

NORTH ANZAC

NORTH ANZAC LOCAL CHARACTER STATEMENT

DRAFT



Randwick City Council
a sense of community

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Aboriginal and Torres Strait Islander statement

Randwick City Council acknowledges that Aboriginal and Torres Strait Islander peoples are the First Australians of this land, and the Bidjigal and Gadigal people who traditionally occupied the land we now call Randwick City.

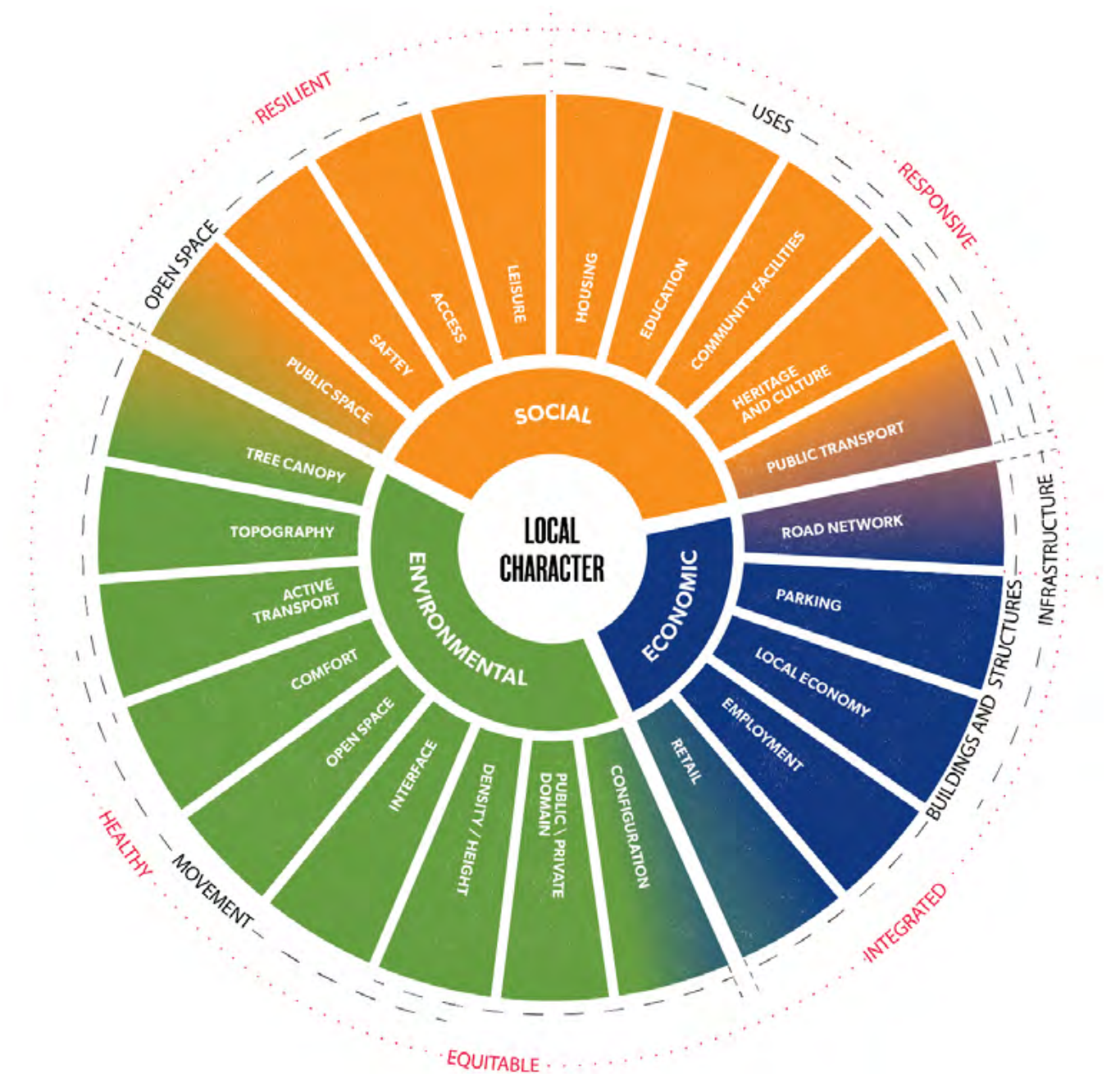
Randwick City has a rich and unique Aboriginal cultural history, with La Perouse being the only area in Sydney where the local Aboriginal community have had an unbroken connection to the land.

We recognise and celebrate the spiritual and cultural connection Aboriginal and Torres Strait Islander people have with the land which long pre-dates European settlement and continues today.

Building on our Statement of Recognition and commitment to Reconciliation, Council wishes to support the vision and plans of our local Aboriginal and Torres Strait community in order to close the gap on disadvantage, build stronger local and regional economies and support culturally rich and healthy communities.

Our Approach

Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history and culture and looks at how these factors interact to make the character of an area.



The Department of Planning, Industry and Environment's Local Character Wheel.



Council’s methodology for identifying local character has involved two main streams of research – expert and local knowledge. Our expert knowledge is drawn from Council’s databases and is based on the three indicators of local character – environmental, social and economic. Local knowledge is drawn from extensive community consultation conducted in 2019 and social media analytics. By mapping and overlaying all of this data, we have generated spatial representations of local character and have identified draft Local Character Areas (LCAs) and draft Special Character Areas across the LGA.

Eleven draft Local Character Statements have been prepared that will outline the key features and desired future character of each LCA. In addition, Council has identified draft Special Character Areas where local character indicators and community engagement outcomes emerge as a dense layer based on the methodology. Each LCA has one Special Character Area, while the Maroubra Central and Bunnerong Creek LCAs each have two.

For more information on local character, please refer to the the Department of Planning Industry and Environment’s *Local Character and Place Guideline*.



North Anzac Local Character Area

North Anzac Local Character Area (LCA #03) is located south of the Centennial Park. It includes the eastern parts of Kensington and Kingsford along the northern section of Anzac Parade, the Royal Randwick Racecourse and the Randwick Health and Education Precinct comprising of UNSW Sydney and the Randwick Hospitals Campus including the Prince of Wales Hospital, the Prince of Wales Private, the Sydney Children’s Hospital and the Royal Hospital for Women.

North Anzac LCA Key Features



Strong commercial corridor with medium density development and a public realm lacking amenity



Disconnect between residential areas and the Health and Education Precinct



The Royal Randwick Racecourse is segregated from surrounding neighbourhoods



Large institutional land uses such as UNSW Sydney, NIDA, TAFE, the Randwick Hospitals Campus, Royal Randwick Racecourse and the Randwick Light Rail Stabling Yard

Community Feedback

To inform our local character analysis, Council undertook comprehensive community engagement in 2019 through online surveys, interactive mapping, interviews, community workshops and pop up stalls.

In workshops and online, participants were asked to put points on the map for places they consider have changed for the better, stayed the same and changed for the worse. They were also asked to map their special place.



Participants of the community workshops were asked to consider their suburb both now and into the future.

Kensington area character: **now**



Kensington area character: **future**



Council engaged a consultant to conduct social media analytics on Randwick City to better understand residents and visitors sentiment toward the key features in each suburb. The analysis drew key words from social media relating to each suburb, which are displayed in a word cloud according to frequency of use.

1,315 social media mentions

Kensington suburb word cloud



10 most frequently used words

Word	Count
PARK	208
STREET	124
NEW	67
TIME	65
GREAT	49
ANZAC	49
PARADE	40
SOUTH	39
RAIL	39
NIGHT	38

Kingsford

Participants of the community workshops were asked to consider their suburb both now and into the future.

Kingsford area character: **now**



Kingsford area character: **future**



Kingsford

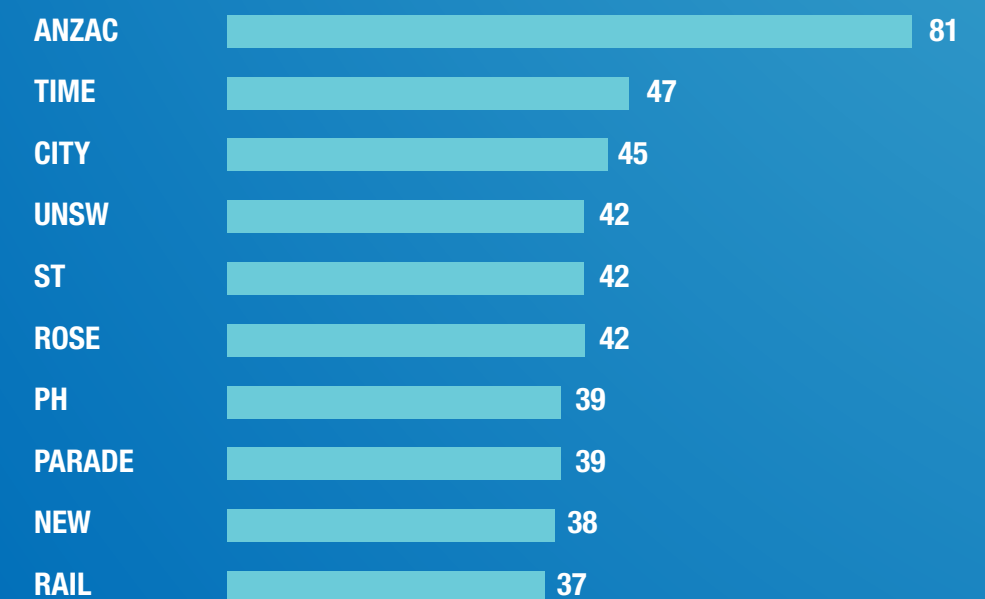
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824 social media mentions

Kingsford suburb word cloud



10 most frequently used words



Randwick

Participants of the community workshops were asked to consider their suburb both now and into the future.

Randwick area character: now



Randwick area character: future

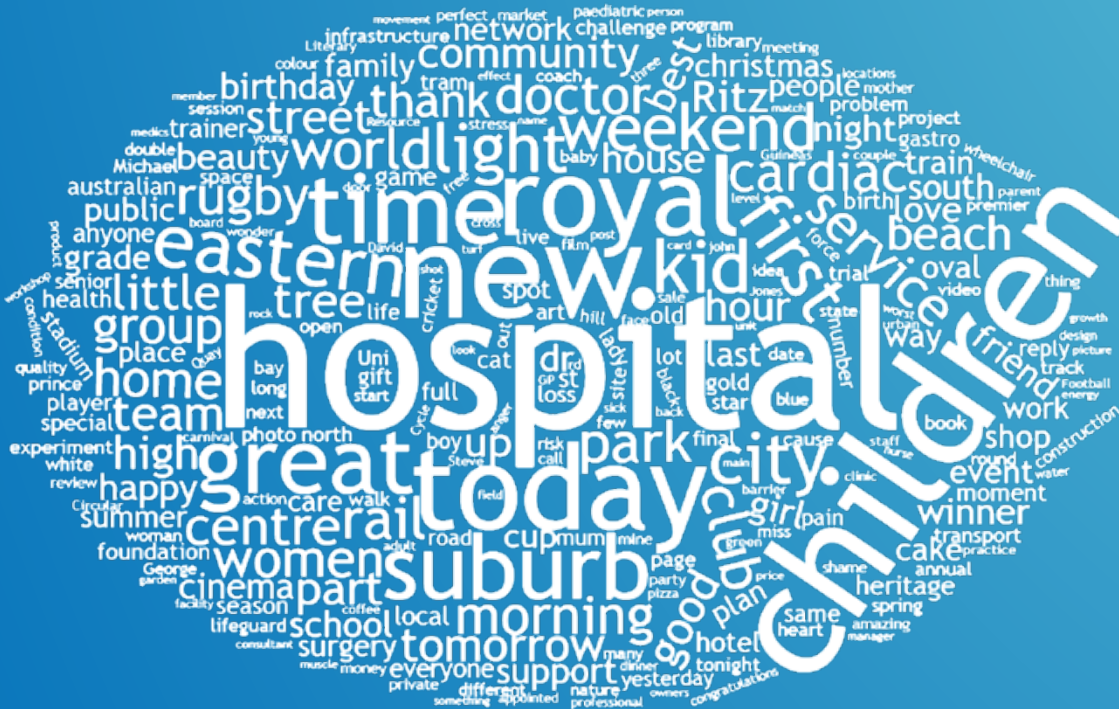


Randwick

Council engaged a consultant to conduct social media analytics on Randwick City to better understand residents and visitors sentiment toward the key features in each suburb. The analysis drew key words from social media relating to each suburb, which are displayed in a word cloud according to frequency of use.

2,199 social media mentions

Randwick suburb word cloud



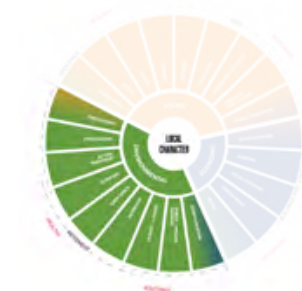
10 most frequently used words

HOSPITAL	274
CHILDREN	240
NEW	120
TODAY	106
ROYAL	97
TIME	87
GREAT	83
SUBURB	80
EASTERN	68
KID	66

Key findings from our community engagement on North Anzac LCA include:

- The Kensington Community Centre is a welcome addition to the area
- Strong desire for increased landscaping, tree planting and beautification of the town centres to increase green areas in the town centre and improve their amenity
- Many people want the Racecourse and the UNSW campus to better serve the local community, including access for recreation
- Greater economic vibrancy, events and retail at night is desirable
- The heritage character is highly valued and should be protected
- The Racecourse and UNSW campus are special places for some community members
- The Hospitals Campus is a key land use highly valued by the community, however the recent expansion was unfavourable to some residents
- Many people are concerned about the effect of the light rail and recent development, including difficulty getting around, removal of trees and visual impacts
- Residents support improved walking and cycling access to Centennial Park and the Sydney CBD

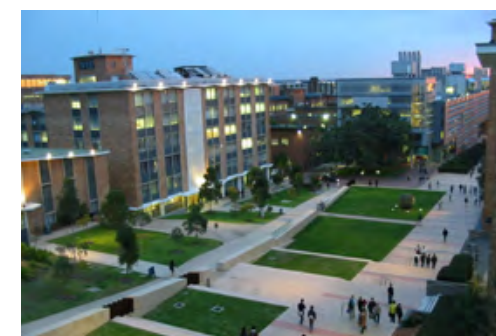
Environmental characteristics



North Anzac LCA contains varying topography and ground conditions. A ridge runs north to south along Avoca Street, sloping strongly toward Anzac Parade to the west of the LCA.

There is a total drop from east to west of over 34m, with the slope most pronounced in the centre of the University campus. A more gradual slope exists from High Street in the north, heading south towards Barker Street. Low lying areas include Royal Randwick Racecourse, a former swamp, and the UNSW Village Green oval, which provides a stormwater detention function.

The varying topography of the LCA offers strong views throughout the area. Significant views to the Sydney CBD to the north and Botany Bay and beyond to the south exist from this ridge. The varying topography also allows many district views, a significant one being from High Street across Royal Randwick Racecourse. Views into both UNSW and the Randwick Hospital Campus are generally limited, with the exception of the dramatic axial view along the the UNSW University Mall from Anzac Parade and at the Prince of Wales Hospital heritage precinct on Avoca Street.



The University Mall at UNSW Kensington Campus

The Royal Randwick Racecourse, together with Centennial Park and Moore Park, form one of the largest areas of open space in the eastern suburbs of Sydney. The frontages to Alison Road, Wansey Road and High Street have avenue plantings of Port Jackson and Moreton Bay Figs, plane trees and brush box, which enhance the visual amenity of these streets. In the north-west corner of the Racecourse there are Canary Island date palms and formal garden plantings. The mature figs and Canary



The University Mall crossing the UNSW Kensington Campus



Aerial view facing south east showing the LCA's main built and landscape features

Island date palms bordering the Racecourse site are important historic landscape elements and create a more intimate streetscape.

The tree canopy in the LCA is considerable, especially around the Racecourse and within the UNSW Kensington Campus. A number of landscape features within the area are identified as contributing to local character, including the mature fig trees along Wansey Road, pocket parks and reserves. The grounds of the Racecourse contain at least two small patches of remnant vegetation. One of the patches consists of a tea-tree wattle scrub and areas of native grasses growing on and adjacent to a sandstone outcrop on the southern side of the track. Sixteen indigenous plant species have been recorded here. The species present indicate that at least some of the original soils are still present.

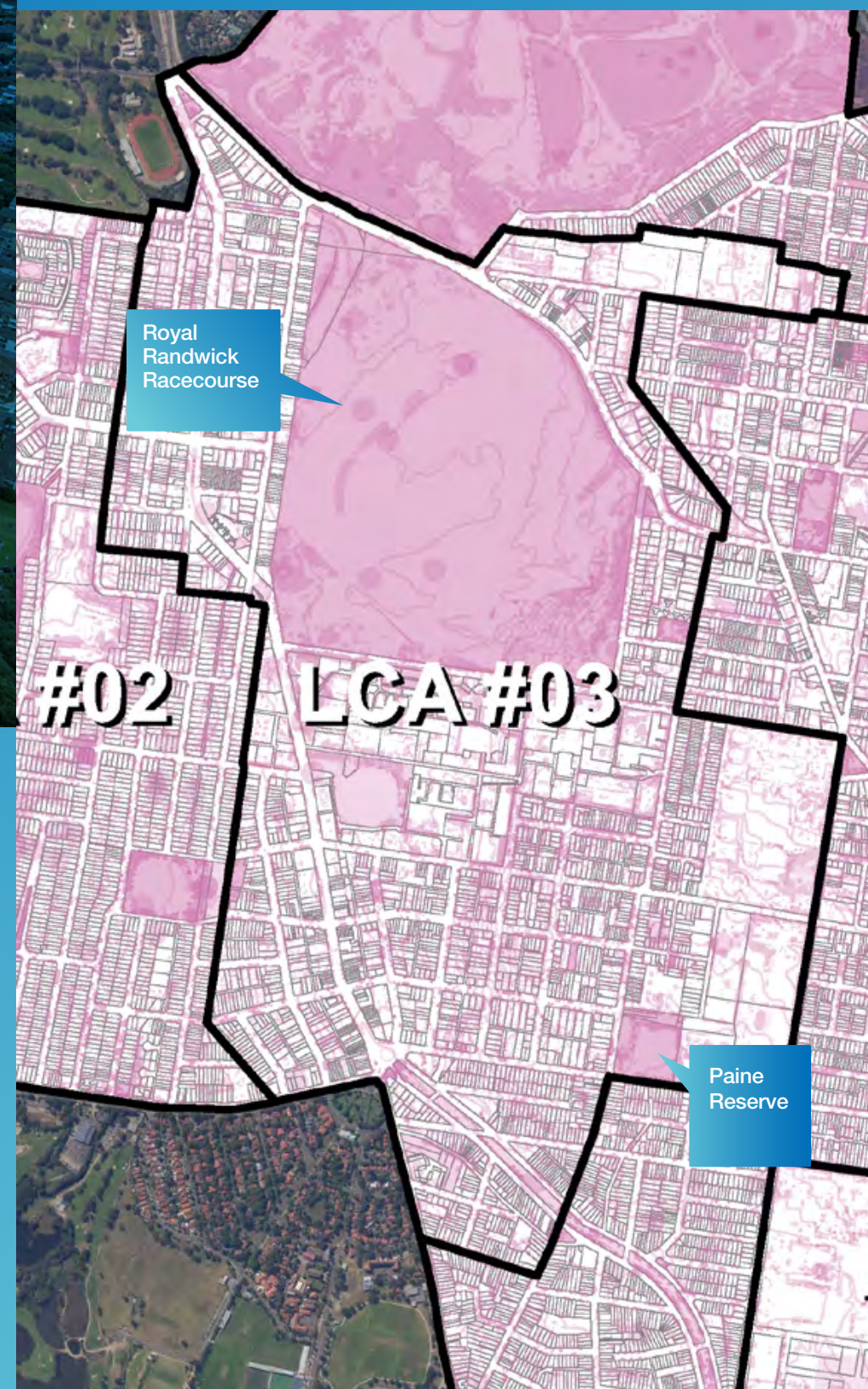
Paine Reserve in the east of the LCA comprises a playground, dog park and sports field, and consists of a number of mature trees including

Canary Island date palms. It also contains the Randwick Community Organic Garden.

Tree planting along the light rail alignment on Alison Road and Anzac Parade will contribute towards achieving a green and tree-lined boulevard and improving the amenity of the area.



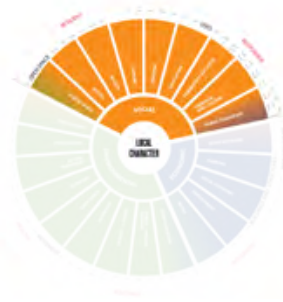
Paine Reserve



Environmental indicators density map

The following map is the spatial representation of the environmental indicators mapping overlay. It shows the concentration of issues such as topography and tree canopy, hydrography, open space and protection areas. There are clear nodes where these environmental indicators emerge as a darker layer, such as Royal Randwick Racecourse and Paine Reserve.

Social characteristics



North Anzac LCA's area's built heritage is rich and diversified. The LCA hosts three heritage conservation areas (HCAs).

The **Racecourse Precinct HCA** includes Royal Randwick Racecourse and properties on the eastern side of Doncaster Avenue which adjoin the Racecourse at the rear. The residential properties on the eastern side of Doncaster Avenue form a straight street frontage almost a kilometre in length, with a predominantly Victorian and Federation period character. Buildings in the south of the Racecourse site have a generally small footprint and consist of low scale stable and ancillary structures. Major buildings and grandstands are concentrated on the north-western portion of the site.



The White House within the UNSW Campus

The **Old Tote/Fig Tree Theatre (UNSW) HCA** contains three period buildings situated in an open space, surrounded by large fig trees and other campus buildings. The orientation of the Fig Tree Theatre and the White House, diagonal to the standard north/south building grid, identifies them as earlier structures. The three buildings have visual qualities which are rare on the UNSW campus. This quality is created by the traditional gabled and verandah building forms, nestled between the fig trees.

The **Strugglestown HCA** has a streetscape character which differs from other parts of Randwick. The HCA has a rectilinear layout of narrow streets with sandstone kerbing. Building allotments are narrow and buildings are set back a small distance from the streets. Many of the buildings in the HCA are single-fronted weatherboard, stone or brick Victorian

Georgian workers' cottages. There are also cottages from the Federation period, in Bungalow or Georgian style and the Inter-War period. There is a small grouping of Federation and Inter-War period shops at the corner of Barker Street and Jane Street.

Anzac Parade is the main thoroughfare of the LCA. The town centres of Kensington and Kingsford along Anzac Parade are typical local neighbourhood shopping strips. The two town centres traditionally have developed as retail strips with shop-top housing of 2-3 storeys, but over time pockets of the centres have been replaced by multi-storey mixed use developments with a significant residential component set back from the street up to 8 storeys.

The two town centres of Kensington and Kingsford are expected to evolve as a result of the Kensington and Kingsford Town Centres Strategy (K2K). K2K is a plan to improve the Kensington and Kingsford town centres making them iconic destinations with vibrant, bustling streets, diverse businesses and a strong community feel. K2K is about encouraging appropriate and sustainable development and



CBD and South East Light Rail

Source: UNSW Australia



Students travelling to UNSW

adopting a strategic and coordinated approach to create vibrant precincts where people want to live, work and visit.

The area has traditionally been well serviced by buses running along Anzac Parade connecting the area with the Sydney CBD and the southern suburbs of Randwick City. There are also a number of localised east-west services connecting the area to the coast as well as Zetland, Alexandria and the inner west. The arrival of the CBD and South East Light Rail has had a great impact on the public domain in the area and has changed local traffic conditions, particularly along Anzac Parade.

Planning for all travel modes is a significant challenge with continued growth in the area. Ensuring effective integration between the light rail and other modes is important, and Council is continuing to work closely with the State Government on this matter. With large numbers of people coming into the area, particularly visiting UNSW or the Hospitals Campus, planning for active transport connections is paramount.

Opportunities for active transport include separated cycleways planned along Doncaster Avenue, Houston Road and Sturt Street which will connect with the cycleway on Alison Road, providing a safe connection towards the Sydney CBD. With additional landscaping and pedestrian facilities, this will greatly enhance local streetscapes. Further, incorporating well

designed bicycle parking facilities around light rail stops can improve public amenity and encourage active travel. Streetscape improvements outlined in the K2K Strategy will improve the public domain, increasing walkability and supporting the town centres.

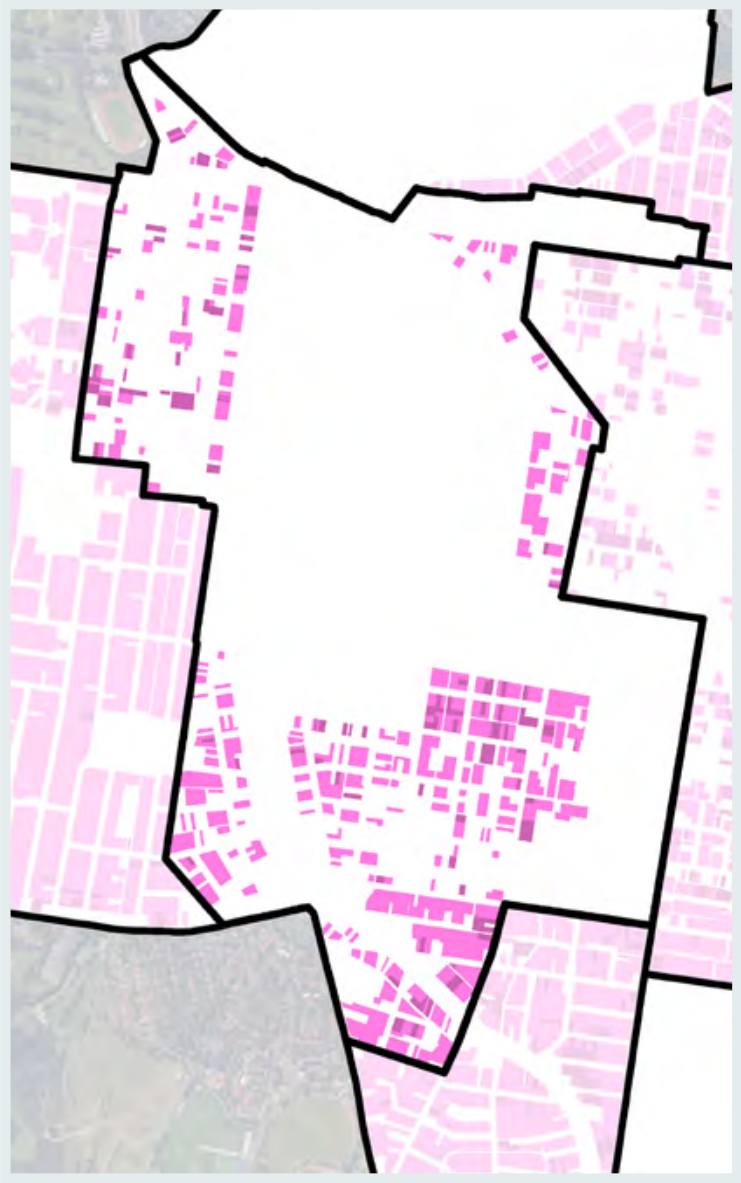
In terms of housing, North Anzac LCA is characterised by pockets of medium-density development, particularly in the areas near Anzac Parade and UNSW. The built form reflects the evolution of its development throughout the twentieth century. The area originally supported a diverse range of land uses, including industrial activities, a range of mixed, small-scale workshops and businesses along Anzac Parade and stables and other uses associated with the Racecourse.



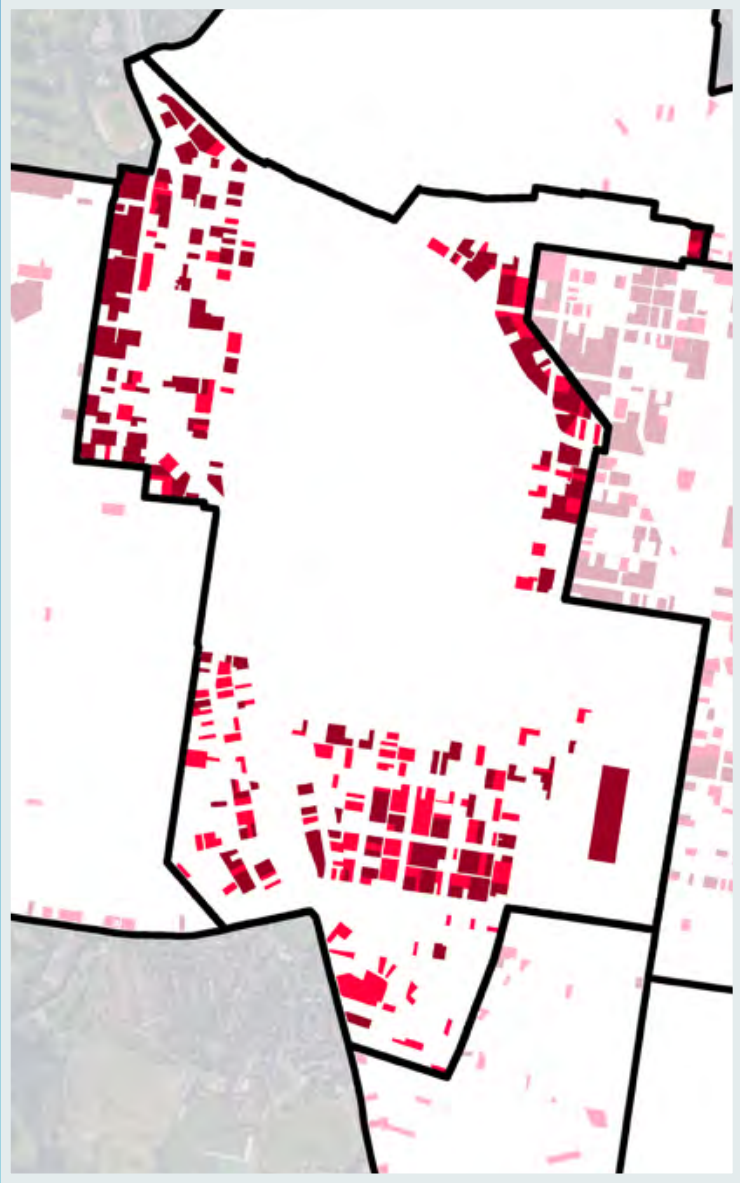
The Light Rail Stabling Yard

The residential areas are generally characterised by a mix of 1-2 storey dwellings and 3-4 storey walk-up flats. The central part of the LCA is dominated by the large institutional uses of the Randwick Health and Education Precinct and associated land uses. The northern part of the LCA hosts other institutions and specialised uses such as TAFE NSW Randwick, UNSW Randwick Campus, Sydney Buses Depot Randwick, Montefiore Randwick and the recently constructed Randwick Light Rail Stabling Yard on Alison Road. The large number of institutional uses is reflected in the large number of lots that are over 1000sqm in the LCA. These account for 11.3% of all lots, which is higher than the Randwick City average of 4.5%.

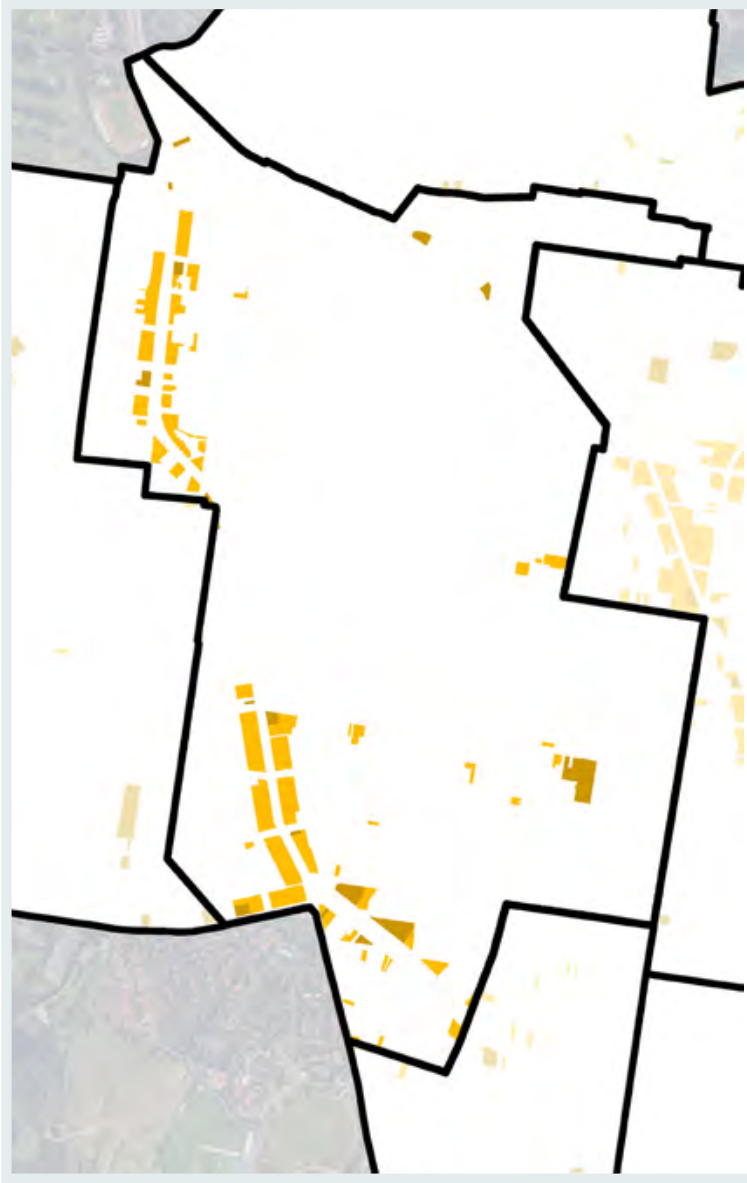
The prevalent residential character of North Anzac LCA consists of single and semi detached dwellings (representing 41.9% and 11% of dwellings respectively) juxtaposed with areas of medium density unit development situated around the Alison Road and Anzac Parade spines, and near UNSW. 1-3 storey flats and 4+ storey flats account for 11.4% and 14.7% of the LCA's dwellings respectively. The proportion of mixed use and higher density housing typologies are expected to increase in the future as a result of changes to local planning controls as part of the K2K Planning Strategy.



Single and semi-detached dwellings (pink and purple)



1-3 and 4+ storey flats (red and bordeaux)



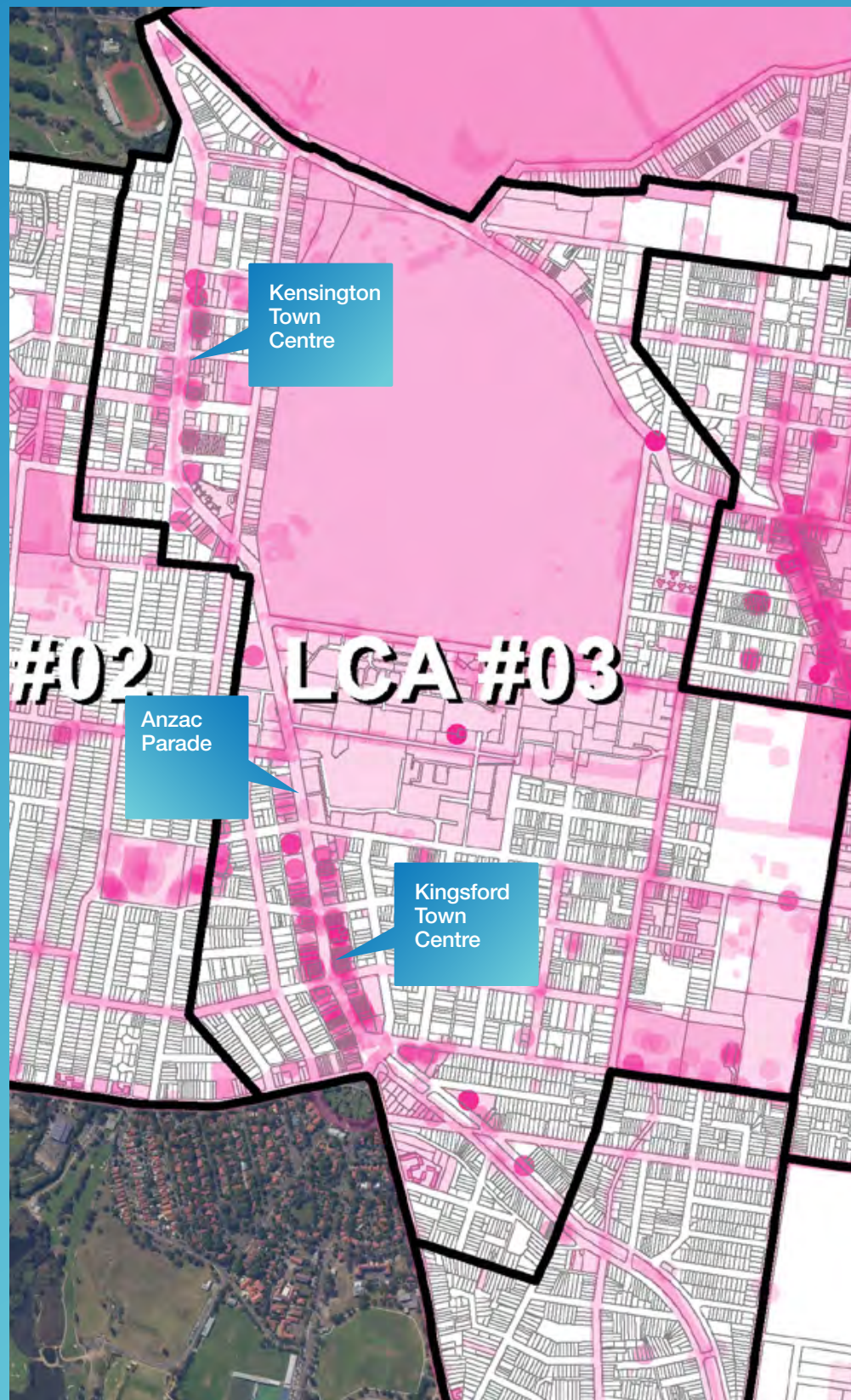
Mixed and commercial use (yellow and beige)



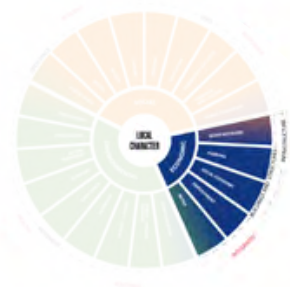


Social indicators density map

The following map is the spatial representation of the social indicators mapping overlay. It shows the concentration of indicators such as community facilities, heritage and culture, leisure and recreation, public transport and social housing. It provides evidence of nodes where social indicators emerge as a dense layer (i.e. dark pink) along Anzac Parade.



Economic characteristics



The Randwick Strategic Centre incorporates the Randwick Health and Education Precinct, containing UNSW Sydney Kensington Campus, the Prince of Wales public and private hospitals, the Royal Hospital for Women, the Sydney Children's Hospital and research institutions, as well as the supporting town centres of Kensington and Kingsford and the Royal Randwick Racecourse.

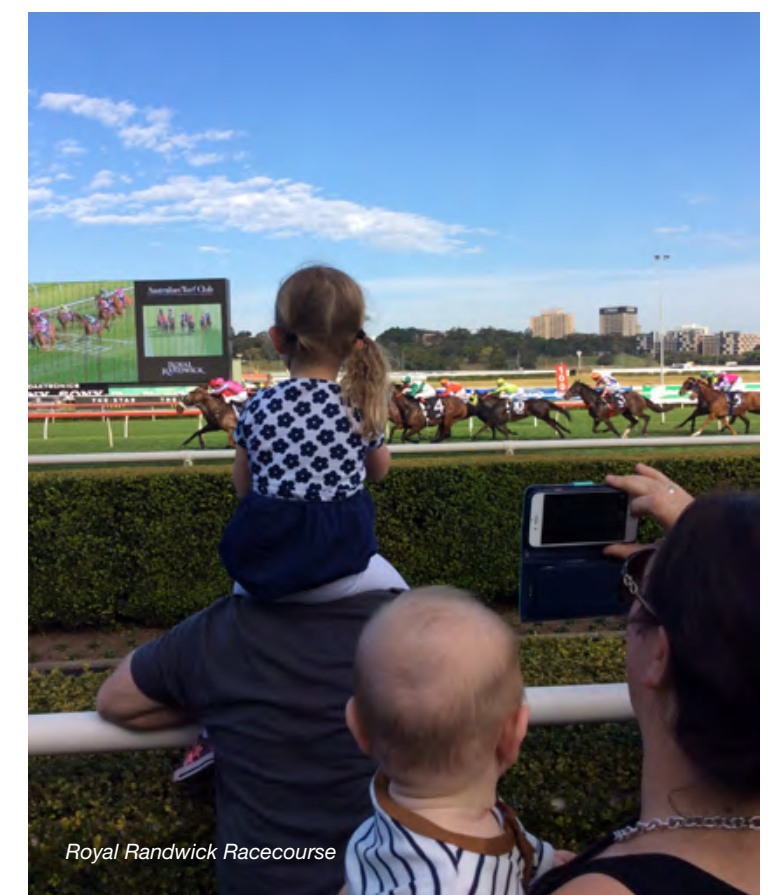
It is one of eight collaboration areas in the Sydney Metropolitan Region, as identified by the Greater Sydney Commission. The area contains 'magnet infrastructure' in its university, research and health functions that act as catalysts for new investment and innovation and is crucial in maintaining Sydney's global competitiveness. The Strategic Centre is Randwick's major economic and employment destination, attracting more than 50,000 people daily. There are around 23,000 jobs in the area of which 70% are in health and education. Employment growth is expected to continue, especially in the health sector as a result of an ageing population and advances in health research and treatment. An estimated growth rate of 40-55% will bring the number of jobs for the precinct to 32,000-35,500 by 2036, requiring an increase in employment floor space over this timeframe.

The Strategic Centre and surrounding area is undergoing significant growth through the construction and operation of the CBD and South East Light Rail, redevelopment of the Randwick Hospitals' Campus, UNSW master plan works, and the K2K Strategy. The future expansion of the Randwick Hospitals' Campus, integrated with the redevelopment of the UNSW Kensington Campus, will create a leading integrated centre for health, education, research, innovation and enterprise to drive economic growth and transform the area.

Six key objectives are identified for the Randwick Collaboration Area to guide growth and change to 2036, that the area:

- is one of Australia's premier health, education and innovation districts

- is well connected to the rest of Greater Sydney by public transport
- prioritises walking and cycling connections and vibrant centres of activity, including the night time economy
- has a reputation as a leader in renewable energy research to provide a low-carbon sustainable environment
- supports formal and informal partnerships between the education, health, research and private sectors
- has innovative solutions and a diverse housing provision including affordable housing that meet the needs of the community.





The UNSW Campus

UNSW consistently ranks as one of the best universities in Australia as listed in the world's top 100 universities. Founded on the present site of the former Kensington Racecourse in 1949, the University began with just 46 students. Today the University extends over a 38 hectare site and accommodates 8 faculties with 54 schools, 10 residential colleges with 3,100 students, and associated teaching, research, administrative and support buildings. The total floor space on campus is around 500,000 square metres. UNSW student and staff headcount is expected to grow from 68,100 students and 8,100 staff in 2016 to 74,800 students and 8,800 staff by 2025.

The Randwick Hospitals Campus comprises the largest complex of teaching hospitals in Australia, providing comprehensive health services ranging from state-wide specialist tertiary referral services to metropolitan and local community healthcare. Four major hospitals comprise the Randwick Health Campus: the Prince of Wales Hospital; the Royal Hospital for Women; Sydney Children's Hospital; and the Prince of Wales Private Hospital. The Campus covers an area of 13.3ha, with total floor space of around 235,000 square metres. Its hospitals, research centres, accommodation and ancillary services have a total of around 5,600 staff across 20 different employers.

The Hospital Campus is undergoing redevelopment and expansion. The NSW Government has committed \$1.3 billion towards the Randwick Hospitals Campus Redevelopment which included land acquisition, a new Acute Services Building for the Prince of Wales Hospital, and Sydney

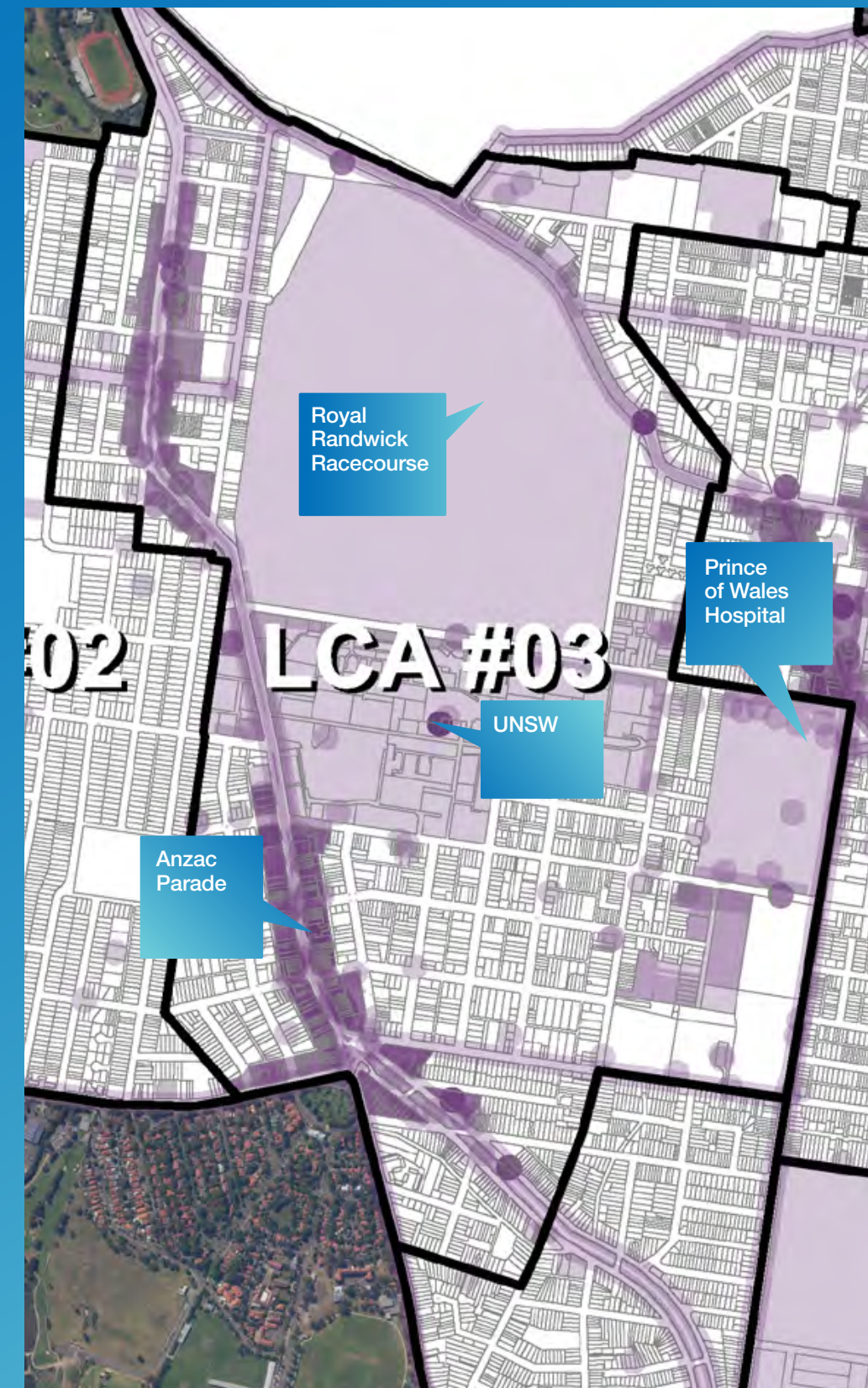
Children's Hospital Stage 1 which includes Australia's first comprehensive Cancer Care Centre (CCC).

Royal Randwick Racecourse is metropolitan Sydney's oldest and longest continually operating racecourse. It has recognised significance for thoroughbred racing in Australia providing economic benefits to the local and state economies. The Racecourse is an important cultural and tourist destination within Randwick attracting over 1.2 million visitors (including non-race day events) per year. The site covers 85 ha, and employs 100 permanent staff and 300-400 training and track workers, with additional employment during race days as well as flow on benefits to local/regional economies. The land is under a long term lease to the Australian Turf Club (ATC), and while racing, stabling and training are the core activities at the racecourse, the site is also used for major public events, private functions, exhibitions, and UNSW examinations.

An affordable housing levy, proposed in the K2K Strategy will ensure new development in the Kensington and Kingsford town centres provide a minimum number of units to be used for affordable housing. These affordable housing units will help meet the critical need for affordable rental housing for essential workers and ensure affordable housing is delivered as part of the total supply of new housing within the area. It is anticipated that 200 affordable housing properties will be dedicated to Council over the next 15 years, providing essential social infrastructure for the community.

Economic indicators density map

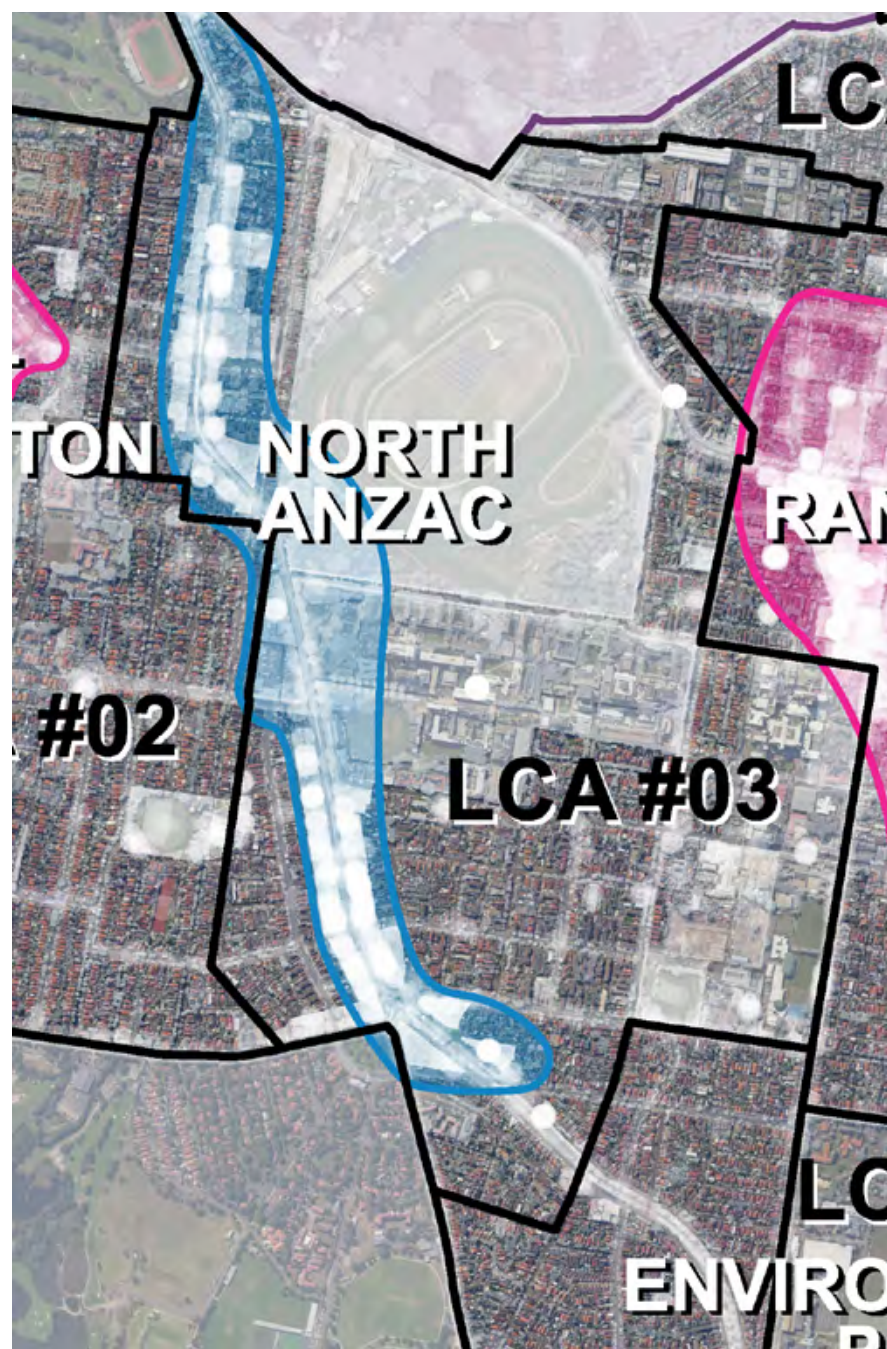
The following map is the spatial representation of the economic indicators mapping overlay. It shows the concentration of indicators such as local economy, commercial areas, food and health-related activities, road network and parking. It provides evidence of nodes where economic indicators emerge as a dense layer (i.e. dark purple) along Anzac Parade, and at the Racecourse, Prince of Wales Hospital and UNSW.



North Anzac Special Character Area

North Anzac Special Character Area has been derived from the indicators density overlay analysis and the community shared values and future aspirations.

It focuses predominantly on the Kingsford and Kensington town centres which are anticipated to undergo significant change as outlined in the Kingsford and Kensington Town Centres Strategy. Key future directions are to promote design excellence, enhance existing heritage character and promote economic vibrancy. New community infrastructure, including tree planting, streetscape upgrades, cycling facilities, a multipurpose community space and new plazas will provide for the existing and future community.



Character principles

These character principles have been prepared to set the desired future character of North Anzac LCA. The character principles have been formulated based on the analysis documented in this statement.

North Anzac LCA character principles:

- Greater activation along Anzac Parade through new development
- Increased active transport connections and infrastructure for a growing population
- Reinstating Anzac Parade as a tree-lined boulevard and increased street tree canopy across the LCA
- Greater interaction between the community and the key institutions within the LCA
- Improvements to the public domain
- Increase in arts and cultural facilities to support the local population and visitors
- Improvements to the economic vibrancy in the Kingsford and Kensington town centres

These character principles will inform the comprehensive review of the Randwick Local Environmental Plan 2012 occurring in 2020 and guide future provisions in the Randwick Development Control Plan 2013 which will be reviewed and updated following the adoption of the new LEP.

By elevating local character in the local planning framework, we will deliver better place-based planning outcomes for the community.





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