Low Density Residential C1

Contents

1 Introduction 2

2 Site Planning 3
2.1 Minimum Lot Size and Frontage 3
2.2 Site Layout for Detached Dual Occupancies 4
2.3 Site Coverage 6
2.4 Landscaping and Permeable Surfaces 7
2.5 Private Open Space 9

3 Building Envelope 11
3.1 Floor Space Ratio 11
3.2 Building Height 11
3.3 Setbacks 13

4 Building Design 17
4.1 General 17
4.2 Additional Design Provisions for Semi-Detached Dwellings 19
4.3 Additional Design Provisions for Attached Dual Occupancies 21
4.4 Roof Design and Features 22
4.5 Colours, Materials and Finishes 25
4.6 Earthworks 25

5 Amenity 27
5.1 Solar Access and Overshadowing 27
5.2 Energy Efficiency and Natural Ventilation 28
5.3 Visual Privacy 30
5.4 Acoustic Privacy 31
5.5 Safety and Security 33
5.6 View Sharing 34

6 Car Parking and Access 35
6.1 Location of Parking Facilities 36
6.2 Parking Facilities Forward of Front Façade Alignment 38
6.3 Setbacks of Parking Facilities 39
6.4 Driveway Configuration 39
6.5 Garage Configuration 40
6.6 Carport Configuration 40
6.7 Hardstand Car Space Configuration 41

7 Fencing and Ancillary Development 41
7.1 General - Fencing 42
7.2 Front Fencing 42
7.3 Side and Rear Fencing 44
7.4 Outbuildings 44
7.5 Swimming and Spa Pools 45
7.6 Air Conditioning Equipment 46
7.7 Communications Dishes and Aerial Antennae 46
7.8 Clothes Drying Facilities 46

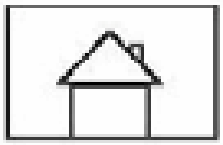
8 Area Specific Controls 47
8.1 Development in Laneways 47

1 Introduction

This section applies to all new development and alterations and additions for low density forms of housing in Randwick City, being:

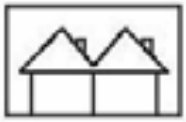
- Dwelling houses
- Semi-detached dwellings
- Dual occupancies (attached)
- Dual occupancies (detached)
- Secondary dwellings

And ancillary facilities relating to the above land uses.

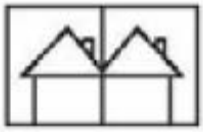


Single Dwelling

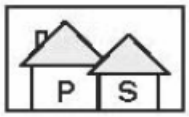
Dual Occupancy (Detached)



Dual Occupancy (Attached)



Semi-Detached Dwellings (on separate allotments)



Secondary Dwelling

Note:

Dual occupancies (detached) are only permissible in R3 (Medium Density Residential) Zones.

Secondary dwellings are made permissible by State Environmental Planning Policy (Affordable Rental Housing) 2009 in all residential zones. The controls in this DCP supplement the provisions of the SEPP. Where there is any inconsistency between the provisions of this DCP and the SEPP, the SEPP shall prevail to the extent of that inconsistency.

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, locations or sites, if relevant to the application.

2 Site Planning

2.1 Minimum Lot Size and Frontage

Explanation

The lot size controls are contained in the RLEP.

These lot frontage controls supplement the LEP provisions on lot size, and aim to maintain the established character of low density neighbourhoods occupied by dwelling houses, semi-detached dwellings, attached dual occupancies or a mixture of these housing types.

The frontage control serves to ensure suitable subdivision configuration, which will in turn enable dwellings of adequate dimensions, configuration and amenity performance. It also functions to ensure that suitable space for open space and visually acceptable and efficient parking and access arrangements could be achieved.

Objectives

- To ensure land subdivision respects the predominant subdivision and development pattern of the locality.
- To ensure land subdivision creates allotments that have adequate width and configuration, to deliver suitable building design and to maintain the amenity of the neighbouring properties.

Controls

i) The minimum frontage width for allotments resulting from the subdivision of land within Zone R2 (Low Density Residential) for the purposes of dwelling houses and semi-detached dwellings is 12m.

See Clause 4.1(4) of RLEP for minimum subdivision standards for residential purposes in Zone R2 (Low Density Residential).

ii) The minimum frontage width for allotments resulting from the subdivision of land within Zone R3 (Medium Density Residential) for the purposes of dwelling houses is 9m.

iii) Any subdivision of land within Zones R2 (Low Density Residential) and R3 (Medium Density Residential) must not create battle-axe or hatchet shaped allotments for the purposes of dwelling houses, semi-detached dwellings or dual occupancies (attached and detached).

iv) The minimum frontage width for the development of a dual occupancy (attached) within Zone R2 (Low Density Residential) is 15m.

2.2 Site Layout for Detached Dual Occupancies

Explanation

Detached dual occupancy is permissible only in the R3 Zone in Randwick City to provide flexibility in housing choice. It may be suitable for allotments, which do not have sufficient dimensions for other types of medium density residential development.

Building layout plays an important role in ensuring adequate levels of amenity for the occupants of the dual occupancy dwellings and the adjoining properties, and to avoid adverse visual impacts on the streetscape.

Objectives

- To ensure detached dual occupancy has suitable scale and form that complement the streetscape.
- To ensure detached dual occupancy does not result in unreasonable impacts on the surrounding properties in terms of visual amenity, solar access and privacy.
- To ensure each dwelling in a detached dual occupancy achieves adequate levels of living amenity in terms of private open space provision, solar access, privacy and accessibility.

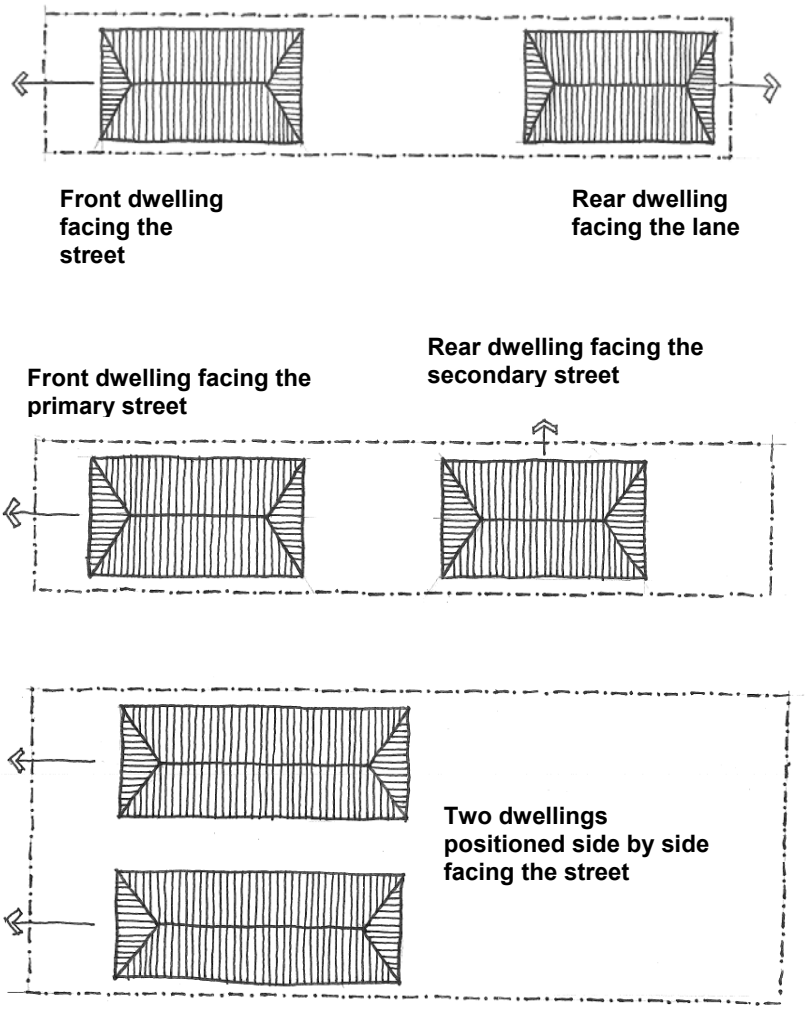
Controls

i) Detached dual occupancies may be developed only if:

- The allotment has dual frontages with either rear lane or secondary street access; or
- The allotment has a primary street frontage of at least 18m in width.

ii) The dwellings in a detached dual occupancy must be sited in the following manner:

- One dwelling fronting the primary street and the other fronting the rear lane;
- One dwelling fronting the primary street and the other fronting the secondary street; or
- Both dwellings fronting the primary street in a side by side arrangement for sites without rear lane or secondary street access.

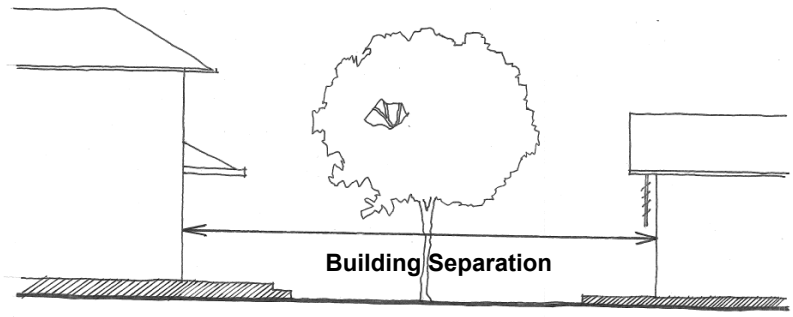


Site layout options for detached dual occupancy

iii) Minimum building separation between the two dwellings in a detached dual occupancy must satisfy the following:

Minimum Building Separation		
Site characteristics	**Building layout**	**Minimum building separation**
Dual frontages with rear lane access	One dwelling fronting the street, with the other fronting the rear lane	10m
Corner allotment	One dwelling fronting the primary street, with the other fronting the secondary street	Merit assessment
Single frontage	Both dwellings fronting the street in a side by side arrangement	1800mm

Building separation is the distance between the nearest external walls of two buildings, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished), and minor projecting features, such as awnings, sun hoods, screening devices and the like.



iv) A footpath of not less than 900mm in width must be provided to link any rear lane dwelling with the street frontage.

Note: This requirement does not apply to corner allotments.

2.3 Site Coverage

Explanation

Site coverage in conjunction with setback controls determine the extent and location within which a building may be developed. It aims to reserve sufficient unbuilt upon areas on a site for accommodating private open space, deep soil planting, permeable surfaces and open recreational and service areas.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon. The allowable site coverage generally decreases as allotment size increases, so that the mass and scale of any building will not form a detracting feature compromising the streetscape character.

Objectives

- To ensure new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development.

Controls

i) Maximum site coverage must meet the following:

Site Area	Maximum Site Coverage (% of site area)
Up to 300 sqm	60%
301 to 450 sqm	55%
451 to 600 sqm	50%
601 sqm or above	45%

Definition:

"Site coverage", for development, does not include any of the following:

(a) an access ramp,
(b) any part of an awning, blind or canopy that is outside the outer wall of a building,
(c) a balcony, deck, patio, pergola, terrace or verandah attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level,
(d) the eaves,
(e) a driveway,
(f) a fence or screen,
(g) a pathway or paving,
(h) a rainwater tank that is attached to the dwelling,
(i) a swimming pool or spa pool.

2.4 Landscaping and Permeable Surfaces

Explanation

Landscaping assists in visually integrating development with the streetscape and the wider neighbourhood. It also provides an attractive and useable outdoor environment.

Deep soil planting moderates local climatic conditions, and enhances permeability of surface water and infiltration of stormwater, thus improving the environmental performance of development. It also provides for trees, shade and plays a screening function that improves mutual privacy and visual amenity between development and the neighbours.

Definition:

Deep soil permeable surfaces include areas used for the growing of plants (including grasses, shrubs and trees) and areas occupied by loose gravels upon soil at the ground level of the site.

Deep soil permeable surfaces do not include swimming and spa pools, paved areas, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Objectives

- To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space.
- To provide privacy screening between dwellings.
- To retain and provide for canopy trees and large shrubs to contribute to the establishment of vegetation corridors across the locality.
- To assist with stormwater infiltration and reduction of overland flow.

Controls

i) Deep soil permeable surfaces must be provided in accordance with the table below:

Site area	Minimum Deep Soil Permeable Surfaces (% of site area)
Up to 300 sqm	20%
301 to 450 sqm	25%
451 to 600 sqm	30%
601 sqm or above	35%

ii) Deep soil permeable surfaces must have a width of not less than 900mm.

iii) Maximise the amount of permeable surfaces in the front yards of new development.

iv) Existing mature native trees on the site must be retained and incorporated in the landscape design whenever possible. Where a development involves removal of such existing trees, suitable replacement planting of equivalent or larger size must be provided.

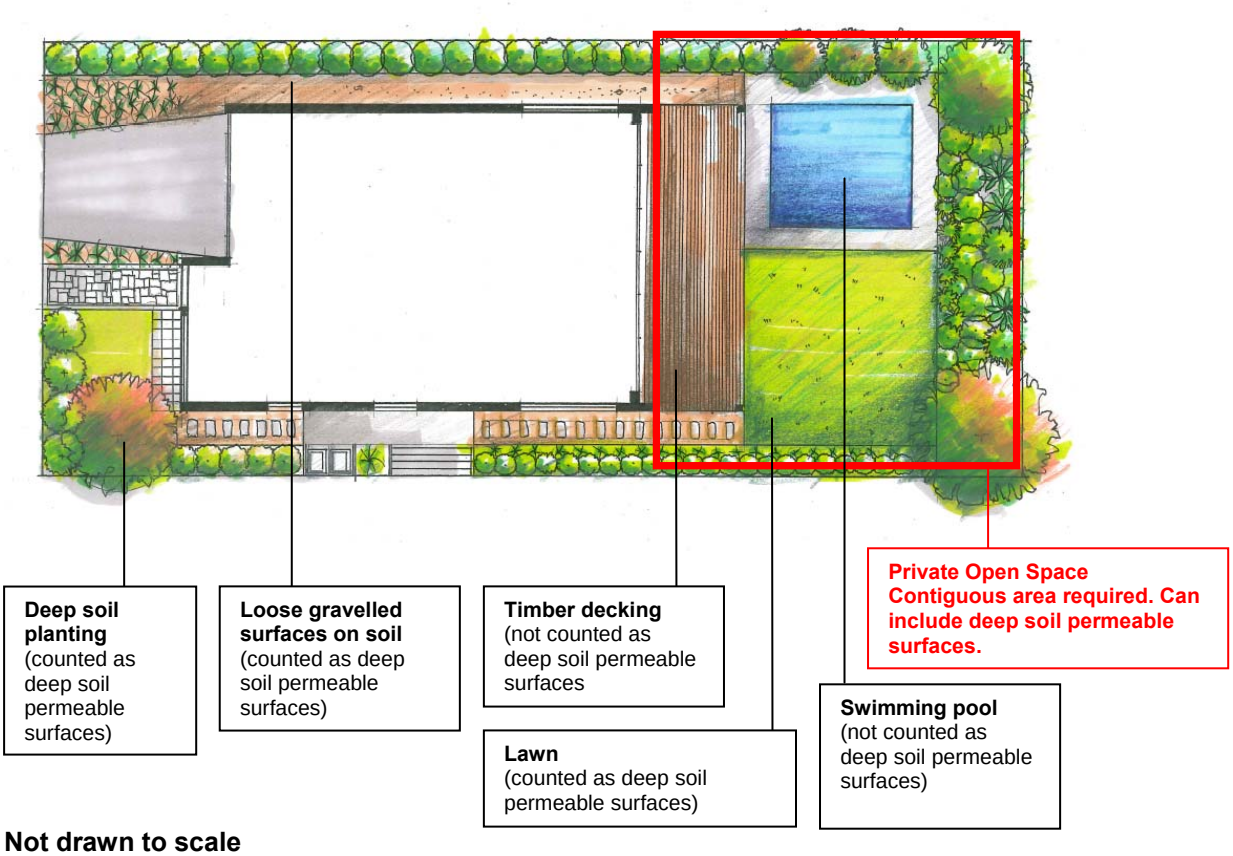
v) New development must incorporate a minimum of 1 canopy tree per allotment capable of reaching a mature height of at least 6m. For allotments with constrained dimensions or site conditions, a smaller tree with minimum mature height of 4m may be accepted.

The above requirement may not apply if the existing mature tree/s of similar or larger size is proposed or required to be retained.

Suitable soil depth and volume must be provided on the site to support the healthy, sustained growth of trees.

vi) Proposed and existing retained trees must be protected by locating paved areas, underground services (including

rainwater tanks) and building structures away from their root zones.



Not drawn to scale

Refer to the relevant controls for thresholds on deep soil permeable surfaces and private open space

Indicative elements of deep soil permeable surfaces

2.5 Private Open Space

Explanation

Private open space provides outdoor living areas for recreational activities of residents. Private open space should be located and designed to maximise solar access, privacy, accessibility and useability.

Objectives

- To ensure an adequate level of private open space is provided for dwellings to enable passive recreational activities by residents.
- To ensure private open space is designed for useability, solar access, privacy and accessibility.
- To ensure dual occupancy development provides a suitable level of functional private open space for each dwelling that offers high amenity for residents.

Controls

i) Provide at least 1 contiguous area of private open space satisfying the following:

Minimum Dimensions for Contiguous Private Open Space	
Dwelling Houses & Semi-Detached Dwellings	
Site area	*Minimum dimensions*
Up to 300 sqm	5m x 5m
301 to 450 sqm	6m x 6m
451 to 600 sqm	7m x 7m
601 sqm or above	8m x 8m
Dual Occupancies (Attached and Detached)	
Site area	*Minimum dimensions*
451 to 600 sqm	5m x 5m each dwelling
601sqm or above	6m x 6m each dwelling

ii) The contiguous private open space must satisfy the following criteria:

- Situated at ground level (except for attached dual occupancy development where one dwelling is situated above another);
- Does not include any open space on podiums or roofs;
- Adjacent to and directly accessible from the living or dining room of the dwelling;
- Oriented and configured to maximise solar access;
- Located to the rear of the allotment behind the dwelling where possible;
- Has minimal change in gradient; and
- Includes landscaped areas, terraces, decks, paved surfaces and the like.

3 Building Envelope

Building envelope is an imaginary 3-dimensional space within which a development may occur. Building envelope is defined by setbacks, building height, wall height and FSR.

3.1 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 permissible FSR for any development is prescribed in the RLEP.

3.2 Building Height

Explanation

Building height is a major factor affecting the visual mass of a development and the degree of overshadowing on the neighbouring properties.

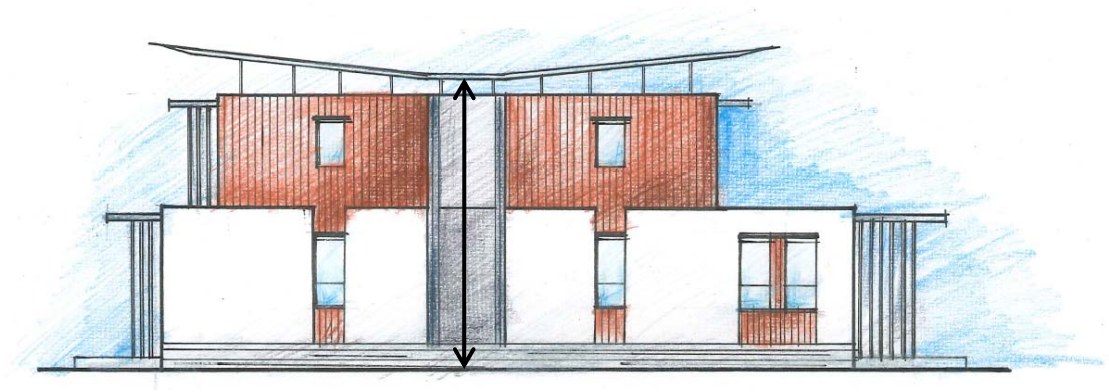
In Randwick City, dwelling houses, semi-detached dwellings and dual occupancies are typically single to double storeys, with an additional storey occurring on sloping sites.

The maximum building height control is stipulated in the RLEP, which varies across different residential zones. The maximum building height is specified at 9.5m in the R2 (Low Density Residential) Zone. This maximum building height control is measured to the topmost point of a building.

Operating in conjunction with the LEP height control, external wall height provision in this DCP stipulates the maximum height for the external enclosing walls of a building. Any structures above the wall height limit are intended for roof elements only. The two height controls together ensure the scale and mass of development complement the desirable streetscape character and achieve a suitable urban design outcome.

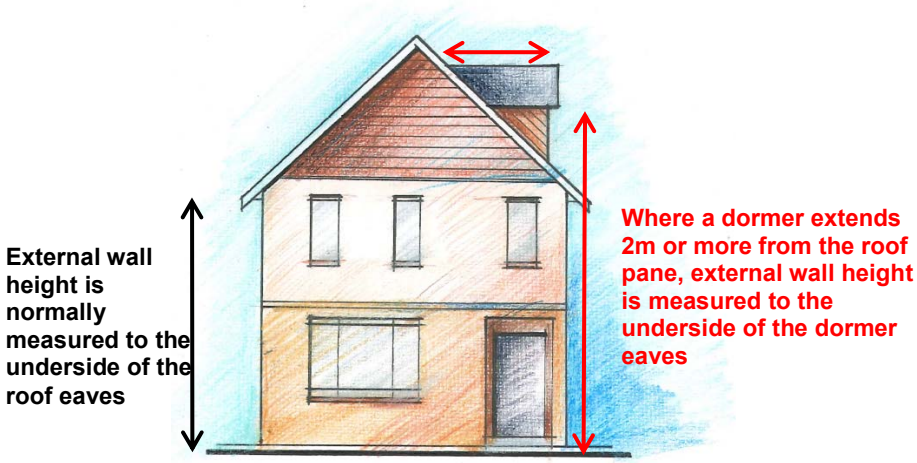
Definition:

"Wall height" is the vertical distance as measured from the ground level (existing) to the topmost point of an external wall. The topmost point of an external wall is taken to be the underside of the eaves or the highest point of a parapet, and excludes gable ends and clerestory windows. For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



For skillion or butterfly roofs, external wall height is measured to the underside of the eave on the lower end of the roof

Measurement of external wall height for skillion or butterfly roofs



Measurement of external wall height

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 the form and massing of development respect the topography of the site.

Controls

i) The maximum external wall height is 7m. For steeply sloping sites, the maximum external wall height is 8m.

Note:

Refer to Sub-Sections 7.4 and 8.1 for building height controls for outbuildings and laneway development.

The minimum floor-to-ceiling height for living areas, such as living room / lounge and dining room, is 2700mm.

Note:

This control does not apply to outbuildings, including any detached secondary dwellings. Refer to State Environmental Planning Policy (Affordable Rental Housing) 2009 for provisions relating to secondary dwellings.

ii) The maximum external wall height for all detached dual occupancies must be as follows:

Detached Dual Occupancy	
Building location	**Maximum external wall height**
Dwelling fronting the primary or secondary street	7m for sites with flat or gentle gradient
	8m for sloping sites
Dwelling fronting the rear lane	7m

iii) An alternative design that variates from the above external wall height controls may be acceptable having regard to the following consideration:

- Site topography
- Site orientation
- Allotment configuration
- Allotment dimensions
- Potential impacts on the visual amenity, solar access, privacy and views of the adjoining properties

3.3 Setbacks

Explanation

Setbacks define the outer extremities of a building in relation to the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment along the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation.

Measurement Rules:

- Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and the like.

- Any basement or semi-basement level protruding 1.2m or more above ground level (finished) at any point will be counted as a storey.

Objectives

- To maintain or establish a consistent rhythm of street setbacks and front gardens that contributes to the character of the neighbourhood.
- To ensure the form and massing of development complement and enhance the streetscape character.
- To ensure adequate separation between neighbouring buildings for visual and acoustic privacy and solar access.
- To reserve adequate areas for the retention or creation of private open space and deep soil planting.
- To enable a reasonable level of view sharing between a development and the neighbouring dwellings and the public domain.

3.3.1 Front Setbacks

Controls

i) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setback must be no less than 6m.

Where a development is proposed in an area identified as being under transition in the site analysis, the front setback will be determined on a merit basis.

ii) For corner allotments, the setback from the secondary street frontage must be in accordance with the following minimum requirements:

- 900mm for allotments with primary frontage width of less than 7m
- 1500mm for all other sites

iii) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.

Note:

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. They can also be precincts or localities in the process of undergoing change in terms of character or built form

3.3.2 Side Setbacks

Controls

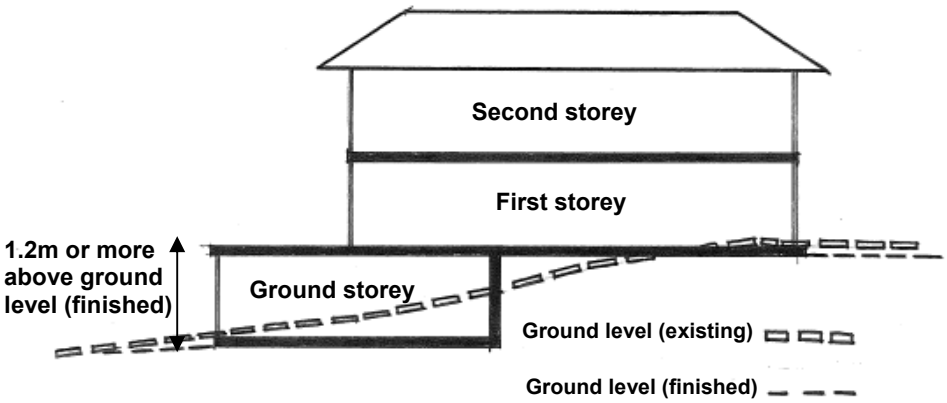
i) Comply with the minimum side setbacks as follows:

Semi-Detached Dwellings			
Frontage width	**Ground storey**	**First storey**	**Second storey & above**
Less than 6m	Merit assessment		
6m ~ 8m	900mm	900mm	900mm

Dwelling Houses & Dual Occupancies (Attached & Detached)			
Frontage width	**Ground storey**	**First storey**	**Second storey & above**
Less than 9m	900mm	900mm	900mm
9m ~12m	900mm	900mm	1500mm
12m and above	1200mm	1200mm	1800mm

Note:

Any basement or semi-basement protruding less than 1.2m above ground level (finished) will not be counted as a storey. In this case, the "ground storey" is taken to be the level immediately above and will be subject to the relevant side setback control.



Application of side setback controls

Note:

Refer to Sub-Section 6 for further information relating to side setback requirements for parking facilities.

3.3.3 Rear Setbacks

Controls

i) The minimum rear setback must be 25% of allotment depth or 8m, whichever is the lesser.

Note: Rear setback controls do not apply to corner allotments.

ii) Provide increased rear setbacks over and above the aforementioned minimum requirements, or demonstrate that this is not required, having regard to the following matters:

- Existing predominant rear setback line in the subject urban block.
- The need to achieve reasonable view sharing with the neighbouring dwellings and the public domain.
- The need to adequately protect the privacy and solar access to the neighbouring dwellings.

iii) Garages, carports, outbuildings, swimming or spa pools, above-ground water tanks, and unroofed decks and terraces attached to the dwelling may encroach upon the required rear setback, in so far as they comply with other relevant provisions of this DCP.

iv) For irregularly shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to demonstration of the following:

- Compatibility with the existing development pattern in the subject and adjoining urban blocks.
- Provision of adequate private open space with dimensions compliant with the requirements of this DCP.
- Potential impacts on the neighbouring dwellings in terms of solar access, privacy and view sharing.

4 Building Design

4.1 General

Explanation

Following the establishment of the permissible building envelope (defined by site coverage, setbacks, FSR, overall building height and external wall height), the form and mass of development need to be modelled to respond specifically to the site characteristics and the surrounding natural and built context.

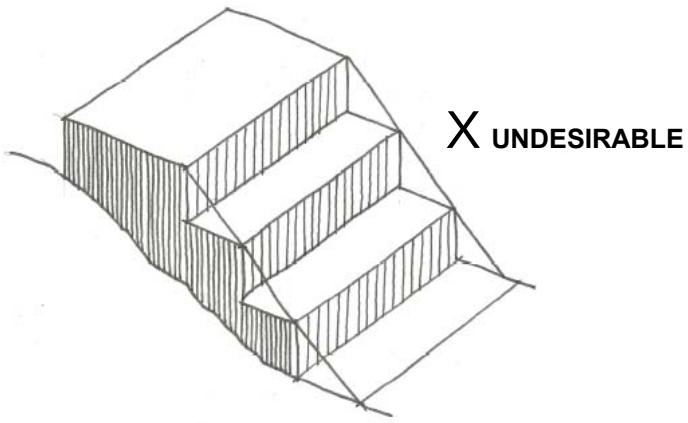
Façade treatment and detailing affect the visual presentation of buildings and play a pivotal role in enhancing the character and continuity of streetscapes. Façade composition has an impact on the perceivable bulk and scale of a building and should be carefully exercised to achieve an appropriate streetscape outcome.

Objectives

- To ensure the form, scale, massing and proportions of dwellings recognise and adapt to the characteristics of a site in terms of topography, configuration, orientation and surrounding natural and built context.
- To ensure building facades are articulated to complement or enhance the existing streetscape and neighbourhood character.
- To encourage contemporary and innovative designs to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

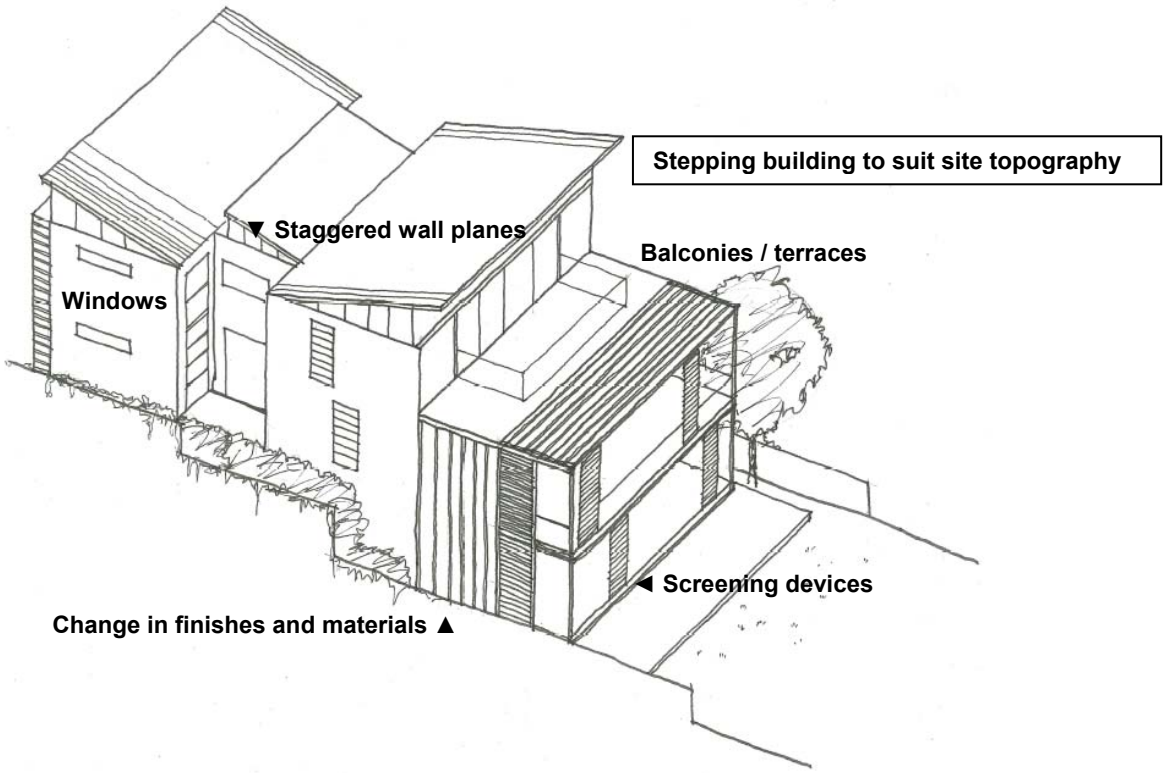
i) Built form must respect and follow the natural topography of the site. On sloping sites, the building mass must be modelled or stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the allotment. (Note: when modelling the built form, avoid the creation of 'wedding cake' or 'pyramid' type of buildings due to their visual dominance and unsympathetic relationship with the natural landform.)



Avoid creating "wedding cake" or "pyramid" type of built form

ii) Articulate the external facades to reduce the apparent mass and present a human scale. This may be achieved by measures such as:

- Window openings
- Balconies or terraces
- Entry porches
- Staggered wall planes
- A combination of materials and finishes
- Decorative architectural elements



Design measures for modelling and articulating a building

iii) Divide side elevations into sections, bays or modules of not more than 12m in length, separated by measures, such as recesses or side courtyards, in order to avoid massive or unrelieved walls.

iv) Articulate all street elevations for development on corner allotments.

v) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing, so that the new and retained structures are visualised as one whole building.

Note:
For heritage items or buildings within conservation areas, it may be desirable to distinguish between old and new works. Refer to Section B2 *Heritage* for further details.

vi) Balconies, terraces and decks must be of a size and configuration that are appropriate to the proportions of the building without excessively increasing its visual bulk.

4.2 Additional Design Provisions for Semi-Detached Dwellings

Explanation

The following are additional provisions which must be addressed by proposals for symmetrical semi-detached dwellings.

Objectives

- Any redevelopment or alteration and addition to an individual semi-detached dwelling recognise it as being half of a pair of symmetrical, similar or complementary buildings.

- Any development to a semi-detached dwelling is carefully integrated with the building to which it is attached, and takes into account any possible future development to the latter.

Controls

i) Development must respect and enhance the architectural character of the pair of semi-detached dwellings as a coherent entity. The design of the works must be based on a detailed site and contextual analysis. Possible design solutions include:

- Respect the existing architectural expression and symmetry between the pair of semi-detached dwellings.

  The bulk of any first floor addition should be setback from the principal street frontage and accommodated to the rear of the dwelling, with a substantial portion of the existing front roof remaining intact. The addition should be positioned behind the apex or ridge of the main roof and retain any existing gable features and chimneys.

  The first floor addition should use a low profile roof form that is visually secondary to the existing front roof. Alternatively, the addition should adopt a roof form that is compatible with the style and period of the existing roof to be retained.

  This solution should not be used where the adjoining dwelling contains unsympathetic or poorly configured additions.

- Create a new character for the semi-detached dwelling based on a detailed analysis of the existing and potential architectural and streetscape outcome (e.g. construction of a first floor addition where its front setback is the same as that of the ground level).

  Note:
  The owners of the pair of semi-detached dwellings should coordinate with each other and present a

Note:

This is an important consideration in Heritage Conservation Area. Refer to the Heritage Section (B2 of this DCP) for further details

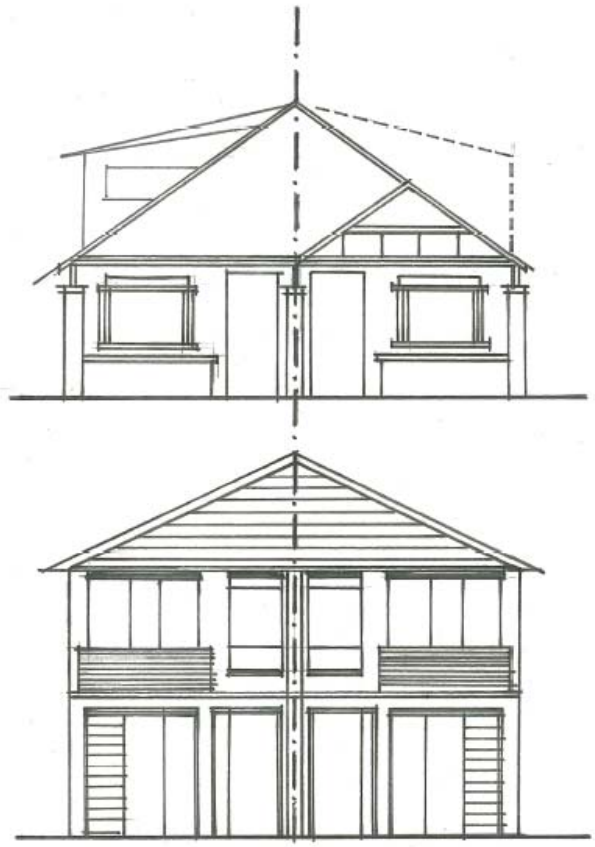
consistent and integrated design approach to the buildings. It is encouraged that a DA/s for both dwellings be submitted to Council concurrently.

ii) Development to a semi-detached dwelling may be constructed to the common boundary with the adjoining dwelling.

iii) Avoid the exposure of existing blank party walls of the adjoining semi-detached dwelling to the public domain.

iv) New development must seek to minimise creation of exposed party walls at the common boundary. Where this is not feasible, the party walls must be appropriately finished.

The selection of materials used for alterations and additions must enhance the character of the pair of semi-detached dwellings.



Possible design solutions for first floor additions to semi-detached dwellings:
Respect the existing architectural expression with the first floor addition setback behind the roof ridge (above);
Create a new character for the pair of dwellings (below)

4.3 Additional Design Provisions for Attached Dual Occupancies

Explanation

Attached dual occupancies provide an alternative form of low density housing choice. They have the potential for more significant environmental impacts than single dwellings due to additional parking and access requirements and associated hard paved surfaces. Attached dual occupancies should present a similar bulk and scale as single dwellings in order to integrate with existing streetscapes.

The following are additional provisions which must be addressed by proposals for attached dual occupancies.

Objectives

- To ensure the configuration, scale, massing and proportions of attached dual occupancies are compatible with other dwellings in the street.

- To ensure parking facilities do not dominate the street elevations of dual occupancy dwellings but present as an integrated architectural element.

Controls

i) The garage for each dwelling within an attached dual occupancy must have a single car width only.

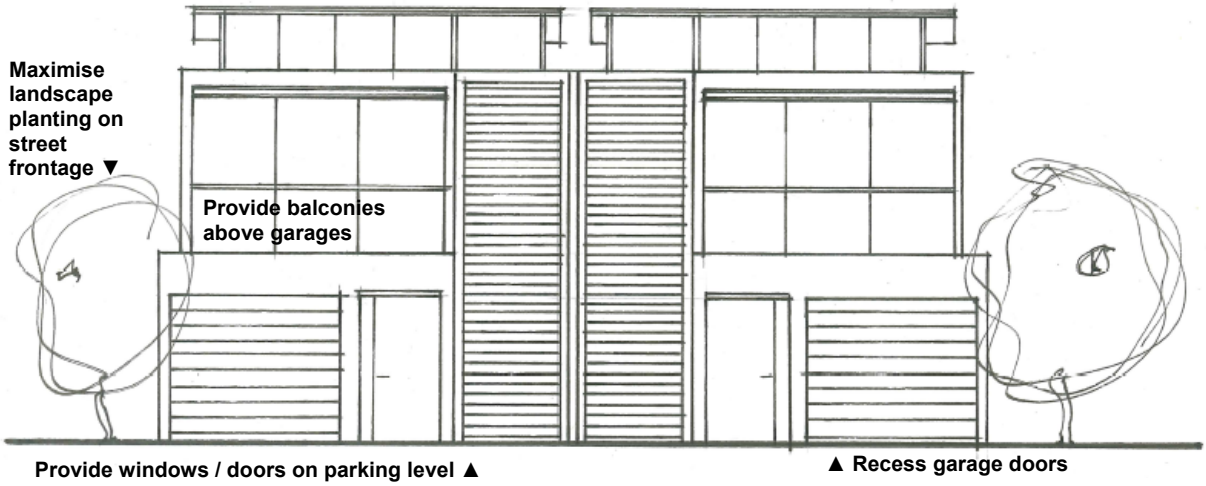
ii) Articulate the front facade to soften the visual dominance of parking facilities. This may include the following measures:

- Place balconies or verandahs above garages.
- Provide windows and/or doorways on the front elevation of the parking level, so that garage entries are not the sole façade elements.
- Recess garage entries below cantilevered or projecting architectural elements.

iii) Minimise driveway width.

iv) The main entrance to a dwelling must not be recessed behind the front facade alignment by more than 2m.

v) Maximise landscape planting or permeable surfaces in between, or adjacent to driveways to improve visual presentation to the street.



Design measures for articulating an attached dual occupancy

4.4 Roof Design and Features

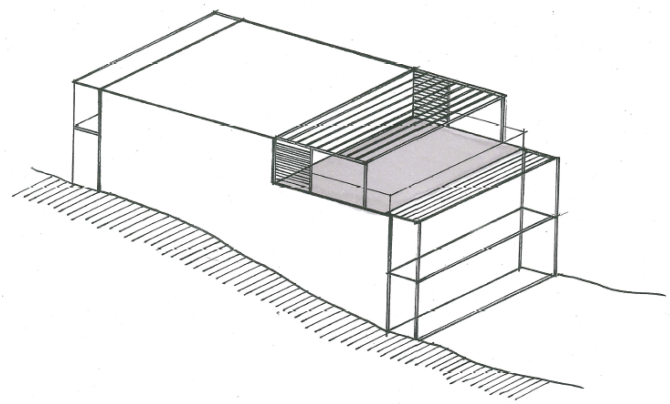
Objectives

- To ensure roof design integrates with the form, proportions and façade composition of the building.
- To ensure trafficable roof space is integrated with the built form and maintains satisfactory privacy relationship with the neighbouring dwellings.

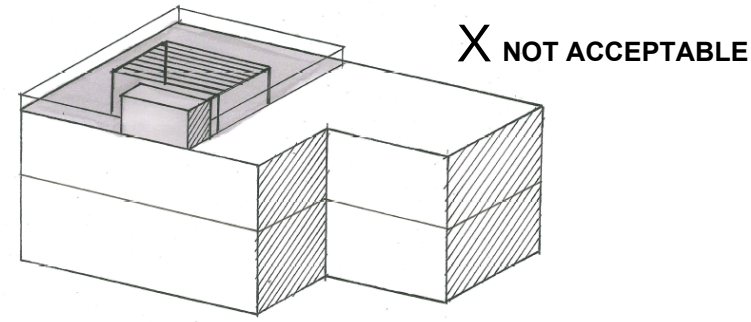
Controls

Rooftop Terraces:

i) Terraces, decks or trafficable outdoor spaces may be provided in stepped buildings, but must not be provided on the uppermost or main roof of the building (including the principal dwelling and any outbuilding).



For stepped buildings on sloping sites, a terrace may be provided on the roof (not the uppermost roof) above the storeys below



Terrace or deck must not be provided above the topmost or main roof of the building

ii) Roof terraces above garages may only be provided in sloping sites, where the garages are located in the downhill side of the sites fronting the street.

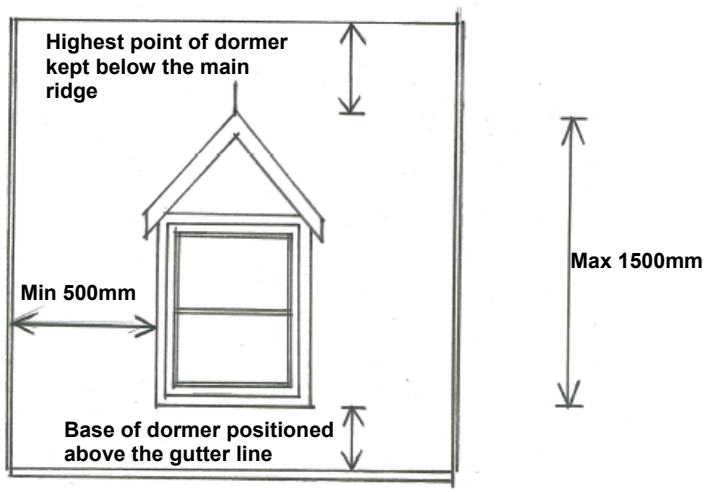
Dormers:

iii) Dormer windows must be located and have a size, bulk and scale that do not dominate the roof form or add excessively to the building mass.

iv) The configuration of dormer windows must satisfy the following:

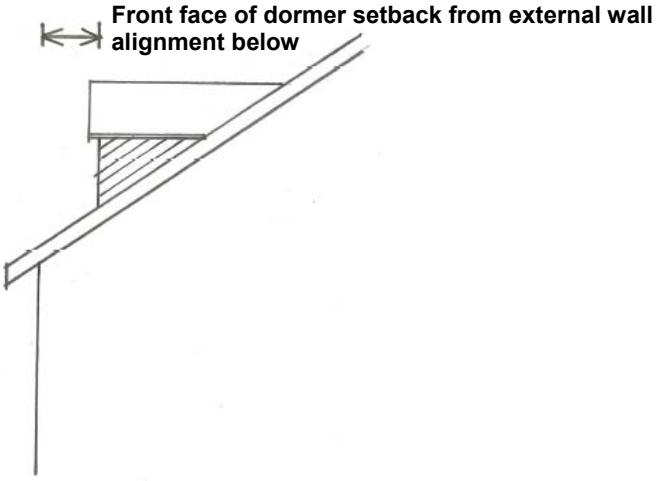
- A maximum height from base to ridge of not more than 1500mm.
- The highest point of a dormer must be situated below the ridge of the roof to which it is attached.
- Dormers must be setback from the sides of the roof by a minimum of 500mm.
- The front face of a dormer must be setback from the external face of the wall immediately below.
- The base of a dormer must be positioned above the gutter of the roof in which it is situated.

v) Dormers occurring in the same roof plane must be similarly sized and configured, and arranged symmetrically.

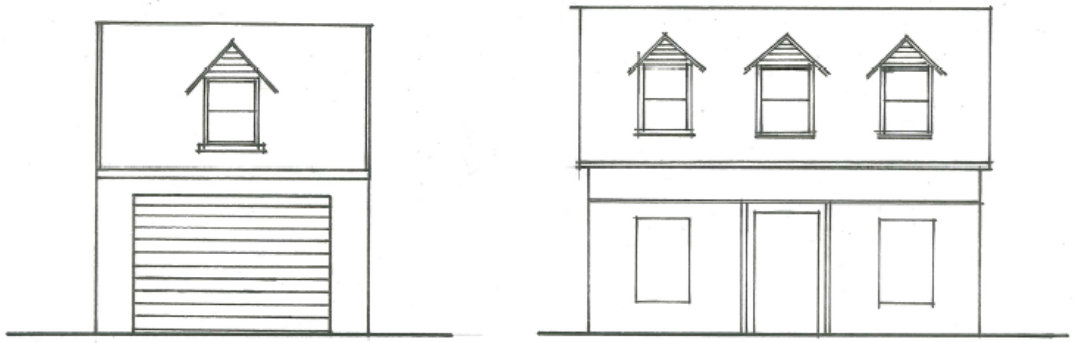


Dormer window configuration

vi) Dormer windows may only be provided on buildings with an architectural character or style that is suitable for dormer features.



Dormer window configuration



Positioning of dormer windows on the roof plane

Clerestory Windows and Skylights:

vii) The location, size, configuration and layout of clerestory windows and skylights must be sympathetic to the overall design of the dwelling and the streetscape.

Mechanical Equipment:

viii) Any plant and equipment must be contained within the roof form or screened behind parapet walls, so that they are not readily visible from the public domain and surrounding properties.

4.5 Colours, Materials and Finishes

Objectives

- To ensure colour and material schemes contribute to the articulation of the building and enhance the streetscape character.
- To ensure surface materials and finishes are durable and fit for their purpose.
- To retain or recycle existing sandstone block works as much as possible.

Controls

i) Provide a schedule detailing the materials and finishes in the DA documentation. The selection of colour and material palette must complement the character and style of the building.

ii) Exterior materials (such as wall cladding and roofing materials) to a building must be durable and non-reflective.

iii) Large expanses of rendered masonry must be avoided in street frontages and laneway elevations, except where they are created due to heritage consideration.

iv) Use a combination of materials and finishes to articulate long sections of walls and create visual interest.

v) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration.

vi) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

Note:

Also refer to controls under Foreshore Scenic Protection Areas in Section B10.

4.6 Earthworks

Objectives

- To maintain or minimise change to the natural ground levels.
- To ensure excavation and backfilling of a site do not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining dwellings.
- To enable the provision of usable private open space for dwellings with adequate gradient.
- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

Controls

i) Any excavation and backfilling within the building footprint must be limited to 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to

reasonably construct a dwelling within this extent of site modification. These requirements do not apply to swimming or spa pool structures.

ii) Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries.

iii) Step retaining walls in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain.

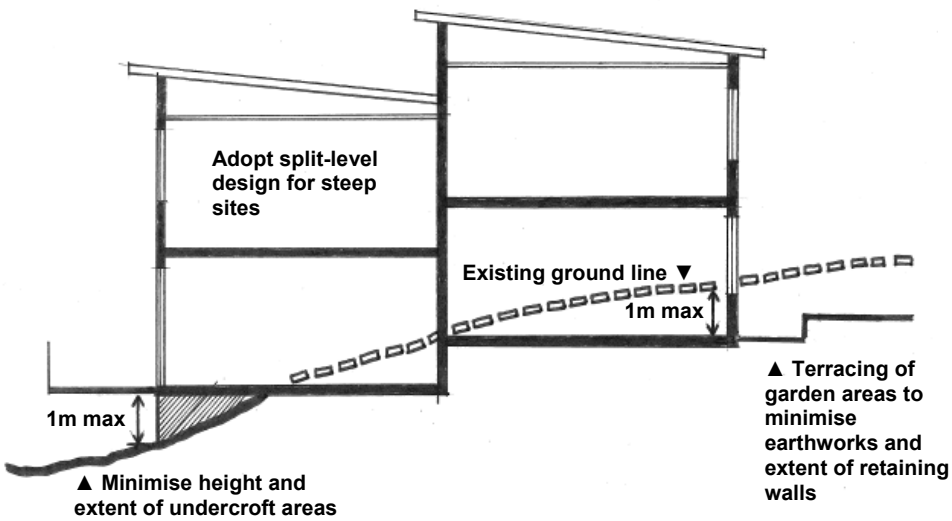
iv) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped to follow the topography of the land. Each stepping must not exceed a maximum height of 2200mm, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.

v) For sites that slope upwards to the rear with the dwelling elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation, and/or incorporate landscaping to visually soften the wall structures.

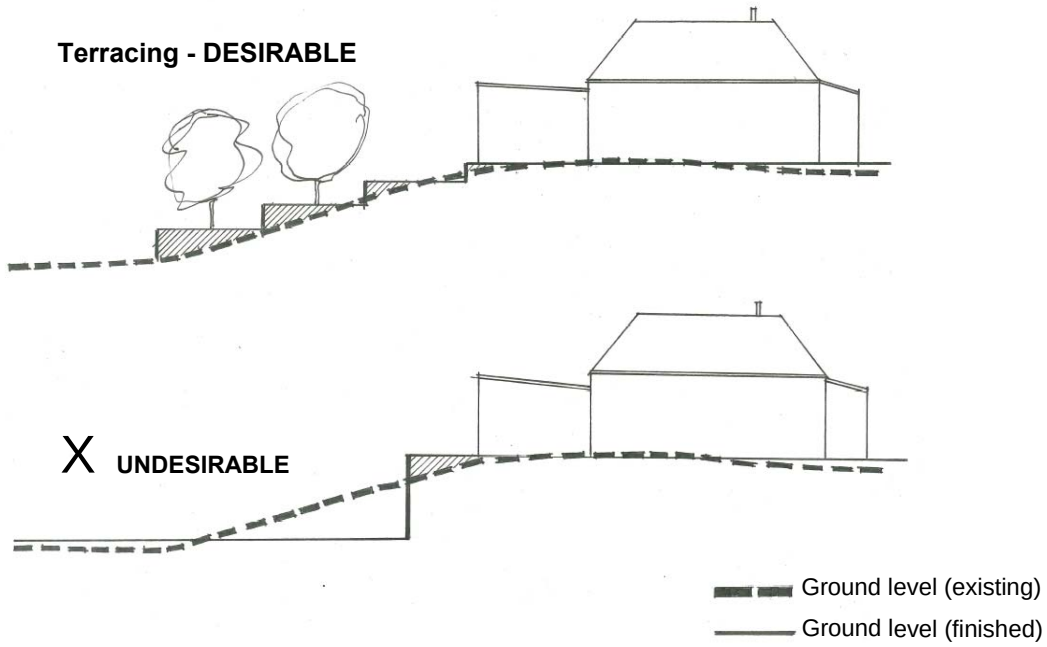
vi) Any cut and fill outside the building footprints (for the purposes of creating useable private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.

vii) For sites with a significant slope, adopt a split-level design for dwellings to minimise excavation and backfilling.

viii) For sites with a significant slope, design dwellings to minimise the height and extent of any exposed undercroft areas.



Measures for minimising earthworks



Terracing of private open space to minimise cut and fill and extent of retaining walls

5 Amenity

Explanation

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter seasons. Access to sunlight also reduces reliance on artificial heating and lighting and consequential consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight, and without unreasonable overshadowing on the neighbouring dwellings.

The required level of solar access may not be fully achievable in certain circumstances due to issues such as subdivision pattern, allotment orientation and site topography. In these cases, development proposals must be designed to maximise solar access and simultaneously minimise overshadowing upon the neighbours through responsive and skilful solutions.

Note:

In NSW energy and water efficiency measures for most residential development is covered by BASIX (the Building Sustainability Index), a web based tool aimed at reducing water usage and greenhouse gas emissions. For further information on the implementation of BASIX refer to www.basix.nsw.gov.au

5.1 Solar Access and Overshadowing

Objectives

- To ensure new dwellings and alterations and additions are sited and designed to maximise solar access to the living areas and private open space.
- To ensure development retains reasonable levels of solar access to the neighbouring dwellings and their private open space.
- To provide adequate ambient daylight to dwellings and minimise the need for artificial lighting.

Controls

Solar access to proposed development:

i) A portion of the north-facing living area windows of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (in so far as it does not contradict any BASIX requirements).

ii) The private open space of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation activities.

Solar access to neighbouring development:

iii) A portion of the north-facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.

iv) The private open space of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation activities.

v) Existing solar panels on neighbouring dwellings, which are situated not less than 6m above ground level (existing), must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.

Where the neighbouring dwellings do not contain any solar panels, direct sunlight must be retained to the northern, eastern and/or western roof planes of neighbouring dwellings, which are at least 6m above ground level (existing), so that future solar panels capturing not less than 3 hours of sunlight between 8am and 4pm on 21 June may be installed.

vi) Any variation from the above requirements will be subject to a merit assessment having regard to the following factors:

- Degree of meeting the FSR, height, setbacks and site coverage controls.
- Orientation of the subject and adjoining allotments and subdivision pattern of the urban block.
- Topography of the subject and adjoining allotments.
- Location and level of the windows in question.
- Shadows cast by existing buildings on the neighbouring allotments.

5.2 Energy Efficiency and Natural Ventilation

Objectives

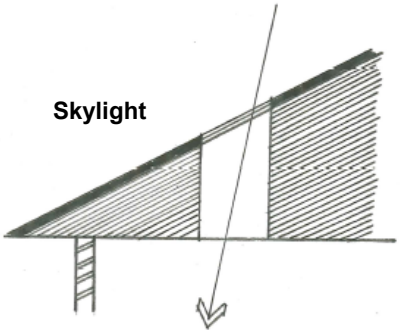
- To contribute positively to reduction in energy consumption and greenhouse gas emission during the occupation and use of buildings.

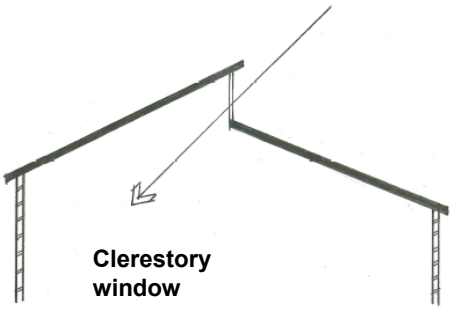
- To enhance the amenity of indoor areas via the use of natural lighting and ventilation.

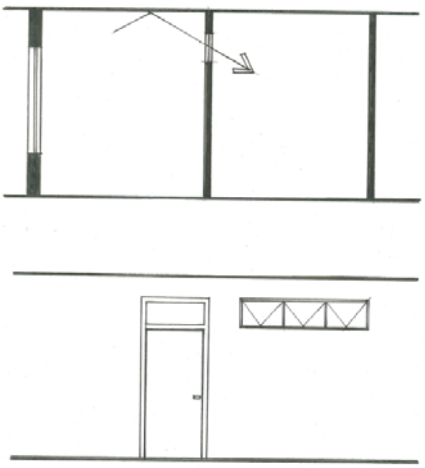
Controls

i) Provide day light to internalised areas within the dwelling (for example, hallway, stairwell, walk-in-wardrobe and the like) and any poorly lit habitable rooms via measures such as:

- Skylights
- Clerestory windows
- Fanlights above doorways
- Highlight windows in internal partition walls







Highlight windows in internal partitions for borrowing ambient, reflected light from adjacent room

Measures for optimising daylight access to interior space of dwellings

ii) Where possible, provide natural lighting and ventilation to any internalised toilets, bathrooms and laundries within the dwelling via measures such as ventilated skylights.

iii) All habitable rooms (that is, living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory window for natural lighting and ventilation is not acceptable.

5.3 Visual Privacy

Explanation

Skilful design of buildings can optimise privacy by minimising cross viewing and overlooking to the adjoining dwellings.

In the urban context, complete privacy between dwellings is often not achievable or practicable, and some limited glimpses between neighbours can add to safety and social well being. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

Objective

- To ensure development minimise overlooking or cross-viewing to the neighbouring dwellings to maintain reasonable levels of privacy.

Controls

i) All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following measures:

- Offsetting or staggering windows away from those of the adjacent buildings.
- Setting the window sills at a minimum of 1600mm above finished floor level.
- Installing fixed and translucent glazing up to a minimum of 1600mm above finished floor level.
- Installing fixed privacy screens outside the windows in question.
- Creating a recessed courtyard on the side elevations of a building measuring not less than 3m x 2m in dimensions, with windows opening towards the courtyard in lieu of the common boundary.

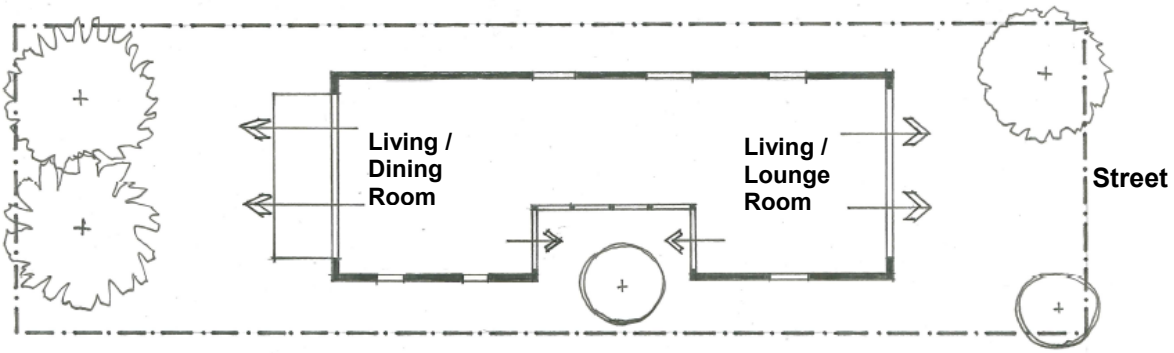
ii) The windows to the living areas must be oriented away from the adjacent dwellings where possible. In this respect, they may be oriented to:

- Front or rear of the allotment
- Side courtyard

iii) Focus upper floor balconies to the street or rear yard of the site. Any elevated balconies or balcony returns on the side facade must have a narrow width to minimise privacy impacts on the adjoining properties.

Note:

'Living Areas' are indoor space occupied for extended periods of time such as a living room, lounge room, dining room, family room and/or other open plan living areas.



Preferred orientation of main living / dining room windows

iv) Where a balcony, deck or terrace is likely to overlook the private open space or windows of the adjacent dwellings, privacy screens must be installed in positions suitable to mitigate the loss of privacy.

Privacy screens must be permanently fixed and have a minimum height of not less than 1600mm as measured from the finished floor level. Privacy screens must achieve a minimum of 70% opaqueness and may be constructed with:

- Translucent or obscured glazing
- Fixed timber or metal slats mounted horizontally or vertically
- Fixed vertical louvres with the individual blades oriented away from the private open space or windows of the adjacent dwellings

v) Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However, they must not be used as the sole privacy protection measure.

vi) For sloping sites, any ground floor decks or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.

5.4 Acoustic Privacy

Explanation

Skilful design of buildings and space can minimise noise intrusion to the adjoining dwellings. The emphasis is on controlling noise generation from the indoor and outdoor living areas of dwellings, which are more critical in maintaining the amenity of the neighbours.

Objectives

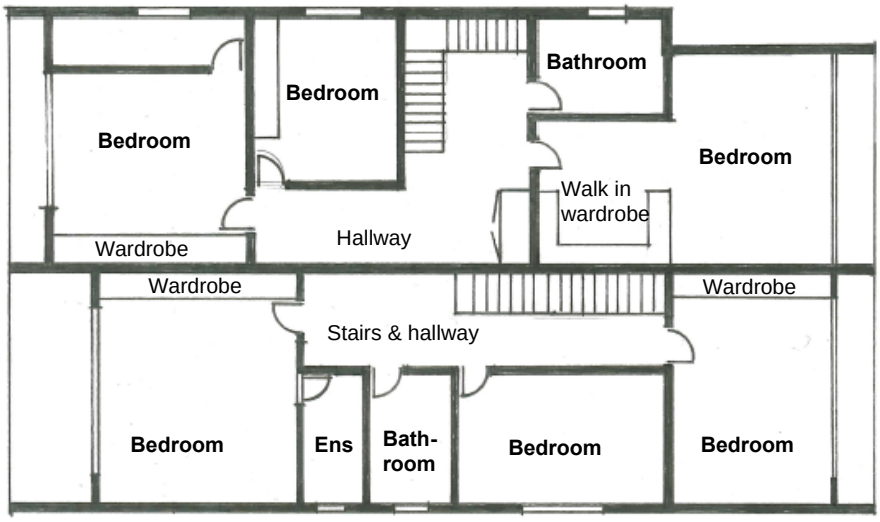
- To ensure the siting and design of development minimise the impacts of noise transmission between dwellings.
- To ensure the siting and design of development minimise impacts from significant noise sources outside the property, such as arterial roads, flight paths, industries and ports.

Controls

i) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, main living room windows, barbeques, swimming pools and spa pools must not be located immediately adjacent to the bedroom windows of the adjoining dwellings.

ii) Attached dual occupancies must be designed to reduce noise transmission between dwellings via the following measures:

- Locate noise-generating areas adjacent to each other, and quiet areas next to each other (for instance, living rooms to living rooms, bedrooms to bedrooms).
- Locate less sensitive areas, such as stairways, store rooms, toilets, walk-in-wardrobes, built-in-wardrobes and the like adjacent to the party wall for both dwellings to serve as noise buffer.
- Avoid locating wet areas, such as toilets, laundries and kitchens, adjacent to the bedrooms of the adjoining dwelling.



Example:
Designing room layout to minimise noise transmission between dwellings sharing a common wall

iii) Development affected by noise from road traffic, aircraft~~s~~ and industrial and port operation must be designed and constructed in accordance with relevant Australian Standards and guidelines issued by relevant agencies and authorities.

As a minimum, the bedroom windows must be oriented away from the noise source where possible.

5.5 Safety and Security

Explanation

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy focusing on the planning, design and structure of buildings, public places and neighbourhoods. The key principles of CPTED are:

Casual surveillance – Casual surveillance functions by increasing the perception that people can see and be seen. Surveillance occurs by designing building elements and activity areas in such a way that maximises visibility to the space in question.

Territorial reinforcement – Territorial reinforcement occurs when the design of space encourages users to adopt a sense of responsibility for its use and condition.

Access control – Access control limits the opportunity for crime by clearly delineating public, semi-public and private space.

Objectives

- To reduce crime risk and minimise opportunities for crime.
- To ensure relevant crime prevention principles are applied in the siting and design of buildings and landscaping.
- To ensure the siting and design of buildings and spaces contribute to the actual and perceived security to dwellings and the personal safety of residents and visitors.

Controls

i) The main entry to a dwelling must be located on the front elevation facing the street and be readily identifiable, unless the site has a narrow frontage width.

ii) The street number of a dwelling must be conspicuously displayed near the main pedestrian entry.

iii) Dwellings must provide at least 1 habitable room window with a total glazed area of not less than 2 square metres overlooking the street or a public place.

iv) Front fences, parking facilities and landscaping must be designed so as not to obstruct casual surveillance to and from the dwelling and permit safe access by residents and visitors.

5.6 View Sharing

Explanation

Many dwellings and public places in Randwick City enjoy views to the ocean, coastline, parks and distant skyline of Sydney CBD and Bondi Junction. Some elements are recognised as prominent natural features (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. View sharing control aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practicable and reasonable.

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, development inevitably causes varying degree of view loss. The intent of the DCP is to ensure development is sensitively and skilfully designed, so that a reasonable level of views is retained for the surrounding areas.

The NSW Land and Environment Court has developed a planning principle relating to view sharing based on the case of Tenacity Consulting v Warringah Council [2004] NSWLEC 140.

Where view loss impact is likely to occur, development proposals must address this sub-section of the DCP as well as the aforementioned planning principle in detail.

Objectives

- To acknowledge the value of views to significant scenic elements, such as ocean, bays, coastlines, watercourses, bushland and parks; as well as recognised icons, such as city skylines, landmark buildings / structures and special natural features.
- To protect and enhance views from the public domain, including streets, parks and reserves.
- To ensure development is sensitively and skilfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and the public domain.

Controls

i) The location and design of dwellings and outbuildings must reasonably maintain existing view corridors or vistas from the neighbouring dwellings, streets and public open space areas.

ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.

iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain.

iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.

v) Adopt a balanced approach to privacy protection and view sharing, and avoid the creation of long and massive blade walls or screens that obstruct views from the neighbouring dwellings and the public domain.

vi) Clearly demonstrate any steps or measures adopted to mitigate potential view loss impacts in the DA.

Advisory:

In order to facilitate assessment of potential view loss impacts, Council may request the installation of height poles on the development site to demonstrate the height and envelope of the works. The height poles must be checked and certified by a Registered Surveyor as being accurate with relevant certification submitted to Council.

6 Car Parking and Access

Explanation

The location, size and configuration of parking and vehicular access have significant implications on building design and the streetscape character. It is important that parking facilities are properly integrated into the architecture of buildings and do not present as prominent, intrusive features.

Garages tend to create a blank appearance to the building façade at the expense of window openings and articulation. Access driveways increase hard paved surfaces and occupy space which could otherwise accommodate landscaping.

Large parts of Randwick City were developed in the late 19th and early 20th centuries and dwellings in those periods were not designed to accommodate private cars. The provision of any car parking in existing and infill development must be sensitive to the character of the buildings and the streetscapes.

Objectives

- To ensure car parking and access facilities do not visually dominate the property frontage or streetscape.
- To ensure parking facilities are integrated with the architectural expression of the dwelling as an integrated element.
- To minimise hard paved surfaces occupied by driveways and parking facilities, and maximise opportunities for deep soil planting and permeable surfaces for stormwater infiltration.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants and pedestrians.
- To ensure the location and design of parking and access facilities do not adversely impact on the amenity of neighbouring properties.

6.1 Location of Parking Facilities

Controls

i) Provide a maximum of 1 vehicular access per property.

ii) Locate parking facilities off rear lanes, or secondary street frontages in the case of corner allotments, where available.

iii) Where rear lane or secondary street access is not available, parking facilities must be located behind the front façade alignment, either integrated within the dwelling or positioned to the side of the dwelling.

iv) Provide a single width garage or carport facing the primary street if the site frontage has a width of less than 12m.

Double width garage or carport may only be provided where:

- The frontage width is at least 12m;
- The development is consistent with the predominant pattern in the street; and
- Landscaping can still be provided in the front yard areas.

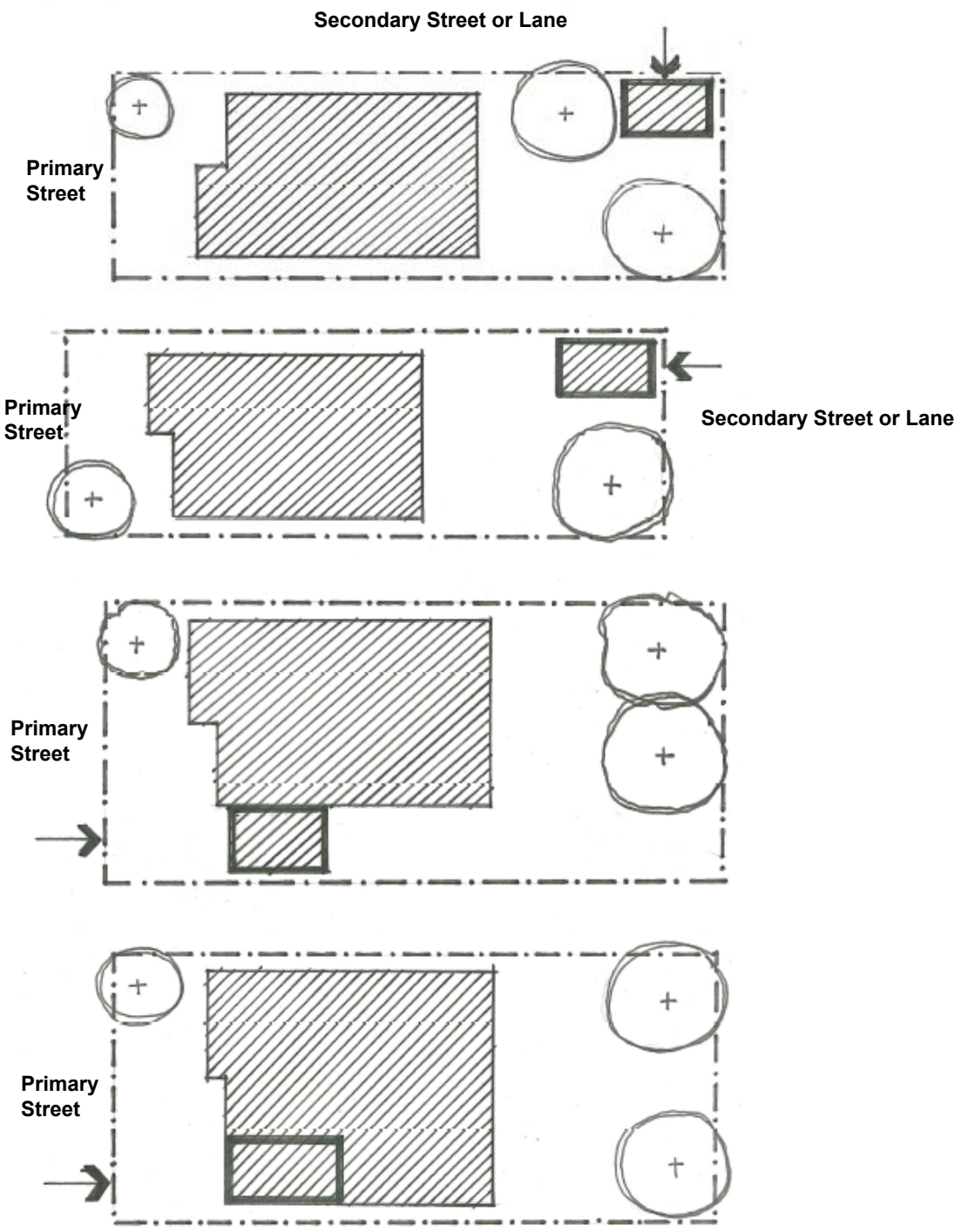
v) On flat or gently sloping sites, any basement garage must NOT be situated substantially or completely below ground level (existing), in order to minimise excavation and apparent scale of the front elevation.

vi) Avoid long driveways that occupy large expanses of impermeable surfaces.

Note:

See also 6.2 for circumstances where parking facilities forward of the front façade alignment may be considered.

vii)



Location of parking facilities

6.2 Parking Facilities Forward of Front Façade Alignment

Controls

i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing dwelling), parking facilities may be provided within the front setback areas as follows:

- An uncovered single car space; or
- A single carport having an external width of not more than 3m (excluding eaves); and
- Landscaping must be able to be incorporated into the site frontage.

A single hardstand car space or a single carport may be provided in front of a dwelling on constrained sites. Landscaping must be able to be incorporated into the site frontage.

ii) Regardless of the site's frontage width, the provision of garages or carports (single or double width) within the front setback areas may only be considered where:

- There is no alternative, feasible location for accommodating car parking;
- The site has a significant slope with the dwelling being elevated above the street level;
- The garage or carport will not adversely affect the visual amenity of the street and the surrounding areas;
- The garage or carport location will not pose an undue risk on the safety of pedestrians; and
- The garage or carport will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.

▲Possible infill garage in front of the building

A garage or carport within the front setback area may be considered where the site has a significant slope with no feasible alternative for accommodating car parking, and where it does not create adverse visual and safety impacts on the street.

6.3 Setbacks of Parking Facilities

Controls

i) Garages and carports must comply with the side setback requirements stipulated in Sub-Section 3.3.

ii) Entry to garages and carports off the rear lane must be setback a minimum of 1m from the lane boundary.

iii) Garages and carports built to the side boundary may be considered where:

- The adjoining property has its parking facilities or outbuildings constructed to the common boundary;
- The location of car parking is compatible with the streetscape character;
- Appropriate sightlines will be maintained for drivers and pedestrians; and
- Development seeks to amalgamate the driveway crossing with that of the adjoining property.

6.4 Driveway Configuration

Controls

i) The maximum width of driveway is as follows:

- Single driveway – 3m
- Double driveway – 5m

In addition, the width of driveway must be tapered towards the street boundary and preferably form a single width at that boundary.

6.5 Garage Configuration

Controls

i) Garages must be recessed behind the front façade alignment of the dwelling on both the primary and secondary street elevations.

ii) The maximum internal width of a garage (including the garage door and the flanking piers or columns) is as follows:

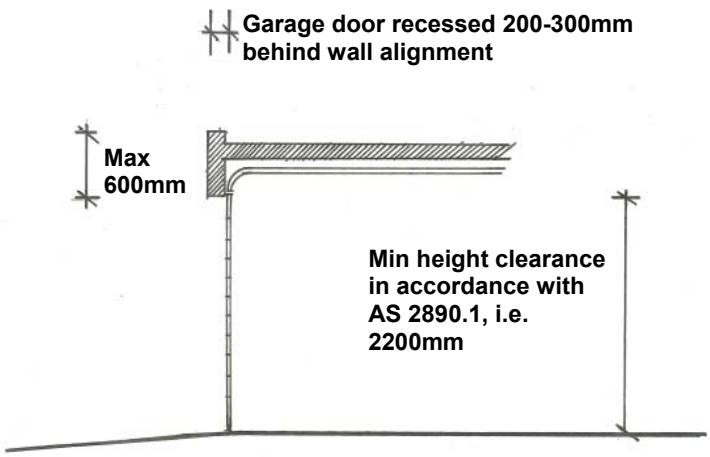
- Single garage – 3m
- Double garage – 6m

iii) The minimum internal length of a garage is 5.4m.

iv) The maximum wall height of detached garages fronting the street is 2.6m and maximum building height of 3.0m for a pitched roof.

v) Garage doors must not be flush with the alignment of the garage walls. As a guide, the garage door should be recessed 200mm to 300mm behind the alignment of the walls, in order to provide articulation.

vi) The height of any parapet wall or bulkhead above the garage entry must not exceed 600mm, in order to minimise the visual bulk of the garage.



Measures for minimising visual bulk of garages

6.6 Carport Configuration

Controls

i) Carports must have a simple, post-support design and not solid enclosing walls. The carport may only be semi-enclosed with timber or metal slats achieving minimum 30% openness.

ii) The carport must have a flat roof, lean-to roof or gable or hipped roof having a pitch angle that relates to the dwelling or the street. The roof must not be trafficable.

iii) The maximum width of a carport is as follow:

- Single carport – 3m
- Double carport – 6m

iv) The minimum length of a carport is 5.4m.

v) The maximum building height of carports is 2.6m for a flat roof or 3.0m for a pitched roof.

vi) Carports must not use a solid panel or roller shutter door.

vii) The carport may be secured by a gate having minimum 30% openness.

viii) Carport gates must not encroach upon public land during operation.

6.7 Hardstand Car Space Configuration

Controls

i) Hardstand car spaces should include permeable materials, such as porous paving units. Gravels over deep soil may be provided in between concrete wheel strips.

ii) A hardstand car space must have minimum dimensions of 2.4m x 5.4m.

7 Fencing and Ancillary Development

Explanation

Fences demarcate property ownership and provide definition between the public and private domain. Fences must be designed to promote high quality streetscapes, adequate privacy and security protection for dwellings, and appropriate surveillance and interaction with the public domain.

Ancillary development is facilities and structures that are incidental to the use and occupation of a dwelling. Examples of ancillary development include outbuildings, swimming and spa pools, air conditioning equipment, communications dishes, aerials, antennae and clothes drying facilities.

Ancillary development should be of smaller scale and visually compatible with the design of the dwelling in terms of form, colours and finishes.

These should be considered as part of the preliminary design of development works and positioned to minimise visual impact on the public domain.

Definition:

"Outbuilding" is a freestanding building not being attached to any dwelling on the site, which may or may not be enclosed on the side elevations, and includes cabana, shed, gazebo, greenhouse, habitable room, secondary dwelling and the like

Objectives

- The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences complement the building on the site and the streetscape.

- Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment.

- Fences are designed to minimise opportunities for graffiti and malicious damage.

- To provide for ancillary development that enhances the liveability of dwellings and maintains reasonable levels of visual amenity, solar access and privacy for the neighbouring dwellings.

- To ensure ancillary development do not present as prominent features and detract from the streetscape character.

7.1 General - Fencing

Controls

i) Construct fences with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering.

ii) Sandstone fencing must not be rendered or painted.

iii) The following materials must not be used in all fences:

- Steel post and chain wire
- Barbed wire or other dangerous materials

iv) Expansive surfaces of blank rendered masonry to street frontages must be avoided.

7.2 Front Fencing

Controls

i) The maximum height of front fencing is limited to 1200mm, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers.

The maximum height of front fencing may be increased to 1800mm, provided the upper two-thirds are partially open, except for piers.

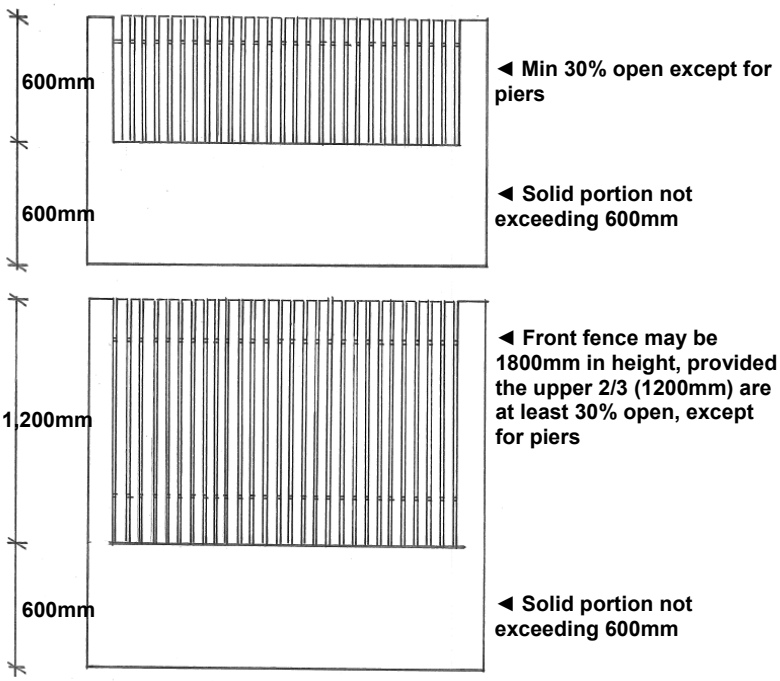
ii) Construct the non-solid portion of the fence with light weight materials (such as timber panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.

iii) Solid front fence of up to 1800mm in height may be permitted in the following scenarios:

- Front fence for sites facing arterial roads.

- Fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence once past the front façade alignment.

Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), so as to avoid continuous blank walls.



Configuration of front fencing

iv) The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping.

v) The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape.

vi) Avoid roofed entry portal, unless designed to complement any established fencing pattern in heritage streetscapes.

vii) Gates must not open over public land.

viii) The fence must align with the front property boundary or the predominant fence setback line along the street.

ix) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3 Side and Rear Fencing

Controls

i) The maximum height of side, rear or common boundary fences is limited to 1800mm, as measured from the ground level (existing).

For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).

ii) In the scenario where there is a significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit.

iii) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment.

iv) Side or common boundary fences must be finished or treated on both sides.

Advisory:

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining land owners, where an owner wishes to erect a new dividing fence or undertake work to an existing dividing fence. The Act also sets out the procedures for resolving disputes involving the cost, type and position of a fence. Either property owner may apply to a local court or local land board to have any matters in dispute decided.

A copy of the Dividing Fences Act may be obtained in the following web site: www.legislation.nsw.gov.au.

7.4 Outbuildings

Controls

i) Locate behind the alignment of the front building façade.

ii) Position to optimise backyard space and must not be located within the required permeable surfaces.

iii) Except for laneway development, outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.

iv) Outbuildings may be constructed to the side and rear boundaries where:

- The external walls are finished and do not require frequent maintenance;
- There are no windows or openings facing the adjoining allotments; and
- Adequate solar access to the adjoining dwellings is maintained.

v) Where there is an existing detached garage at the rear of the allotment, a first floor addition may be considered subject to the following measures:

- Contain the upper floor level within the roof form as an attic storey;
- Articulate the facades;
- Provide an integrated landscape design with screen planting to visually soften the outbuilding;
- Does not create excessive structural bulk as viewed from the adjoining properties;
- Maintain adequate solar access to the adjoining dwellings; and
- Maintain adequate privacy to the adjoining dwellings.

vi) Outbuildings may be used as habitable space, but must not be used as a separate business premises.

7.5 Swimming and Spa Pools

Controls

i) Locate behind the alignment of the front building facade.

ii) Locate to minimise damage to the root system of existing trees on the adjoining properties, as well as trees on the subject site proposed or required to be retained.

iii) Locate to minimise noise impacts on the adjoining dwellings.

iv) The coping level of the pool must relate to the topography of the site. On sloping allotments, the higher side of the site must be excavated, so that the pool structures do not protrude more than 1m above ground level (existing) on the lower side.

v) Setback the outer edge of pool coping a minimum of 900mm from the rear and side boundaries.

vi) The side and rear setback areas must incorporate screen planting extending along the full length of the pool. The planting must be capable of reaching a mature height of not less than 3m. This requirement may not apply where there is a need to retain existing view corridors from adjoining and nearby properties.

vii) Position any decking away from the side and rear boundaries to minimise adverse privacy impacts on the neighbours.

viii) Locate the pool pump and filter away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that limits noise generation.

7.6 Air Conditioning Equipment

Controls

i) Locate to minimise visibility from the street.

ii) Avoid installing air conditioning equipment on the street or laneway elevation of buildings.

iii) Any roof mounted air conditioning units must be screened from view by parapet walls, or contained within the roof form.

iv) Locate to minimise amenity impacts (e.g. noise, exhaust) on bedroom areas of adjoining dwellings.

Advisory:

In NSW noise pollution is regulated through the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations Regulations. A copy of the legislation may be obtained in the following web site: www.legislation.nsw.gov.au

A number of policies and guidelines also provide guidance on how to prevent noise and minimise impacts including 'The NSW Industrial Noise Policy', 'Noise Guide for Local Government' and 'Dealing with Neighbourhood Noise'

7.7 Communications Dishes and Aerial Antennae

Controls

i) Provide a maximum of 1 communications dish and 1 antenna per dwelling.

ii) Communications dishes, TV antennae and ancillary facilities must be positioned to minimise visibility from the adjoining dwellings and the public domain, and must be:

- Located behind the front façade alignment;
- Setback a minimum of 900mm from the side and rear boundaries;
- Located below the ridge of the roof;
- Not located on the roof plane facing the primary and any secondary streets; and
- Positioned to avoid intrusion into significant views or outlook currently enjoyed by the adjoining dwellings.

iii) The topmost point of freestanding communications dishes must be no higher than 2.7m above ground level (existing).

7.8 Clothes Drying Facilities

Controls

i) Located behind the front façade alignment and not be prominently visible from the street.

8 Area Specific Controls

8.1 Development in Laneways

Explanation

A large proportion of housing development in the northern and central parts of Randwick City dates back to the late 19th and early 20th centuries. Development in these periods features narrow, elongated blocks serviced by rear laneways.

The rear laneways are generally narrow and shared by pedestrians, private cars and service vehicles. The visual amenity and perceived safety and security of many laneways are limited.

This Sub-Section provides general guidance on the appropriate forms of ancillary development for laneways, with the intent of promoting their safety and security and visual appearance.

Objectives

- 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.
- To promote casual surveillance and improve safety and security of laneways.

Controls

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.

Note:

The above requirements do not apply to detached dual occupancies in R3 (Medium Density Residential) Zone.

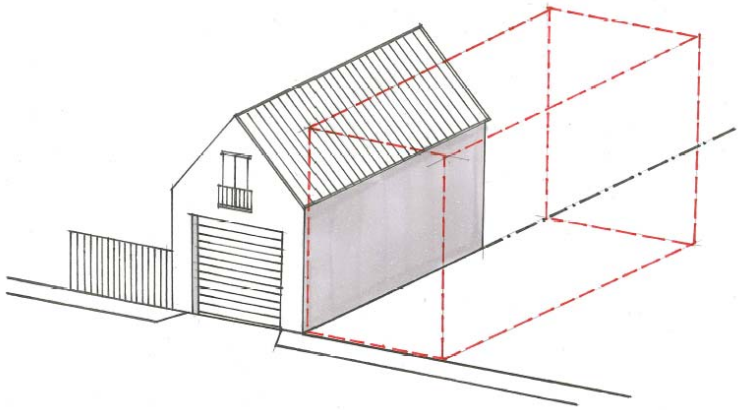
ii) The laneway elevation of any upper level must provide at least 1 operable window to enable casual surveillance of the rear lane.

iii) Where there is a consistent setback pattern along the lane, buildings must be aligned in accordance with that setback. Where there is no consistent setback pattern, buildings must be setback a minimum of 1m from the laneway boundary. (Refer to Sub-Section 6 for controls relating to setback to garage entry.)

iv) Laneway development may reserve nil setback from the side boundaries in the following scenarios:

- The adjoining site already contains a building at the rear constructed to the common boundary.
- The reservation of nil side setback/s will not result in unreasonable visual, privacy and overshadowing impacts on the adjoining properties.

v) Laneway development must screen or match any exposed blank walls within the adjoining properties that are near to or abut the common / side boundaries.



Laneway development may be built to the common boundary, provided the adjoining site already contains a building constructed to the boundary, and where no unreasonable impacts will result.