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1 Introduction

Whilst business zoned land comprises only 1.36% of land within Randwick City, neighbourhood centres are an important part of a City's economy. They provide convenient access to goods and services to meet community needs, they support employment and they contribute to lifestyle and neighbourhood amenity. Neighbourhood centres are also sustainable as they are often located within walking distance of residents and/or located on primary transport routes and public transport stops.

The controls in this section apply to business related development permitted in the B1 Neighbourhood Centre zone, and also in limited circumstances, within residential zones.

A range of non business land uses are also permitted within the City's neighbourhood centres, such as hospitals, service stations, registered clubs, entertainment facilities, etc. Any DA for such uses will need to address the controls contained within this section.

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

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

Development proposals in the Maroubra Beach centre and The Spot, Randwick must also refer to their individual DCP section.

1.1 Randwick City's neighbourhood centres

Randwick City's neighbourhood centres comprise a small cluster of retail and commercial businesses (generally five or more shops) that service the convenience needs of residents and workers in the immediate surrounds.

Shopping strips in Randwick City often have a distinct character and identity which offers services on a more intimate level, often valued as it promotes personal contact between shopkeepers and shoppers/local residents and creates a more unique shopping experience than those offered in a 'big box' shopping centre.

To remain viable, planning for our neighbourhood centres needs to focus on their local advantages such as proximity to parks and public transport and building on any specialty niches. There is also a need to ensure appropriate residential, public spaces and building design to support the continued success of these neighbourhood centres.

Note:

Residential development in this zone should refer to Part C2 of the DCP

Randwick City has numerous centres zoned B1 Neighbourhood Centre, listed as follows. This section applies to development within these neighbourhood centres, in addition to business uses in residential zones.

1. Maroubra Beach	11. Lexington Place, Maroubra
2. The Spot	12. Shirley Cres, Matraville
3. Frenchmans Rd	13. Canara Ave, Phillip Bay
4. Clovelly	14. Nix Ave, Malabar
5. West Randwick	15. Snape St, Kingsford
6. Malabar	16. Maroubra Road West, Maroubra
7. Duffys Corner	17. Clovelly Rd, North Randwick
8. Chifley	18. Arden St (and Clovelly Rd, Clovelly)
9. Little Bay	19. Alison Rd (and Carrington Rd), Coogee
10. La Perouse	20. Bream St (and Carrington Rd), Coogee
11. Moverly/Malabar Rd, South Coogee	21. Havelock Ave (and Dudley St), Coogee
12. Malabar Rd, Maroubra (Lurline)	22. Byron St (and Coogee Bay Rd), Coogee
13. Maroubra South	23. Flower St (and Maroubra Rd), Maroubra
14. South Coogee	24. Carrington Rd (and Clovelly Rd), Randwick

Note:

Part D6 Neighbourhood Centres – General Controls do not apply to Maroubra Beach or The Spot commercial centres. Development proposals in these neighbourhood centres must refer to the controls in their site specific DCP section

1.2 Objectives

- To enhance commercial amenity and ongoing economic viability of Randwick City's neighbourhood centres.
- To promote active street level frontages in neighbourhood centres.
- To maintain the small shop and small shopping centre character of individual centres.
- To enhance the scenic quality and amenity of streetscapes and public places.
- To ensure development in these centres is compatible with the character and form of existing development in the neighbourhood.
- To encourage shop top housing as a form of affordable residential accommodation.
- To ensure that development provides for the amenity of residents living in or near centres.

2 Site planning

Given the variety of sizes and configurations of allotments in the City's neighbourhood centres, this section of the DCP does not provide specific controls for site planning. Rather, site planning for new development will be assessed on its merits and on a case by case scenario.

While site planning controls may be assessed according to site characteristics, all development in neighbourhood centres must provide for active ground floor uses. eg. uses such as cafés, shops are encouraged as opposed to office uses.

2.1 Building envelope

Explanation

A building envelope is a conceptual 3-dimensional space in which a development may occur. Building envelope is defined by a combination of controls such as setbacks, building height, wall height and FSR.

The building envelope ensures that the scale and bulk of future development is compatible with site conditions and the desired future character. A building envelope for a site represents the maximum limits of development and can only be achieved if all other planning controls and objectives for the site can be addressed.

Objectives

- To ensure development height establishes a suitable scale to the street and contributes to its character.
- To ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity.
- To ensure front setbacks maintain the continuity of setbacks in the street.
- To ensure the form and massing of development respects the topography of the site.

2.2 Floor space ratio

Explanation

Floor space ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. FSR operates in conjunction with building height, wall height and setback controls to define the 3-dimensional space within which a development may occur, that is, the building envelope. FSR is expressed as a ratio of the permissible gross floor area to the site area.

The maximum FSR control for the B1 Neighbourhood Centres is stipulated in RLEP, at either 1:1 or 1.5:1, depending on the centre location and surrounding development.

2.3 Building heights

Explanation

Building height is an important control which influences the bulk and scale of a development and the visual amenity of a place and neighbouring properties. It can also reinforce an area's existing or desired character.

The maximum building height control for the B1 Neighbourhood Centres is stipulated in RLEP, at either 9.5m or 12m, depending on the centre location and surrounding development.

This section of the DCP works in conjunction with the maximum building height controls in RLEP

Objectives

- To ensure an appropriate relationship between new development, street width and surrounding dwellings.
- To ensure appropriate floor to ceiling heights within commercial buildings and to enable flexibility of uses through higher floor to ceiling heights for ground floor development.
- To achieve a consistent built street edge height.

Controls

- i) In neighbourhood centres with a 9.5m maximum height limit, development must not exceed 2 storeys in height (with the exception of habitable roof space/partial floor, which must be setback so as not to be visible from the street or incorporated into the roof design to have the appearance of a roof rather than an additional storey).
- ii) In neighbourhood centres with a 12m maximum height limit, development must not exceed 3 storeys in height (with the exception of habitable roof space/partial floor which must be setback so as not to be visible from the street or incorporated into the roof design to have the appearance of a roof rather than an additional storey).
- iii) The minimum floor to ceiling height for a floor must comply with the following table:

Floor	Minimum floor to ceiling height (in metres)
Ground floor	3.3m
Upper floors	2.7m

Note: (Ceiling heights shall be measured from finished floor level (FFL) to finished ceiling level (FCL)).

- iv) Demonstrate the suitability of an alternative number of storeys and/or floor to ceiling heights having regard to:
- existing predominant storeys and/or floor to ceiling heights within the centre
 - character of the street.

2.4 Setbacks

Explanation

Front setbacks establish the building line at the primary street front. They help define the proportions of the street and can contribute to the streetscape character through continuity of street facades. Continuous retail frontages with a zero street setback help reinforce a shopping street.

Setbacks are measured from the property boundary to the outside face of the external wall of the building.

Side and rear setbacks are also important as they provide for amenity between neighbouring properties, in terms of bulk, solar access and privacy and where rear lanes exist, provide for parking, loading and services. Setbacks to upper levels may also be required to ensure an appropriate building form is created.

Setback controls do not apply to below ground structures.

Objectives

- To define the street edge and establish or maintain the desired spatial proportions of development on the street.
- To ensure a development does not detrimentally affect the amenity of adjoining residential development.
- To ensure any building fronting a rear lane has a scale and mass secondary to the main dwelling on the site, and is appropriate for the width of the lane.

Setbacks for residential redevelopment in B1 zones will need to refer to the Medium Density Residential setback controls in Part C2.

Controls

2.4.1 Front setback

- i) Comply with the following minimum front setback:

Description	Minimum setback
Development fronting a primary road, up to 9.5m in building height	0m setback from the street edge
Development fronting a primary road, above 9.5m in building height	2m setback
Corner allotments	A minimum 1.5metre x 1.5metre splay corner across all levels at the intersection of two roads. No walls or plantings higher than 600mm may be located within the splay corner.

- ii) Provide increased setbacks over and above the aforementioned minimum requirements, or demonstrate the suitability of an alternative setback having regard to the the following matters:
- existing predominant street setback
 - character of the street

2.4.2 Rear setback

- iii) Where the site has rear lane access, car parking structures (hardstand carspace, carport or garage) and ancillary development must have a 1m minimum setback from the rear boundary.
- i) All ancillary buildings fronting laneways must have a maximum height of not more than 6m. The maximum external wall height is limited to 4.5m.
- Ancillary buildings on laneways must have a mass and scale secondary to the primary dwelling on the allotment. Any upper level (for instance, storey above garage) must be contained within the roof form as an attic storey.
- iv) Where there is no rear lane access and the site adjoins land in a residential zone, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the lesser.

2.4.3 Side setback

- v) Where the site's side boundary adjoins land in a business zone, provide a zero metre side setback.
- vi) For alterations and/or additions to dwellings in B1 zones, redevelopment must address the residential sections of the DCP.
- vii) Where a side boundary of the site forms the edge of a business zone or, adjoins land in a non-business zone (and not separated by a road), provide a minimum 3m setback from the side boundary for a minimum of 60% of the allotment depth. For constrained sites, Council may consider a variation to the standard if the proposal can demonstrate that a reduced setback will suitably address privacy and solar access to the neighbouring properties.

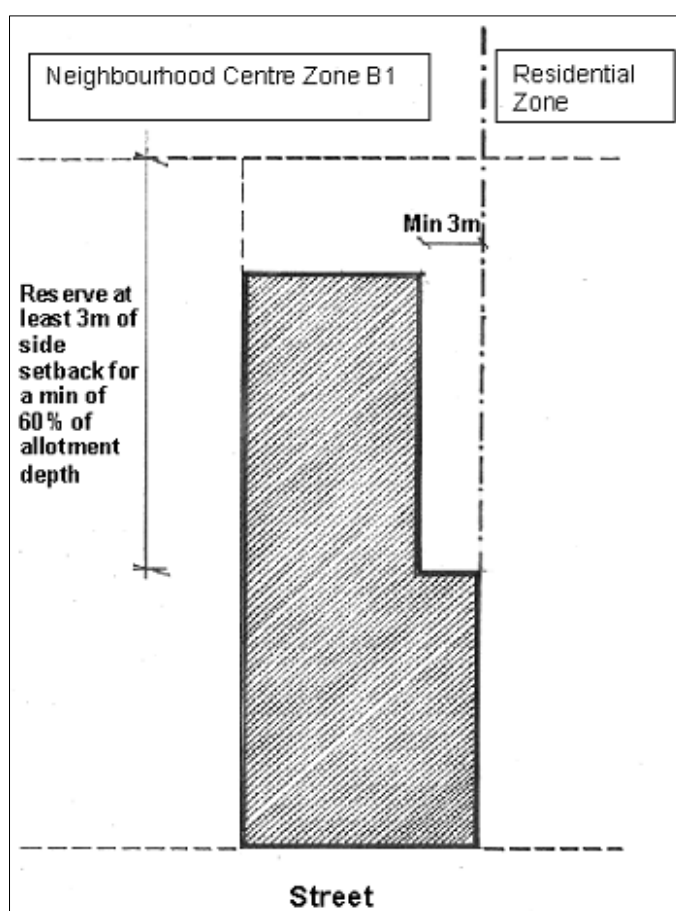


Figure 1: Side setback controls for development adjoining non-commercial zone

3 Building design

3.1 Facades

Explanation

Facades have an important role to play in the perception and enjoyment of a place. Design emphasis through facade details, materials, colours, changes in the building plane (recessed or extended from building surface), contrasts in materials or decorative artwork can all contribute to the unique character of a building and a place. This visual interest, or articulation, can also assist to visually 'divide' buildings into smaller, identifiable proportions.

Objectives

- To ensure building facades are articulated to complement and enhances the character of the street.
- To achieve buildings with well designed, articulated facades, reflecting a 'fine grain' character, common to neighbourhood centres.
- To ensure that corner buildings respond to the characteristics of the two streets they address, and to reinforce corner elements.
- To retain and restore the surviving examples of original whole shop frontages and elements.
- To encourage new shopfronts to be compatible with the existing proportions, materials and detailing across the centre to maintain and enhance the character of the neighbourhood centre.

Controls

- i) Where a development has two street frontages, each façade treatment must respond to the buildings in those streets.
- ii) Include shopfronts on side street frontages of corner sites to enhance the commercial potential of the space and minimise blank walls to the streetfront.
- iii) Facades should display proportions and detailing which respect the prevailing building facades across the centre (i.e. designing fine grain shop fronts, where the existing subdivision is fine grain).
- iv) Distinguish residential entries from commercial/retail entries in the case of mixed use development.
- v) Design shopfronts, including entries and windows, to reinforce any prevalent character in the centre.



Examples of facades in the City's B1 Neighbourhood centres

- vi) All street frontage windows at ground level are to have clear glazing. Large glazed shopfronts should be avoided, with window configurations broken into discrete sections to ensure visual interest.
- vii) All facade elements must be contained within the site boundaries.
- viii) Building services, such as drainage pipes shall be coordinated and integrated with overall facade and balcony design.
- ix) Balconies to the street facade are to be recessed behind the principal building facade.
- x) Balcony balustrades should comprise a light open/glazed material and should be compatible with the style of the building.
- xi) The development of colonnades is discouraged.

3.2 Roof forms

Explanation

Well designed roof forms and parapets can enhance buildings and conceal mechanical structures such as lift overruns and service plants. Many of Randwick City's neighbourhood centres are characterised by flat roofs and often with a distinctive parapet.

Objectives

- To reinforce existing parapet features in neighbourhood centres.
- To add visual interest to the business centre skyline when viewed from street level or surrounding vantage points.
- To ensure the roof form contributes to the overall design and performance of the building.
- To ensure that roof plant and service areas are incorporated into the roof design and not visible from adjoining public roads or private property.

Controls

- i) In centres where parapet forms are prevalent, development should include parapets that reflect the rhythm, scale and detailing of existing parapets.
- ii) Provide flat roofs where these prevail across the centre, unless the site conditions justify an alternative roof form (eg. Corner sites).
- iii) Design roof forms to generate a visually interesting skyline, while minimising apparent bulk and potential for overshadowing. The style and pitch of new roofs should relate sympathetically to neighbouring buildings.

- iv) Relate roof forms to the size and scale of the building, the building elevation and the three dimensional building form.
- v) Structures such as ventilation shafts, lift over-runs and service plants, should be wholly contained within roof structures and not project above the roof line.

3.3 Awnings

Explanation

Awnings improve the shopping experience by providing weather protection and by encouraging pedestrian activity, supporting the vitality of a centre. Awnings also play a role in sheltering passengers waiting at bus stops and for outdoor diners. Well designed awnings can also contribute to the character of the street.

Objectives

- To provide shelter and amenity for pedestrians on public streets.
- To provide continuity in the streetscape.

Controls

- i) Provide continuous street frontage awnings to all new development.
- ii) Generally awnings should be a minimum 3 metres deep and setback a minimum 600mm from the kerb.
- iii) Design new awnings to be complementary with their neighbours and aligned with the general alignment of existing awnings in the street.
- iv) Cantilever awnings from the building must have a minimum soffit height of 3.5metres.
- v) Provide under awning lighting to improve public safety.
- vi) Colonnades along the street edge are inappropriate.
- vii) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection.
- viii) Signage on canvas blinds is inappropriate.
- ix) Ensure all awnings are structurally sound and safe and comply with relevant BCA requirements.

3.4 Colours, materials and finishes

Explanation

Well considered use of external building materials, finishes and colours can greatly contribute towards the appearance and cohesiveness of a business centre. New development or refurbishment should improve the overall presentation of the streetscape.

Objectives

- To achieve a pleasant, coherent streetscape that integrates new and existing buildings incorporating quality materials and finishes.
- To limit solar glare and the reflection of sunlight from buildings.

Controls

- i) Utilise high quality and durable materials and finishes which require minimal maintenance.
- ii) Combine different materials and finishes to assist building articulation and modulation. The use of face bricks and/or natural stone cladding may assist the integration of new development into the existing streetscape.
- iii) The following materials are considered incompatible:
 - Large wall tiles;
 - Rough textured render and/or bagged finish;
 - Curtain walls; and
 - Highly reflective or mirror glass.
- iv) Avoid large expanses of any single material to facades.
- v) Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.

3.5 Lighting

Explanation

Lighting should be managed for centres to be safe and inviting, while avoiding nuisance to nearby development, residential areas and/or traffic. Light spillage can be managed through location and design considerations'.

Objectives

- To encourage external lighting that adds to the architectural character of buildings whilst having regard to the amenity of nearby residents.
- To illuminate parts of a site for security and safety.

- To provide correct lighting orientation and minimise overspill lighting.

Controls

- i) The external lighting of buildings must integrate external light features with the architecture of the building.
- ii) Under awning lighting should be provided in accordance with the relevant Australian Standard.
- iii) Where residential development is located above or adjoins the development, provide location and design details demonstrating that light is directed away from residences.
- iv) Avoid floodlights or excessive lighting of buildings.

3.6 Signage

Explanation

Signage plays a significant role in promoting retail and commercial uses and in creating a lively shopping strip. Signage in centres should be integrated into the design of buildings.

Objectives

- To ensure that signage is in keeping with the scale, quality and overall design of the development.
- To ensure signage maintains, enhances and unifies the visual quality of the streetscape.
- To prevent unnecessary excessive signage and visual clutter by encouraging fewer, more effective signs.

Controls

- i) The location, size and design of signage must integrate with the architectural detail of the building and act as a unifying element to the neighbourhood centre.
- ii) Signage must not:
 - obscure important architectural features;
 - dominate the architecture of buildings;
 - protrude from, or stand proud of, the awnings;
 - project above any part of the building to which it is attached;
 - cover a large portion of the building façade.
- iii) Avoid fin signs, signage on canvas blinds, signage on roller shutters and projecting wall signs and large elevated solid panel business and building name signs including those fixed on parapets or roofs.
- iv) Ensure that signs provide clear identification of premises for residents, visitors and customers.

- v) All premises must display a street number. The height of these numbers should be legible but not a dominating feature, and no less than 300mm presented in a clear readable font.
- vi) Signage must relate to the business being carried out on the property.
- vii) Early building names (on parapets, pediments, etc) should be preserved wherever possible.
- viii) Any signage structure or sign must have regard to the impact on residential occupants in terms of illumination and visual impact.

4 Public domain

4.1 Active frontages

Explanation

Continuous business or retail land uses that open directly to the footpath provide people oriented and active street frontages. An active frontage enhances public security and passive surveillance and improves the amenity to the public domain by encouraging pedestrian activity. Active street frontages are a vital contributing factor to the economic viability and vitality of a business centre.

Objectives

- To achieve a well designed streetscape that engages and activates the neighbourhood centre and contributes to its economic viability.
- To provide a walkable environment, with visual interest and opportunities for social interaction.
- To provide active uses and pedestrian orientated activities at ground level in business centres.
- To ensure that the provision of active street frontages are compatible with the scale, character and architectural treatment of the building.

Controls

- i) Maximise street level activity (e.g. by wrapping shopfronts around corners) and minimise opaque or blank walls at ground level.
- ii) Minimise vehicular entrances not associated with active uses or building entries.
- iii) Security grilles or shutters may be fitted only within the shop itself behind glazing, and must offer a minimum of 70% transparency.

- iv) Doors shall not encroach over the footpath when open. The use of fully operable glass walls or windows (eg pivot, stacking or bi-fold) to open cafés and restaurants to the street is encouraged, where suitable for the prevailing character of existing buildings in the centre.
- v) ATMs and takeaway service counters should be recessed within a building wall to avoid negative impact on footpaths being used as service/queuing space. These areas are to be designed to avoid a hidden alcove/niche.

4.2 Pedestrian friendly access and spaces

Explanation

Pedestrian friendly design focuses on delivering high quality, safe and pleasant walking environments. Pedestrian access in a neighbourhood centre should provide a barrier-free environment where all people who live and visit the centre can enjoy the public domain. Public art can enhance centres by celebrating local heritage and exploring community and cultural heritage.

Objectives

- To promote development that is well connected to the street and contributes to the accessibility of the public domain and functionality of the neighbourhood centre.
- To ensure that residents, including users of strollers and wheelchairs, are able to reach and enter shop top housing via minimum grade ramps, paths, accessways or lifts.
- To encourage public art that enhances the unique identity of centres.

Controls

- i) Development should aim to increase the area of public spaces and pedestrian links that are available in the business centres.
- ii) In designing such areas, consideration should be given to solar access and protection from wind and rain.
- iii) Pedestrian and vehicle accessways are to be separated and clearly distinguishable.
- iv) Pedestrian areas should minimise any changes in levels and allow wheelchair access to the shops from the car parking area and public footpaths.
- v) Consider artworks and design which integrates private development with the public domain. Eg. Window treatments, paving, sculptures and decorative elements.

4.3 Vehicular access

Explanation

Vehicular access interrupts the active streetscape and the continuity of footpaths. Where alternatives such as rear lanes and side streets exist, vehicular access for land within centres should be via these alternatives.

Objectives

- To access sites within centres via driveways from side streets and rear lanes.
- To minimise the number of vehicle access points on shopping street frontages.
- To maximise retail frontages and streetscape presentation.
- To maximise pedestrian safety.

Controls

- i) Where new development has access available off rear laneways or side streets, vehicular access must be provided from the laneway or side streets.
- ii) Where no alternative street frontage is available:
 - demonstrate alternative sustainable measures for meeting parking and delivery requirements.
 - The entry to the building should be designed to give priority to pedestrians by maintaining a constant grade for the footpath crossing for pedestrians.
 - Before the exit from the site, speed bumps and or warning signs to give way to pedestrians should be provided. The vehicle crossing area of the footpath should be identified by pavement blending with the footpath treatment as required by Council's Engineering Services.
- iii) Design driveways to minimise visual impact on the street and maximise pedestrian safety. Setback any rear lane garage doors 1 metre from the laneway alignment.
- iv) Avoid locating accessways to driveways adjacent to the doors or windows of habitable rooms.

4.4 Loading areas

Explanation

Loading areas provide for short term use of vehicles when loading or unloading goods in the course of business or when dropping off or picking up passengers. They are an integral aspect of a commercial business, however if situated inappropriately have the potential to impact adversely on the amenity for adjoining land uses and pedestrian and vehicular safety.

Objectives

- To ensure the provision of adequate loading/unloading areas.
- To ensure vehicular access to buildings and areas dedicated for offstreet loading and servicing does not diminish active street frontages.
- To ensure efficiency and amenity in the design and operation of offstreet loading and servicing.

Controls

- i) Provide for loading facilities on site wherever feasible or demonstrate that suitable alternative arrangements to minimise impact on other premises and people within the centre.
- ii) Service/delivery areas are to be located to minimise conflict between pedestrians/cyclists and vehicles and to minimise impact on residential amenity of neighbouring properties.
- iii) Where new development has access available off rear laneways or side streets, loading areas shall be located off these areas.

5 Amenity

5.1 Solar access

Explanation

Sunlight access supports the health and amenity performance of buildings and is a financial benefit by reducing the need for artificial heating and cooling. This applies to new development and their relationship to existing adjoining buildings, requiring reasonable access to sunlight for living spaces and private and public open spaces.

Objectives

- To optimise solar access to habitable rooms and to minimise the need for artificial lighting during daylight hours.
- To minimise the impact of overshadowing on the internal and outdoor areas of neighbouring buildings.
- To retain the amenity of the public domain by maximising solar access.
- To promote natural cross ventilation and discourage sole reliance on air conditioning.

Controls

- i) Commercial and mixed use development are not to reduce sunlight to adjacent dwellings below a minimum of 3 hours of sunlight on a portion of the windows of the habitable rooms between 8am and 4pm on 21 June.
- ii) Where adjacent dwellings and their open space already receive less than the standard hours of sun, new development should seek to maintain this solar access where practicable.
- iii) If suitably justified, Council may accept a reduction in solar access for the subject site and adjacent development if the topography and lot orientation are such that the standard is considered unreasonable.
- iv) Ensure that building layouts facilitate good solar access to both internal and external living spaces (eg. Ideally locate living areas to the north and east, and service areas to the south and west of the development).
- v) Maximise any northerly aspect and optimise the number of north facing windows. Shade north facing windows with roof eaves, verandahs or balconies, awnings or other horizontal shading devices.

5.2 Acoustic and visual privacy

Explanation

Acoustic privacy is a measure of sound insulation within and between buildings and between external and internal spaces. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of internal spaces within apartments.

Visual privacy aims to protect every resident's ability to carry out private functions within all rooms and private open spaces.

Objectives

- To ensure high levels of acoustic privacy within and between developments.
- To provide reasonable levels of external and internal visual privacy.
- To maximise outlook and views from principal rooms and private open spaces without compromising visual privacy.

Controls

- i) Developments are to be designed to minimise noise transmission by:
 - Locating busy noisy areas next to each other and quieter areas next to each other;
 - Locating bedrooms away from busy roads and other noise sources;
 - Using storage or circulation areas within a dwelling to buffer noise from adjacent apartments, mechanical services or corridors/lobbies.
 - Avoid locating wet areas, such as toilets, laundries and kitchens, adjacent to bedrooms of adjoining dwellings.
- ii) Locate exhaust vents away from windows and open space of dwellings.
- iii) For development fronting arterial roads, provide noise mitigation measures to ensure an acceptable level of living amenity for the dwellings is maintained.
- iv) Operating hours must be submitted with the DA. Should the development require deliveries and/or operation of machinery outside of standard hours (7.30am to 5pm, Monday to Friday), an acoustic report must accompany the DA. The acoustic report must be prepared by a suitably qualified acoustic consultant.

6 Shop top housing

Explanation

Shop top housing is an important feature of neighbourhood centres as it provides housing diversity and affordability. Long term affordability and sustainability aspects are improved for residents since less dependence is needed on transport (particularly private car use) when housing is located within walking distance of services and facilities, employment, shopping and entertainment.

The addition of housing can also increase interest, pedestrian activity and provide a human element to the zone, particularly after business hours. Shop top housing also increases the revitalisation of under-utilised spaces, and general land efficiency. It provides opportunities to 'work from home' or in close proximity to home.

Objectives

- To encourage the inclusion of dwellings in new developments, whilst ensuring that active commercial uses continue to be provided at ground floor area on principal retail streets.
- To maintain the built form arising from the historical subdivision pattern and the small shop character at street level.
- To maintain the built form character of small shops originally built to serve residents within a walking catchment, together with shop-top housing.
- To provide a range of usable, attractive and accessible landscaped outdoor spaces and recreation areas for the use of the occupants of shop top housing.
- To ensure that shop top development reinforces the character of the commercial precincts and forms a satisfactory transition between the commercial uses and adjacent residential uses.

Controls

- i) Entries to residential apartments are to be separated from commercial entries to provide security and an identifiable address for each of the different users.
- ii) Each dwelling must be provided with private open space directly accessible from its living area, in the form of either a balcony at least 2m deep or a terrace or private courtyard at least 10 square metres in area.
- iii) Private open spaces should be:
 - located adjacent to and accessible from the main living areas of the dwelling;
 - located so as to maximise solar access, i.e. preferably orientated from north-east to north-west;

- located to ensure privacy and away from noisy locations, where possible; and
 - screened by vegetation or a wall to ensure privacy.
- iv) If an elevator is provided for residential use, it must not be used for retail loading or waste removal.
- v) Separate the waste storage facilities for commercial and residential components of a development.
- vi) Site services and facilities (such as letterboxes and drying yards) should be designed:
- to enable safe and convenient access by residents;
 - in an aesthetically sensitive way;
 - to have regard to the amenity of adjoining developments and streetscape;
 - to require minimal maintenance; and
 - to be visually integrated with the development.

6.1 Neighbourhood shops and business uses in Residential Zones

Explanation

Corner neighbourhood shops and limited business uses are permissible in residential zones. RLEP clause 6.13 allows for the retention and continued use of existing purpose designed or built commercial premises. It should be noted that development should be consistent with the controls stipulated in either the Low Density Residential or Medium Density Residential sections of the DCP, and should also consider controls, as relevant in this Section.

The purpose of this sub-section is to provide additional design controls for these business uses.

Objectives

- To encourage the retention of the fabric of existing purpose built corner shops/shop-top housing in residential areas.
- To ensure commercial development in residential zones do not create adverse noise or disturbance.

Controls

- i) Preserve glazed shopfronts (ie. do not infill), awnings and primary wall heights at the street front.
- ii) A Noise Impact Assessment prepared by a qualified acoustic consultant may be required depending on the use, scale and location of a development to demonstrate that the use can suitably operate within a residential area.