visible on the roof). Defined Parcel C represents a large strata title residential flat building. In order to achieve a better built form than currently exists in these Parcels, Council may consider development proposals incorporating portions of the existing buildings, subject to suitable design resolution of that incorporation.

The 26 metre Building Zone at the Todman/Anzac Parade corner only applies if the site on the western boundary (Site D) is amalgamated into the development. Otherwise a 22 metre Building Zone applies, with the usual upper level setbacks.

Block 08 has been identified as a suitable location for a specialist concept retailer, subject to suitable site amalgamation. (See Page 26)

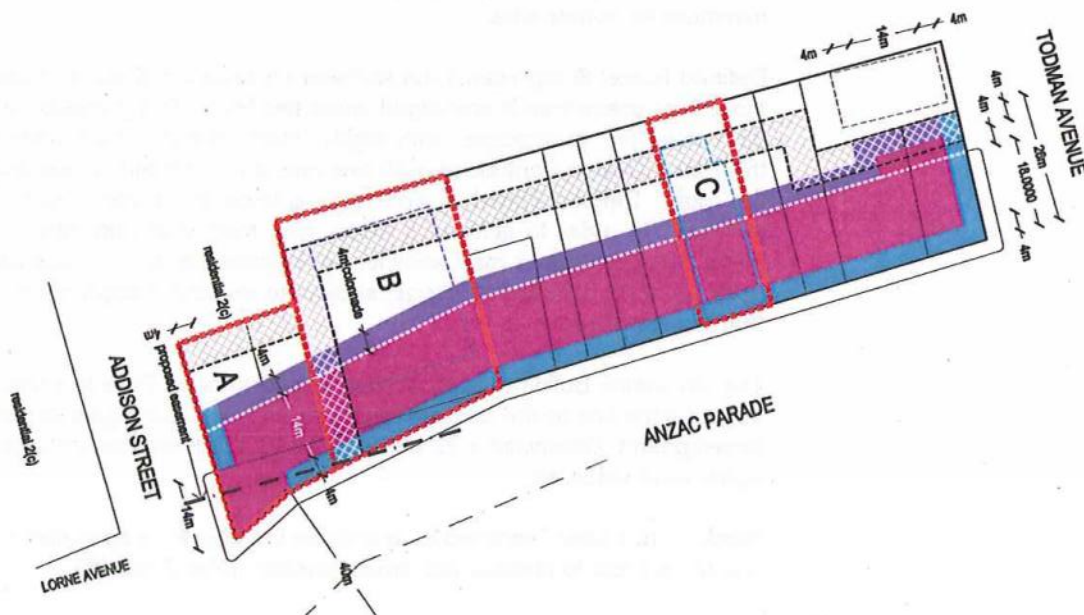
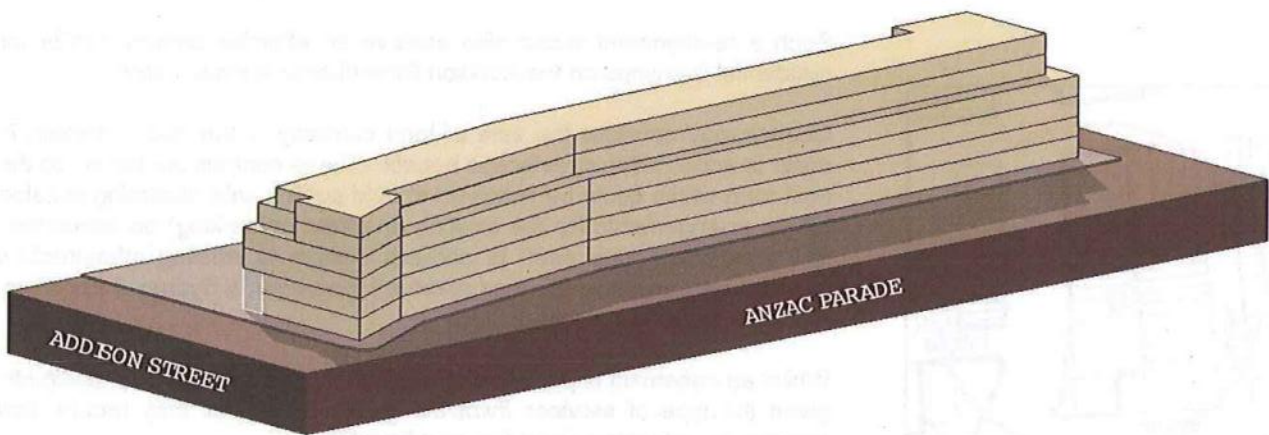


4.3 Block by Block Controls

4.3.8 Block 08

Addison Street to Todman Avenue

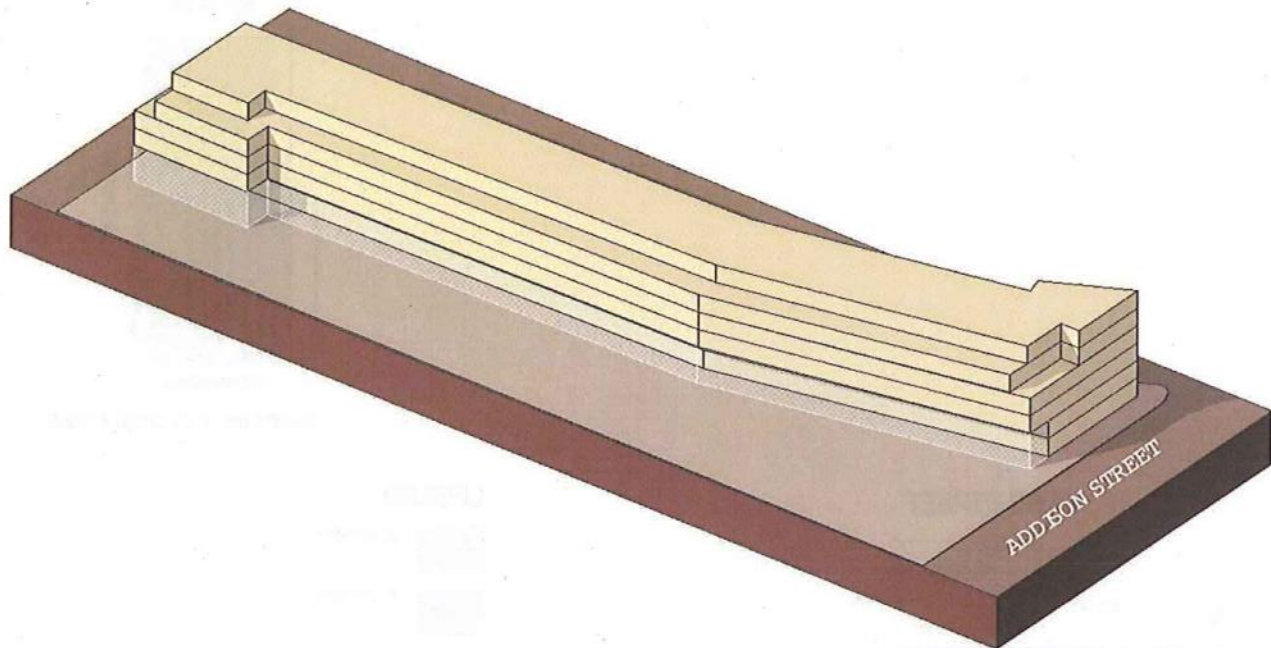
Building Envelope Viewed from Anzac Parade



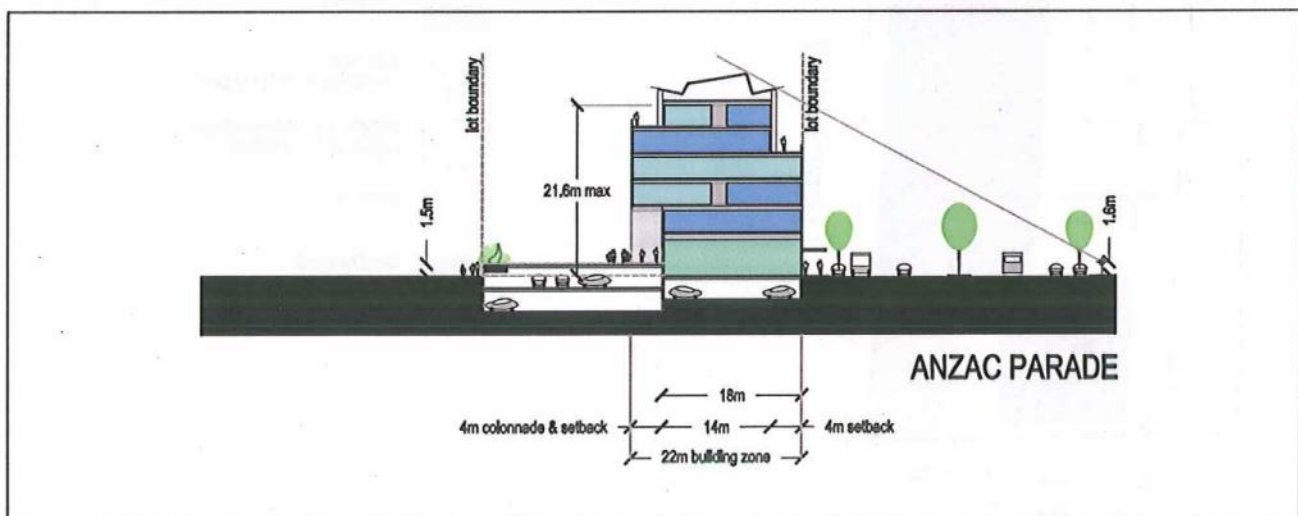
4.3 Block by Block Controls

4.3.8 Block 08

Addison Street to Todman Avenue
Building Envelope Viewed from Rear



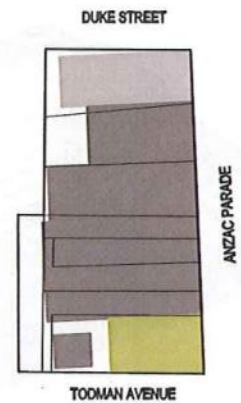
Addison Street to Todman Avenue
Section West to East Looking North



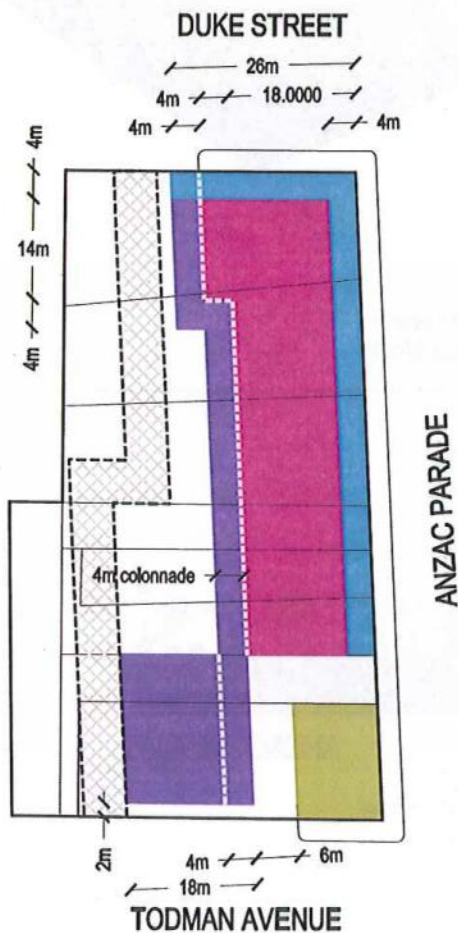
4.3 Block by Block Controls

4.3.9 Block 09

Todman Avenue to Duke Street



BLOCK 09: EXISTING LAYOUT



LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- 2 STOREY CONTRIBUTORY BUILDING
- RIGHTS OF CARRIAGEWAY (VEHICULAR ACCESS)
- AWNING
- COLONNADE

BLOCK 09: PROPOSED LAYOUT

not to scale

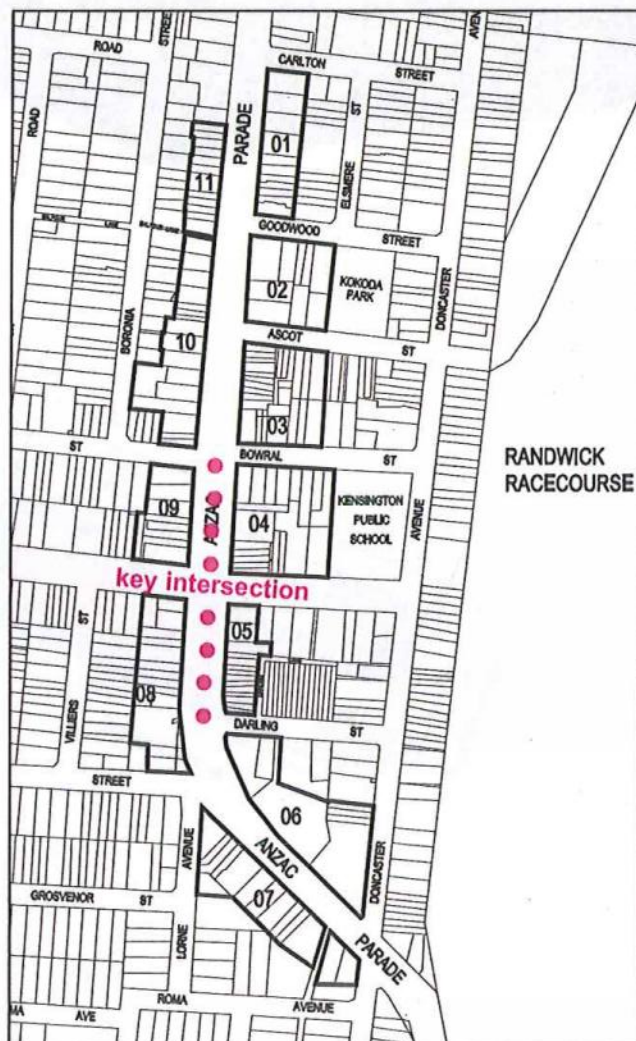
4.3 Block by Block Controls

4.3.9 Block 09

Todman Avenue to Duke Street

As a Block within the core retail precinct, located on a convenient corner, Block 9 is one of the Blocks identified as suitable for a neighbourhood supermarket shopping centre, should site amalgamation result in an allotment with a minimum area of 3000 sq metres.

A Contributory Building on the Anzac Parade/Todman Avenue corner creates the opportunity for Mews Style development at the rear, connected to Todman Avenue and Anzac Parade by a pedestrian and visual through-link which is to remain permanently open to public access.

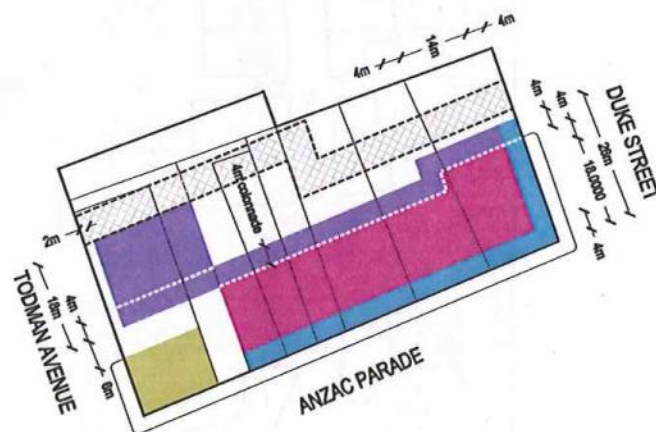
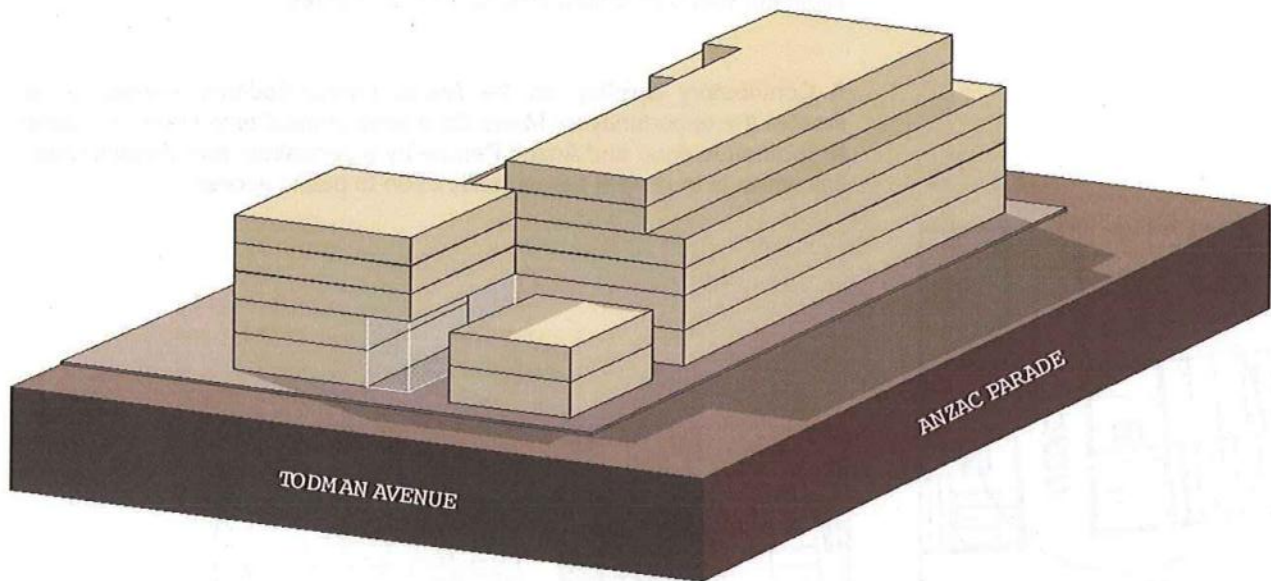


4.3 Block by Block Controls

4.3.9 Block 09

Todman Avenue to Duke Street

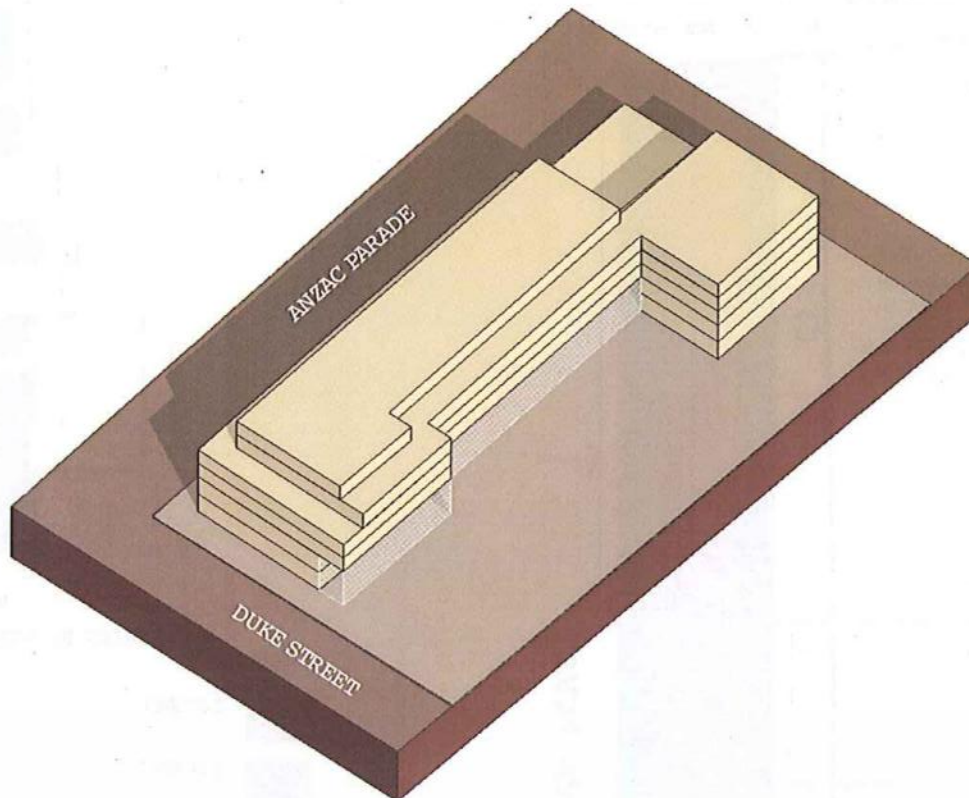
Building Envelope Viewed from Todman Ave/Anzac Corner



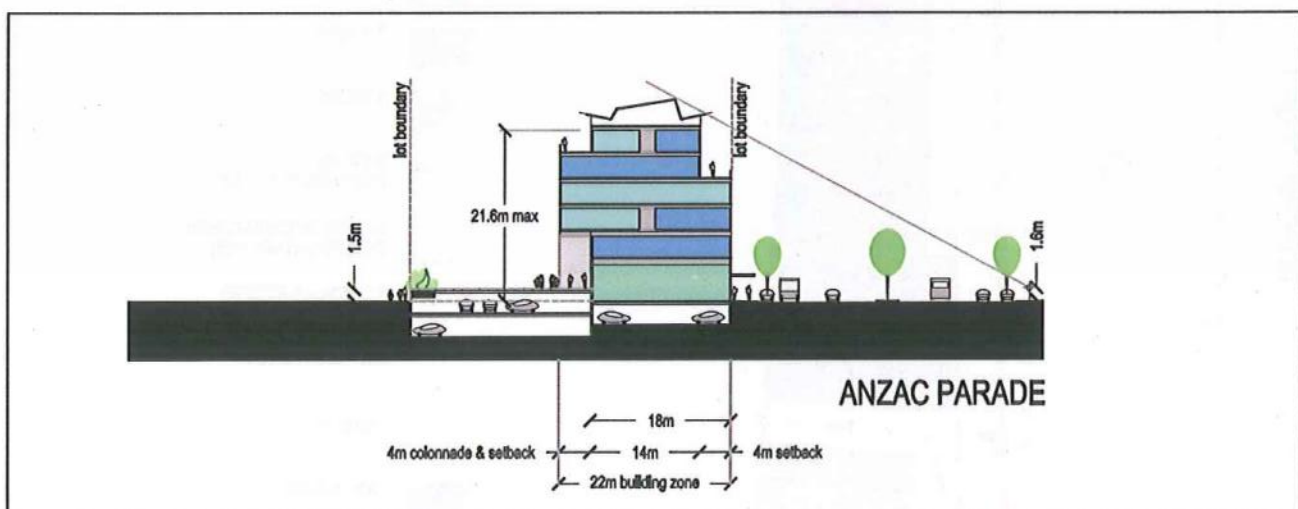
4.3 Block by Block Controls

4.3.9 Block 09

Todman Avenue to Duke Street
Building Envelope Viewed from Rear



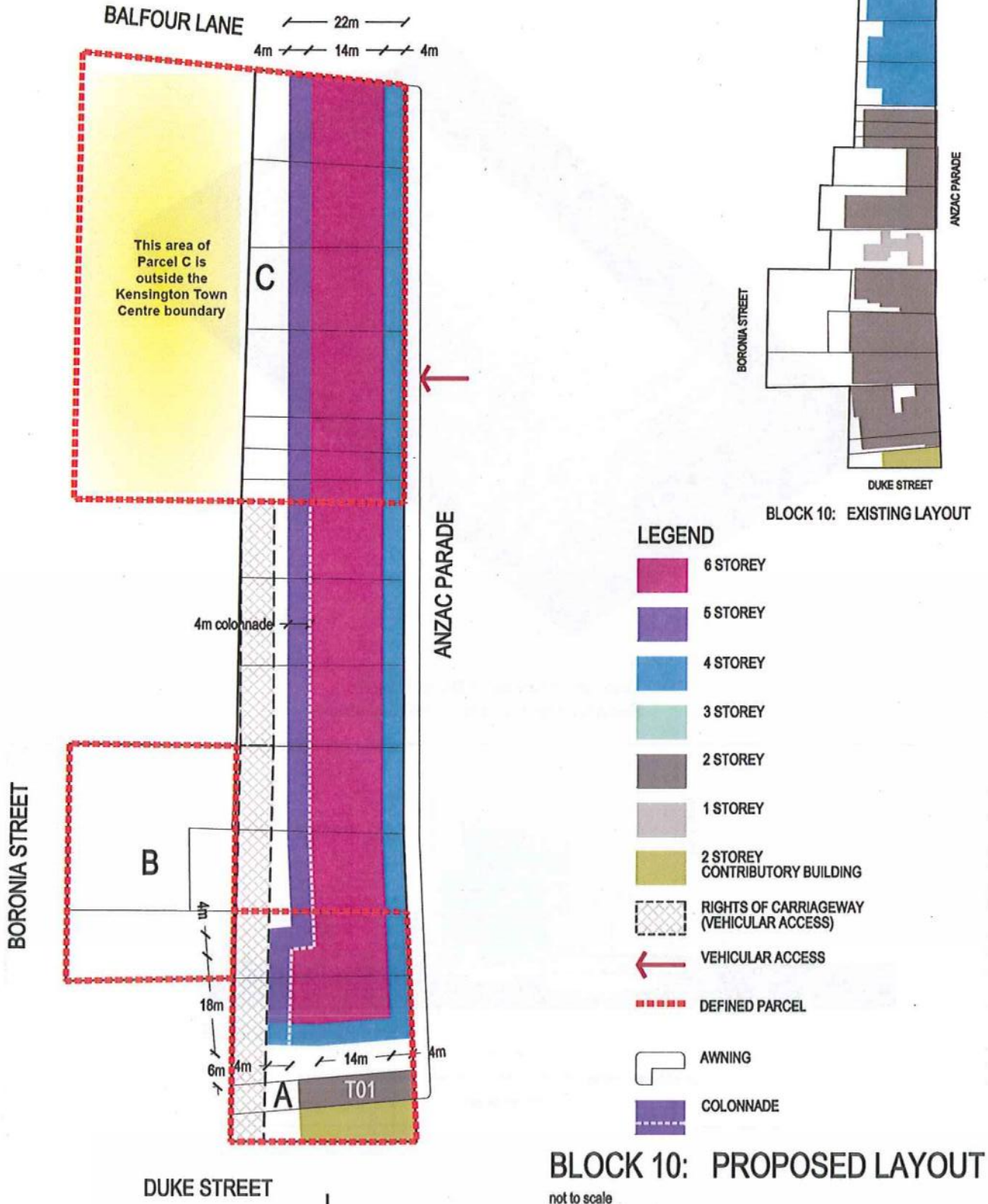
Todman Avenue to Duke Street
Section West to East Looking North



4.3 Block by Block Controls

4.3.10 Block 10

Duke Street to Balfour Lane



4.3 Block by Block Controls

4.3.10 Block 10

Duke Street to Balfour Lane

This Block has been identified as a suitable location for a neighbourhood supermarket shopping centre or a specialist concept retailer, subject to suitable site amalgamation. An alternative Building Zone Layout for a neighbourhood supermarket shopping centre is included in this Plan on page 76. (note that the maximum height for T02 fronting Boronia Street is 13.8 metres)

Defined Parcel A represents the minimum site area for development at this corner. It includes a Contributory Building on the Anzac Parade/Duke Street corner, creating the opportunity for pedestrian and visual connections between Duke Street and Anzac Parade.

New 2 storey development (T01) abutting this Contributory Building should be contemporary but sympathetic, and should 'complete' the overall form of the building, creating an architectural 'whole' but clearly showing new work, in accordance with the principles of the Burra Charter.

Defined Parcel B represents a site currently used as private carparking. Unless this Parcel is incorporated into a neighbourhood supermarket shopping centre or a specialist concept retailer, residential 2C controls will continue to apply provided that the existing amount of commercial parking is replaced as part of any redevelopment, and a 7 metre wide pedestrian connection (permanently open to the public) is created between Boronia Street and Anzac Parade to improve the permeability of this long block.

Defined Parcel C represents Peters of Kensington, which is the subject of an existing Development Approval. In the event that this approved Development does not occur, and a new application is submitted for the same use under the controls of this Plan:

- i. Retail uses may be provided at Ground, Storey 1 and Storey 2;
- ii. The Envelope may extend to the rear (western boundary) wherever the topography means it is effectively below ground level;
- iii. The Balfour Lane facade must present an active edge to the Lane, at a human scale; and
- iv. Anzac Parade entry to parking must be well integrated into the street, with inviting, active edges.

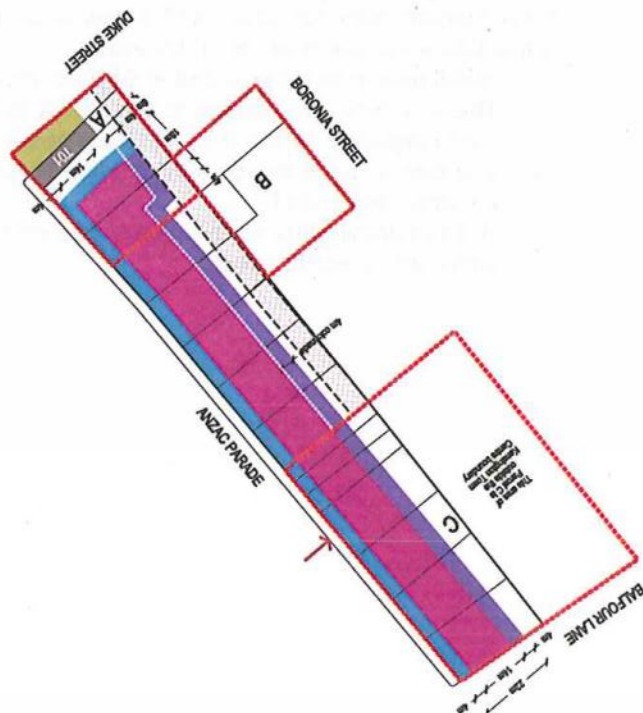
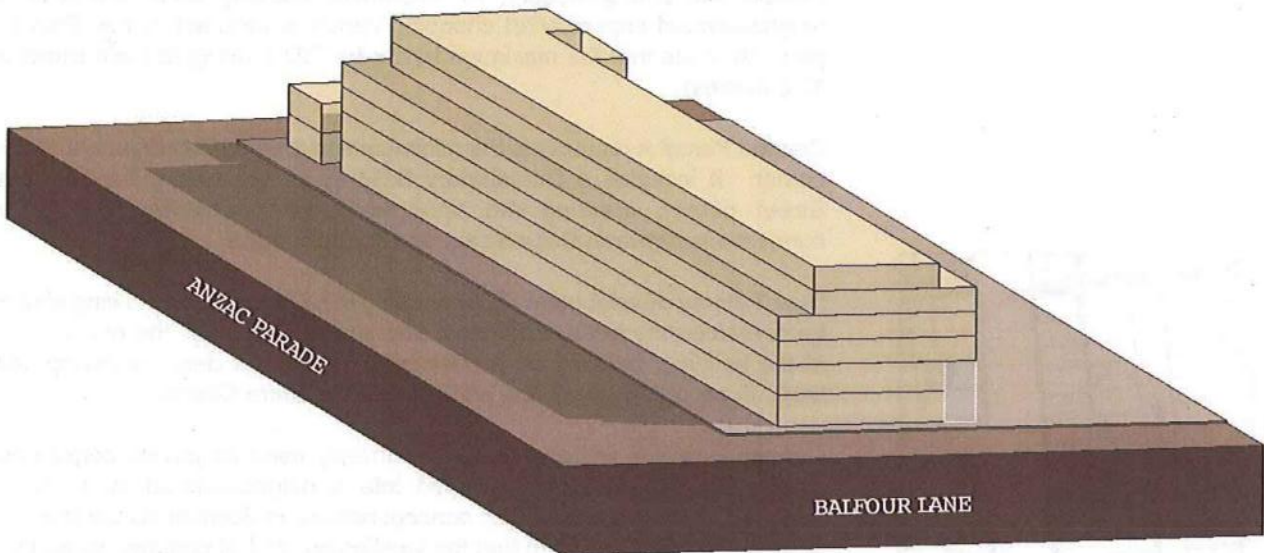


4.3 Block by Block Controls

4.3.10 Block 10

Duke Street to Balfour Lane

Building Envelope Viewed from Balfour Lane/Anzac Corner

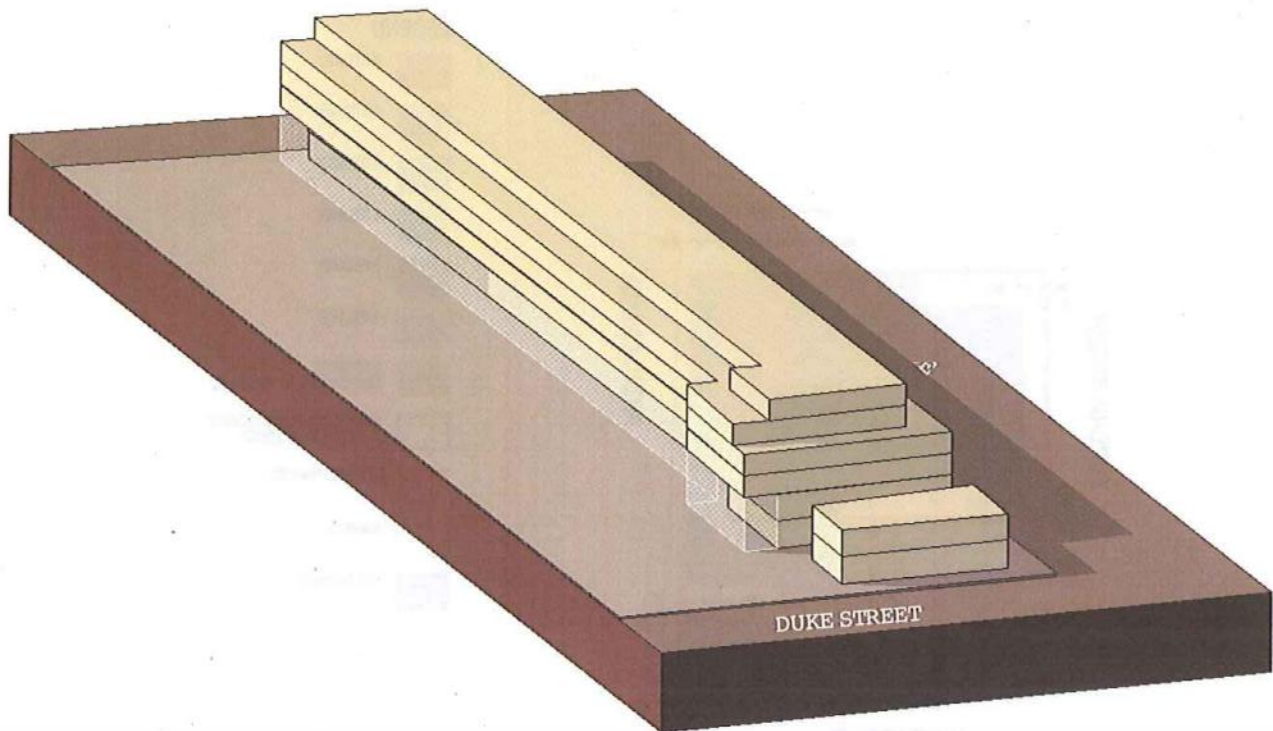


4.3 Block by Block Controls

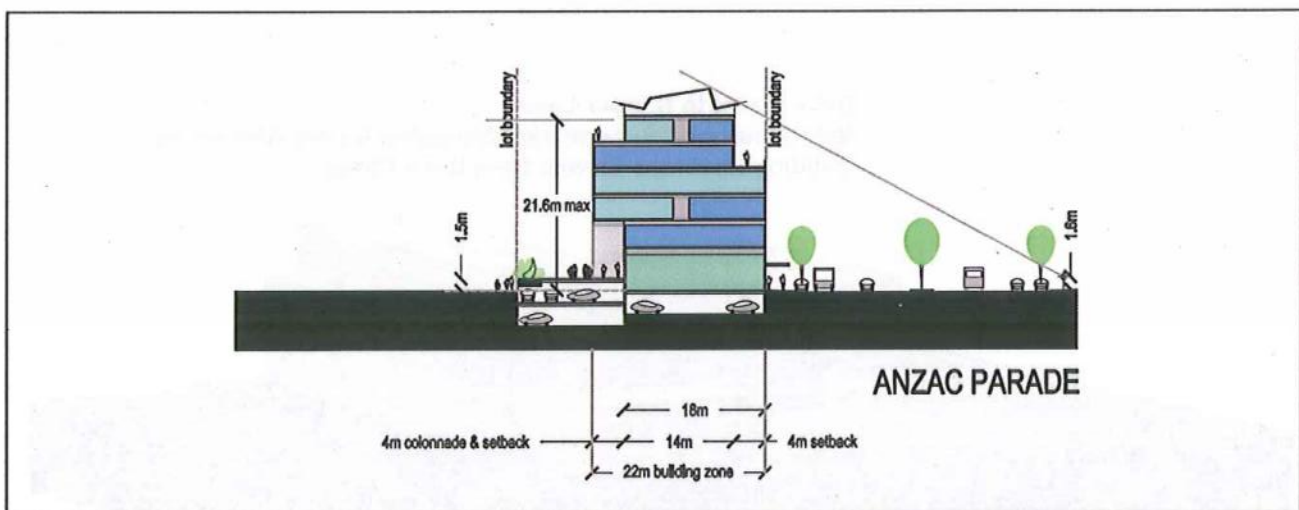
4.3.10 Block 10

Duke Street to Balfour Lane

Building Envelope Viewed from Balfour Lane/Anzac Corner



Duke Street to Balfour Lane
Section West to East Looking North

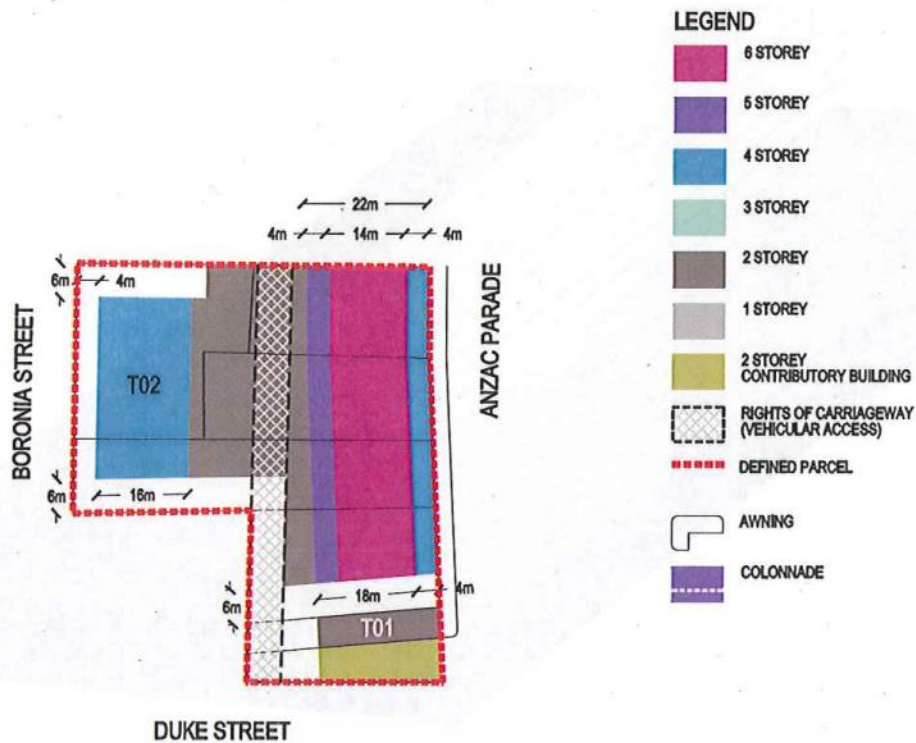


4.3 Block by Block Controls

4.3.10 Block 10

Duke Street to Balfour Lane

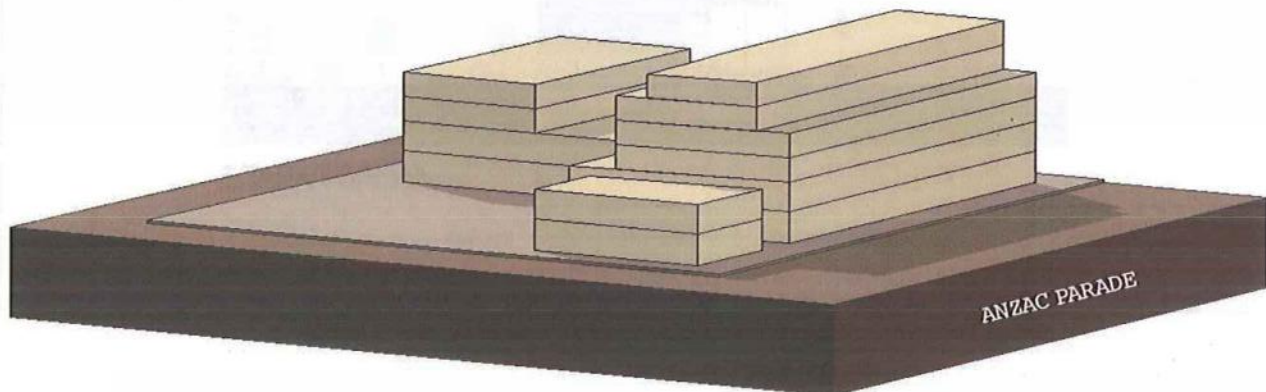
Alternative Layout: Neighbourhood Supermarket Shopping Centre



BLOCK 10 (a): PROPOSED LAYOUT - SUPERMARKET CENTRE

not to scale

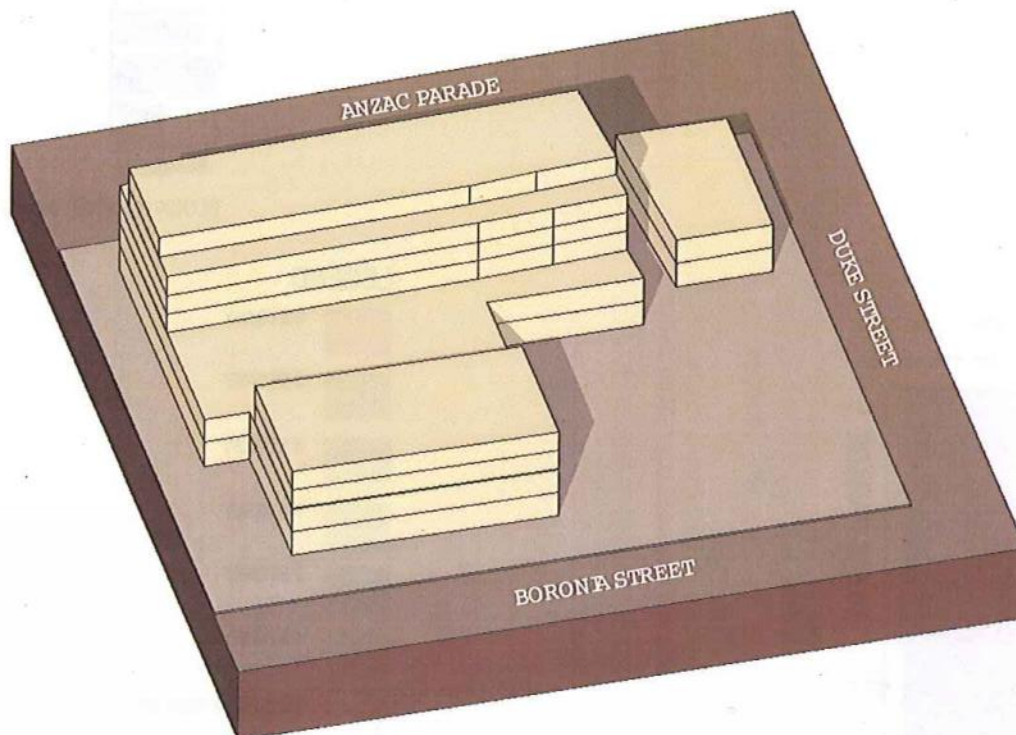
Duke Street to Balfour Lane
Neighbourhood Supermarket Shopping Centre Alternative
Building Envelope Viewed from Duke Street



4.3 Block by Block Controls

4.3.10 Block 10

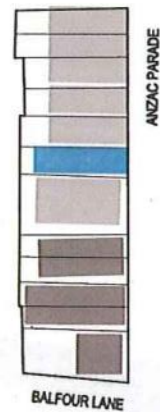
Duke Street to Balfour Lane
Neighbourhood Supermarket Shopping Centre Alternative
Building Envelope Viewed from Boronia Street



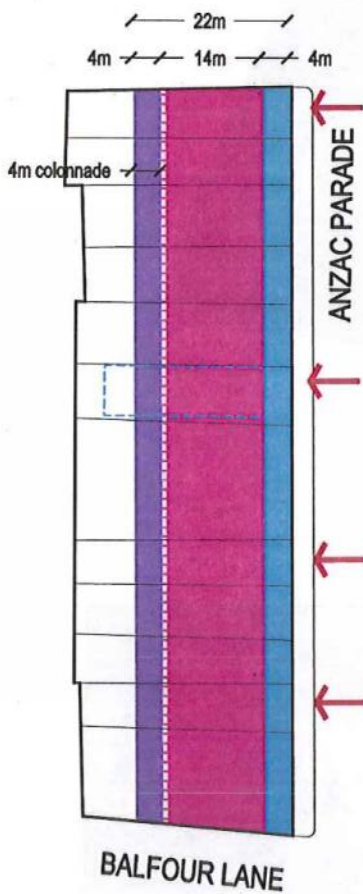
4.3 Block by Block Controls

4.3.11 Block 11

Balfour Lane north to Town Centre boundary



BLOCK 11: EXISTING LAYOUT



BLOCK 11: PROPOSED LAYOUT

not to scale

LEGEND

- 6 STOREY
- 5 STOREY
- 4 STOREY
- 3 STOREY
- 2 STOREY
- 1 STOREY
- VEHICULAR ACCESS
- AWNING
- COLONNADE
- STRATA TITLE UNLIKELY TO CHANGE



Part 4. Development & Design Controls

4.3 Block by Block Controls

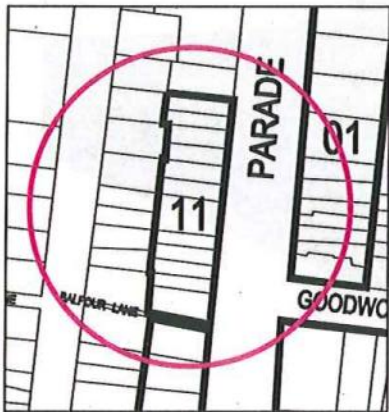
4.3.11 Block 11

Balfour Lane north to Town Centre boundary

This Block currently has no opportunity for new access via a Rights of Carriageway. It currently features 7 driveways crossing the Anzac Parade footpath.

New development will reduce these crossings from 7 to a maximum of 4. New driveway crossings will be 2-way, an improvement on the current situation which sees vehicles reversing out from driveways into Anzac Parade.

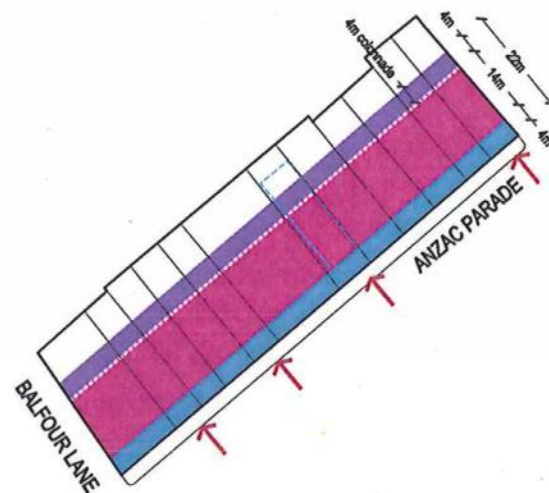
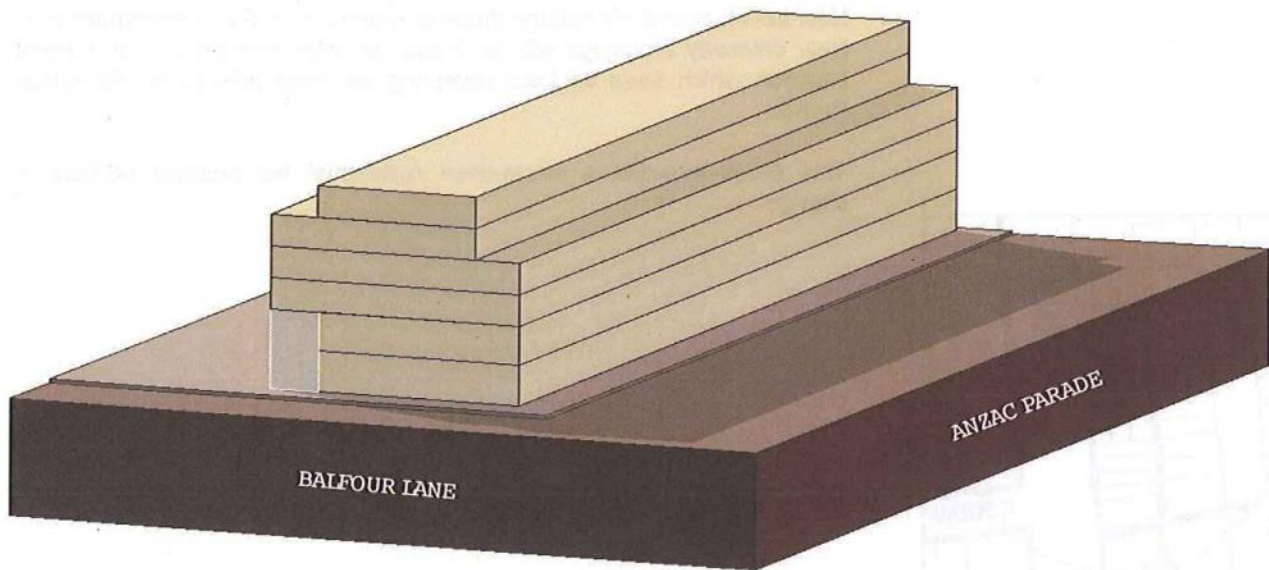
This Block includes a strata-titled residential flat building unlikely to change.



4.3 Block by Block Controls

4.3.11 Block 11

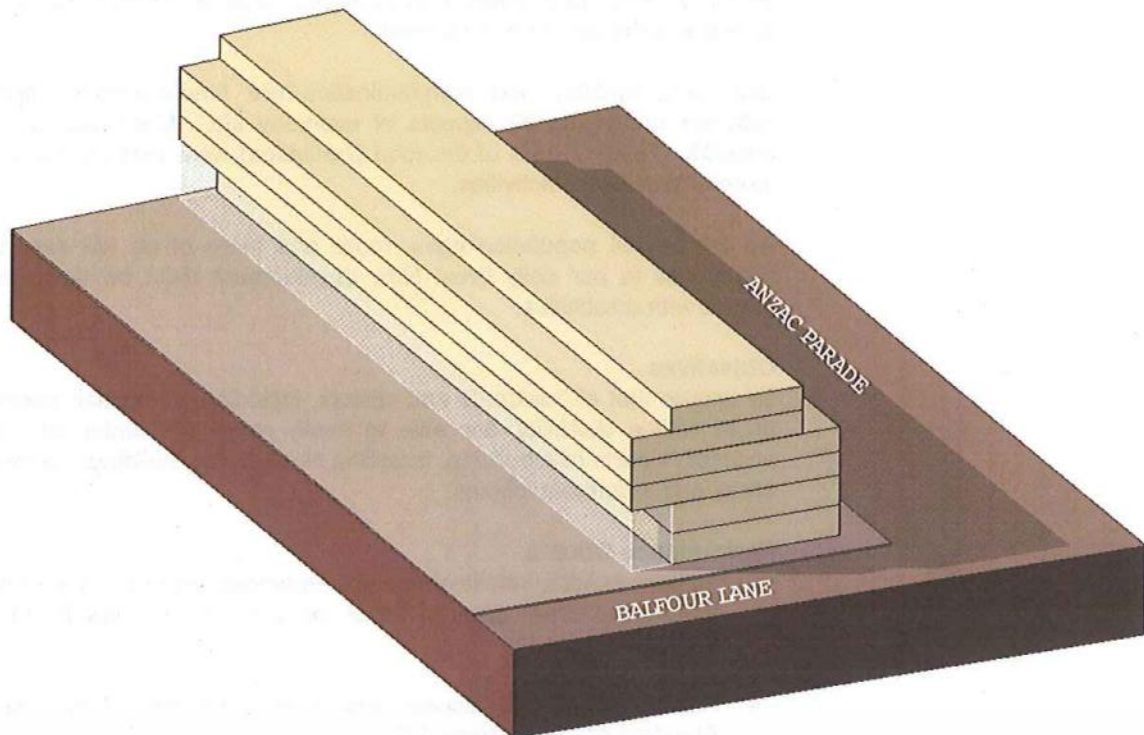
Balfour Lane north to Town Centre boundary
Building Envelope Viewed from Anzac Parade



4.3 Block by Block Controls

4.3.11 Block 11

Balfour Lane north to Town Centre boundary
Building Envelope Viewed from Rear



Balfour Lane north to Town Centre boundary
Section West to East Looking North

