

Block 13

Figure 22a: Block 13



Desired future character

The block is bounded by Anzac Parade, Borrodale Road and Houston Lane on the western side of Kensington town centre. It is currently occupied by a row of mainly two storey shop fronts featuring restaurants, retail and other uses. A multi-level mixed use development is located immediately north of the block at 305 Anzac Parade which is unlikely to be redeveloped in the immediate future.

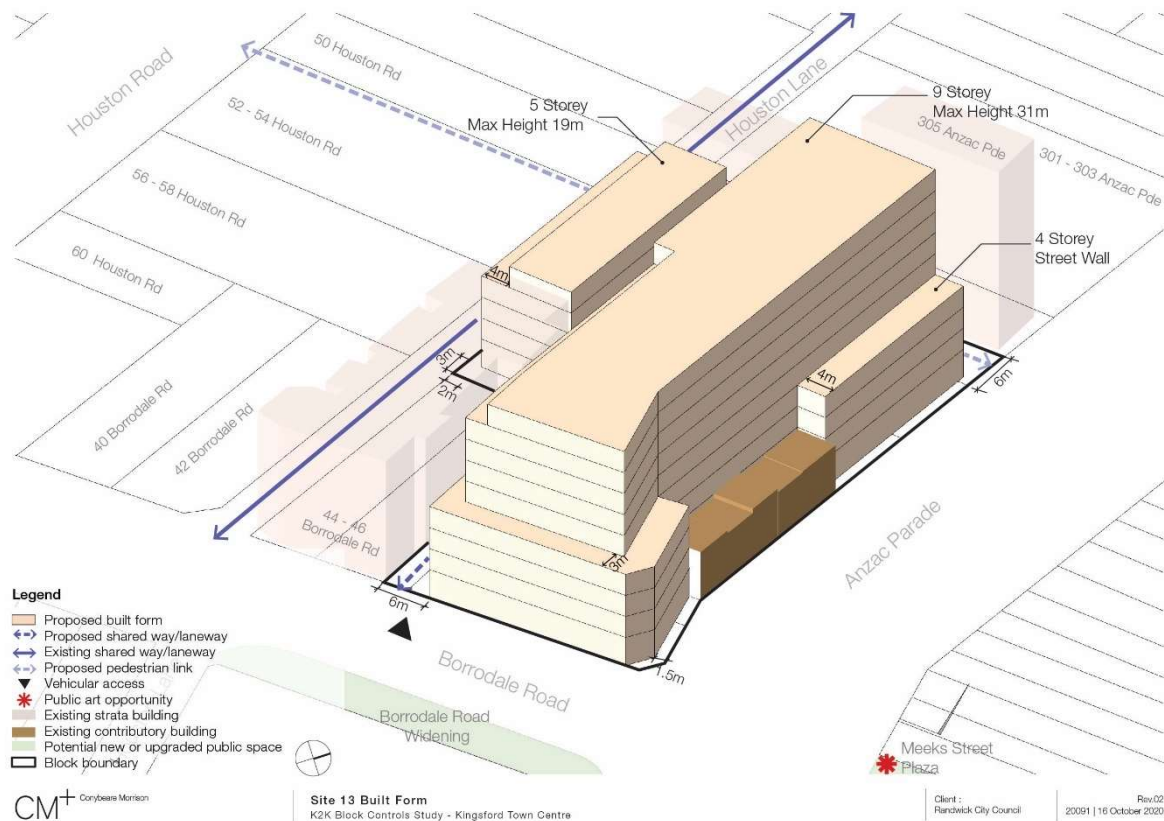
The preferred development outcome for the block is to achieve a quality designed building that responds to the site's context, respects existing contributory buildings whereby with height transitions from Anzac Parade to Houston Lane. A 2m setback off Houston Lane is to be provided.

A 4 storey street wall together with a 1.5m ground floor setback from Anzac Parade (with the exception of the contributory building) is required to allow widening of the footpath to improve the quality of the public domain surrounding the block. A 4m upper level setback is to be provided along Anzac Parade and a 3m upper level setback is to be provided along Borrodale Road. A pedestrian link at the northern boundary to 305 Anzac Parade will improve permeability between Anzac Parade and Houston Lane. Development is to be built to the boundary on the southern frontage along Borrodale Road. A shared way is to be provided off Borrodale Road to enable pedestrian and service access to the block. A flexible zone is included within the middle of the block to enable built form to be suitably distributed across the site and designed to respond to ADG requirements for setback and amenity.

The fine grain proportions of existing shop fronts will be interpreted through a well articulated built form particularly on the Anzac Parade frontage to contribute towards a cohesive streetscape within the Kensington town centre.

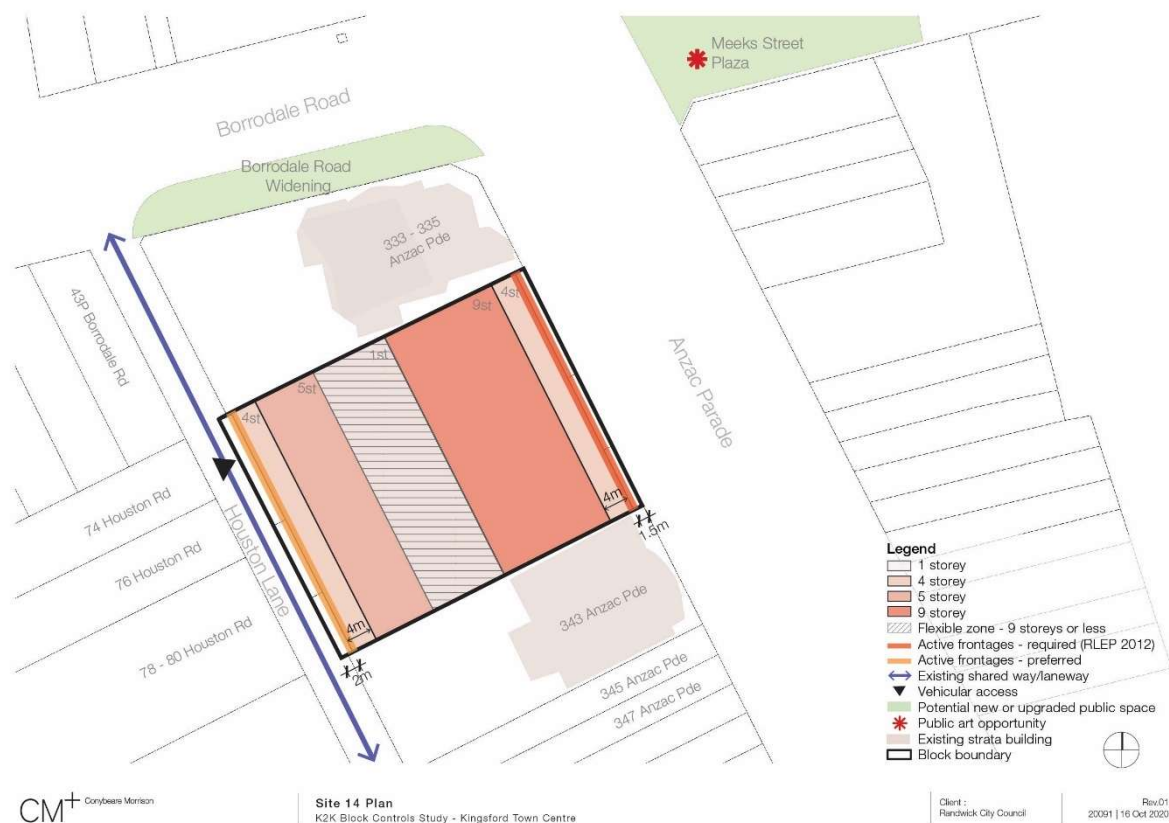
Continuous active frontages are to be provided along Anzac Parade and Borrodale Road through appropriate location of uses such as shops, cafes, and restaurants, to facilitate a visual connection between the building and public realm and support a thriving economy. A well-designed corner treatment is to be provided at the intersection of Borrodale Road and Anzac Parade.

Figure 22b: Block 13



Block 14

Figure 23a: Block 14



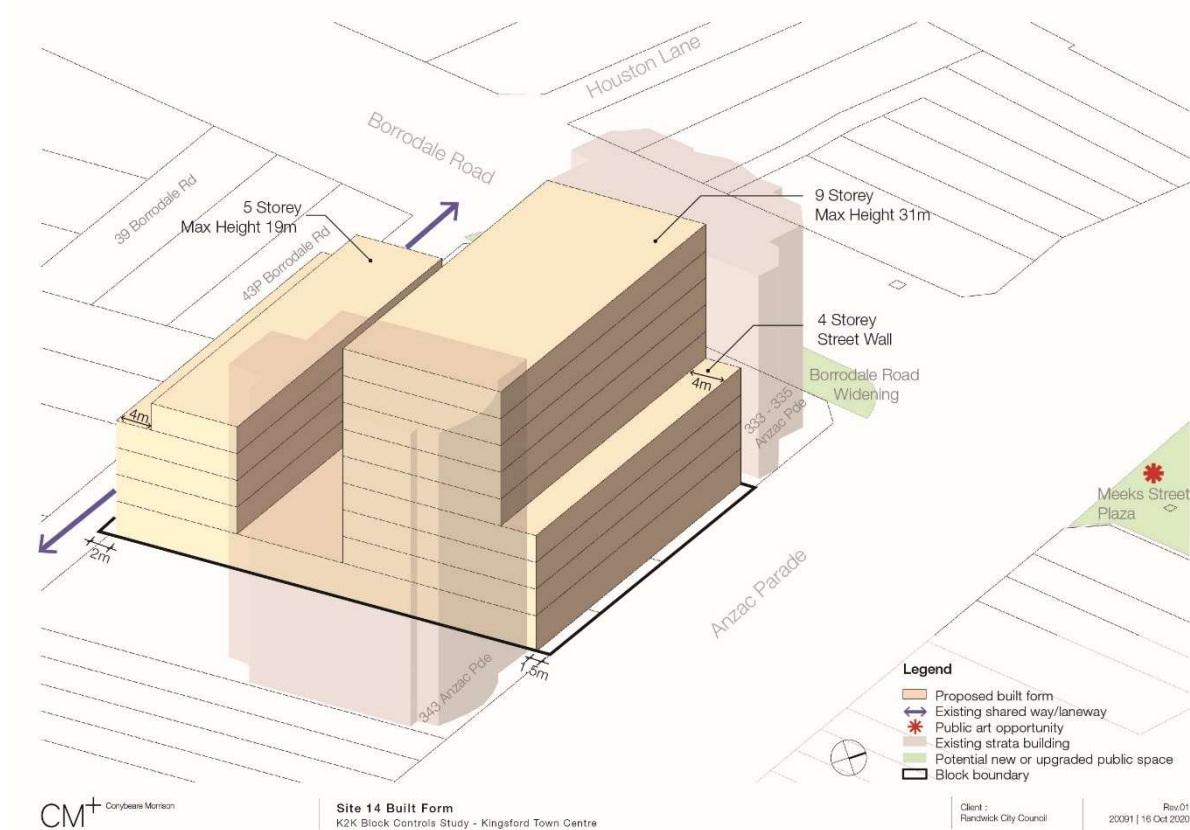
Desired future character

The block is located on the western side of Kingsford town centre, bounded by Anzac Parade and Houston Lane. On the southern side of the block are mixed use multi storey developments at 343 Anzac Parade and 333-335 Anzac Parade, that are unlikely to be redeveloped. The existing building typology within the block is mostly 2 storey shop fronts featuring a mix of business uses. These are generally underutilised sites that provide the opportunity for a new mixed use development and improved public domain.

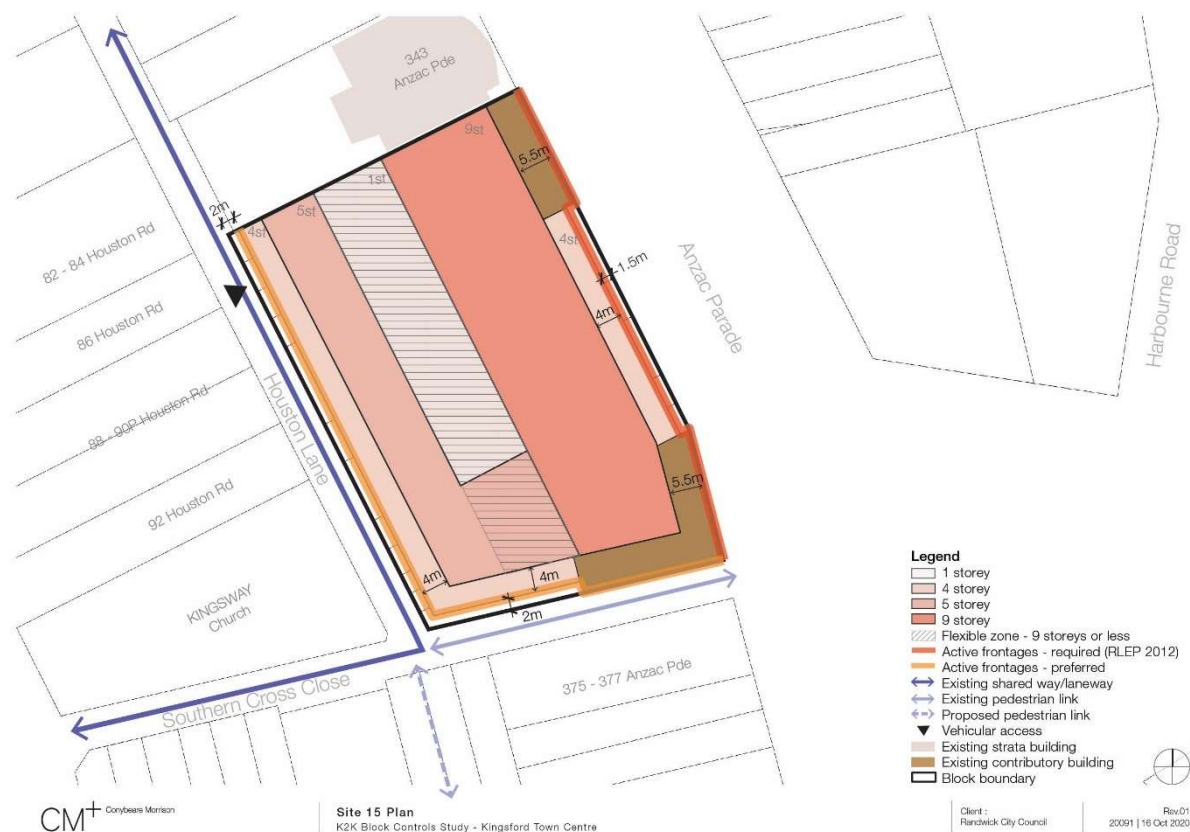
The preferred development outcome is a mid rise building fronting Anzac Parade, stepping down to 5 and 4 storeys along the Houston Lane frontage which will help to manage solar access and privacy for adjoining residential areas and provide for architectural modulation. A flexible zone across the middle of the site provides an opportunity to either create private common open space for residents or an alternative design response that enables the built form to be suitably configured in response to the ADG separation and amenity requirements as well as bulk and scale impacts to the residential areas on the western side.

A 1.5m building setback to Anzac Parade will allow for footpath widening to improve the carrying capacity of public realm and landscaping. Active frontages are required along Anzac Parade to maintain a cohesive and engaging streetscape. A 4 storey street wall and 4m upper level setback is required along Anzac Parade to create a consistent streetscape and human scale façade. A 2m building setback is required off Houston Lane to provide for landscaping and street activation.

Figure 23b: Block 14



Block 15
Figure 24a: Block 15



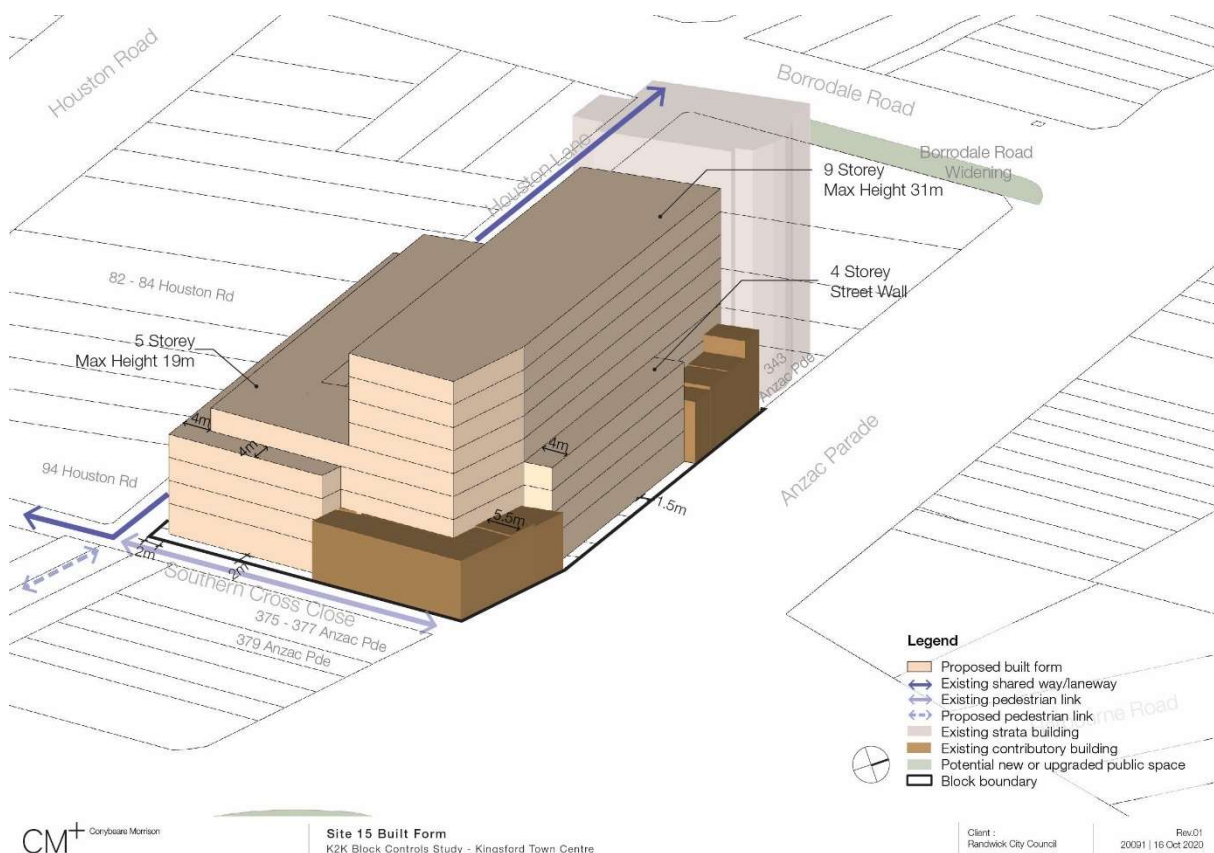
Desired future character

The block is located on the western side of Kingsford town centre, bounded by Anzac Parade and Houston Lane. The Southern Cross Close pedestrian link is located on the southern boundary of the block which is an iconic connection between Anzac Parade and Houston Lane. The block currently contains 2 storey shop front buildings with a mix of uses and a number of contributory buildings. The public realm features narrow often cluttered footpaths on Anzac Parade. Buildings within this block are underutilised sites that have the opportunity to accommodate a new amalgamated contemporary mixed-use development and improved public domain.

The preferred development option is for a distribution of heights across the block from a taller mid-rise built form on Anzac Parade to a lower scale on the Houston Lane frontage. A flexible building zone is provided through the middle of the block to enable a suitable built form design response that meets the ADG requirements for separation and height transition towards the lane. A 2m building setback is to be provided from Southern Cross Close and Houston Lane to improve the amenity of these important laneways within the Kingsford Town Centre.

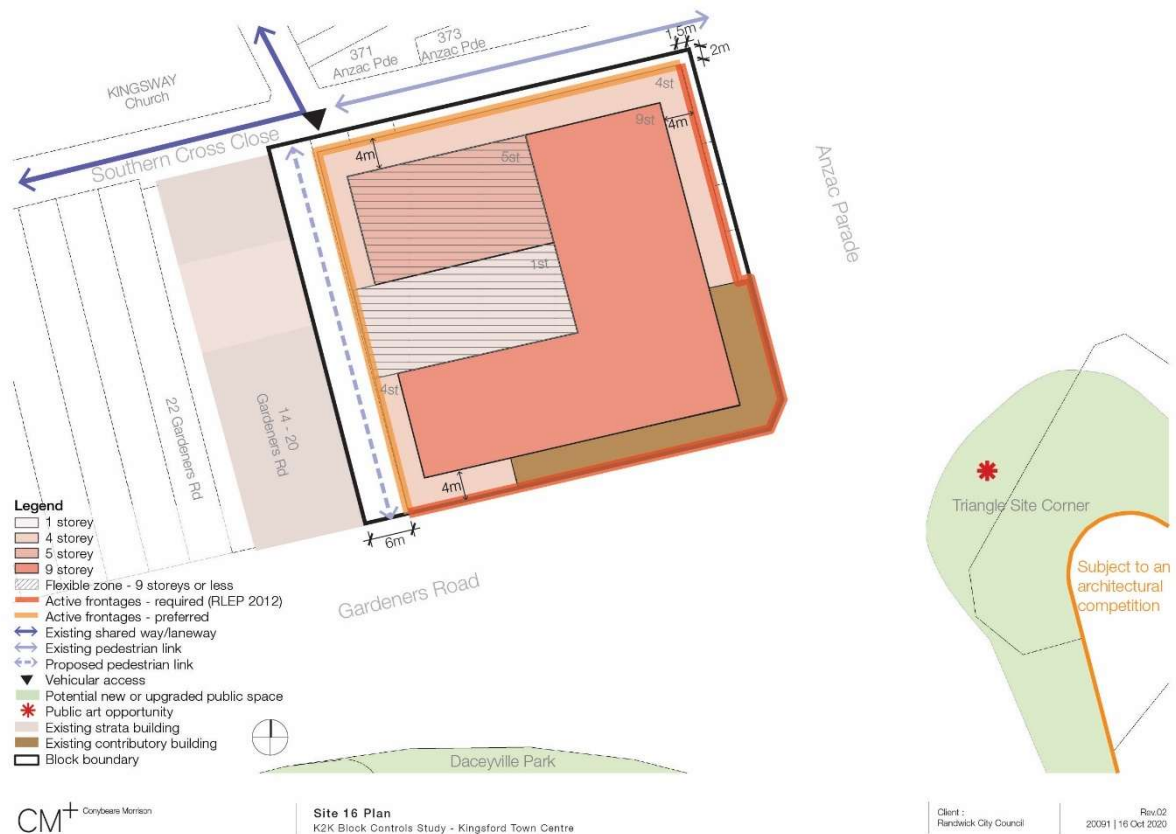
New development should be designed and sited to appropriately address Anzac Parade and the Southern Cross Close pedestrian link to provide activation and casual surveillance. A 5.5m upper level setback is to be provided to the contributory buildings and a 1.5m building setback is required along Anzac Parade for new development and a nil setback is to be maintained for the contributory buildings. A 4m setback is required from the 4 storey podium to the 5th storey adjacent to Southern Cross Close to reduce visual bulk and optimise sunlight access to the lane. Active frontages along Anzac Parade will support the economic role of the town centre with preferred ground floor uses being restaurants, cafes, small bars and retail.

Figure 24b: Block 15



Block 16

Figure 25a: Block 16



Desired future character

The block occupies a prominent position at the corner of Anzac Parade and Gardeners Road to the north west of Kingsford Junction in close walking proximity to the Kingsford Light Rail Terminus. The Dacey Gardens heritage conservation area in the Bayside Local Government Area is located across the road south of the Block. Southern Cross Close abuts the block to the north. The contributory building sweeping around the corner of Anzac Parade and Gardener's Road (Maloney's Corner) is a visually prominent inter-war development constructed in the 1930s that is representative of commercial expansion at the southern end of Kingsford during that period.

The preferred option for the block is a high quality iconic mixed use development that responds to its unique setting at the gateway to Kingsford town centre adjacent to the Kingsford Light Rail Terminus. The development requires a design response that is sensitive to the historic form and fabric of the existing contributory building as well as Dacey Gardens across the road. It must also have a visual connection with the taller towers proposed at the Kingsford Junction Strategic Precinct.

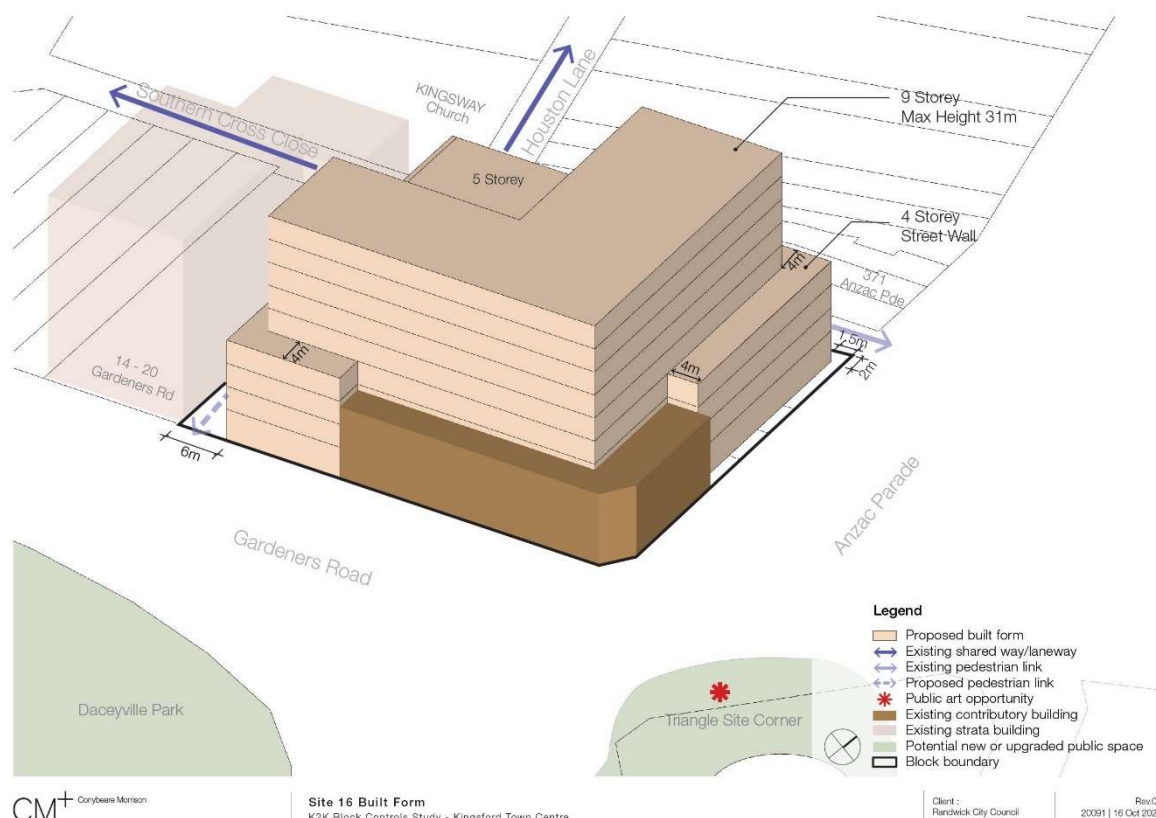
Future built form must be designed to achieve a harmonious relationship with the existing contributory building, integrating historic fabric into contemporary design. A 4m upper level setback from Gardeners Road and 5.5m upper level setback from Anzac Parade would retain the principal building form, articulation and distinct features of the building and ensure it continues to reflect the historic continuity of the streetscape. A building setback of 1.5m off Anzac Parade is to be provided for new development and a nil setback is to be maintained for the contributory building.

Heights will be distributed across the site to control bulk and scale and a flexible zone is incorporated within the built form to allow sensitive distribution of building bulk along the

western side. An internal podium providing private open space opportunities to residents is to be incorporated within the development. Building setback from Southern Cross Close is to be a minimum of 2m to provide opportunities to enhance and further activate this important laneway within the Kingsford Town Centre.

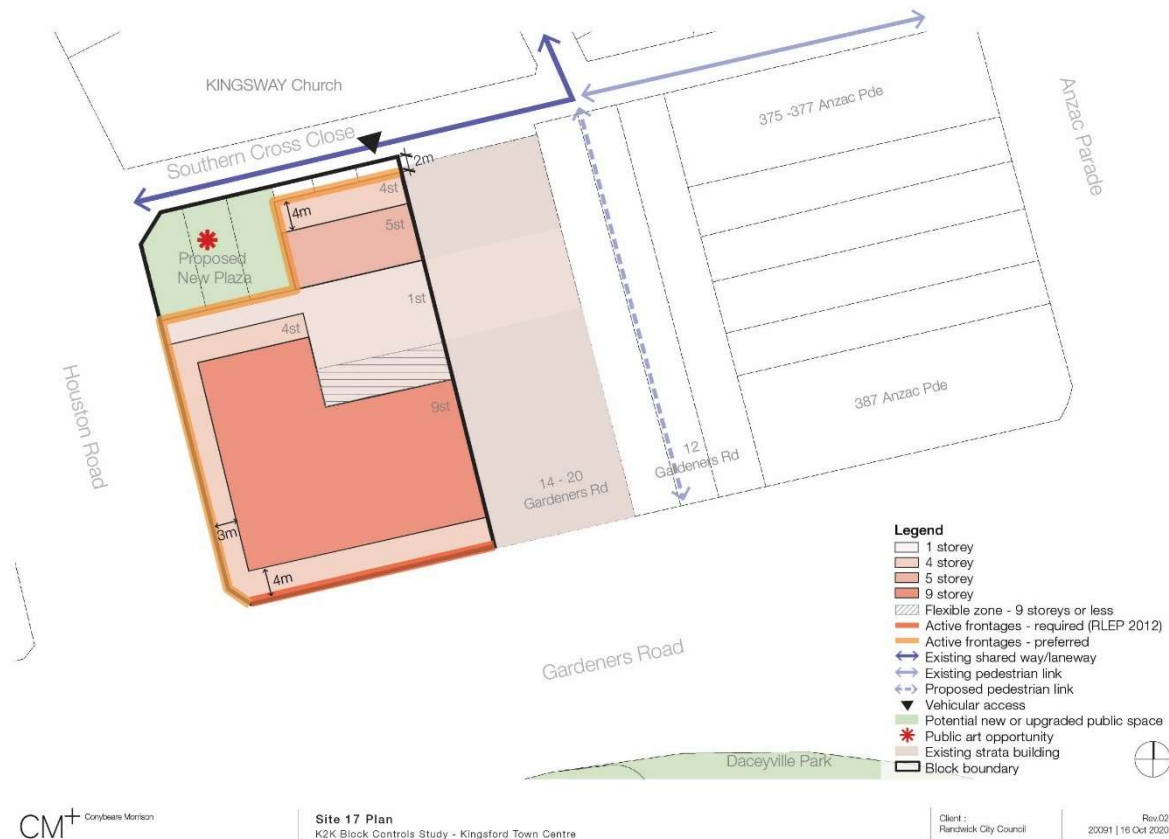
Redevelopment of the block should establish active edges for the ground level including retailing, cafes, shops and other non-residential uses. A new shared way on the western of the block would facilitate connectivity between Gardeners Road and Houston Lane. A four storey street wall and upper floor setback would contribute to the cohesive civic scale within the Kingsford town centre.

Figure 25b: Block 16



Block 17

Figure 26a: Block 17



Desired future character

The block is located at the corner of Gardeners Road and Houston Road and is presently occupied by 2 storey shops. An 8 storey boarding house (student accommodation) at 14-20 Gardeners Road Kingsford adjoins the eastern boundary of the site. The heritage listed Dacey Gardens is located directly across Gardeners Road.

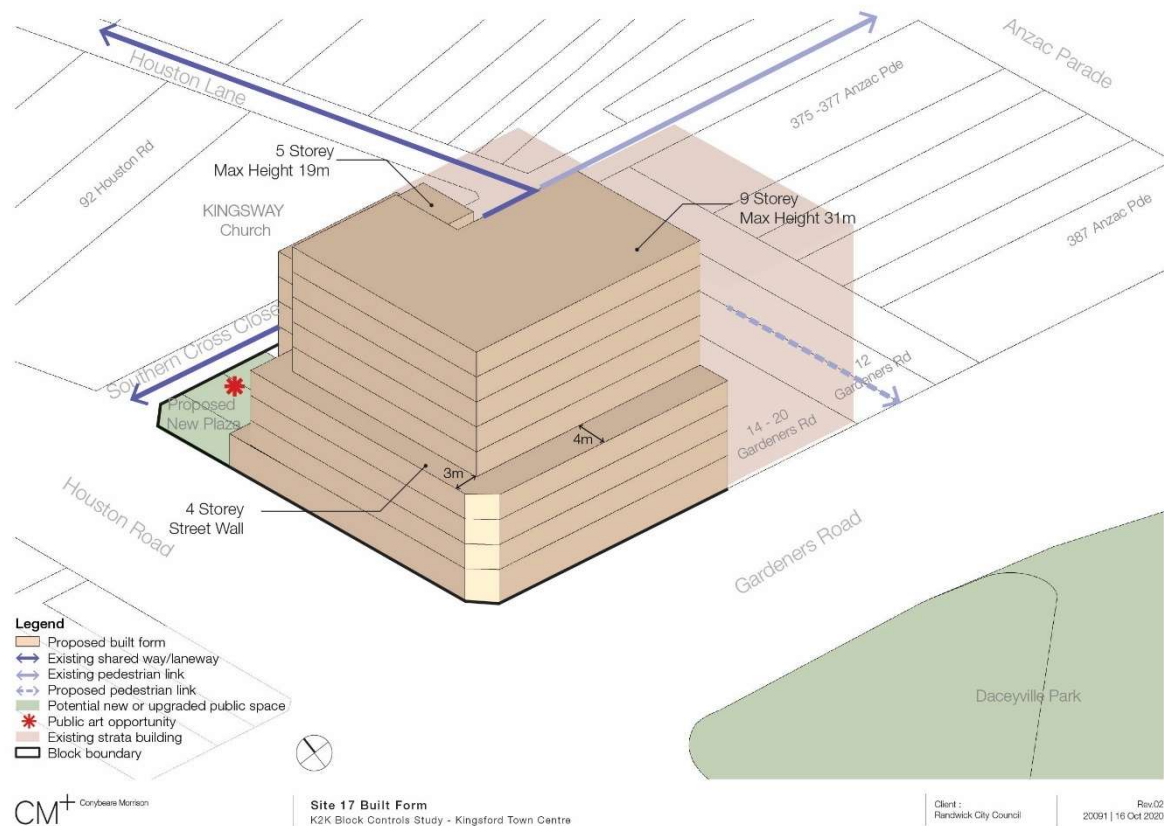
The preferred development outcome for the block is for a high quality mixed use development that is designed and articulated to address Gardeners Road and Houston Road as well as a proposed public open space/plaza north west of the site. A 2m setback is to be provided off Southern Cross Close to improve the public domain within the lane, provide landscape opportunities and connectivity to the proposed plaza and activation of the lane. Built form is to step down from 5 storeys to 4 storeys along the lane.

Heights are to be distributed across the block with building form to the east of the public open space lower in height to optimise solar access. A flexible zone is included within the central part of the site to enable built form to be suitably designed to align with the central courtyard of the adjoining development to the east. A four storey podium along Gardeners Road together with a 4m upper level setback to the higher built form component would create a human scale response and frame the street environment. New development is to include substantial modulation to the façade to reduce visual bulk and present a civic scale to the proposed public open space and to Southern Cross Close. A four storey street wall and 3m upper level setback along Houston Road is to be provided.

The redevelopment of the block should establish active ground floor edges to both Gardeners Road, Houston Road and Southern cross Close. The corner of Gardeners Road and Houston Road will require a distinctive architectural treatment address both streets through the use of

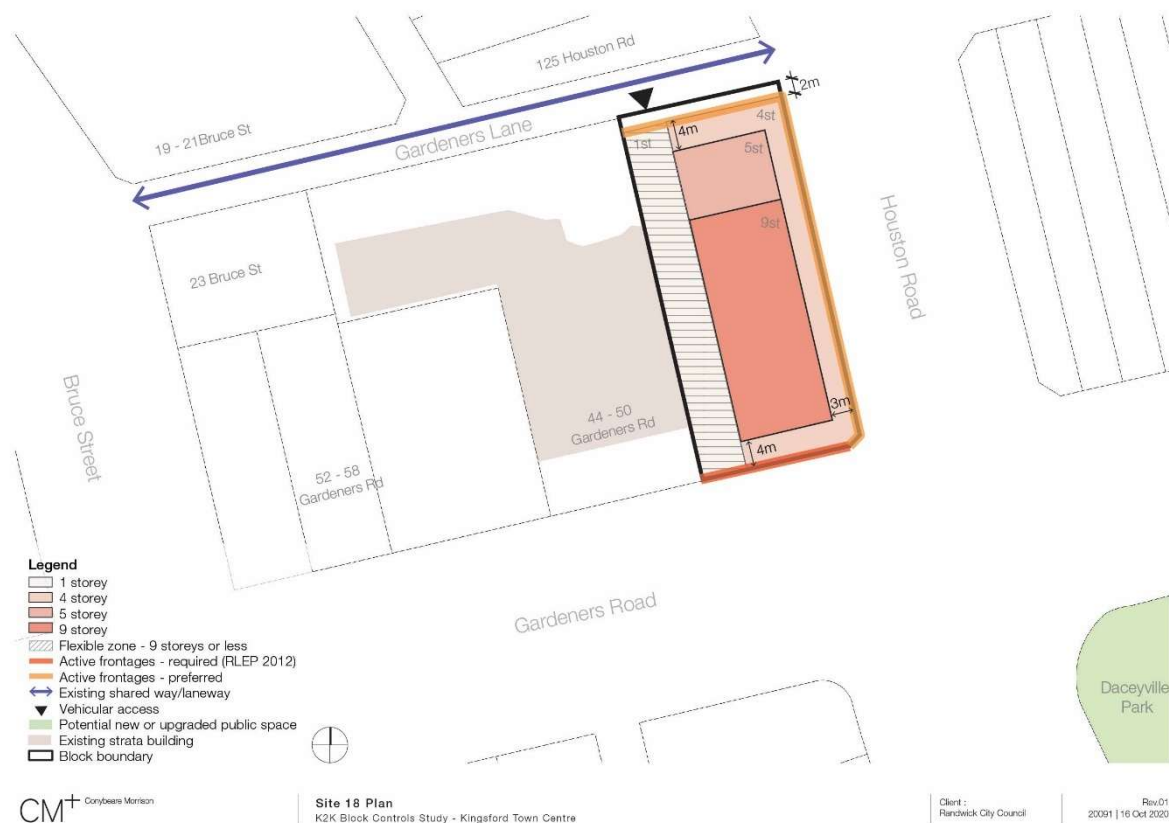
articulation, splayed treatments or other means. The overall design requires a sensitive response to address the curtilage and setting of Dacey Gardens.

Figure 26b: Block 17



Block 18

Figure 27a: Block 18



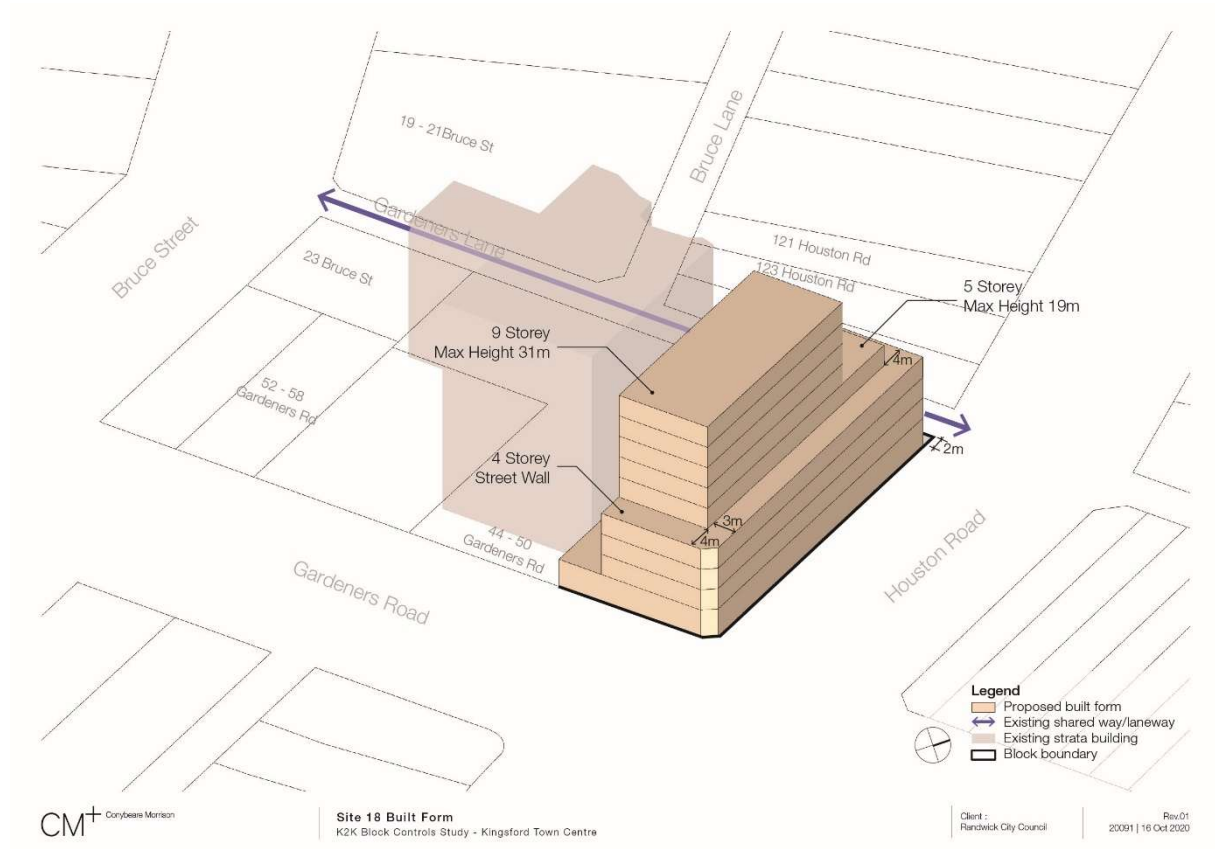
Desired future character

The block is bounded by Gardeners Road and Houston Road, directly opposite Dacey Gardens. The preferred option for the block is a high quality compact mixed use development that addresses the corner location and responds sensitively to the views, setting and curtilage of Dacey Gardens.

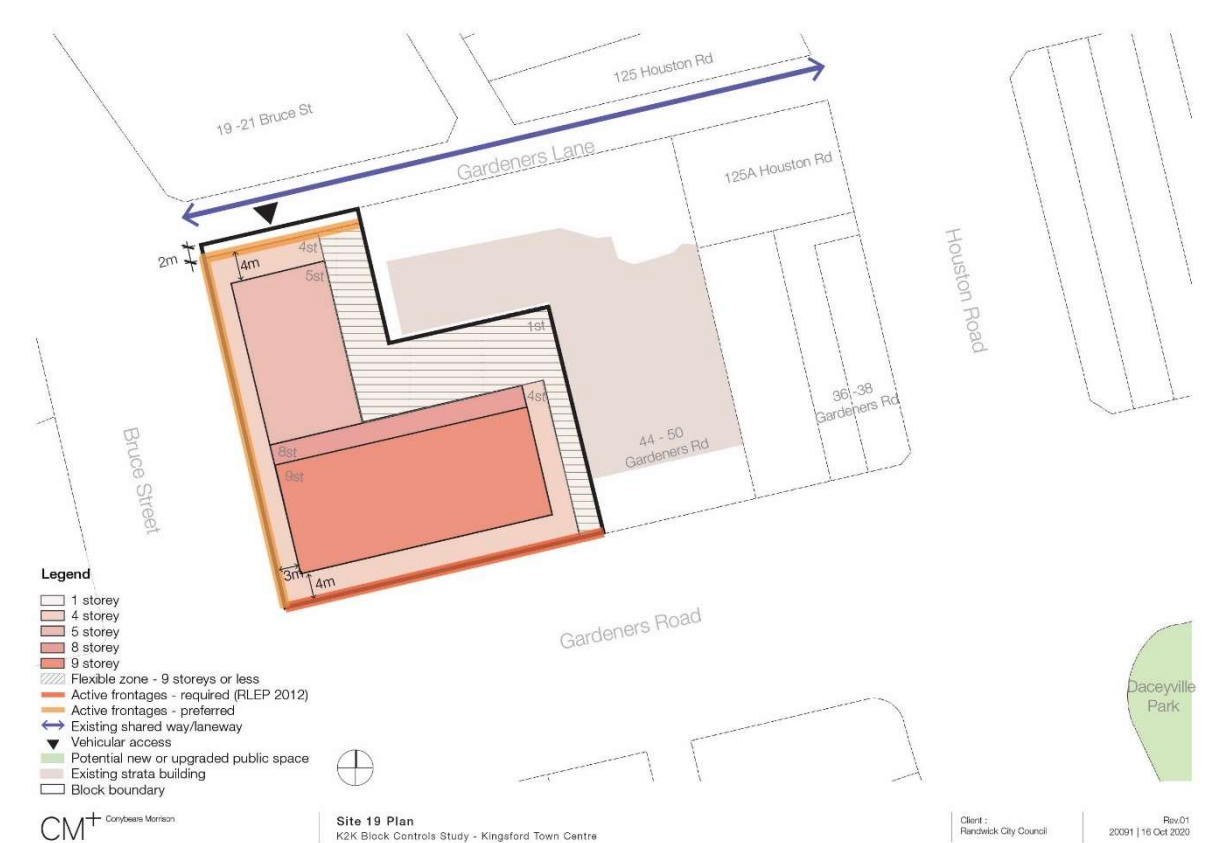
Heights are to be distributed across the site with a higher form on the corner scaled down to enable a scale transition to development to the north. Upper level setbacks will help reduce the visual bulk and scale of development and facilitate visual separation from Dacey Gardens. A 4m upper level setback is to be provided along Gardeners Road and a 3m upper level setback is to be provided off Houston Road. A flexible zone is provided on the western side of the block to enable built form to be suitably distributed and ensure separation and solar access to the adjoining development at 44-50 Gardeners Road. The interface between this block and the adjoining development at 44-50 Gardeners Road should be carefully designed.

New development is to be of civic scale with strong vertical articulation and fine grain. Active frontages along Gardeners Road, Houston Road and Gardeners Lane that support a variety of non-residential uses would contribute to the commercial character of the town centre. A nil setback is to be provided along Gardeners Road and a 2m building setback is to be provided off Gardeners Lane. Vehicular access is to be provided off Gardeners Lane.

Figure 27b: Block 18



Block 19
Figure 28a: Block 19



Desired future character

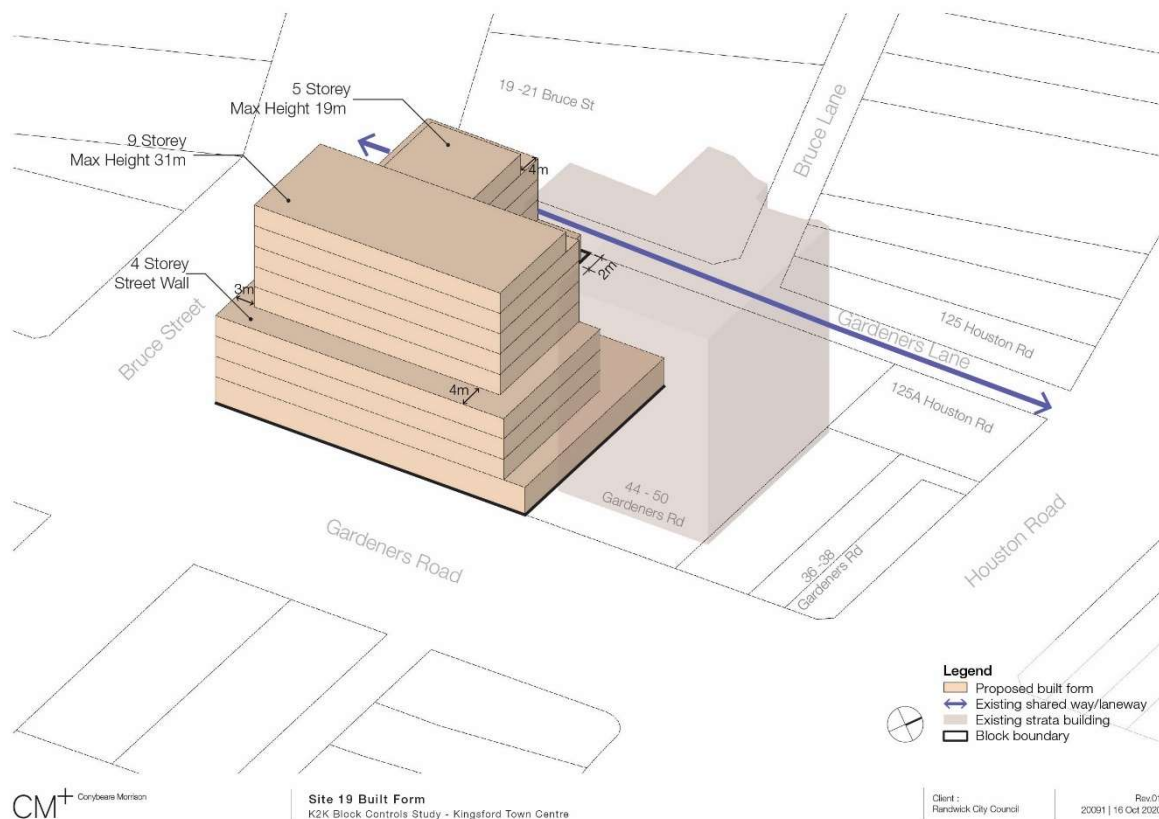
The block has a corner L-shape form bounded by Gardeners Road, Bruce Street and Gardeners lane, currently occupied by a petrol service station and associated buildings.

The preferred development outcome for the block is a building oriented towards Gardeners Road stepping down to 5 storeys and 4 storeys along Bruce Street to minimise visual bulk and scale and to optimise solar access to the development. The corner site has three street frontages, with two driveways on Gardeners Road, a single driveway onto Bruce Street and driveway access at the rear off Gardeners Lane. The site adjoins 1-2 storey scale residential development in Bruce Street and a part 7, part 12 storey residential flat building at 44-50 Gardeners Road with ground floor business uses. The interface between this block and the adjoining development at 44-50 Gardeners Road should be carefully designed and resolved to coordinate with existing window openings to ensure adequate amenity and separation is achieved. A flexible zone is included on the eastern side to enable built form to be distributed across the site and suitable design response for this irregular site.

New development is to have a strong corner presence with a nil setback to Gardeners Road. A 4 storey street wall is to address the key street frontages, with a 4m upper level setback. New development fronting the lane is to have a 4 storey scale, stepping up to 5 storeys. Vehicular access is to be provided off Gardeners Lane.

New development is to be of civic scale with strong vertical articulation and fine grain. Active frontages along Gardeners Road, Bruce Street and Gardeners Lane are to support a variety of non-residential uses and contribute to the commercial character of the town centre. A 2m building setback off Gardeners Lane is required. New development is also to respond sensitively to the Daceyville heritage conservation area located opposite.

Figure 28b: Block 19



Block 19A

Figure 29a: Block 19a



Desired future character

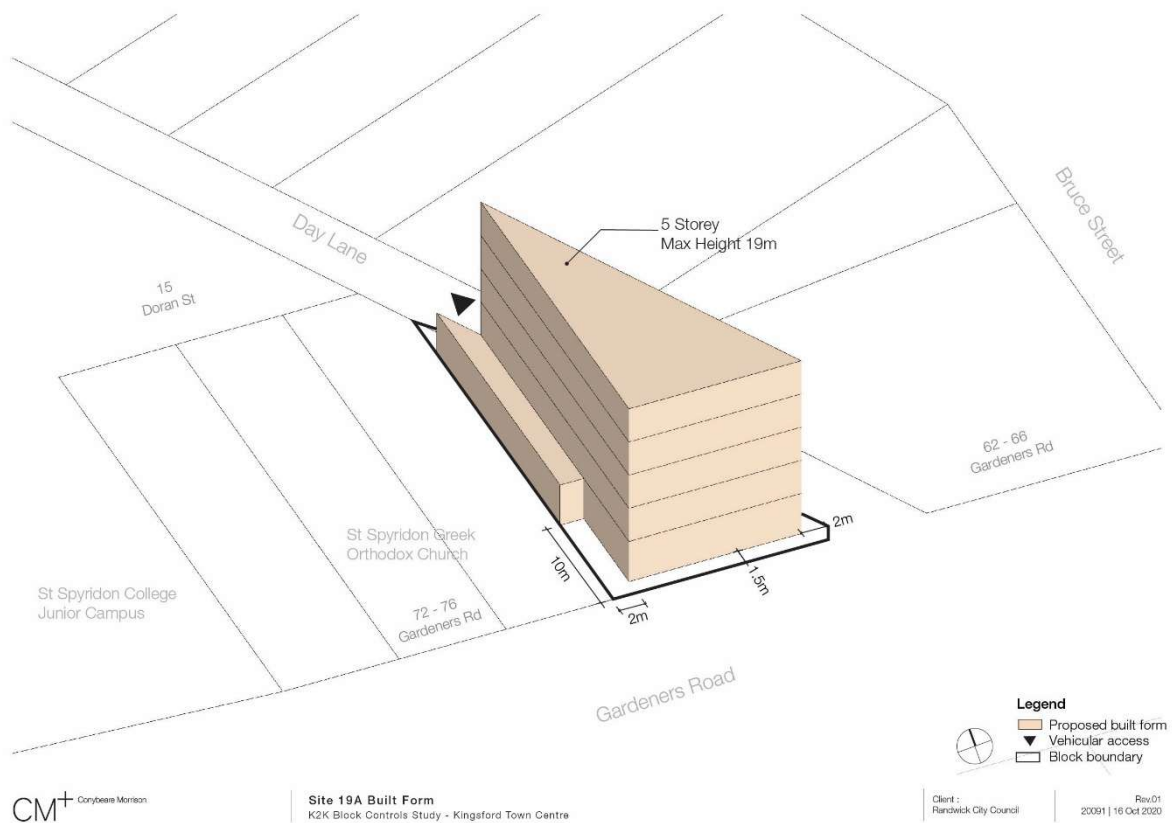
This triangular shaped block is located on the corner of Day Lane and Gardeners Road currently occupied by two single storey retail uses, built to the street boundary. This tight block adjoins the large scale Greek orthodox Church of St Spyridon completed in 1975 which is listed as a heritage item in RLEP 2012.

New development is to maintain views of the twin towers of the Church building.

Building setbacks of 2m off Day Lane are to provide safe pedestrian movements and vehicular access to the building. A 1.5m building setback off Anzac Parade is required to improve the amenity of the public domain and pedestrian movements to and from the Church site.

A maximum five storey height is appropriate for the block given its location next to a heritage item and the tight nature of the site. New development is to provide a 4 storey street wall along Gardeners Road with ground floor active retail frontages wrapping around the Day Lane frontage. Vehicular access is to be provided from Day Lane. A 2m setback on the western boundary with the Church (for the front 10m of the building) is to be sensitively designed to integrate with the forecourt of the Church. The design should have a strong corner presence.

Figure 29b: Block 19a



Kensington town centre

Block 20

Figure 30a: Block 20



Desired future character

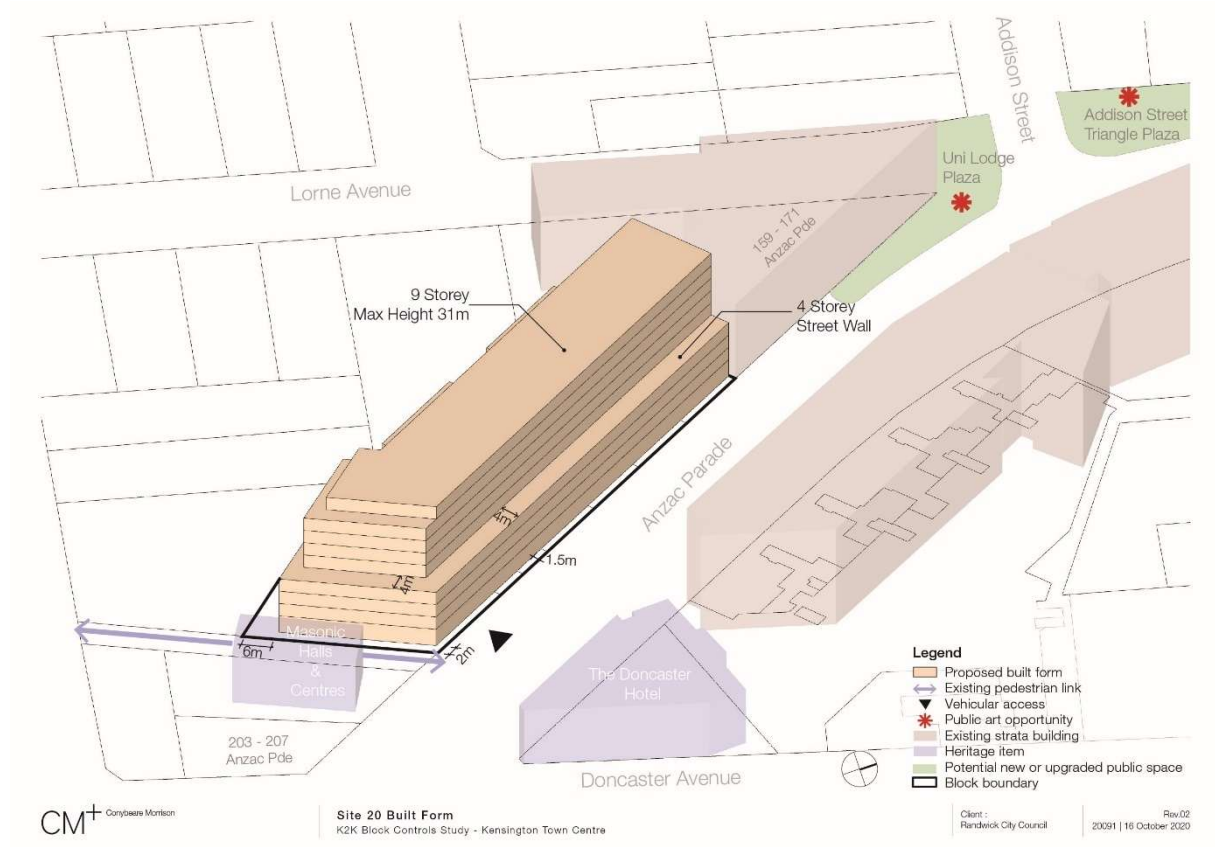
The block occupies a prominent location at the southern end of Kensington Town Centre along the curve of Anzac Parade. It is sited immediately south of the Uni Lodge student housing development and across the road from heritage listed Doncaster Hotel. The block is presently occupied by 1- 3 storey development including residential flat buildings, a boarding house, dual occupancy and commercial buildings. The heritage listed Masonic Hall lies immediately south of the block on the other side of a pedestrian laneway. The site enjoys excellent accessibility to the University of New South Wales which is in close walkable proximity.

Site amalgamation will achieve a 9-storey building envelope, set back 1.5m from Anzac Parade with an upper level setback of 4m. A flexible zone is included on the western side to enable built form to be suitably distributed across the site whilst achieving ADG requirements for building separation. A four storey street wall to Anzac Parade wrapping around the southern boundary to the lane will provide a civic scale/human scale and contribute towards a cohesive Anzac Parade streetscape. Building height is to be stepped down at the rear in conjunction a generous setback to facilitate an appropriate separation (at least 6m) and scale transition to surrounding residential neighbourhoods to the south west. A 2m building setback is to be provided off the pedestrian lane.

New development is expected to achieve a distinctive built form that recognises the importance of the road curvature to the streetscape of Kensington town centre and which marks the termination of the important vista south along Anzac Parade. Vehicular access may be provided from the existing driveway off Anzac Parade subject to RMS/NSW Transport approval. The new built form is to scale proportionally to the Uni Lodge development to the north and provide

appropriate articulation and modulation to enhance visual and environmental amenity. Ground floor activation on Anzac Parade will accommodate a variety of commercial, retail, office and creative uses.

Figure 30b: Block 20



Block 21

Figure 31a: Block 21



Desired future character

Block 21 is straddled between 131-135 Anzac Parade (Todman Square K4 strategic node site) to the north and Addison Road to the south. The block is presently occupied by a variety of building typologies including 3-4 storey strata titled residential flat buildings, and 2 storey commercial tenancies. Addison on Anzac is a 5 storey motel that currently dominates the streetscape with lift overruns and other roof top structures highly visible on the roof. The corner of Addison Street and Anzac Parade features a small Council owned carpark with a landscaped street edge.

The site follows the curvature of Anzac Parade and will benefit from a new public space proposed at the south-eastern corner (Addison Street Triangle Plaza). Redevelopment of the block will reinforce a 9 storey cohesive built form outcome envisaged for the town centre with a four storey street wall providing a civic scale to both Anzac Parade and Addison Street. A flexible zone is included on the western side to enable built form to be suitably distributed across the site whilst achieving ADG requirements for building separation to the residential areas and minimising amenity, bulk and scale impacts.

An increased upper level setback is to be provided above the 4 storey podium on the southern elevation to reduce potential overshadowing of the Uni Lodge Plaza which lies across the road at the corner of Lorne Ave and Addison St.

A 3m building setback to the northern boundary will help achieve built form separation to 131-135 Anzac Parade including a proposed pedestrian link on that site. Ground floor active frontages are required around the entire perimeter of the building.

Block 24

Figure 32a: Block 24



Desired future character

The block is bounded by Duke Street, Anzac Parade and Balfour Lane which is a narrow pedestrian link connecting Anzac Parade with Balfour Street. It is presently occupied by Peters of Kensington retail store which extends across a large section of the block, a strip of 2 storey commercial shopfronts and a contributory building at the corner of Duke Street and Anzac Parade. Duke Street Plaza lies immediately south of the block. The block directly abuts a row of residential development to the rear on Boronia Street with no separation between the B2 zoned town centre and the residential area to the west. Four dwelling houses are situated on the south west of the site along Duke Street.

Redevelopment of the site is expected to achieve three distinctive built forms. Well-articulated buildings fronting Anzac Parade will have a 9 storey envelope and 4 storey street wall to create a human scale pedestrian environment consistent with the rest of Kensington town centre. A minimum setback of 1.5m is to be achieved to Anzac Parade to provide for wider footpaths and improve pedestrian amenity. A 2m setback is to be provided from Balfour Lane to enhance the pedestrian environment and activate the public space.

A stand alone building of 4 storeys is to be located towards the south-western corner of the block fronting Boronia Street, with generous setbacks to minimise visual bulk and provide a transition to surrounding residential areas, particularly the four residential dwellings along Duke Street. A flexible zone is provided along the western part of the block to enable built form to be suitably distributed across the site allowing the design to address building layout, servicing, connectivity and scale transition. An east-west pedestrian connection is to be provided from Boronia Street to Anzac Parade, adjoining the northern side of the 4 storey built form. Given topographical challenges, vehicular access to the middle and northern built form may be

provided from either existing driveway access from Anzac Parade subject to RMS/TfNSW or resolved as part of future site redevelopment of the block.

A 4m upper level setback must be provided above the podium fronting the mid-block link and Balfour Lane to reduce the visual bulk and scale of development.

The contributory building at the corner of Duke and Anzac Parade will help define the corner location and create the opportunity for visual connections between Duke Street and Anzac Parade. A 5.5m (Anzac Parade) and 3m (Duke Street) upper level setback is to be provided at the contributory building to retain the elevation, roof form and overall modelling of the historic built form.

Anzac Parade and Balfour Lane must present active ground floor street frontages to provide greater engagement with pedestrian and street life. Active frontages are also to be provided to western side of buildings to encourage connectivity and access from Boronia Street to Anzac Parade.

Figure 32b: Block 24



Block 25

Figure 33a: Block 25



Desired future character

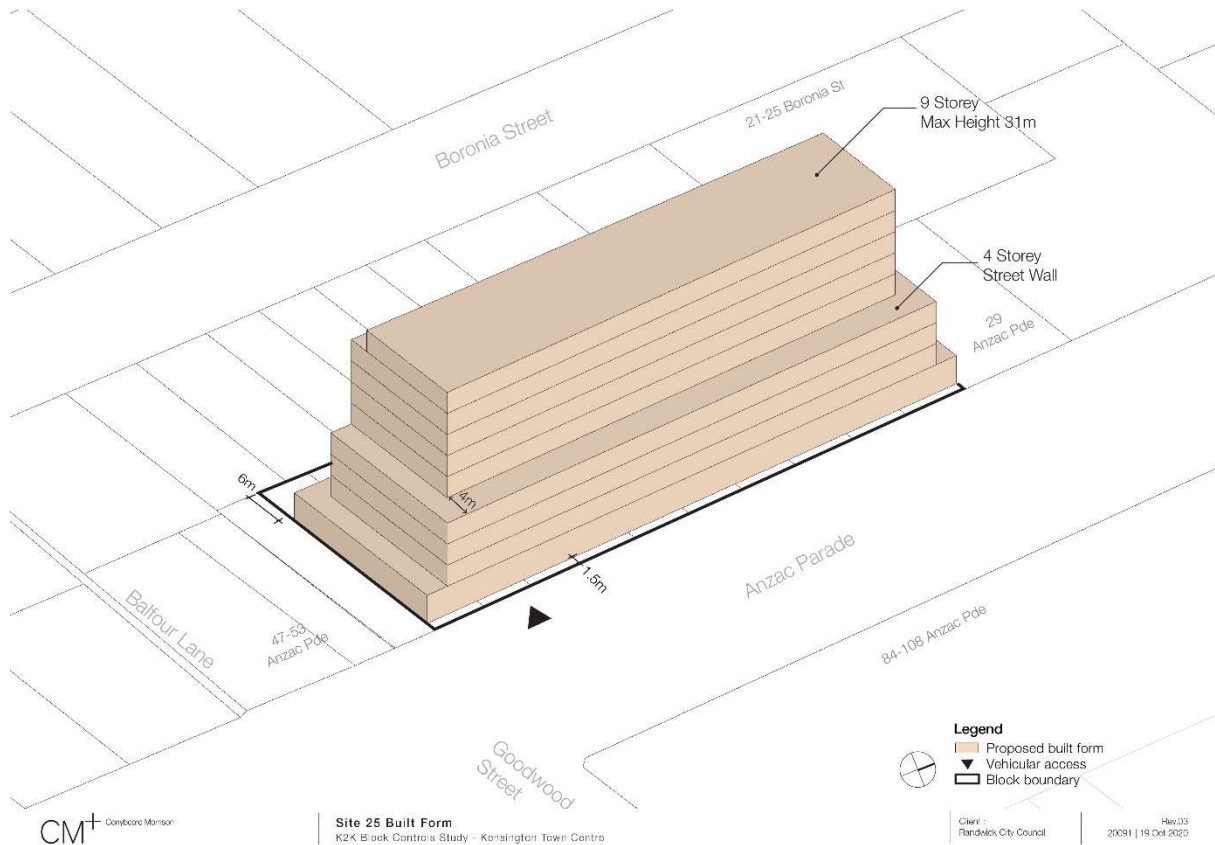
Block 25 is situated between 47-53 Anzac Parade and 29 Anzac Parade at the northern boundary of the Kensington town centre. The block presently contains a 4 storey residential flat building and a row of single dwelling houses located in an elevated position on the north-western edge of the town centre.

Redevelopment of the block into a mixed use development will enable the revitalisation of the northern fringe of Kensington town centre and reinforce it as a destination for retail, employment and apartment living.

Upper level setbacks of 4m to Anzac Parade would help reduce visual bulk and provide for a cohesive streetscape and human scale along Anzac Parade. A transition in scale is required from Anzac Parade to lower scale residential buildings on the periphery by stepping down from 9 storeys to 8 storeys at the rear. A flexible zone is provided on the western edge to enable suitable distribution of floor space across the site whilst ensuring required separation from adjoining residential development and compliance with the ADG.

Active frontages are required along Anzac Parade to provide for continuous business or retail uses that open directly onto the footpath. Given significant topographical changes between Anzac Parade and Boronia Street, vehicular access may be provided from Anzac Parade subject to approval from TfNSW and RMS.

Figure 33b: Block 25



Block 26
Figure 34a: Block 26



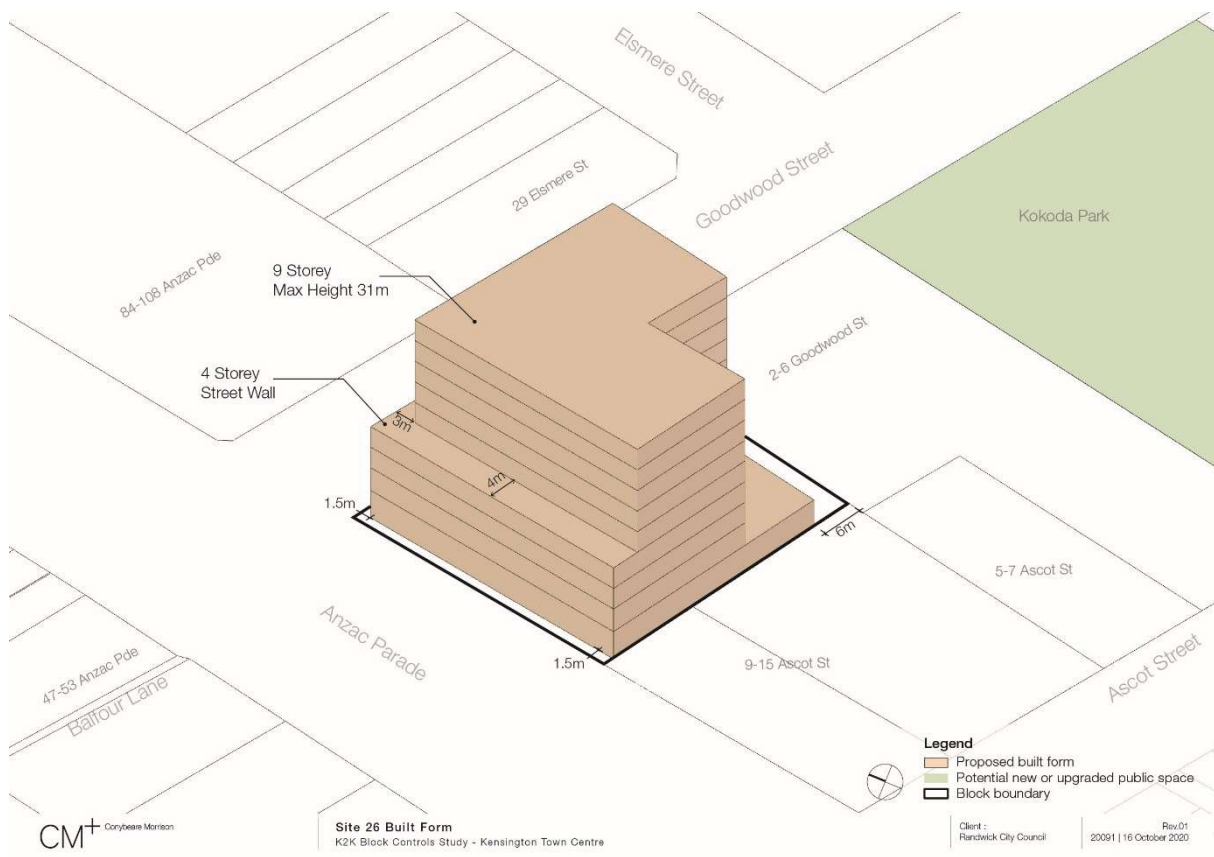
Desired future character

Block 26 is a compact site presently occupied by a petrol station at the corner of Goodwood Street and Anzac Parade at the northern boundary of the Kensington town centre. Immediately south at 9-15 Anzac Parade is a recently constructed mixed use development with some balconies over looking the south eastern boundary of the subject site. To the east is a recently constructed mixed residential building with ground floor commercial at 2-6 Goodwood Street which adjoins Kokoda Park.

Redevelopment of Block 26 should emphasise its corner location and be well presented to both the Anzac Parade and Goodwood Street frontages. A 9 storey built form stepping down on the south eastern corner of the block would allow adequate solar access to the north facing balconies of 9-15 Anzac Parade. A 4m upper level setback is to be provided along Anzac Parade and a 3m upper level setback is to be provided along Goodwood Street. Future development is to provide for a strong corner treatment of the façade.

Vehicular access is to be provided via Goodwood Street on the eastern side of the block adjacent which will also create separation from 2-6 Goodwood Street. Future development should complement and transition to adjoining recently constructed development. A flexible zone is included on the southern side to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG separation and amenity to the adjoining mixed use developments. A 1.5m setback is to be provided along the Anzac Parade and Goodwood Street frontages. Active frontages are to be provided along Anzac Parade and Goodwood Street to contribute to street vitality and pedestrian interest within the town centre.

Figure 34b: Block 26



Block 27

Figure 35a: Block 27



Desired future character

The Block is bounded by Ascot Street to the North, Anzac Parade to the East and Bowral Street to the south. It comprises a row of 2 storey interwar period contributory shop fronts which make up much of the Anzac Parade frontage. On the Bowral Street frontage lies a stand-alone Victorian style dwelling house (7 Bowral Street) and the St George Coptic Orthodox Church.

The block provides the opportunity for distinctive urban design outcome that integrates historic fabric with contemporary design particularly on the Anzac Parade frontage. Built form is to respond to the existing siting, scale, form and character of the contributory buildings along Anzac Parade, the Church site and surrounding residential areas. Height will be distributed across the block having regard to orientation, overshadowing, and privacy of the site and adjoining properties.

A statement building at the junction of Ascot Street and Anzac Parade will emphasise the corner location.

Buildings on the east and south of the corner will be lower in height to optimise solar access, allow view corridors to the contributory buildings and facilitate a scale transition to the Church and surrounding residential buildings to the east. A flexible zone is incorporated within the block to enable future built form to be suitably spread across the site whilst ensuring low scale development to the north of the Church site.

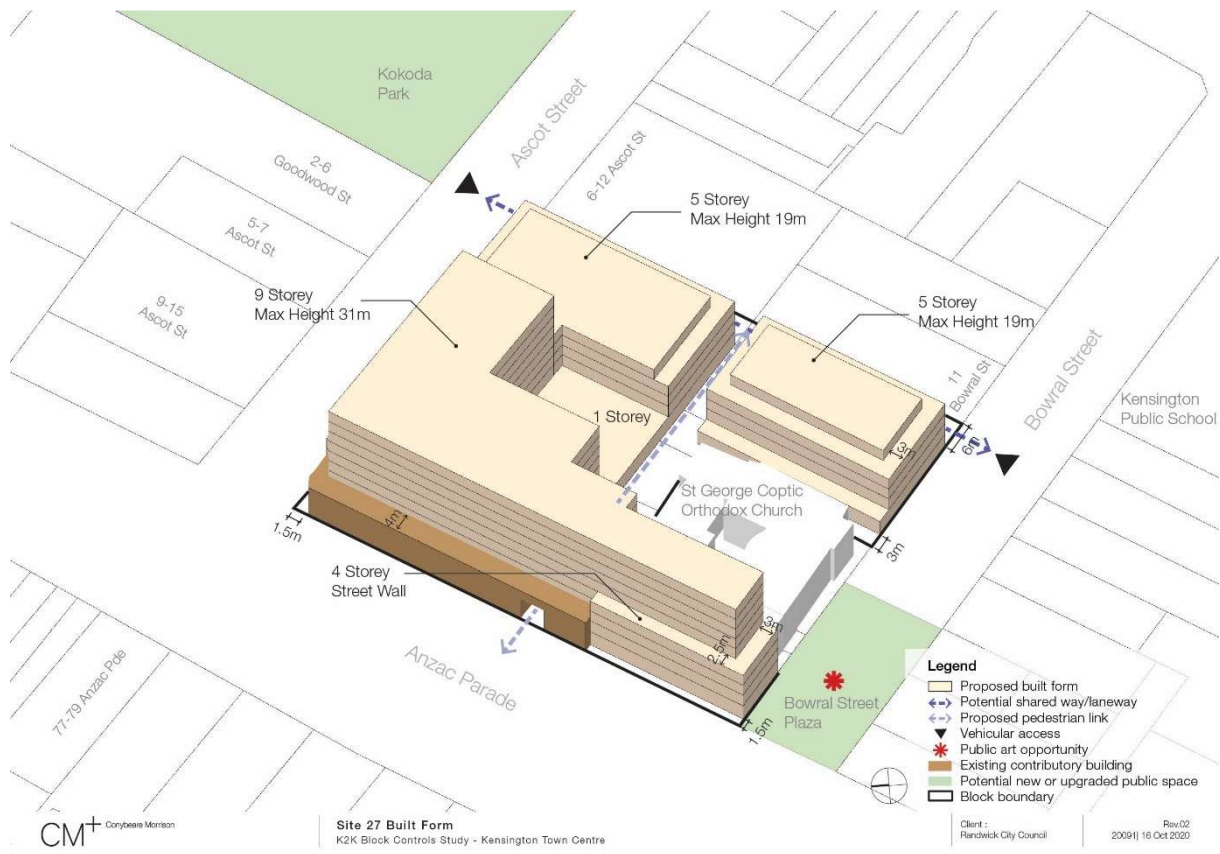
A 1.5m building setback with active frontages is to be provided along Ascot Street.

A sensitive response to the row of contributory shopfront buildings is required including a generous upper level setback to ensure that historic building form, articulation, and detailing is

retained and interpreted in the overall design scheme. Development should facilitate visual connections with the Chapel at the rear of the Coptic Church.

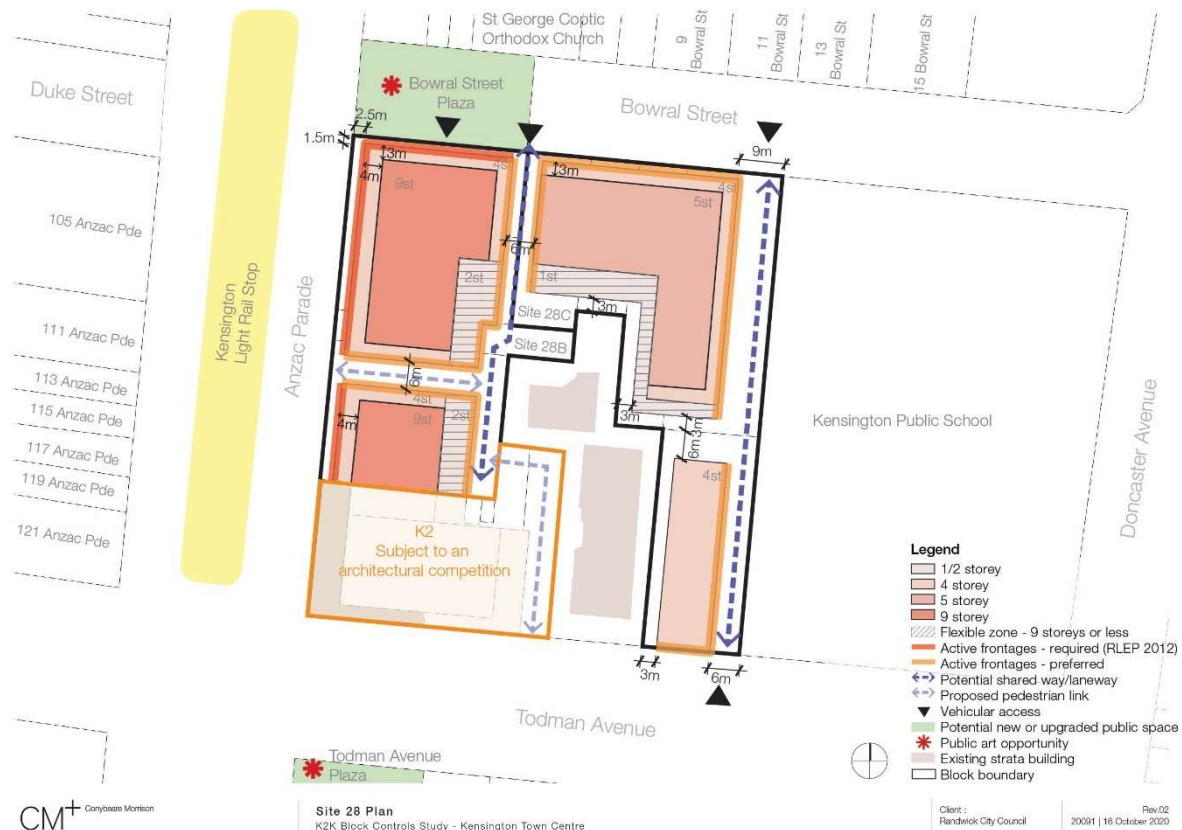
Permeability of the block structure is to be achieved via a generous pedestrian links presenting an active pedestrian focused frontage. A new public plaza at Bowral Street will contribute to the network of public spaces throughout the Kensington Town Centre. Active street frontages are also required along Anzac Parade, Bowral and Ascot Streets to increase the vibrancy of the overall precinct.

Figure 35b: Block 27



Blocks 28B and 28C

Figure 36a: Block 28B and 28C



Desired future character

Block 28B is located at the corner of Bowral Street and Anzac Parade south of the proposed Bowral Street Plaza and immediately west of Block 28C. Existing development within Block 28B includes 2 storey commercial development along Anzac Parade.

The south- western corner of the block at the corner of Todman Ave and Anzac Parade is the K2 site which forms part of the Todman Square Precinct (see Todman Square Precinct block controls which is subject to a design competition).

Block 28B provides the opportunity for two distinct built forms that address Bowral Street and Anzac Parade. Future built form is to interrelate and enhance the proposed Bowral Street Plaza through strong visual and physical connections, generous setbacks and active frontages. Future plaza design will resolve competing demands of outdoor dining and pedestrian movements in this location. A 2.5m building setback is to be provided along Anzac parade and 1.5m setback is to be provided off Bowral Street.

The built form will remain cohesive with the rest of the town centre, with a strong visual relationship established in form and facade to the taller tower at the K2 site. A mid-block link will increase site permeability and provide pedestrian connections from Anzac Parade and Bowral Street Plaza. The link is to be suitably landscaped with mature trees and footpath verges incorporating water sensitive urban design.

An upper floor setback above the podium will help reduce visual bulk while enabling solar access to the pedestrian link. A flexible zone is included on the southern and eastern sides to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG

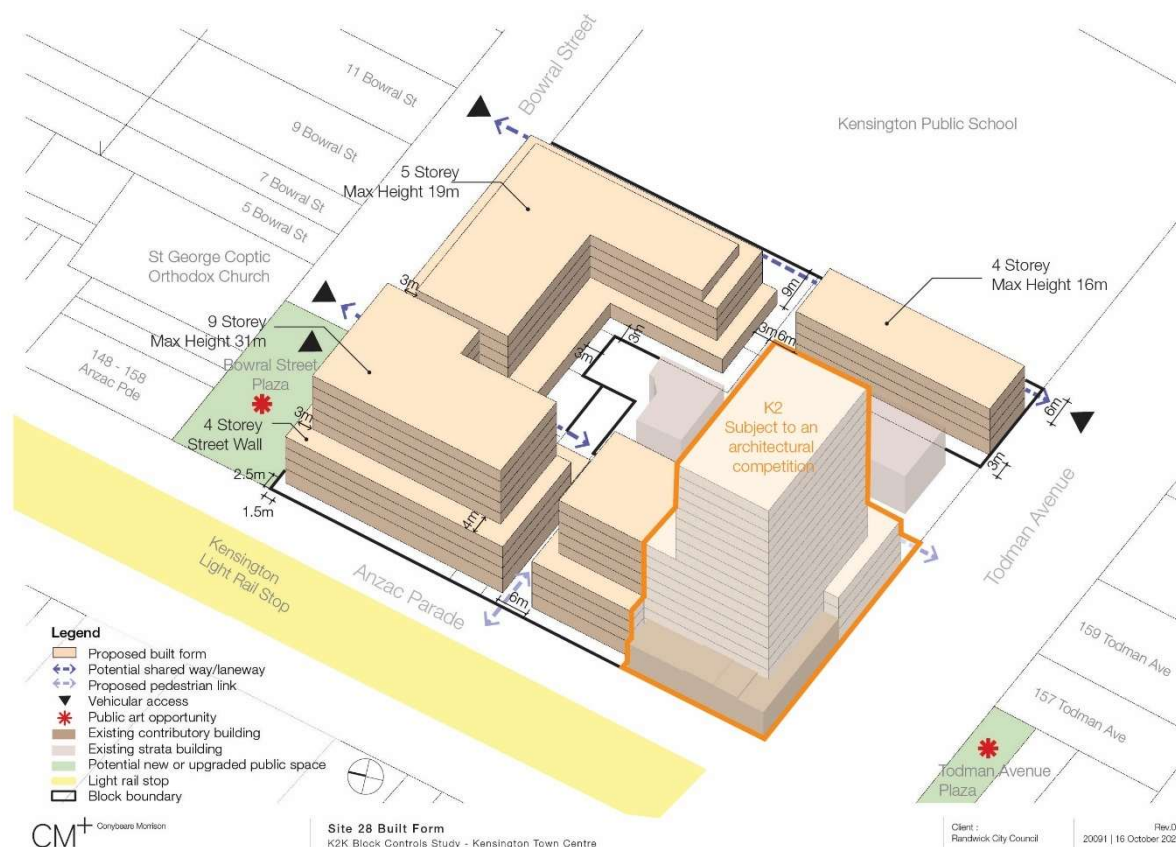
separation and amenity to the adjoining developments. Vehicular access is to be provided from Bowral Street and Todman Avenue.

Block 28C lies to the east of Block 28B, with its eastern edge abutting the Kensington Public School. The block presently contains a row of single dwelling houses and semis, the majority from the late Victorian period.

Redevelopment of this block will achieve two building envelopes that are scaled down to transition between the higher building forms on Block 28B and the Kensington Public School. Building separation and setbacks are to be embedded into the overall block design to facilitate solar access and manage privacy. A minimum 9m side setback is to be provided between the built form fronting Bowral Street and the Kensington Public School to minimise potential overshadowing and overlooking into the school grounds. Tree planting and landscaping along the eastern boundary adjoining the Kensington Public School will further enhance privacy to the School playground spaces.

A shared way will be established on the eastern edge of the block to connect Todman Avenue and Bowral Street at the north, while also providing for vehicle access. Active frontages along Bowral Street and Todman Avenue are required to facilitate engagement between ground floor businesses and street life.

Figure 36a: Block 28B and 28C



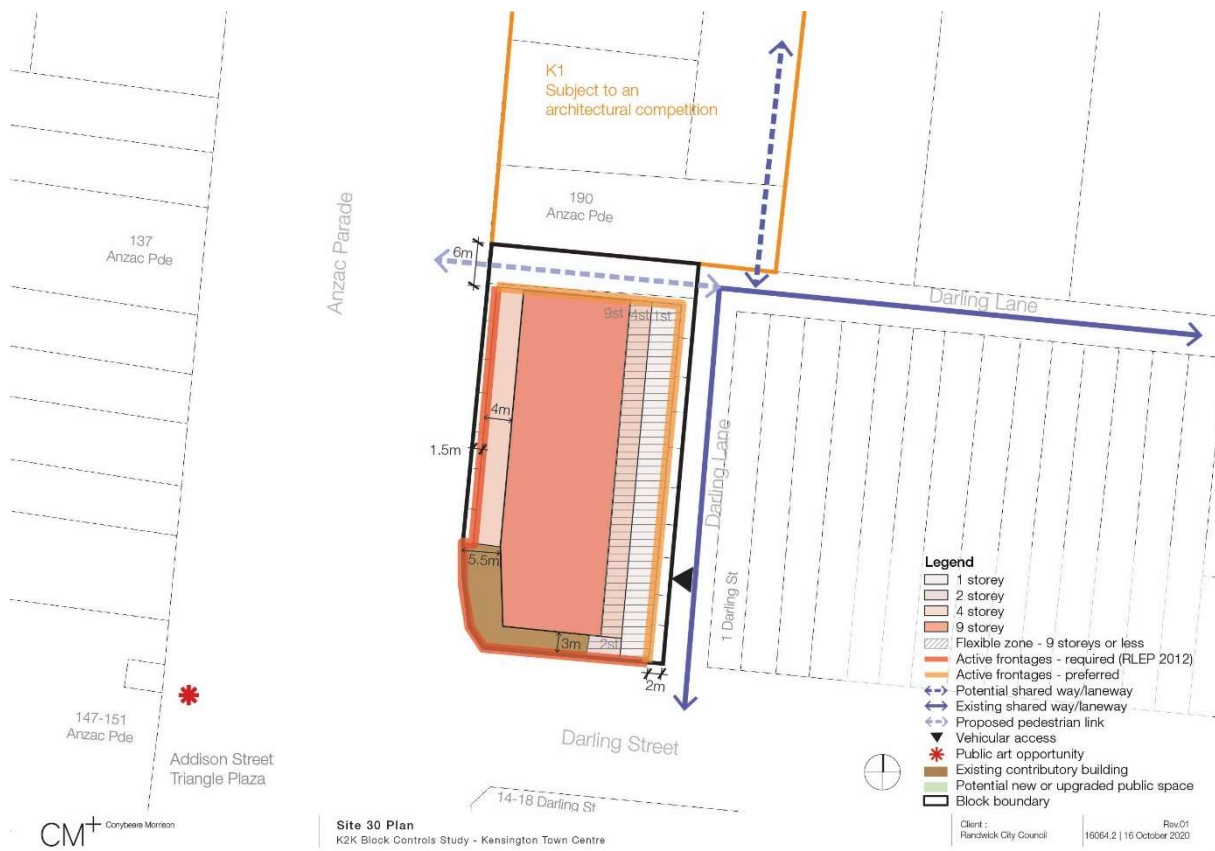
Block 29

Note

See Todman square precinct provisions

Block 30

Figure 37a: Block 30



Desired future character

The block lies between Darling Street, Anzac Parade and Darling Lane, south of the K1 site which forms part of the Todman Square Precinct (see Todman Square Precinct block controls which is subject to a design competition). Contributory buildings are located at the corner of Darling Street and Anzac Parade.

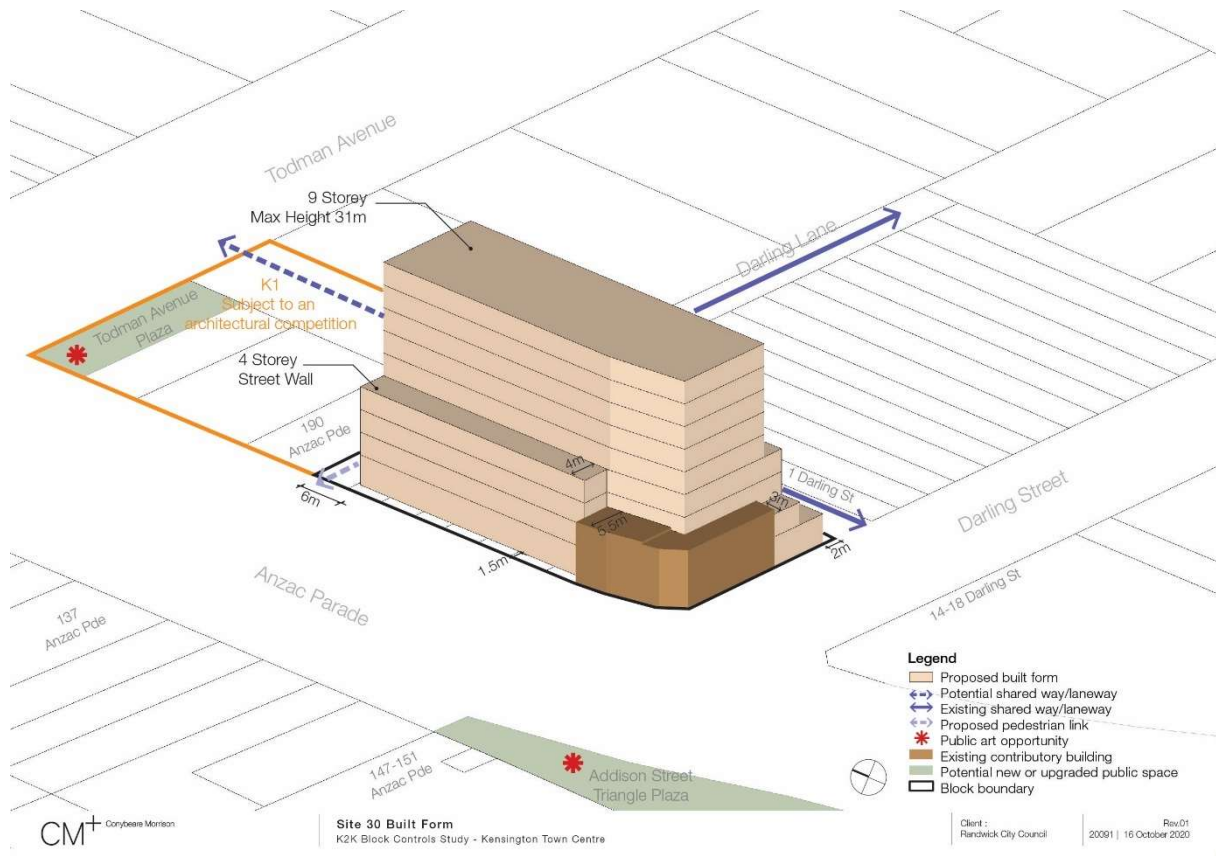
The Block provides the opportunity to integrate the contributory buildings within a contemporary setting, with a 5.5m upper level setback allowing the historic form and articulation to be retained.

A flexible zone is included on the western side to enable the built form to be suitably distributed across the site whilst ensuring compliance with ADG separation and amenity to the adjoining mixed use developments.

New development will provide the opportunity to widen and activate Darling Lane by requiring buildings to be set back off the lane.

A public pedestrian and visual through-link will provide connections between Darling Street and Anzac Parade, as well as separation to the taller built form elements on the K1 site to the north. The proposed east-west pedestrian link will also provide connection to Todman Avenue along the eastern side of the K1 site.

Figure 37b: Block 30



Block 31
Figure 38a: Block 31



Desired future character

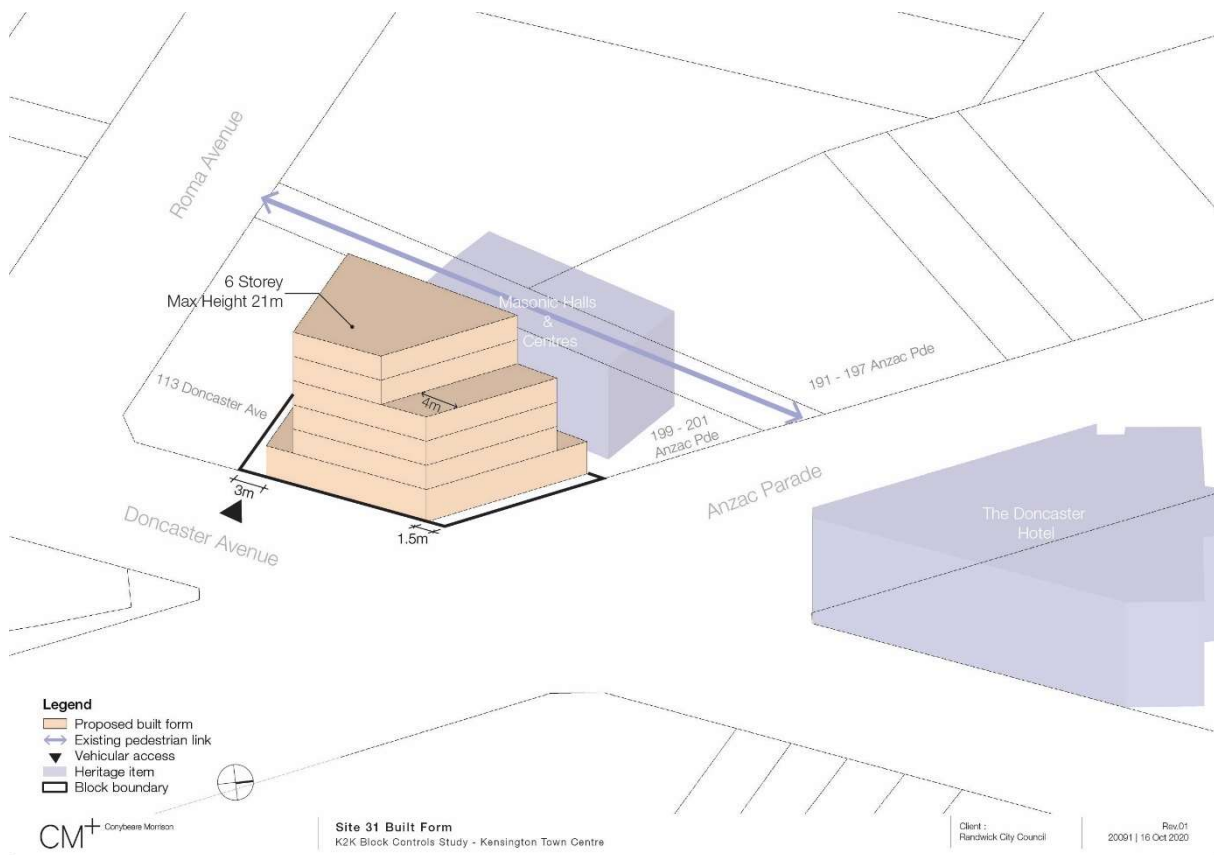
The block presently contains a small cluster of 2 storey shop fronts located immediately to the south east of the Masonic Hall and across the road from the Doncaster Hotel. The block occupies a prominent corner location. The preferred option is a 6 storey built form to provide a scale transition with the heritage listed Masonic Hall and the 4 storey residential flat building to the south (113 Doncaster Ave).

Future development is to incorporate a distinctive built form that highlights the corner location, marks the southern boundary of the town centre and is sympathetic to adjoining and opposite heritage listed properties.

A 3m setback above the first floor is required to provide adequate separation with the Masonic Hall as well as the residential flat building. A 4 storey street wall together with a 1.5m building setback along Anzac Parade will contribute to the cohesiveness of the public realm. A 3m setback is required on the southern edge to ensure a future building minimises impacts on the adjoining residential development. A 4m upper level setback is required along Anzac Parade to maintain view lines to the masonic Hall and ensure a cohesive streetscape.

Active frontages along the Anzac Parade and Doncaster Ave will provide visual interest for pedestrians and contribute to liveliness within the Kensington town centre.

Figure 38b: Block 31



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 Chapter 4 (Design of Residential Apartment development) of the State Environmental Planning Policy(Housing) 2021 .

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 to 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.

Note:

For controls relating to Housing Mix, please refer to Part C2 - Medium Density Residential DCP.

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

The objectives for floor to ceiling heights are to:

1. Promote daylight access and ventilation into building interiors and contribute to the flexible use of buildings
2. Provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3. Allow for future flexibility for residential uses to be converted to non-residential uses
4. Allow adequate space between floors for acoustic treatment
5. 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:
 - i. Ground floor – 3.5m
 - ii. First floor – 3.3m
 - iii. Upper floors – 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

The objectives for solar and daylight access are to:

1. Encourage the design of residential apartments, student housing or boarding house developments to incorporate sufficient solar access
2. 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 co-living housing 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.

Note:

A comprehensive review of noise management is underway. The new DCP Part B13 – Noise Management will override the above controls, once endorsed by Council.

Objectives

The objectives for acoustic privacy are to:

1. 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
2. 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
3. Recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
4. Recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
5. Ensure consideration at the development stage of potential noise impacts as a result of commercial activities within a mixed-use building.

Controls

- a) All new development is to be constructed to achieve the acoustic amenity criteria contained in Part B13 Noise Management of this DCP.

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 LAeq, 15 minute must not exceed the LA90, 15 minute background noise level by more the 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 LA10* enters any residential use through and internal to internal transmission path is not to exceed the existing internal LA90, 15 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 applies 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)
 - 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. 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

- a) 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
- b) 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

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

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

The objectives for natural ventilation are to:

1. Ensure that all habitable rooms are designed with direct access to fresh air to assist in promoting thermal comfort for occupants
2. Provide occupants the choice and flexibility to manage natural ventilation of dwellings and avoid the need to use mechanical ventilation
3. Provide natural ventilation to other spaces such as communal areas and basements; and
4. Reduce energy consumption and contribute to sustainable building design

Controls

- a) All buildings are to be designed to comply with the Apartment Design Guide (Housing SEPP) to maximise opportunities for natural ventilation and sunlight by providing a combination of:
 - i. corner apartments
 - ii. dual aspect apartments
 - iii. shallow, single-aspect apartments
 - iv. openable windows and doors
 - v. 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

The objectives for articulation and modulation are to:

1. Create visually interesting, well-articulated building facades that make a positive contribution to the town centre mixed use character and heritage streetscape
2. Ensure a human-scale response is provided at the lower levels of the building
3. Promote high architectural quality in buildings
4. 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 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

The objectives for materials and finishes are to:

1. Encourage a coherent and unifying streetscape
2. Ensure building materials and finishes complement and enhance the streetscape character of each centre
3. 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
- f) A Schedule of proposed colours, materials and finishes is to accompany the DA.

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

The objectives for awnings are to:

1. Provide shelter and amenity for pedestrians
2. Reinforce an existing coordinating design element in the town centres
3. Define the street edge and provide continuity to the streetscape
4. 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:
 - i. a minimum width of 3m
 - ii. a minimum soffit height of 3.5m and no higher than 4.2m above the footpath
 - iii. a minimum 1 metre setback from the kerb
 - iv. a low profile, with slim vertical facias or eaves, generally not exceeding 300mm
- f) In relation to laneways, awnings:
 - i. must be well designed to provide shelter for entrances and should relate to the ground floor building uses such as outdoor dining
 - ii. are to be cantilevered with no posts (with a retractable arm)
 - iii. 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

The objectives for active street frontages are to:

1. Ensure retail and commercial uses provide active frontages along Anzac Parade and secondary streets to contribute to pedestrian interest, safety, natural surveillance and territoriality
2. 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.

20. Landscaped 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 Part C2 - 'Medium Density Residential' and B4 - Landscaping and biodiversity of this DCP for further explanation of landscaped area requirements.

Objectives

The objectives for landscaping are to:

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

Controls

- a) The total gross 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 Part C2 (Medium Density Residential) do not apply to land within the Kingsford and Kensington Town Centres other than clauses 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 Part B4 of the Randwick DCP
- 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 DCP.

- l) In addition to the requirements of Part B4 of the Randwick DCP all DAs for sites within the Kensington and Kingsford town centres must submit a landscape plan prepared by a registered architect or landscape architect 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
 - v. full construction details of soil profile, method of attachment to the building, and drainage/waterproofing
 - vi. engineering certification confirming building can withstand planting and associated structures.

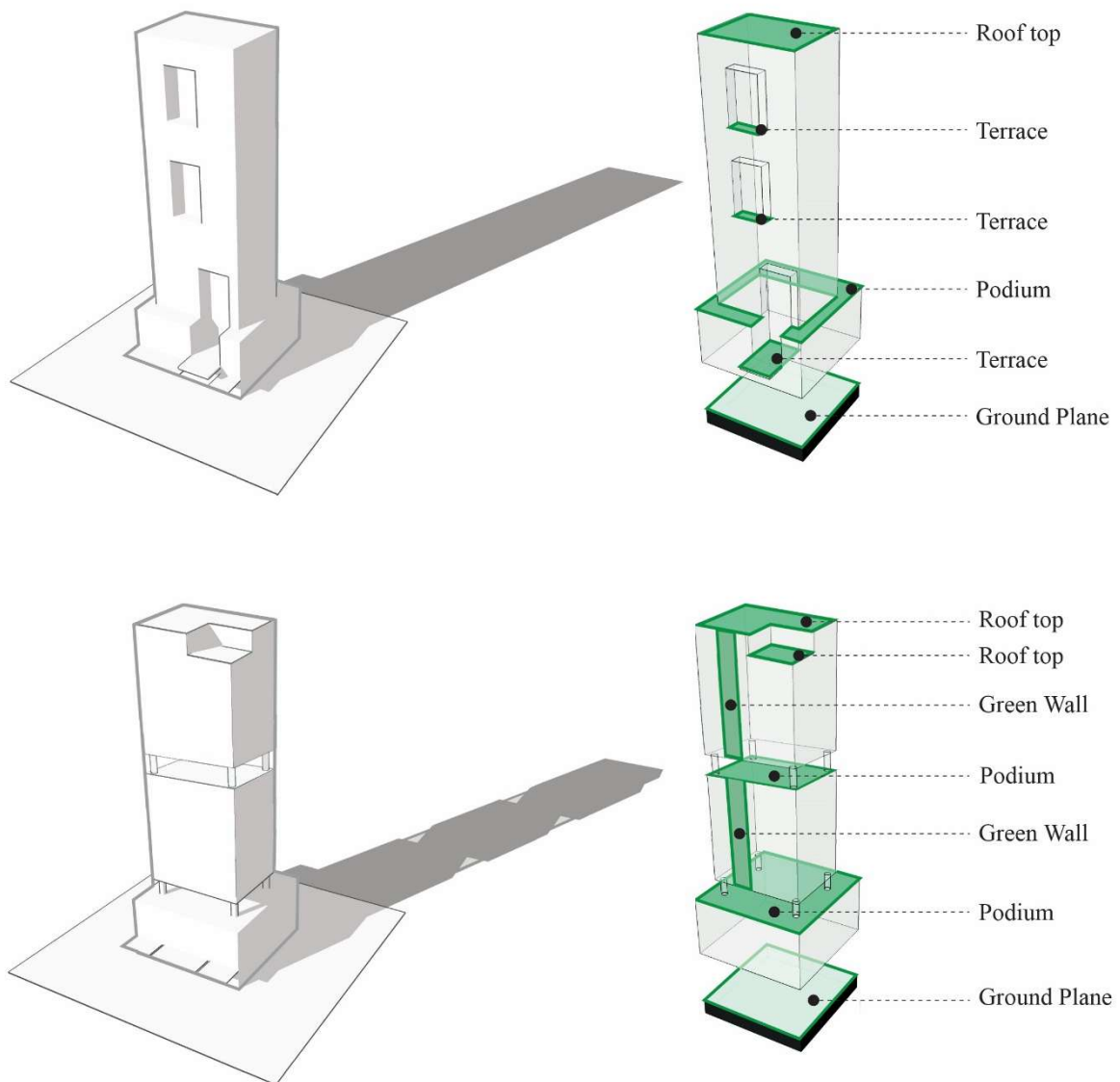
Definition

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

Definition

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,

Figure 39: 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.

Note

Chapter B7 – Transport, Traffic, Parking of the Randwick 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.

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

The objectives for sustainability are to:

1. Establish Kensington and Kingsford as a best-practice environmentally sustainable district with a net zero carbon footprint
2. Encourage the design of buildings that go beyond current minimum sustainability standards
3. Adopt sustainable design techniques in the lighting, stormwater collection, and landscaping of the public realm
4. 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 (changes to more than 50% of the existing gross floor area) 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 5-Star Green Star Design as built with a sustainability strategy giving priority to the following innovations:
 - i. Waste collection
 - ii. Renewable energy opportunities
 - iii. Water harvesting and re-use
 - iv. Vertical and Roof Greening
 - v. 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- Sustainability 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 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.

Note

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

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

The objectives for water management are to:

1. Promote the sustainable use of water across Kensington and Kingsford town centres
2. Integrate water sensitive urban design to filter storm water pollutants, reduce localised flooding impacts and protect local waterways
3. Minimise reliance on mains supplied water and encourage water conservation and reuse
4. Protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites
5. Ensure that development is appropriately sited and designed according to the site's sensitivity to flood risk
6. Ensure that development addresses any relevant flood studies, and is consistent with the requirements of any floodplain risk management studies or plans
7. 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 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
 - 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 C12- Sydney Airport 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.

Note:

For controls relating to Aircraft operations, please refer to Part C11 – Sydney Airport DCP.

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 with 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.

Note:

For controls relating to Aircraft operations, please refer to Part C8 – Night time economy DCP.

PART D

26. Solar access - public open space

26.1. Explanation

Sun light access is vital for the health and well-being of the community and the health of our ecosystem. As population grows, it is important to ensure the amenity of public places such as parks and plazas are protected and enhanced so that these spaces continue to be attractive and comfortable particularly during winter months. Sun access protection provisions will ensure that new development in the town centres is designed to protect these important public spaces.

Objectives

The objectives for sun access are to:

1. Ensure that new development does not unreasonably impact the amenity, environmental quality and enjoyment of public spaces by casting significant overshadowing of public spaces
2. Ensure that new buildings and substantial alterations to existing buildings do not result in a net loss of solar access to specified public spaces in accordance with the controls in this section.

Controls

- a) New buildings and alterations and additions to existing buildings are to be designed to ensure that the following locations shown on Figures 40a and 40b are not overshadowed by more than 10% in mid-winter (June 22nd) between the hours of 12noon and 2pm:
 - Kensington Public School
 - Duke St Plaza
 - Bowral St Plaza
 - Uni Lodge Plaza
 - Addison St Plaza
 - Kokoda Park
 - Todman Ave Plaza
 - Meeks St Plaza
 - Borrodale Road widening
 - Town Square Plaza
 - Market Site corner
 - Triangle site corner
 - Dacey Gardens
- b) New buildings and alterations to existing buildings are to retain solar access to a minimum of 50% of the site area of key public places identified in a) and shown on Figures 40a and 40b for a minimum of 3 hours in mid-winter (June 22nd).

Figure 40a: Kensington Public Realm



Figure 40b: Kingsford public realm



27. Wind flow

27.1. Explanation

The microclimate and pedestrian comfort in urban environments is strongly influenced by local wind conditions. Taller buildings and manmade structures can affect wind movement, creating wind tunnels between buildings and strong flow patterns on the ground. This in turn can have an adverse impact on the comfort and usability of public spaces and can also influence the operation costs of buildings such as maintenance.

Objectives

The objective for wind flow is to:

1. Ensure that new developments satisfy nominated wind standards so as to maintain comfortable conditions for pedestrians and encourage the growth of street trees.

Controls

- a) DAs are to include a Wind Impact Assessment for new buildings over nine (9) storeys in height. The findings of the Wind Impact Assessment are to provide design solutions to minimise the impact of wind on the public and private domain
- b) Development must not create a ground level environment where additional generated wind speeds exceed:
 - i) 10 metres per second for active frontages along Anzac Parade and
 - ii) 16 metres per second for all other streets
- c) Buildings over 9 storeys are to incorporate design features that ameliorate existing adverse wind conditions so that the above criteria is achieved
- d) Building design is to minimise adverse wind effects on recreation facilities and open spaces within developments
- e) Balconies are to be designed to minimise wind impacts and maximise usability and comfort through recessed balconies, operable screens, pergolas and shutters
- f) Balconies must be recessed on buildings over 45m in height.

28. Public art

28.1. Explanation

Public art refers to creative works sited in public places or locations visible from the public domain, which help to integrate a development into the environmental context in which it is situated. Public art can encompass an array of art forms and mediums including sculpture, murals, custom designed furniture, creative lighting, interpretive components, gateways, walk-through installations, memorials and facade treatments. Integrating public art into the Kensington and Kingsford town centres would add to the visual interest, creativity and vibrancy of the urban fabric, and create local landmarks that foster a sense of place, liveability and community identity.

Note

For objectives and controls relating to Public Art, please refer to Part B15 – Public art and creative hoardings DCP.

29. Affordable housing

29.1. Explanation

All new development within the Kensington and Kingsford town centres is required to make a contribution towards affordable housing to cater for a mix of income groups including very low, low and middle income households. This is to be undertaken via an inclusionary zoning approach whereby a percentage of total residential floor space within a development (including student housing) is allocated as affordable housing and dedicated to Council. A cash contribution applies to cover any shortfall where a full affordable housing apartment cannot be provided.

Objectives

The objectives for affordable housing are to:

1. Increase the amount of affordable rental housing for very low, low and moderate income households
2. Encourage housing diversity and choice
3. Help retain very low, low and middle income households in the local area including key workers and students.

Controls

- a) All development within the 'Kensington and Kingsford Town Centres Affordable Housing Contributions Area' (Figure 41) must contribute towards the provision of affordable housing based on the following rates:

Table 1 – Affordable Housing Contributions

Date of DA lodgement	Percentage of residential gross floor area to be dedicated towards affordable housing	Equivalent Monetary contribution *
From 13 August 2020 up to and including 13 August 2022	3%	\$324.38/sqm
After 13 August 2022	5%	\$540.62/sqm

* where less than whole unit is provided

- b) Affordable Housing contributions are to be provided in accordance with the Affordable Housing Plan 2019 for the Kensington and Kingsford Town Centres
- c) The affordable housing contribution rate is to apply to the residential gross floor area component of the development
- d) Contributions towards affordable housing are to be provided through a dedication of completed units with any remainder paid as a monetary contribution in accordance with the affordable housing contributions table referred to in clause a).

Figure 41: Kensington and Kingsford town centres affordable rental housing contributions scheme map



30. Community infrastructure

30.1. Explanation

In order to accommodate growth and ensure the successful transformation of the Kensington and Kingsford town centres, substantial community infrastructure is required to meet the needs of residents, workers and visitors. Community infrastructure includes the civil infrastructure, public domain and physical facilities that support the built environment, and which benefits the wider community.

The community infrastructure needed in both town centres to meet anticipated growth cannot be provided by Randwick City alone via the s7.12 development contributions framework. As such, a partnership approach for the delivery of community infrastructure is necessary to ensure the desired future character and function of the town centres can be realised. This includes permitting additional height and floor space for sites with development consent where Council and the proponent of the DA have agreed to or entered into a planning agreement to pay the Community Infrastructure Charge. Refer to the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019 for further details on how community infrastructure is to be levied for and delivered as part of the renewal of Kensington and Kingsford town centres.

Objectives

The objectives for community infrastructure are to:

1. Support the growth, regeneration and transformation of the Kensington and Kingsford town centres
2. Fund the delivery of community infrastructure that cannot be provided via the traditional s7.12 developer contributions mechanism
3. Provide a range of community infrastructure that improves the amenity of the town centres and meets the needs of residents, workers and visitors

Controls

- a) In accordance with Clause 6.17 of the RLEP 2012 an alternative building height and additional floor space ratio may be achievable where Council and the proponent of the DA have agreed to or entered into a planning agreement for the basis of paying the Community Infrastructure Charge
- b) The delivery of Community Infrastructure is to be carried out in accordance with the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019.

Note

Community Infrastructure Contribution

Community infrastructure is identified in the Schedule of Community Infrastructure within the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019. It includes development for the purposes of recreation areas, recreation facilities, public roads, community facilities and drainage.

In order for this community infrastructure to be provided, the following types of community infrastructure contributions will be considered:

- A monetary contribution (Community Infrastructure Contribution); or
- Dedication of land or property; or
- Carrying out works; or
- A combination of all the above.

The Community Infrastructure Charge is set out in the Kensington and Kingsford Town Centres Community Infrastructure Contributions Plan 2019. A voluntary planning agreement is the means by which the Community Infrastructure will be delivered on a given site.

31. Public domain and landscape

31.1. Explanation:

The Strategy for Kensington and Kingsford town centres aims to create a sense of place through a well-designed public realm that is green, attractive, free from clutter and welcoming. A revitalised public realm would encourage people onto the streets to interact and relax, contributing to the vitality of the town centres and enhancing urban living. Importantly a well-designed public realm would enhance economic performance by attracting businesses and investment in the Kensington and Kingsford town centres.

Objectives

The objectives for public domain and landscape are to:

1. Ensure that development contributes to a high-quality public domain that:
 - improves the visual amenity, character and vibrancy of the streetscape
 - incorporates 'greening' of the town centres to improve environmental sustainability and reinforce the 'grand' boulevard of Anzac Parade
 - has a hierarchy of people centric spaces, including laneways, plazas and arcades
 - provides a supporting network of smaller open spaces that can be easily accessed by walking or cycling
 - improves natural surveillance and fosters a sense of safety and comfort
 - encourages people to linger by providing a range of activities and things to do
 - stimulates the economic and social vibrancy of the town centres
 - is the focus and generator of public life within the town centres, both day and night.
2. Provide a public domain access network that:
 - increases pedestrian capacity of footpaths within the precincts, particularly near light rail stops
 - gives priority to people walking, cycling and using public transport.

Controls

- a) Development within the public domain is to be consistent with Figures 40a and 40b: The Public Domain Strategy
- b) DAs for new buildings and substantial alterations and additions to more than 50% of the existing floor area are to be accompanied by a Public Domain Plan that demonstrates consistency with the public domain objectives within this DCP and addresses the following:
 - i. street levels
 - ii. interface between the public and private domains, including levels
 - iii. detail of the entire adjoining streets
 - iv. collection, flow and treatment of stormwater
 - v. paving and other hard surfaces
 - vi. street trees and other vegetation – Randwick Street Tree Master Plan
 - vii. lighting
 - viii. safety
 - ix. seating and other furniture
 - x. stairs and other methods of managing gradient change
 - xi. refuse bins
 - xii. signage, including interpretation and wayfinding signage
 - xiii. public art

- xiv. water sensitive urban design (WSUD) such as landscaped swales to improve the quality of water entering the ground
 - xv. through site links and shared zones
- c) Street trees are to be provided in accordance with the Randwick Street Tree Master Plan and the Light Rail Urban Design Guidelines
- d) Development adjacent to lanes should provide for:
 - i. Active ground floor uses to encourage pedestrian activity
 - ii. Adequate setbacks from sensitive land uses such as residential and schools
 - iii. Adequate lighting to address safety
 - iv. Design solutions that maintain public access at all times regardless of mobility impairments
 - v. Business servicing that can reasonably take place with minimal pedestrian conflict.

32. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities. The SEPP (Transport and Infrastructure) (requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road.

Objectives

The objectives for air quality are to:

1. Encourage both new and existing developments to be designed to provide good indoor air quality for occupants
2. Protect residents from the harmful effects of air pollution

Controls

- a) DAs are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
- b) DAs are to submit a statement which explains how the proposal has addressed the NSW Government 'Development near rail corridors and busy roads – Interim Guideline'
- c) Air intake for proposals are to be sited well away from Anzac Parade or the pollution source (e.g on top of tall buildings) or provided with filtration to remove particulates
- d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated.

