



>campus2020>>

UNSW KENSINGTON CAMPUS Development Control Plan

Adopted by Randwick Council 27 March 2007
Effective from 16 April 2007

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1

Introduction: Purpose of this Plan

In 2005 the University of New South Wales (UNSW) prepared the “Campus 2020 Master Plan” for the Kensington Campus to assist with its corporate planning and to satisfy the master plan requirements of Clause 40A of Randwick Local Environmental Plan 1998 (LEP). In December 2005 Council adopted the Campus 2020 Master Plan (the Master Plan) with a requirement for certain variations. Due to changes in the legislative basis of master plans within the NSW planning system, Council’s resolution also adopted aspects of the Master Plan as a Development Control Plan (DCP).

This DCP, which incorporates Council’s December 2005 variations and other minor edits and refinements, has been prepared in accordance with the provisions of Section 74C of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and the Environment and Planning and Assessment Regulation, 2000.

The DCP contains more detailed provisions for development of the UNSW Kensington Campus to support the Randwick LEP 1998. Council is required by Section 79C(1) of the EP&A Act to take the DCP into consideration when determining development applications (DAs) to which the DCP applies.

campus aerial
photo showing
land to which the
DCP applies



2 Preliminaries

2.1 Citation

This DCP shall be cited as the “UNSW Kensington Campus Development Control Plan”.

2.2 Land to which this Plan applies

This DCP applies to all the land known as UNSW Kensington Campus as shown on **Figure 1.1**, outlined in a heavy yellow line.

2.3 Commencement

The DCP shall commence on 16 April 2007.

2.4 Relationship to Other Plans

- a. This DCP supports the provisions of Randwick LEP, and in the event any inconsistencies the LEP prevails.
- b. This DCP replaces all other Randwick DCPs, except those listed below.
 - Exempt & Complying Development
 - Outdoor Advertising
 - Public Notification of Development Proposals & Plans, and
 - Amusement Centres.

Importantly, this DCP replaces Randwick’s Parking DCP (1998) as it applied to the land.

- c. This DCP supersedes Sections 5 and 6 of the Campus 2020 Master Plan and incorporates those elements of Section 7 of that plan that affect development projects.

3 Aims of DCP

The aims of this DCP are to provide planning and design objectives and provisions which will optimise:

- a. the physical, social, educational and environmental quality of the UNSW Kensington Campus,
- b. the role and environmental 'fit' of the campus within its Randwick City context and its compatibility with the evolving character of adjoining lands, and
- c. the Campus Experience.

4 Strategic Framework: Campus Experience

The University of New South Wales (UNSW), one of Australia's foremost academic institutions, has its principal campus at Kensington. In 2004 the University commissioned the Campus 2020 Master Plan as the opportunity to address a range of strategic issues looking toward 2020.

The Campus 2020 Master Plan complements the broader UNSW Strategic Plan 2005 that focuses on UNSW's vision, purpose, values and priorities (guiding principles):

- teaching and learning
- excellence in research
- international engagement, and
- community interaction.

The Master Plan process commenced with a Strategic Brief that identified the elements that contribute to the success of UNSW. These include the guiding principles and the concept of “**Campus Experience**”, the built form and landscape, together with the sense of place and experience of the site, that all combine to create a positive experience of the campus that draws staff, students and visitors to the University, and satisfies their needs and aspirations.

The vision for Kensington Campus, as set out in the Master Plan, is to create a high quality university campus that facilitates the achievement of the guiding principles by focusing on the concept of a positive Campus Experience. This focus provides a basis for the University to develop the campus to its optimal capacity while maintaining and enhancing its character, and also responding to its strategic location between three town centres, a major hospital complex and recreation facility, near the Sydney CBD and the airport.

The diagram at right shows the elements of Campus Experience that the Campus 2020 Master Plan Team identified at the Strategic Brief stage to direct the detail of the Master Plan. The blue elements are *common priority goals* from the UNSW Strategic Plan. The green elements resulted from research, information collation, consultation and feedback.

4.1 Key Design Features of Campus 2020

To achieve the vision and guiding principles, to improve the Campus Experience, the Master Plan contains the following key design features:

- a **commitment to sustainability** in the planning, design and management of all new buildings and other improvements and encompassing all of the University's operations as described in the **UNSW Environment Policy and Environmental Management Plan**
- an explicit desire to **reinforce the sense of place**, inspirational and valued spaces that draw people to the campus, extend their stay and linger in their memory after they have left, giving the campus a competitive edge
- a **safe and legible network** of paths, shared ways and campus streets that innately guide movement around the campus, in particular connecting campus entrances, gathering spaces and “public rooms”
- identification of lively **Hubs** in specific locations with sufficient density and range of uses to enable them to become key destinations and activity centres fostering the informal and formal interchange of ideas and shared learning
- encouragement of the **formation of Knowledge Clusters** of Schools and Faculties around Hubs to promote synergies and encourage collaboration in teaching and research
- identification of **new open spaces and related building opportunities** to increase the capacity and amenity of the campus, particularly along High Street, at major campus entrances and at Hubs
- improvement of the **landscape quality** of the campus by identifying and protecting significant plantings, redefining and improving existing open spaces, re-evaluating campus boundaries and ensuring the landscape character reflects the aspirations of the campus community

- definition of **key building alignments/setbacks and heights** to establish, reinforce and protect the legibility and amenity of the campus, its Hubs, landscaped open spaces and outward presence to the community
- **expansion of housing** on campus, particularly along High Street, to increase the sense of community, increase patronage of campus services and reduce transport costs and impacts
- preferred locations for **retail and other services** such as child care to support the social life of the campus
- encouragement of the extension and better management of **recreation and cultural facilities and events**
- a major re-evaluation of the approach to **transport and parking** that will over time reduce both on-site and on-street parking in favour of improved public transport and encourage walking and cycling, and
- identification of key **architectural design elements and types** to promote high quality architecture which is fit for purpose, responsive to future needs and embodies the principles of sustainability.



“Campus Experience”

5 Campus Design Principles and Provisions

This DCP details ten design principles that shape the concept of Campus Experience as discussed above:

- sustainability
- sense of place
- legibility
- knowledge clusters and hubs
- landscape
- buildings
- housing
- retail and services
- recreation and cultural facilities and events, and
- transport.

The main emphasis is on the physical form of the campus, particularly its spatial arrangement, three dimensional pattern and design quality. The interrelationships of the 10 principles are critical. The principles influence the social, academic and economic aspects of the campus by direct policies and initiatives, and also by the way the physical form shapes aesthetics, perceptions and behaviours.

Coverage of each principle includes objectives and provisions and related diagrams where spatial elements exist. The planning, design and management policies, concepts, strategies and actions included will be used by UNSW to achieve the principles and their objectives through an array of activities, such as design briefs, capital works and management.

5.1 Sustainability

Implementation of the UNSW Environmental Management Plan (EMP), which was prepared concurrently with the Campus 2020 Master Plan, provides the framework to achieve environmental sustainability.

The EMP comprises an overall framework and detailed strategies and annual action plans. The scope of the EMP includes the following functional areas:

- management systems
- knowledge systems
- energy management
- water management
- materials management
- planning, design and development
- compliance and pollution prevention
- transport, and
- biodiversity and open space.

The DCP incorporates and operationalises many of the elements of the EMP in terms of planning and design. The DCP does not repeat the provisions of the EMP. The EMP gives an operational context for the University's implementation of sustainability elements.

Sustainability Objectives

1. Ensure that sustainability is a fundamental driver of, and explicit within, all work which shapes the campus, its physical form, activities and functions, particularly planning and design activities.
2. Ensure that sustainability is a fundamental aspect of the objectives and provisions within the other principles which make up the Campus Experience.
3. Ensure that the campus is a showcase for sustainability innovation, with interaction between the research and teaching functions of the University and campus capital works design, delivery and management practices.

Sustainability Provisions

- a. Existing and new campus buildings, landscapes and infrastructure are to be managed by UNSW to be consistent with the relevant sections of the EMP.
- b. Key energy management requirements are to:
 - aggressively implement energy conservation
 - reduce greenhouse gas emissions through design and management, and
 - consider renewable energy technologies such as photovoltaic cells in the design of new buildings and refurbishment projects, to ensure that the University maintains a reputation as a leader in renewable energy design in the built environment.

A report on energy efficiency is to accompany all DAs for new buildings or refurbishments.

- c. Key water management requirements are to:
 - reduce potable water consumption
 - increase the use of bore water for non-potable water requirements
 - maximise the on-site retention of stormwater via natural infiltration and aquifer recharge, and
 - ensure all water fittings and equipment are 4 star efficiency.

Stormwater runoff from the UNSW Kensington Campus is to be managed in accordance with the **Stormwater Strategy** prepared for UNSW by ANA Technical Services Pty Ltd dated 28 November 2005, Drawing CMP 1000 (Rev 1) dated 28 November 2005 and Drawing DSP 1000 (Rev 1) dated 22 November 2005.

Aquifer recharge and borewater reuse, licensed by the Department of Natural Resources, is to be implemented in all capital works projects where permissible.

Where relevant, development is to extend UNSW's substitution of town water use by harvested stormwater via the Botany Sands Aquifer (subject to approval from the Department of Natural Resources). This initiative fulfils the objectives of Council's rainwater tank policy, and may be used to demonstrate compliance with the requirements of BASIX for water conservation (subject to approval by the Department of Planning).

- d. Key materials management requirements are to:
- reduce solid waste to landfill and thermal treatment, and
 - increase solid waste recycling, especially in construction and demolition and organics.
- Waste management plans are to be prepared for all developments ensuring that suitable waste management processes and waste storage areas that support the principles of waste avoidance, reuse and recycling are incorporated into the design of buildings. Waste management plans are to include projected waste generation rates for the end use of the development and the development plans are to include facilities to support this waste generation, eg appropriately sized and accessible waste storage areas, integrated with waste collection systems.
- Waste management plans that maximise reuse and recycling of waste generated in the demolition and construction phase are to be prepared for all developments.
- All waste storage areas are to be graded and drained to the sewer to the requirements of Sydney Water.
- e. Key **planning, design and development** requirements are to:
- ensure all new buildings and refurbishments target a 5 star rating under Green Star rating scheme
 - increase accessible green open space, and
 - achieve compliance with environmental planning, heritage and construction regulations.
- These issues are addressed further in the objectives and provisions for buildings and landscape in Sections 5.2 – 5.9. Details to be provided in DAs.
- f. Key **compliance and pollution prevention** requirements are to:
- achieve compliance with environmental legislation and regulations, and
 - reduce quantity and toxicity of wastes and products on campus.
- g. Key **transport** requirements are to:
- pursue a range of travel demand management strategies to reduce the number of vehicle trips to the campus, and
 - increase staff and student numbers travelling by foot, bicycle and/or public transport.
- These issues are addressed further in the objectives and provisions for transport in Section 5.10.
- h. Key **biodiversity and open space** requirements are to:
- improve ecological functionality and habitat potential for native fauna on campus
 - increase use of indigenous local species
 - reduce use of chemicals, and
 - increase awareness and knowledge of the ecology of the campus.
- These issues are addressed further in the objectives and provisions for landscape in Section 5.5.
- i. New campus projects (redevelopment or other capital works) are to be in accordance with any Campus Infrastructure and Services Strategy.

5.2 Sense of Place

The sense of place of UNSW is to be reinforced to improve its identity and inspirational role for positive memories of campus life. Certain physical features already characterise the campus, such as significant buildings (eg Scientia, Library, Red Centre, Roundhouse), significant spaces (eg University Mall and its entry on Anzac Parade, Library Lawn), the “UNSW” sign on the Library and the strong presence of fig trees on Anzac Parade and High Street.

These important features need to be respected as the campus evolves. They will also be supplemented with new memorable places and ensembles to create a high quality campus environment within the Randwick context and to generate memorable experiences, both of which will improve the campus’ competitive edge.

Sense of Place Objectives

1. Create a strong sense of place for the campus which relates to both its prominence and character within its local context, and to particular characteristic features or spaces on the campus itself, which are valued and draw people to the campus, extend their stay, increase their sense of connection, linger in their memory, and increase their pride in the campus.
2. Create a sense of place which maximises the character of the campus but also ensures that it is seamless in terms of its public domain spatial structure and accessibility to/from its local neighbourhood.
3. Establish a sense of place which emphasises arrival, memorable buildings and landscapes, vistas, topography, vegetation, a legible, safe and “green” campus, and a wide variety of culturally relevant and inspiring public art.

Sense of Place Provisions

- a. The key features which define sense of place to be protected and promoted in all future development of the campus are identified on **Figure 5.1**. These focus on:
 - identification of the campus from afar, such as the building silhouettes and icon signage
 - perimeter tree planting
 - the sense of arrival, particularly along Anzac Parade, High Street and Botany Street

sense of place
image + identity









The image and identity of the campus is read from afar (the library tower), along perimeter streets and at campus entrances.



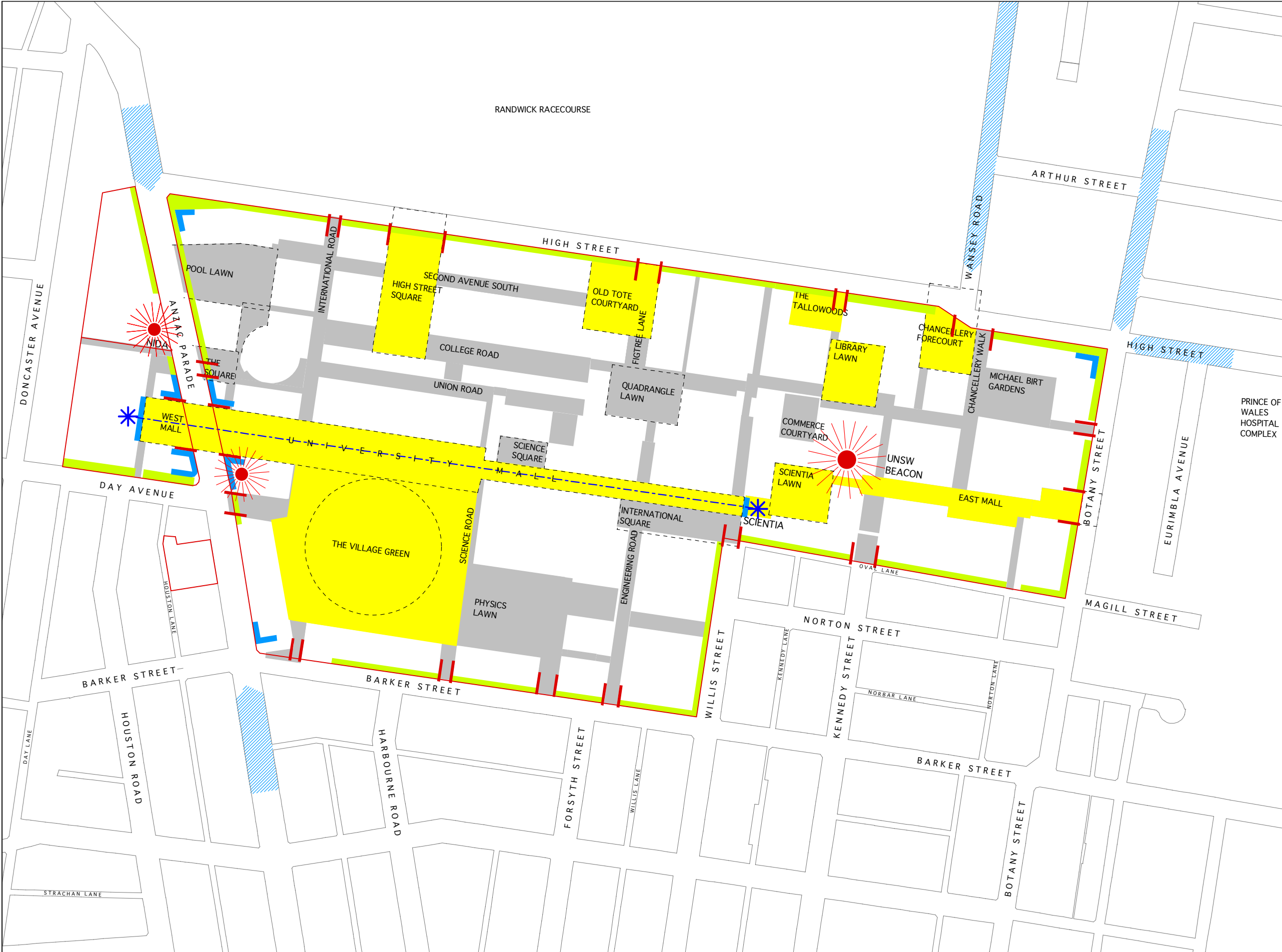
UNSW sign on the library is proposed as a campus icon, a generative Campus 2020 public art/lighting project, to promote a more progressive identity.



The visual prominence of the Campus at the corner of Botany Road and High Street, contributes to the identity of the campus. Future built and landscaped character of this corner should respond to this prominence.

- Legend
-  Campus icon and iconic campus buildings : UNSW sign, NIDA's Parade Theatre, future Anzac Parade building and including Scientia
 -  memorable campus buildings at each end of the spatial axis of University Mall - new partner building to Scientia
 -  iconic campus spaces
 -  existing and future characteristic tree plantings along perimeter streets
 -  Primary views of the campus at street level, should engender a high quality built and landscape response
 -  Campus entrances
 -  primary campus entrance which is open inviting and engages with the campus context - dotted line
 -  campus spatial structure - gathering and connective spaces

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SCALE 1:4000 @ A3

0 50m



- primary entrances from all streets
 - major existing and new gathering places, and
 - the network of connective spaces.
- b. The achievement of sense of place is also based on the pursuit of the issues and provisions of other campus design principles, particularly Legibility (Section 5.3), the “public rooms” and specific characters of each Hub (Section 5.4), Landscape (Section 5.5), Buildings (Section 5.6), Retail (Section 5.7) and Recreation and Cultural Facilities (Section 5.9).
- c. The interface of the campus with the surrounding community also determines its sense of place. The desired future character of these interfaces are to be as follows. The specific controls to achieve these characters are detailed in Sections 5.3, 5.5 and 5.6 and shown on **Figures 5.2, 5.6b, 5.7, 5.8 and 5.9.**
- **Anzac Parade**
 - Distinctly passing through the campus; differentiated from the “built to property line” development of the adjacent town centres of Kensington and Kingsford.
 - Buildings to be set back from the street within a pattern of buildings/open space, especially at the extended University Mall that is to unite the divided campus.
 - Existing major trees to be retained, as set out in Section 5.5.
 - Pedestrian crossing to be at grade and of a distinctive hard-wearing material that signifies the University.
 - Additional trees to be added to median opposite University Mall.
 - New small footprint towers, of quality architecture and appropriate form, sited to avoid adverse environmental effects, to mark the UNSW gateway at University Mall, including icon building.
 - Mainly public/university uses at ground level; potential for university housing at upper levels, including for accommodation for visiting students, academics and staff of educational institutions and their families.
 - **West Kensington Residential Interface**
 - Lower buildings to be set back from the boundaries to provide a transition to adjoining residential scale and minimise adverse environmental impacts.
 - Existing major trees on campus to be protected as set out in Section 5.5.
 - **High Street**
 - Improve frontage with major new buildings that are to define major new gathering spaces.
 - Variety of uses including university, housing and publicly accessible facilities.
 - Numerous new entries to relate to public transport and north-south connections to campus Hubs.
 - Buildings to be set back to maintain existing mature trees as noted in Section 5.5.
 - Building heights to optimise capacity, northern aspect and views.
 - **Botany Street**
 - Major buildings to define frontage, particularly High/Botany Street corner.
 - Extended East Mall to create new major eastern entry to campus (with possible future extension to hospital complex).
 - **Barker Street**
 - Predominantly residential frontage with an increased scale of building.
 - Existing entries to be reinforced.
 - Landscaped set back to frontage.
 - **Willis Street**
 - Residential uses up to 4 storeys at street edge above university uses at lower levels.
 - Uses at street level to engage with street.
 - Landscaped set back to frontage.
- d. Other physical elements important to be reinforced for sense of place are topography, significant buildings and spaces including the Old Tote Courtyard Heritage Conservation Area (HCA), views and prospect, and existing trees.
- e. The design of individual capital works projects are to detail how these characteristics and features will contribute to the desired sense of place.

5.3 Legibility

The legibility of the campus relates to its overall spatial structure, particularly the pattern of open spaces and the clarity of the network of paths, shared ways and campus streets that innately guide movement and orientation. Legibility is to be reinforced by a series of spaces:

- major gathering spaces
- supportive gathering spaces
- connective spaces for movement around the campus, and
- contemplative places for quiet retreat and relaxation.

These will increase the quantum of open space, provide new foci in the spatial structure and life of the campus, and emphasise campus entrances. Clear connections between campus entrances and functional areas are fundamental. The pattern of buildings, especially their alignments and ground floor uses, also help to define legibility.

Legibility Objectives

1. Ensure that the legibility of the campus is optimised for the benefit of all students, staff and visitors through:
 - clear and welcoming campus entries/address points and their links to neighbourhood activities and services
 - public spaces and clear routes evenly distributed throughout the campus within a grid of north-south and east-west links
 - clear definition of public and private spaces
 - achievement of good sight lines and visual connections, and
 - high quality consistent signage across the campus.
2. Provide a campus public domain which appropriately serves its various functions, such as gathering places, connections/circulation spaces, recreation activities and green spaces.
3. Ensure that buildings define and address the public domain in a manner which is appropriate for the specific location and function of the building and public space.
4. Achieve equity of access across the campus through identifiable and dignified routes for people with disabilities.

5. Provide generous and robust connective campus spaces, to realise high quality pedestrian spaces which also accommodate the requirements of slow speed emergency and service vehicles.

Legibility Provisions

- a. New projects are to maintain and enhance the views into the campus identified in **Figure 5.2** to ensure the legibility of the campus in the street layout.
- b. Major and minor entries to the campus, and the varying permeability of campus boundaries, are to be achieved as identified in **Figures 5.1 – 5.3**.
- c. New development and refurbishment projects are to over time achieve the pattern of public domain identified on **Figure 5.3** which comprises a network of well defined major gathering spaces and a grid of smaller connective spaces which link the gathering spaces and campus entrances.
- d. The boundaries of most existing spaces are well defined by building alignments or landscape elements, however those of new spaces are to be subject to refinement during further design studies. These aspects are further documented in **Figures 5.6b, 5.7 and 5.8**.
- e. Major new gathering spaces, as set out below, are to provide new public open spaces and refine the spatial pattern and built form (see **Figure 5.3**) Refer also Hubs (Section 5.4) and Landscape (Section 5.5).
 - An extension of University Mall to the west of Anzac Parade, “**West Mall**”, as a key structuring element for the campus as a whole, the detailed design and functioning of the western campus, and improving the address and landscape character of the Anzac Parade interface.
 - An improved entry square on Botany Street at Gate 11 as “**East Mall**”, to provide a major eastern address and campus-community interface, to increase the connectivity of University Mall as a continuous east-west link and encourage a future connection through to the hospital complex. This square has greater potential if vehicle access is removed and future redevelopment of buildings is focused on the space.
 - A new “**High Street Square**” at Gate 2 to provide a major focus for lower campus and a new gateway as a campus-community interface,

based on existing fig trees, Io Myers Theatre, future new housing, cultural and academic uses, solar access, a green park, and vehicle access.

- An **enlarged square at Old Tote Courtyard** to provide a major focus for future housing and new gateway as a campus-community interface, capitalising on the existing figs, heritage buildings, theatre and community uses.
 - An upgraded entry space, “**The Tallowoods**”, to provide a direct connection to Library Lawn and the Morven Brown Courtyard from the bus stops at Gate 8 on High Street maximising the benefits of the existing trees and the prospect to the CBD.
 - A new focus on **Chancellery Forecourt** at Gate 9 to emphasise its entry and ceremonial importance.
 - A new “**Kingsford Gate**” as a key to improving the campus address and community interface towards Kingsford, improving sight lines, opening the experience of the Village Green, redeveloping the child care centre and broadening uses in the southwest corner of the campus.
- f. Gathering spaces are to be joined by a network of east-west links, the enhanced and extended University Mall and University Walk and north-south connections as shown in **Figure 5.3**.
 - g. Significant places are to be achieved at the intersections of major pedestrian routes by the creation of:
 - a gathering space (see **Figure 5.3**), and/or
 - a public room (see **Figure 5.4**) and/or
 - a Hub (see Section 5.4 and **Figure 5.5**), and/or
 - memorable features such as landscape elements (see **Figure 5.6b**), building design, uses, and/or public art.
 - h. A subset of the public domain, including courtyards within buildings, is to be developed as quiet contemplative spaces (see Section 5.5 and **Figure 5.6b**).
 - i. Covered access is to be provided along University Walk (refer **Figure 5.3**), preferably by awnings or colonnades as part of buildings along the route or alternatively as free-standing canopies.

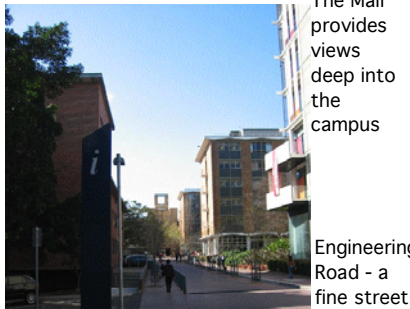
- j. Lighting of the public domain is to contribute to legibility and ensure safety, with particular emphasis on open spaces at Hubs, University Walk and its intersections with north-south connections, and all routes to campus entrances with public transport stops.
- k. Paving selections for the connective spaces are to contribute to legibility, with particular emphasis on the routes between Hubs and to campus entrances with public transport stops.
- l. All new campus projects are to incorporate consistent high quality signage throughout the public domain in accordance with the adopted UNSW Signage Code. Icon signage is to contribute to identification of the campus from afar but not adversely impact on adjoining properties.
- m. Equal access to the public domain is to be achieved through implementation of the findings of the UNSW Disability Access Audit. This is to include a “shoreline” for the vision impaired through the campus.
- n. All connective spaces are to provide for service vehicles and emergency access within a generously sized, obstacle free environment compatible for pedestrians and the slow movement of vehicles.

campus legibility in the street layout

Views deep into the campus which coincide with gathering and connective campus spaces, enhance campus legibility and address. Extensions of views along neighbouring streets, into and through the campus, promote a campus identity which is inviting and engaged with its neighbours.



The Mall provides views deep into the campus



Engineering Road - a fine street



Improve the entry at Chancellery Walk (Gate 9) more generous and toward Wansey Road



- legend
- existing and potential views deep into the campus, overlapping campus spatial structure
 - engage or terminate view corridors along streets toward the campus
 - preferred location of transport stops to reinforce campus thresholds
 - preferred location of pedestrian crossings
 - future campus spatial structure - gathering and connective spaces

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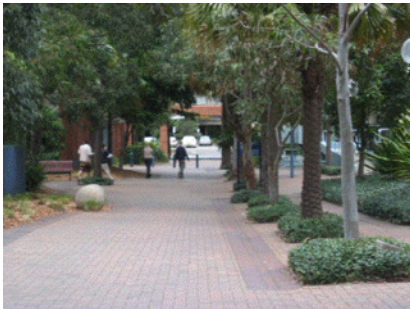


campus legibility gathering + connective spaces

Legible places have an understandable network of connective spaces, which are convenient and offer identifiable circulation choices. Campus structure includes numerous fine north south linkages from perimeter streets connecting with University Mall and / or University Walk.



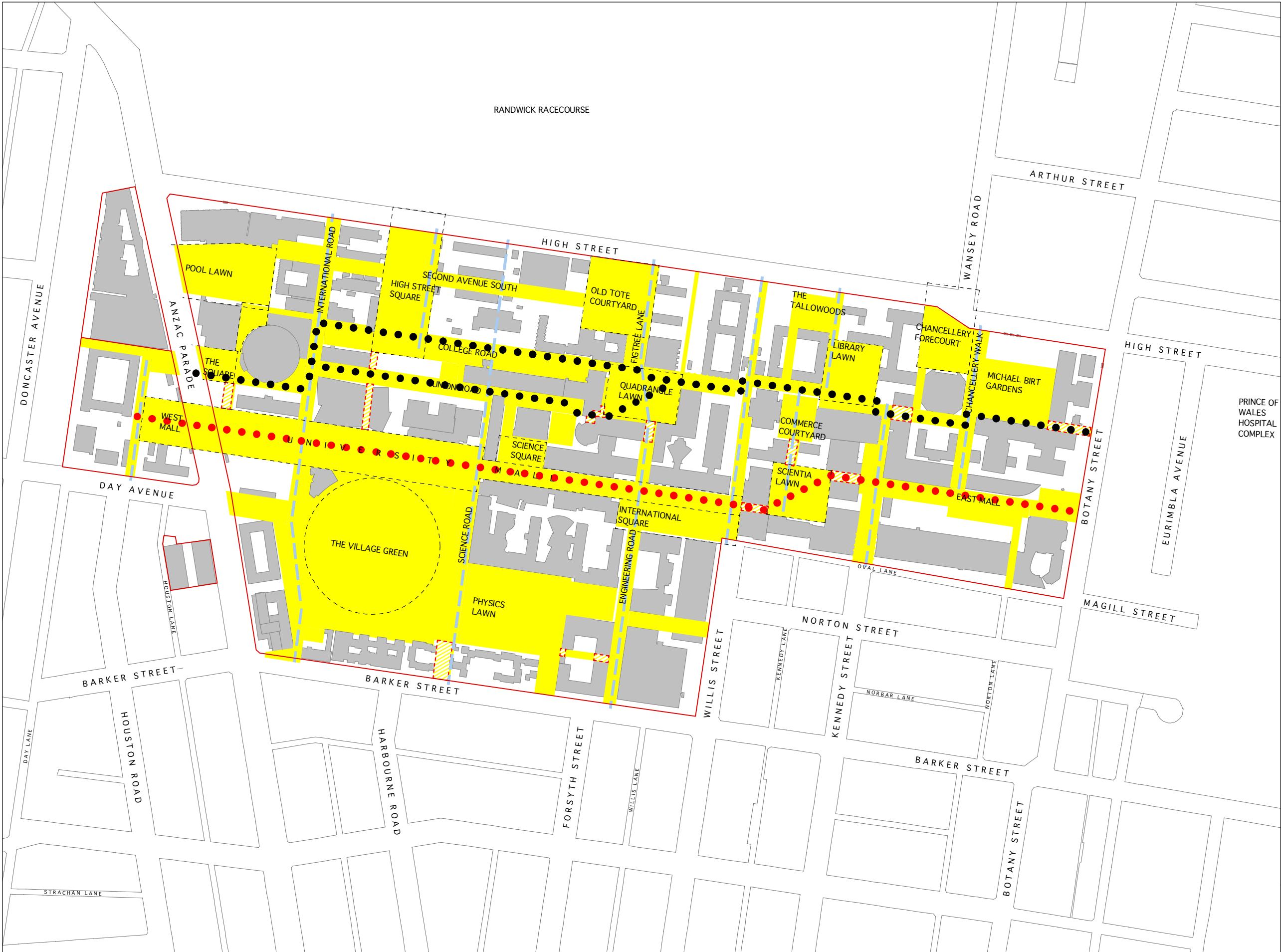
Second Avenue's strong landscape character



Chancellery Walk



Existing Library Walk to become East Mall - an extension of University Mall



- legend
- campus spatial structure - gathering and connective spaces
 - campus spaces associated with a public room
 - University Mall
 - University Walk - covered + lit way
 - complementary north south connections
 - primary through building links
 - campus building footprints existing or proposed at 2005

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5.4

important public rooms

Important public rooms on campus are the focus of social activity and celebration both for the university and the wider community. Public rooms on campus include theatres, the library and sporting facilities.



Scientia



Science Theatre



Sir John Clancy Auditorium

- legend
- existing building accommodating an important public room
 - campus space associated with an existing or future public room
 - desirable locations for future public room including primary frontage
 - campus building footprints existing or proposed at 2005

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