# Kingsford Centre

## Contents


**1 Introduction ..... 2**
1.1 Objectives ..... 3

**2 Site Planning, Building Envelope and Design ..... 4**
2.1 Site Consolidation ..... 4
2.2 Non-Residential Uses and Ground Level Activation ..... 4
2.3 Building Envelope ..... 5
2.4 Building Setbacks ..... 8
2.5 Façade Composition and Articulation ..... 9
2.6 Contributory Facades ..... 10
2.7 Roof Form ..... 11
2.8 Materials and Finishes ..... 11
2.9 Awnings ..... 11
2.10 Through-Site Link ..... 12

**3 Car Parking and Access ..... 13**

**4 Site Specific Requirements ..... 14**
4.1 Requirements applying to both blocks ..... 15
4.2 Specific requirements for Block 1 – Corner of Anzac Parade and Rainbow Street .. 16
4.3 Specific requirements for Block 2 – The Triangle at Anzac Parade, Bunnerong Road and Sturt Street 17

# 1 Introduction

Kingsford Centre is one of Randwick City's key strip shopping centres. The centre straddles both sides of Anzac Parade, and extends from Barker Street in the north to Sturt Street and Gardener's Road in the south. Kingsford is vibrant with small supermarkets, banks, offices and a variety of restaurants and take-away food shops. It is also popular at night, given the many restaurants and the presence of the South Juniors Rugby League Club.

This section of the DCP applies to all land within the Kingsford Centre zoned B2 Local Centre, as outlined in the following map.

**Figure 1 Kingsford centre**

The purpose of this DCP section is to provide more detailed controls to supplement the RLEP to achieve high quality building and urban design and to promote economic and employment opportunities in the Kingsford Centre.

This section of the DCP should be read in conjunction with:

- Part A - Introduction and Part B - General Controls of the DCP; and
- Other sections of the DCP for specific development types, sites or locations, if relevant to the application.

For controls relating to the residential component of a development, including communal and private open space, solar access, visual privacy, acoustic privacy and other amenity related issues, refer to the Medium Density Residential section of this DCP.

## 1.1 Objectives

- To ensure development enhances the spatial definition and character of Anzac Parade, Gardeners Road and other streets and laneways within the Kingsford Centre.
- To enhance the pedestrian environment and facilitate the safe and convenient movement of pedestrians through the Centre.
- To ensure quality design and minimise adverse impacts of development on the amenity of the adjoining and nearby residential zones.
- To conserve buildings identified as items of environmental heritage.
- To nominate a range of existing contributory buildings as guiding examples for new development, through their key architectural elements, fenestration, proportion and scale.

# 2 Site Planning, Building Envelope and Design

## 2.1 Site Consolidation

### Explanation

Much of the established commercial area has small and fragmented allotments. Applying the maximum FSR and height allowable under the RLEP to small sites may result in undesirable additions to existing buildings, poor residential amenity and insufficient provision for car parking.

Site amalgamation is often required to enable comprehensive refurbishment or redevelopment of adequate scale and amenity performance, and contribute to the streetscape character.

### Objectives

- To ensure development achieves an appropriate scale and form that enhances the streetscape.
- To encourage site amalgamations and avoid ad-hoc or fragmented development that affects or limits development potential of adjacent sites.

### Controls

i) A minimum site area of 800 square metres and a minimum frontage width of 18 metres are required for development seeking the maximum FSR and height allowable under the RLEP. Development on a site that does not comply with these controls should not exceed a maximum FSR of 1.5:1.

## 2.2 Non-Residential Uses and Ground Level Activation

### Explanation

A vibrant centre requires an adequate level of commercial floor space to support a range of retail, business, entertainment and community uses to serve the needs of local residents, workers and visitors. The commercial floor space also plays a vital role in generating employment opportunities in accessible locations for the wider community. A successful centre needs continuous street level retail and commercial activities that enliven the public domain and promote a safe and secure environment.

### Objectives

- To provide a range of commercial, retail and related uses to engage and activate the street and contribute to the economic viability of Kingsford Centre as a whole.
- To ensure continuity of the shopping strip along the main streets of Kingsford Centre.

- To provide a walkable environment with visual interest and a sense of safety and security.

### Controls

i) New development must provide retail and/or commercial floor space along the Anzac Parade and Gardeners Road ground floor frontages to a minimum depth of 10 metres.

ii) New development should be designed to enable at minimum 1st floor retail or commercial use. The 1st floor retail or commercial use may be directly connected to the ground floor level to create split-level units.

iii) Any pedestrian access to the 1st floor retail or commercial use must not compromise security for the residential components of the development. For example, provide dedicated access to the 1st floor retail / commercial use which is separate from that of the residential levels.

## 2.3 Building Envelope

### Explanation

The maximum FSR and building height controls are prescribed in the RLEP.

The subdivision pattern of Kingsford Centre is predominantly characterised by elongated allotments, most of which have rear lane access. The layout and massing of future development need to be suitably designed in a manner that enables solar access, ventilation and privacy between neighbouring buildings and residences.

The 30m width of Anzac Parade and Gardeners Road is much more generous than most suburban streets, and therefore can accommodate a proportionate scale of development offering a comfortable sense of enclosure.

Having regard to the above, a two-block solution for the residential component of a development, having one higher form fronting the main street, and a lower building facing the rear lane with an open courtyard in between, is generally suitable for redevelopment within the centre. Appropriate adjustments to this concept may be considered in the light of the individual site characteristics.

A building height plane control applies to heritage items listed under the RLEP, being 424-436 Anzac Parade, Kingsford (known as O' Dea's Corner). The building height plane defines the envelope or space within which the building is to be situated.

### Objectives

- To establish an urban edge to Anzac Parade and Gardeners Road with a suitably scaled built form and enhance the streetscape character and continuity.

- To ensure future development achieves adequate level of solar access, ventilation, privacy and open space for the occupants.
- To create a transition in building scale from the main streets towards the adjoining and nearby residential zones, and to minimise overshadowing of those zones.
- To reduce the visual prominence of new buildings behind or next to retained heritage items.

## Controls

i) Where practicable, future development should adopt a two-block approach to site planning by having a higher building fronting Anzac Parade or Gardeners Road, and a lower building facing the rear, separated by an open courtyard. A podium may be provided as a base for the two building blocks. Refer to Figure 2.

ii) Building height for the rear block must not exceed a 45-degree sloping plane projected from a point 8 metres above ground level (existing) at the rear boundary (including rear lane boundary) of the site. Refer to Figure 2.

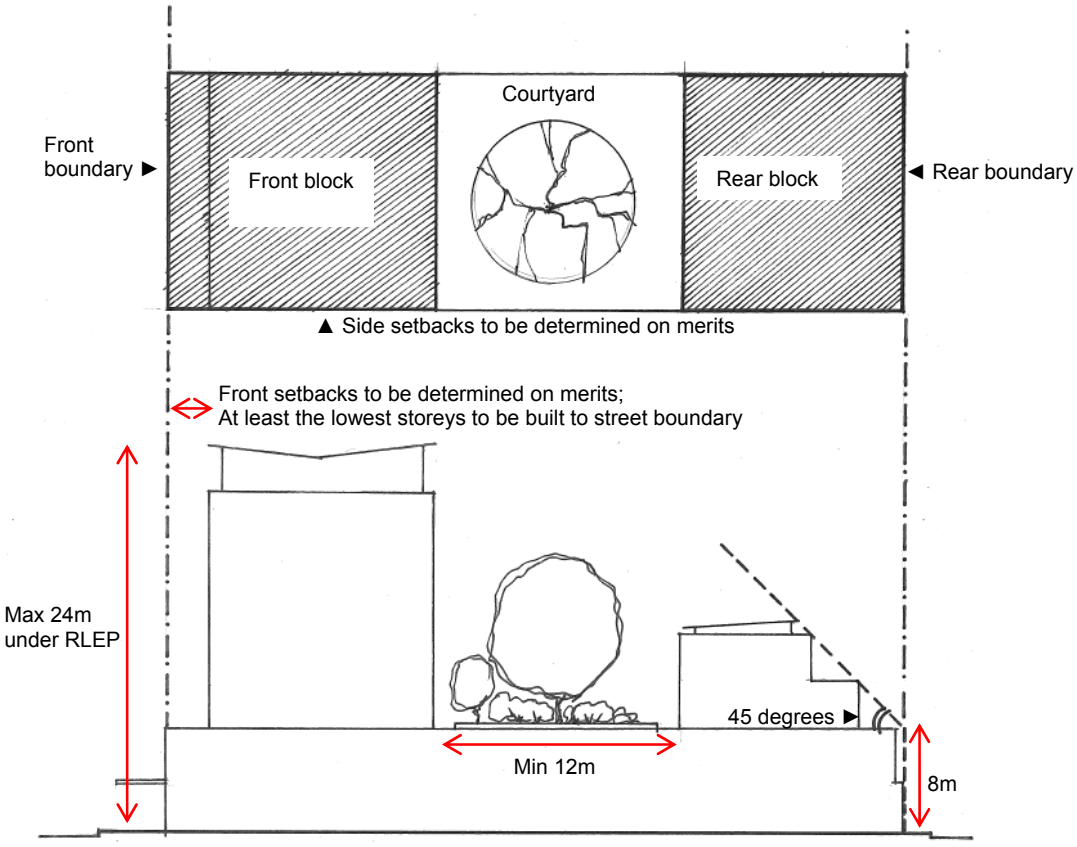



**Figure 2 Building envelope controls**

iii) The central courtyard must:

- Have a minimum clear depth of 12 metres.
- Extend across the full width of the site (except for corner sites).
- Not be encroached upon by any balconies or substantial building structures, with the exception of ancillary facilities such as awnings, pergolas, shade canopies and the like.
- Contain planter beds with adequate soil depth for trees and large shrubs to improve the privacy and amenity of the residents. The selected plant species must be capable of withstanding partial shade conditions.

iv) For corner sites, the building block/s must be designed to address all street frontages. The building layout and massing will be assessed on a merit basis.

v) The height of new development on heritage listed sites must not exceed a height plane projected from a point 1600mm above the kerb line immediately adjacent to the property boundary. The height plane angle is determined by the parapet level of the retained heritage buildings. Refer to Figure 3.

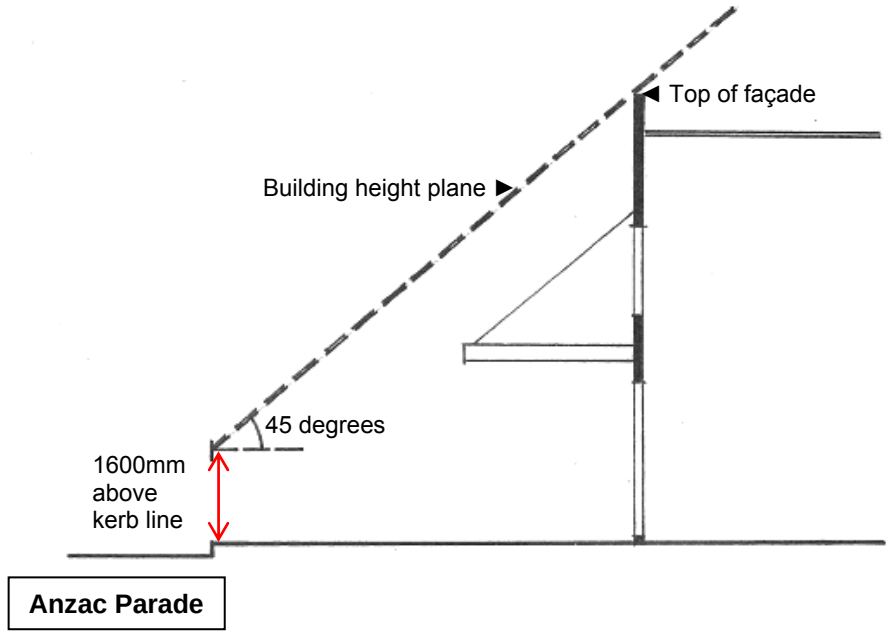



**Figure 3 Building height plane for heritage items**

**Note:**

**Any development affecting a heritage item must be consistent with the provisions of the Heritage section of this DCP.**

## 2.4 Building Setbacks

### Explanation

Setback controls define the outer extremities of a building in relation to the front, side and rear boundaries. Front setbacks determine the building alignment along the street. Side and rear setbacks enable building separation and provide for access, landscaping, privacy and natural lighting and ventilation.

At present, some existing multi-storey buildings within Kingsford Centre have been setback considerably from the Anzac Parade alignment by up to approximately 10 metres across all levels. This has compromised the spatial definition to the main street with an unattractive and under-utilised public-private domain interface. New development should aim at restoring an urban street edge with a zero ground level setback to improve the character of Anzac Parade. Existing development could consider better utilising this space, for example, through providing footpath dining or suitable shelter structures.

In order to establish a continued street edge to Anzac Parade and Gardeners Road, a nil side setback arrangement across all storeys is generally acceptable. However, some multi-storey buildings within the Centre have been developed with habitable room windows oriented towards the common boundaries. In these cases, any new development adjacent to these existing buildings must be carefully designed to maintain reasonable degree of separation via the reservation of appropriate partial side setbacks above the podium.

Council has from time to time required land dedication or setbacks for the purposes of widening laneways and creating splayed corners, as part of any development consent. The intention is to provide footpaths along rear lanes achieving a minimum width of 1300mm. This would often require land dedication of approximately 700mm in depth along the laneway boundary of properties. Furthermore, in order to improve manoeuvrability of vehicles and pedestrian safety, Council typically requires splayed corners with minimum dimensions of 1.5 metre x 1.5 metre for laneway corners, and 3.0 metre x 3.0 metre for street corners. The accurate extent of any required setbacks or land dedication will depend on the site location. It is advised that Council's Development Engineers be consulted at the early design stage to obtain the detailed requirements for a particular site.

### Objectives

- To establish a strong urban edge to Anzac Parade and Gardeners Road and enhance the streetscape character.
- To minimise the impacts of overshadowing, overlooking and noise emission on adjacent properties.

### Controls

i) The setbacks of development to the street and laneway boundaries will be considered on a merit basis. In general, the lowest storeys must be built to the street or laneway boundaries without setbacks (with the exception of any

required land dedication or setback for the purposes of widening laneways or creating splayed corners).

ii) The side and rear setbacks of development will be considered on a merit basis. Where there are habitable rooms oriented towards the common boundaries in any adjoining multi-storey buildings, an adequate level of setbacks must be provided.

## 2.5 Façade Composition and Articulation

### Explanation

Building façades can contribute to the character and image of the centre. The townscape of Kingsford Centre derives its character from building facades that incorporate a vertical emphasis and consistent parapet roof forms. While it is inevitable that changes will be made to individual buildings, it is desirable to ensure that such changes respect the built heritage and avoid a clash between old and new development.

The existing multi-storey buildings in Kingsford Centre incorporate varying setbacks from the street boundaries. Some buildings have substantial front setbacks and as a result, vast blank walls prominently visible from the street would be created when the adjoining sites are redeveloped. A high quality and skilful treatment of these unavoidable blank walls is crucial to improve the streetscape of the centre.

### Objectives

- To create well proportioned buildings and avoid visually overbearing structural mass.
- To ensure that building exteriors enhance the character and continuity of the town centre streetscape.

### Controls

i) The architectural treatment to street facades must demonstrate clearly defined base, middle and top portions so as to divide the mass of the building.

ii) Articulate building facades by window openings, balconies, balustrades, fins, blade walls, parapets, sun shade devices, louvres, a combination of surface finishes and materials.

iii) Provide habitable room windows facing laneways to enable casual surveillance.

iv) Large areas of blank, unrelieved walls visible from the public and private domain must be avoided.

v) New development must match or screen any exposed blank walls of the adjoining buildings that are located at the common boundaries as much as practicable.

vi) New development must minimise the creation of blank walls at the common boundaries or interface with the

adjoining buildings. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to the public domain.

vii) Ground floor shopfronts must demonstrate 'fine-grained' articulation by division into discreet bays or sections. Avoid continuous and unbroken glazed shopfronts.

## 2.6 Contributory Facades

### Explanation

A number of buildings in Kingsford Centre are identified as having contributory facades that demonstrate a range of key architectural elements, fenestration, proportion and scale defining and enhancing the streetscape character.

The intent of the controls is to improve the centre streetscape through using the contributory facades as examples of scale, proportion, architectural detailing and finishes.

The Contributory Facades are listed in the table below.

| Kingsford Centre Contributory Facades | |
|---|---|
| ***Item Number*** | ***Street Address*** |
| 1 | 20-28 Gardeners Road |
| 2 | 315 Anzac Parade |
| 3 | 317-323 Anzac Parade |
| 4 | 345-351 Anzac Parade |
| 5 | 367-373 Anzac Parade |
| 6 | 372-388 Anzac Parade |
| 7 | 385-389 Anzac Parade |
| 8 | 414-416 Anzac Parade |
| 9 | 418-422 Anzac Parade |
| 10 | 424-434 Anzac Parade |
| 11 | 464-466 Anzac Parade |
| 12 | 474-476 Anzac Parade |
| 13 | 478-486 Anzac Parade |
| 14 | 522 Anzac Parade |
| 15 | 524 Anzac Parade |
| 16 | 526 Anzac Parade |
| 17 | 530 Anzac Parade |
| 18 | 532 Anzac Parade |

### Objective

- To improve the streetscape through retention of contributory facades and their scale, proportion and architectural detailing.

### Controls

i) Contributory facades must be retained as much as practicable, or reinterpreted as guiding examples in the design of new development.

ii) New development must incorporate proportions that are sympathetic with the identified contributory facades.

## 2.7 Roof Form

### Objective

- To enhance the streetscape and skyline of the town centre whilst minimising potential amenity impacts on the surrounding residences.

### Controls

i) Relate roofs to the size, scale and three dimensional form of the building.

ii) Design roofs to create an interesting skyline.

iii) Minimise potential for unreasonable overshadowing from the mass and bulk of roof structures.

iv) Contain lift overruns and service plants entirely within the roof structures or roof lines.

v) Consider providing landscaping and appropriately shaded areas on flat roofs.

## 2.8 Materials and Finishes

### Objectives

- To ensure building materials and finishes complement and enhance the streetscape character of Kingsford Centre.

### Controls

i) Use a combination of finishing materials to articulate building facades.

ii) Designs must not use large expanses of highly reflective materials or glass curtain walling.

iii) Large areas of primary colours must not be used.

iv) Shopfronts must not use roller shutter doors. Shopfronts may be secured by open style grilles installed behind the glazing.

## 2.9 Awnings

### Objectives

- To provide shelter and amenity for pedestrians on public streets.

- To provide visual continuity in the streetscape.

### Controls

i) New development must provide a suspended or cantilevered awning to provide continuous pedestrian shelter along Anzac Parade and Gardeners Road.

ii) The alignment of awning fascias must match those of the adjoining properties where possible.

iii) The design and materials of awnings must complement the building to which they are attached.

iv) Awnings must be setback 600mm from the kerb, and positioned between 3.5 metres and 4.5 metres above the footpath. Awning width must be at least 3 metres unless openings are provided for street tree planting.

v) Awning cut-outs for street trees must have minimum dimensions of 1 metre x 2 metre and in general spaced at 10m intervals.

vi) Minimise gaps between awnings.

vii) Glass is not favoured as an awning material due to heat transfer and the intention of creating a shaded and enclosed edge to the wide streets. Opaque materials, such as ribbed sheet steel, are encouraged.

## 2.10 Through-Site Link

### Explanation

A through-site link is a continuous pedestrian path linking one side of a site to other public streets or public places. The provision of well designed and located retail arcades offering a direct through-site pedestrian link to an off-street public car park or other public space may be considered.

### Objectives

- To improve permeability and accessibility of the centre in suitable locations, such as along pedestrian desire lines, at the centre of a long street block, etc.

- To ensure through-site links are safe and secure for pedestrians.

### Controls

Any through-site pedestrian link must:

i) Demonstrate creation of the link will be well utilised and contribute to the permeability of the centre.
ii) Have an unobstructed width of 4m;
iii) Be flanked by active uses, such as retail and/or commercial suites;
iv) Be well lit; and
v) Incorporate high quality floor finishes.

# 3 Car Parking and Access

## Objective

- To ensure car parking, loading and access facilities do not visually dominate the street or the building on the site.

## Controls

i) On-site car parking must be provided underground or within the building.

ii) Any above-ground car parking must not be visible from Anzac Parade and/or Gardeners Road.

iii) Car park ventilation grilles must not be provided on main street elevations.

iv) Where a site has access to a rear lane, the loading and unloading facilities must be accessed from the laneway.

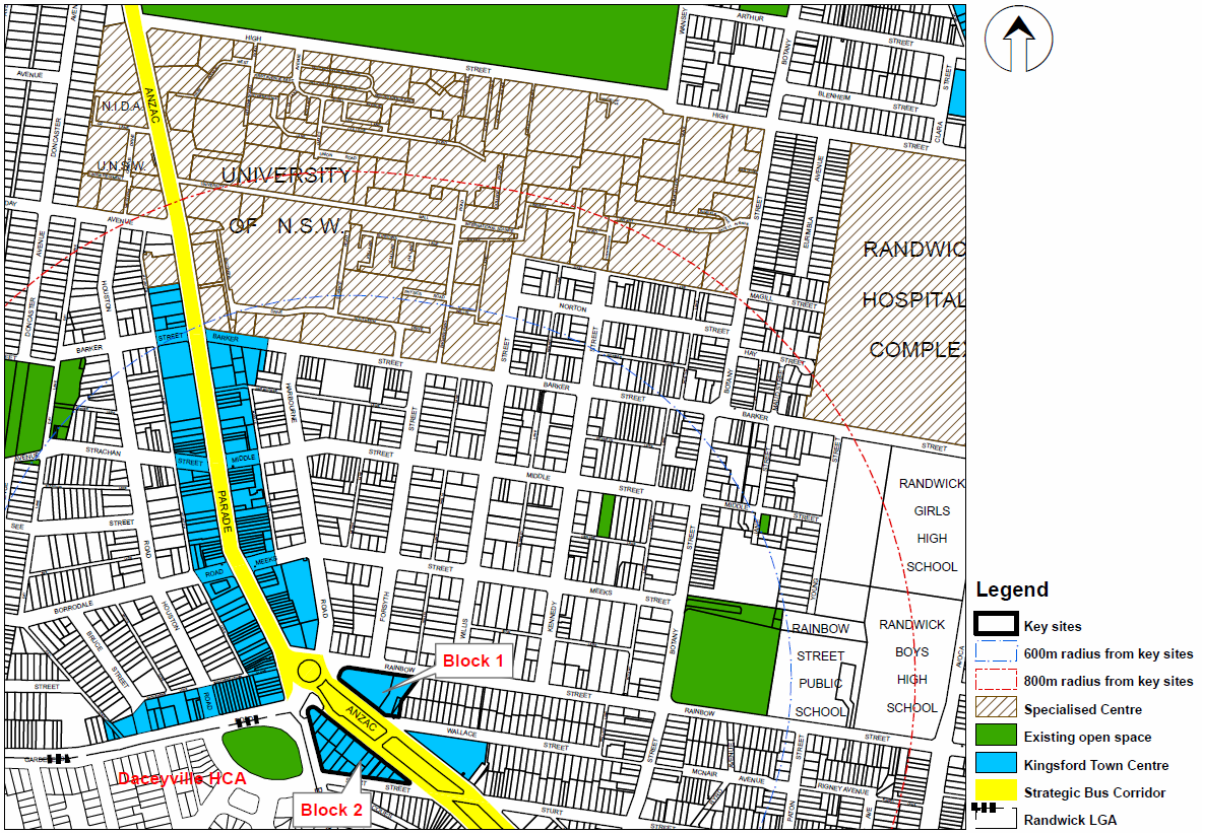
# 4 Site Specific Requirements

Two blocks in Kingsford Centre are identified as 'Key Sites' in the RLEP, in recognition of their size, strategic location and redevelopment potential to achieve strengthened connections of commercial uses and improved local amenity, public transport infrastructure and housing affordability.

Kingsford Centre borders the City of Botany Bay, adjoins the Daceyville Heritage Conservation Area and is within walking distance of the Randwick Education and Health Specialised Centre (including NIDA, UNSW and the Randwick hospital complex).

These two key sites (as indicated on the map below) are located at the southern edge of Kingsford Centre, linking the business zoned South Juniors Club with other business zoned areas in the Centre.

**Figure 4 Key sites - site context map**




Under RLEP Clause 6.11, development of key sites must be assessed in the context of a site specific DCP. Clause 6.1 (Design Excellence) further requires these sites to deliver the highest standard of architectural and urban design. Any future proposal involving new buildings or intensification of existing development on either block will trigger these requirements.

The site specific DCP must provide comprehensive design and development controls for the entire block based on detailed investigations and studies. It must identify the suitable mix of uses, built form and scale, access, public domain and infrastructure

provision. The site specific DCP, upon adoption by Council will be incorporated as a future amendment to this DCP.

In addition to the matters for consideration specified under the RLEP and the overall DCP objectives and controls for Kingsford Centre, the site specific DCP must also consider and address the following specific requirements.

## 4.1 Requirements applying to both blocks

### Objectives

- To provide a comprehensive planning framework for each block to guide future proposals.
- To provide a mix of uses that are suitable for the location and context, respond to the needs of the community and contribute to the viability of the Kingsford Centre.
- To establish site planning and built form envelopes that positively respond to the site and surrounding context.
- To encourage provision of affordable housing to meet the needs of key workers and students in the locality.
- To support and facilitate improved local amenity through active frontages, attractive public space and legible and convenient pedestrian and cycle connections.
- To minimise impacts of vehicle movements, car parking and driveways on the traffic flow, street network and streetscape.
- To maximise potential to provide integrated and sustainable public transport solutions.

### Controls

i) Prepare the site-specific DCP for each key site that conforms to relevant RLEP provisions, objectives of the zone, general DCP objectives and controls for Kingsford Centre and addresses the following requirements at minimum:

   a) Prepare an urban design study and concept/master plan, demonstrating:

      - a sensitive response to the opportunites and constraints of each block and surrounds,
      - suitable transition in height, bulk and scale from Anzac Pde to adjacent heritage conservation area and residential uses,
      - incorporation of development and uses that are suitable and complementary to the Kingsford Centre, and
      - high quality architecture, landscape and streetscape design in such a prominent location of the Centre.

b) Prepare a traffic and access study to inform the development of site specific controls, addressing the following matters:

- providing for optimal transport and infrastructure solutions to encourage the use of public transport,
- minimising vehicle access points for each block and locating any parking entrances away from the major roundabout and pedestrian/bicycle routes,
- minimising the visual intrusion of any car parking facilities from the public domain, and
- identifying safe and convenient pedestrian and cycle links within and to the sites.

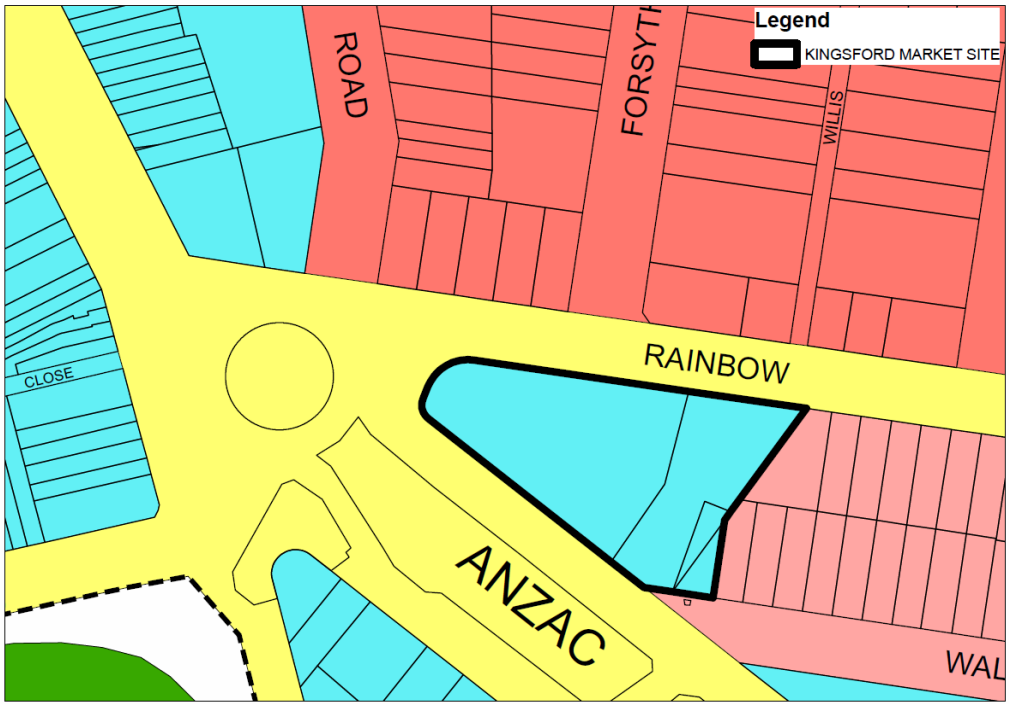
c) Identify minimum site amalgamation requirements or staging needs to ensure a coordinated approach for redevelopment which avoids isolated lots or fragmented development patterns.

## 4.2 Specific requirements for Block 1 – Corner of Anzac Parade and Rainbow Street

### Site description

Block 1 (1-21 Rainbow St, Kingsford) is located at the junctions of Anzac Pde, Rainbow St and Wallace St, also known as the Kingsford Market Site. Jointly owned by STA and Randwick City Council, it contains a total area of approximately 5,500 square metres and has been primarily used for public car parking, weekend markets and other commercial and community uses.

**Figure 5 Block 1 – Kingsford Market Site**



### Objectives

- To incorporate public transport infrastructure on site.
- To provide an inviting public plaza space for passive recreation, relaxation and social interaction.
- To provide public parking for the Centre users.

### Controls

Prepare a site specific DCP for Block 1, which includes controls to specifically address the following requirements:

i) Demonstrate suitable public transport and infrastructure solutions on the site, such as bus layover space or light rail interchange.

ii) Provide a large public space/public plaza as an integral part of the site, incorporating the following design features:

   a) a minimum area of 800 square metres,
   b) a scale and configuration that complements the streetscape and is well integrated with development on the site,
   c) bordered by active frontages and easily accessible for all members of the public,
   d) providing outdoor seating, public art and quality landscape elements.

iii) Incorporate space for multi-purpose community facilities, preferably on the ground floor accessible from the public space/plaza.

iv) Incorporate public car parking in addition to parking generated by the development.

v) Provide landscaped through-site links where they can be suitably integrated with the public space/plaza and the pedestrian/cycle network.

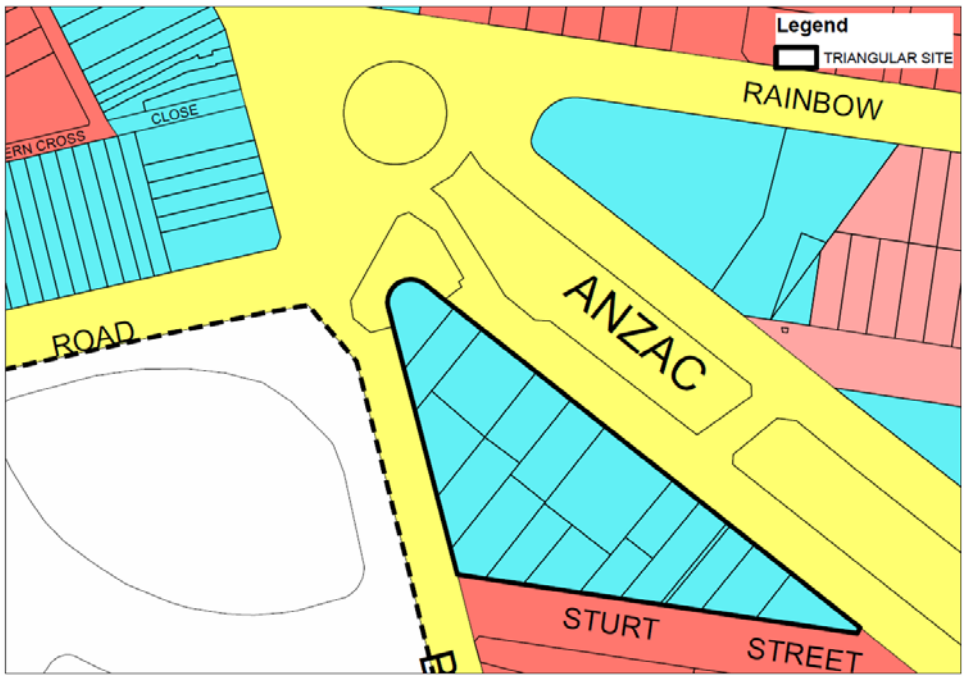
## 4.3 Specific requirements for Block 2 – The Triangle at Anzac Parade, Bunnerong Road and Sturt Street

### Site description

Bounded by Anzac Pde, Bunnerong Rd and Sturt St, this triangular block (Block 2) has a total area of approximately 7,900 square metres. It is under various ownerships and is used for a variety of residential and commercial purposes, including strata titled residential buildings, single dwelling houses, church properties, a boarding house, a child care centre and numerous business properties.

The site contains a total of 18 allotments, ranging in size from around 50 square metres to 1,000 square metres.

**Figure 6 Block 2 – The Triangle**




## Objectives

- To provide a range of uses and scales suitable to the site's location on the fringe of Kingsford Centre.
- To maintain and expand affordable housing options for students and key workers.
- To improve site permeability by providing through-site links and landscaped corridors in suitable locations.
- To respect and protect the amenity of existing uses on the block that are unlikely to change.

## Controls

Prepare a site specific DCP for Block 2, which includes controls to specifically address the following requirements:

i) Provide for a mix of dwelling types with various sizes and numbers of bedrooms, including provision of affordable housing.

ii) Consider through-site public pedestrian connections where they can be suitably integrated into the existing pedestrian/cycle network, connecting the site with other key destinations (e.g. public plaza, public park, public transport, etc.). Where possible, the through-site connections should be landscaped and integrated with any on-site communal open space.