Medium Density Residential C2

Contents

1 Introduction

This section of the DCP contains objectives and design controls which apply to new development and alterations and additions for the purposes of medium density housing including the following types of development defined in the RLEP:

- Attached dwellings;
- Multi dwelling housing; and
- Residential flat buildings.

These controls are based on best practice design guidance under SEPP 65 – Design Quality of Residential Flat Buildings and the ***'Residential Flat Design Code'*** (the Design Code) refer to http://www.planning.nsw.gov.au/residential-flat-design-code) published by NSW Department of Planning and Infrastructure.

For residential flat buildings, applications must specifically address the 'Design Code' principles.

State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (SEPP 65) provides design principles for residential flat buildings containing three or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2m above ground level), and four or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops)

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 for specific development types, locations or sites, if relevant to the application.

The following document should also be considered:

- *Randwick City Council's 'Design ideas for rejuvenating residential flat buildings*

1.1 Medium density housing in Randwick LGA

Over half the housing stock in Randwick consists of medium density housing, characterised by pre and post war residential flat buildings, walk up flats, newer multi storey apartment buildings, villas and terraces.

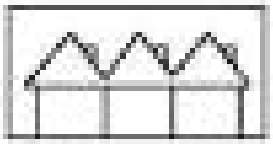
The following terms describe the dwelling types covered by this section and as defined by RLEP.

Attached dwellings such as terraces and townhouses *means a building containing 3 or more dwellings, where:*
(a) each dwelling is attached to another dwelling by a common wall, and
(b) each of the dwellings is on its own lot of land, and
(c) none of the dwellings is located above any part of another dwelling.


Attached dwellings (“terraces”)

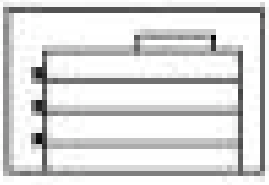

Multi-dwelling housing (“townhouses”)

Multi dwelling housing such as villas *as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*




Newer residential flat building

Residential flat buildings such as pre and post war walk up flats and newer multi storey buildings *means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*




Pre-war residential flat building


Post-war residential flat building

2 Site Planning

2.1 Site Layout Options

Explanation

A large proportion of properties in the R3 medium density zone consist of deep allotments with an average length of 30 to 40m. Many also have a narrow frontage width of less than 15m. To configure a building that would achieve adequate daylight access, natural ventilation and privacy on these properties requires careful and skilful execution of site planning and building layout.

In addition to the above, many properties that are suitable for redevelopment into medium density housing are situated among older style residential flat buildings, which generally occupy a large proportion of the land area with living spaces oriented to the side boundaries. This represents a considerable challenge in achieving good amenity outcomes between properties, and the constraints to be resolved during the design process.

This sub-section provides guidance for site planning by suggesting general solutions that are relevant to the context of Randwick City.

Objectives

- To ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- To ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Controls

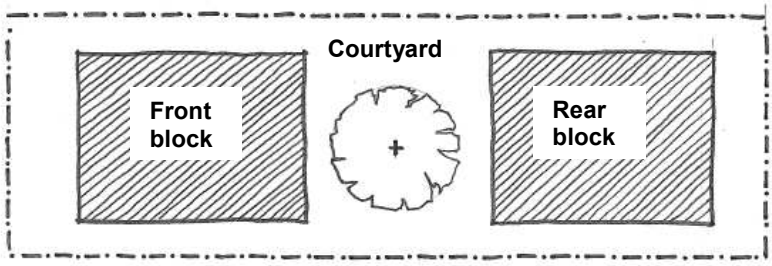
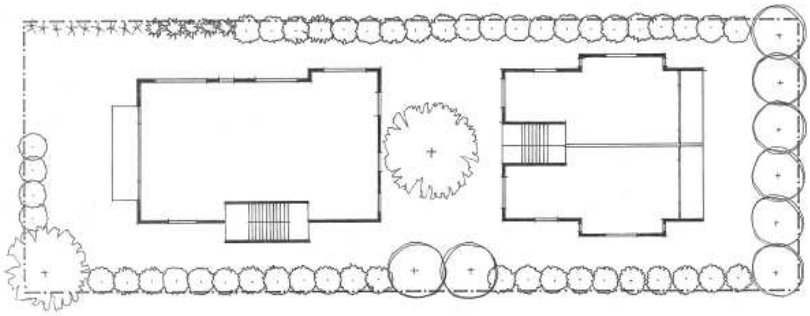
i) The site layout and location of buildings must be based on a detailed site analysis and have regard to the site planning guidelines in table 1 below.

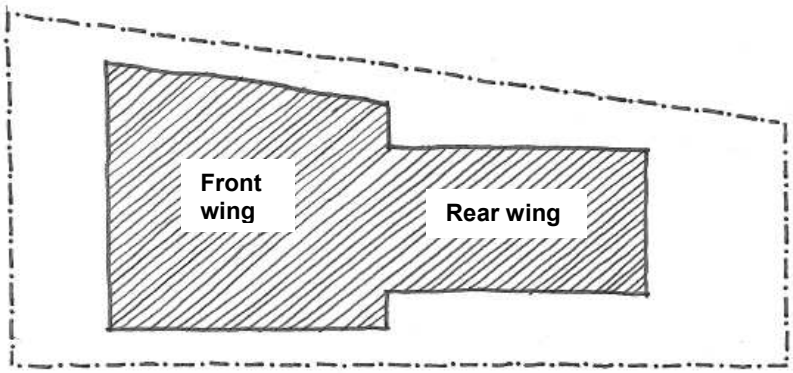
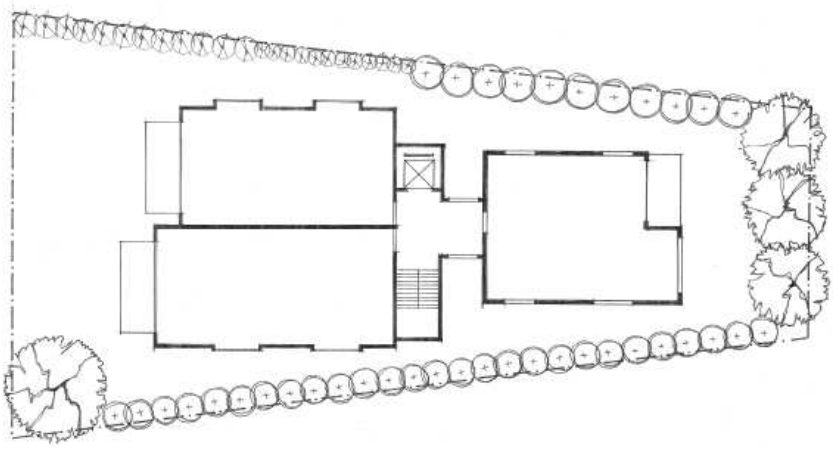
ii) For development fronting laneways, the building must incorporate operable windows enabling casual surveillance of the rear lane.

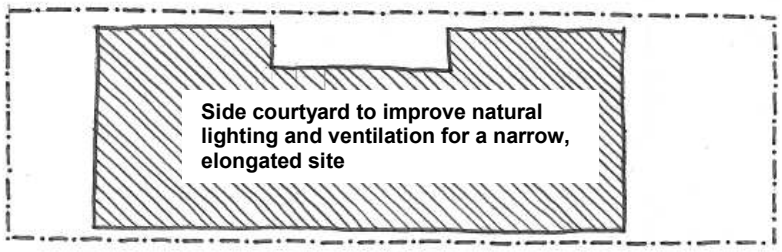
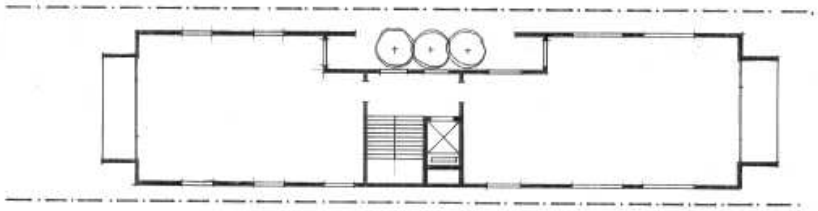
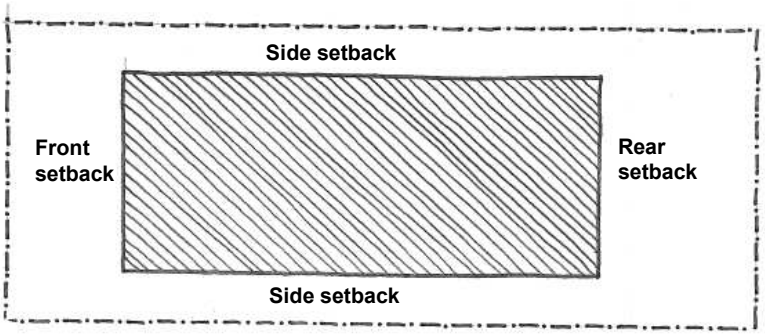
iii) Laneway setbacks should be aligned with existing setbacks and where there is no consistent setback, a minimum of 1m setback is to be provided from the laneway.

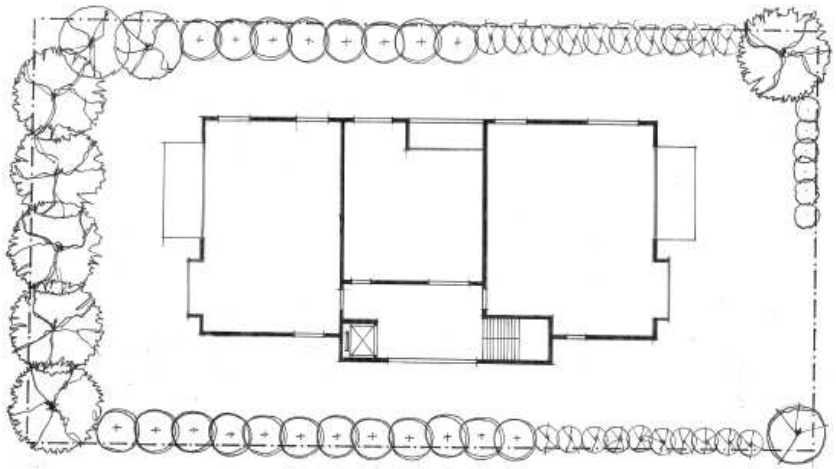
Table 1 Site Planning Guidelines

Note: The following site layout options are provided as examples only and are based on recently approved DAs. Refer to sections B1 Design: subsections 3.1 and 3.2 for further information on responding to site and contextual analysis

Site Planning Type	Details
Two Block / Courtyard Example	**Configuration:** The floor space is distributed into two building blocks, with one building addressing the street, and the other situated at the rear. The two blocks may be situated above a common basement containing car parking facilities. The buildings are separated by a central courtyard that functions as communal garden with opportunities for canopy tree planting. The habitable room windows can be oriented to the front and rear of the allotment as well as the central courtyard. **Application:** • Both narrow, elongated allotments and wider allotments; • Allotments with rear lane access; • Allotments with significant level difference or steep slope; • East-west oriented allotments where overshadowing from the adjoining property to the north forms a major constraint; and/or • The adjoining developments have significant building mass with habitable room windows oriented to the common boundaries. ***Building layout concept:***  ***Example:*** 

T-Shape Example	**Configuration:** The floor space is distributed between two building wings. The wider wing is positioned at the front of the allotment addressing the street. A narrower wing with generous side setbacks is attached to the rear of the front block, forming a T-shape in plan view. The habitable room windows are oriented towards the street, rear and side boundaries. The side setback areas enable landscape planting. **Application:** • Allotments with a frontage width of at least 15m; • Wedge shaped allotments with a wider frontage (of at least 15m) towards the street, gradually tapered towards the rear; and/or • Allotments (with a frontage of at least 15m) adjoined by residential buildings with long side walls and habitable room windows oriented towards the common boundaries. ***Building layout concept:***  ***Example:*** 

U-Shape Example	**Configuration:** The floor space is contained in an elongated building block with narrow setbacks from the side boundaries. A courtyard or light well on the side elevation is provided to admit daylight and natural ventilation to the central part of the building. **Application:** • Narrow and elongated allotments with a site width of less than 12m; and • Allotments in more urban context, such as adjacent to local or neighbourhood centres. ***Building layout concept:***  ***Example:*** 
Conventional Example	**Configuration:** The floor space is contained within a single building block which is setback from the front, side and rear boundaries of the allotment. The setback areas enable landscaping and open space provision. Habitable room windows may be provided on all elevations. **Application:** • Allotments with a uniform configuration and a width of at least 15m; and/or • Corner allotments. ***Building layout concept:*** 

	Example: 

2.2 Landscaped open space and deep soil area

Explanation

Landscaped open space should provide a range of usable, attractive and accessible landscaped open space and recreation areas for the use of occupants of the dwellings. Landscaped open space also contributes to the relationship of the building to adjoining and nearby development and has a significant relationship to the level of amenity and quality of life for local residents.

Landscaped open space also includes deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which has the ability to grow to a mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allows infiltration of surface water into the soil. Deep soil zones have important environmental benefits including supporting the healthy growth of large trees with large canopies, protecting existing mature trees and improving infiltration of stormwater.

Objectives

- To provide landscaped open space of sufficient size to enable the space to be used for recreational activities, or be capable of growing substantial vegetation.
- To reduce impermeable surface cover including hard paving.
- To improve stormwater quality and reduce quantity.
- To improve the amenity of open space with landscaped design.

Controls

2.2.1 Landscaped open space

i) A minimum of 50% of the site area is to be landscaped open space (see clause (iii) below).

ii) For multi dwelling housing and attached dwellings, a minimum of 50% of the site area is to be landscaped open space. A minimum width of 2m of landscaped open space is to be provided. For attached dwellings, this refers to each allotment individually.

iii) The following items are considered to constitute landscaped open space:

(a) "Landscaped area" as defined in RLEP (including areas of deep soil planting)
(b) Outdoor recreation areas including communal open space (not located on the roof)
(c) Unroofed swimming pools
(d) Clothes drying areas
(e) Barbecue areas and ancillary structures
(f) Footpaths
(g) Landscaped podium areas (not more than 1.5m above ground level existing) and water tanks at ground level
(h) Paved areas
(i) Areas covered by shading structures that are located at ground level and substantially open on the side elevations without wall enclosure, such as cabanas, pergolas, canopies and the like but excluding verandas, balconies and decks (see clause iv) below .

iv) Landscaped open space area excludes:

(a) Areas used for parking
(b) Driveways
(c) Balconies
(d) Rooftop gardens
(e) Areas used for garbage or recycling material
(f) Areas occupied by storage sheds and the like

Note:

Refer to Part B of this DCP on standards for landscaping and how to prepare landscape plans

2.2.2 Deep soil area

i) A minimum of 25% of the site area should incorporate deep soil areas sufficient in size and dimensions to accommodate trees and significant planting.

Note: The deep soil area is counted towards the required landscaped open space area

ii) Deep soil areas must be located at ground level, be permeable, capable for the growth of vegetation and large trees and must not be built upon, occupied by spa or swimming pools or covered by impervious surfaces such as concrete, decks, terraces, outbuildings, or other structures.

iii) Deep soil areas are to have soft landscaping comprising a variety of trees, shrubs and understorey planting (refer to Part B section on Landscaping).

iv) Deep soil areas cannot be located on structures or facilities such as basements, retaining walls, floor slabs, rainwater tanks or in planter boxes.

v) Deep soil zones shall be contiguous with the deep soil zones of adjacent properties.

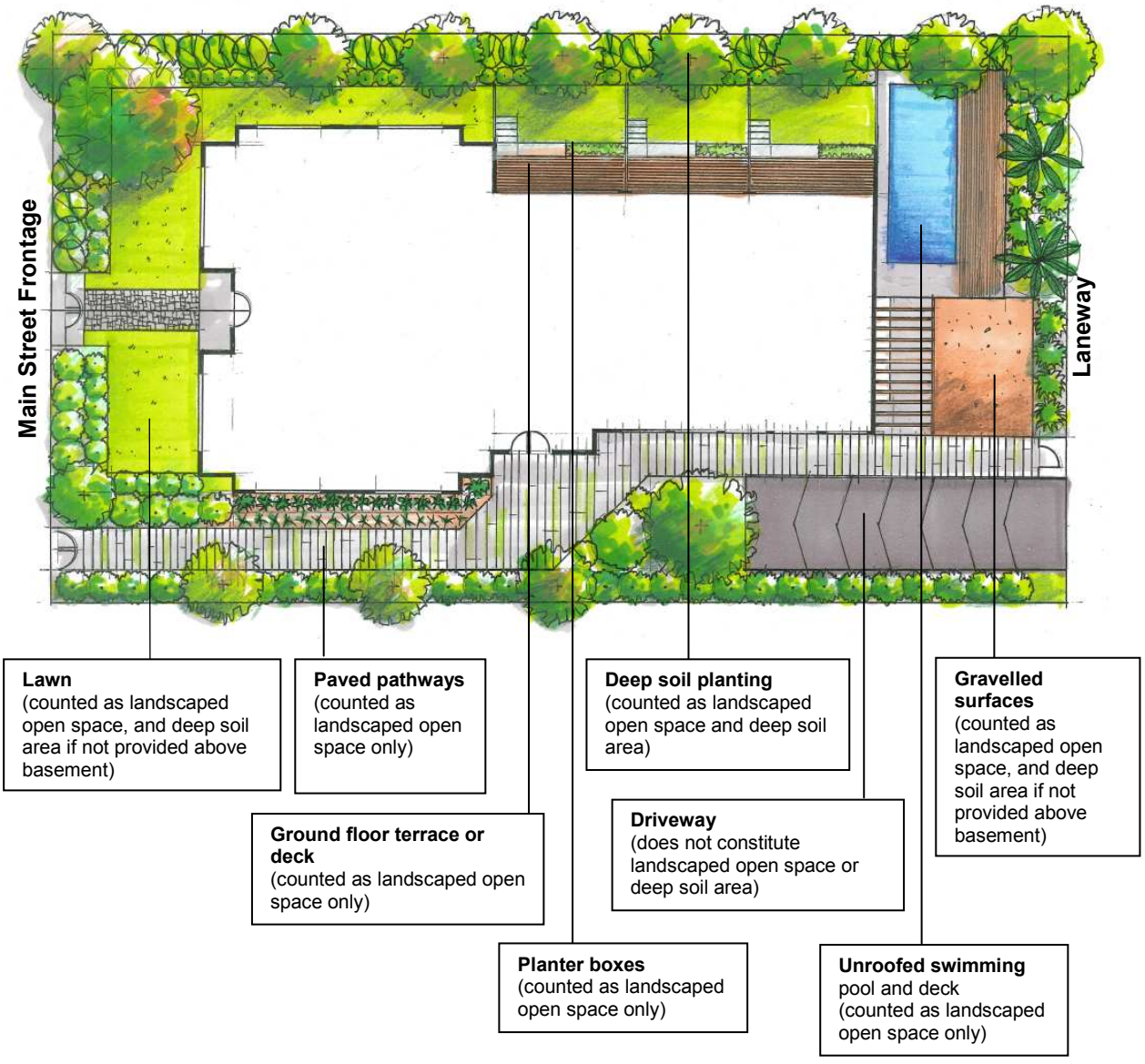


Diagram demonstrating elements of Landscaped Open Space and Deep Soil Areas

2.3 Private and communal open space

Explanation

Private and communal open space areas should be conducive to a range of uses and activities as well as enhancing the appearance of the development.

Objective

- To provide useful areas of private and communal open space for outdoor living and recreation to serve the needs of the residents and enhance their quality of life.

Controls

2.3.1 Private open space

Private open space is to be:

i) Directly accessible from the living area of the dwelling

ii) Open to a northerly aspect where possible so as to maximise solar access

iii) Be designed to provide adequate privacy for residents and where possible can also contribute to passive surveillance of common areas

For attached dwellings and multi dwelling housing-

iv) Each dwelling is provided with an area of useable private open space or courtyard area, at ground and/or podium level with minimal or no level changes; and

v) A minimum area of 20 square metres of private open space should be provided at ground and/or podium level capable of containing a rectangle with minimum dimensions of 3m x 4m with minimal or no level changes.

For residential flat buildings-

vi) Each dwelling has access to an area of private open space in the form of a courtyard, balcony, deck or roof garden, accessible from within the dwelling.

vii) Private open space for apartments has a minimum area of 8 square metres and a minimum dimension of 2m.

2.3.2 Communal open space

i) Communal open space for multi dwelling housing and residential flat buildings is to be:

(a) Of a sufficient contiguous area, and not divided up for allocation to individual units;

(b) Designed for passive surveillance;

(c) Well oriented with a preferred northerly aspect to maximise solar access;

(d) Adequately landscaped for privacy screening and visual amenity;

(e) Designed for a variety of recreation uses and incorporate recreation facilities such as playground equipment, seating and shade structures.

3 Building envelope

A building envelope is a three dimensional representation of the outer limits of a proposed building that can illustrate the appropriate scale of future development in terms of height, floor space ratio (FSR), depth and setback from boundaries.

RLEP sets the height and FSR objectives and controls for medium density development on land across Randwick City. The following provisions provide further guidance on their application.

3.1 Floor Space Ratio

Explanation

Floor Space Ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. Under RLEP the maximum FSR permissible on a parcel of land is shown on the *Floor Space Ratio Map*. FSR is expressed as a ratio of the permissible gross floor area to the site area and is explained and defined in Clause 4.5 of RLEP.

Note:

The Floor Space Ratio Map shows the maximum FSR which may not be achievable on all sites. The maximum FSR is not "as of right" and will depend on how the proposed development meets other relevant controls in this DCP.

3.2 Building height

Explanation

Building height is a major factor affecting the visual mass of a development and influences streetscape character and adjoining residential amenity. Under RLEP the maximum building height permissible on a parcel of land is shown in metres on the *Height of Buildings Map*. The height of buildings is measured from the natural ground level (at any point) to the highest point of the building which includes roofs, list overruns and plants, as defined in Clause 4.3 of RLEP.

Note:

See also Sub-section 4.4 for maximum wall heights and ceiling heights which operate in conjunction with the LEP maximum building height.

3.3 Building depth

Explanation

Building depth is the horizontal distance between the front and rear elevations, or between the side elevations, of a building, as measured from window line to window line. It is the sectional dimension of a building and has significant effects on residential amenity.

In general, buildings with a narrow sectional depth have greater potential for dual aspect apartments that facilitate natural ventilation and daylight access to the interior space.

Note:

The Height of Buildings Map shows the maximum height of a development which may not be achievable on all sites. The maximum height is not "as of right" and will depend on how the proposed development meets other relevant controls in the LEP and DCP. RLEP clause *5.6 Architectural roof features* also addresses height limits and architectural roof features on buildings.

This control aims at achieving adequate building depths and ensuring all future developments provide good amenity and contribute to energy efficiency.

Objectives

- To facilitate the provision of dwelling units with more than one aspect in order to improve natural lighting and ventilation.

- To ensure reasonable amenity for occupants of dwellings in terms of solar access and natural ventilation.

Controls

i) For residential flat buildings, the preferred maximum building depth from (window line to window line) is between 10m and 14m. The building depth is to be determined by the following factors:
   - Site configuration
   - Site orientation and aspect
   - Prevailing wind patterns
   - Building layout
   - Internal room configuration
   - Window size, configuration and operation

   Any greater depth must demonstrate that the design solution provides good internal amenity such as via cross-over, double-height or corner dwellings/units.

Note:

Building depth is measured from window line to window line between the front and rear elevations, or between the side elevations.

3.4 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 and proportions of 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 for both the new development and the adjoining properties.

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; semi-basement car park, terraces, decks or landings not more than 1200mm above ground level (finished); and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Objectives

- To define the street edge and establish or maintain consistent rhythm of street setbacks and front gardens that contributes to the local character.

- To ensure adequate separation between buildings for visual and acoustic privacy, solar access, air circulation and views.

- To reserve contiguous areas for the retention or creation of open space and deep soil planting.

3.4.1 Front setback

Controls

i) The front setback on the primary and secondary property frontages must be consistent with the prevailing setback line along the street.

Notwithstanding the above, the front setback generally must be no less than 3m in all circumstances to allow for suitable landscaped areas to building entries.

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.

ii) 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.

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

iv) The entire front setback must incorporate landscape planting, with the exception of driveways and pathways.

3.4.2 Side setback

Controls

Residential flat buildings and Multi dwelling housing

i) Comply with the minimum side setback requirements stated below for residential flat buildings and multi dwelling housing:

Site Frontage Width	Minimum Side Setbacks
Irregularly shaped allotments	Merit assessment
Less than 12m	Merit assessment
12m ≤ Width < 14m	2.0m
14m ≤ Width < 16m	2.5m
16m ≤ Width < 18m	3.0m
18m ≤ Width < 20m	3.5m
20m and above	4.0m

ii) Incorporate additional side setbacks to the building over and above the above minimum standards, in order to:

- Create articulations to the building facades.
- Reserve open space areas and provide opportunities for landscaping.
- Provide building separation.
- Improve visual amenity and outlook from the development and adjoining residences.

- Provide visual and acoustic privacy for the development and the adjoining residences.
- Ensure solar access and natural ventilation for the development and the adjoining residences.

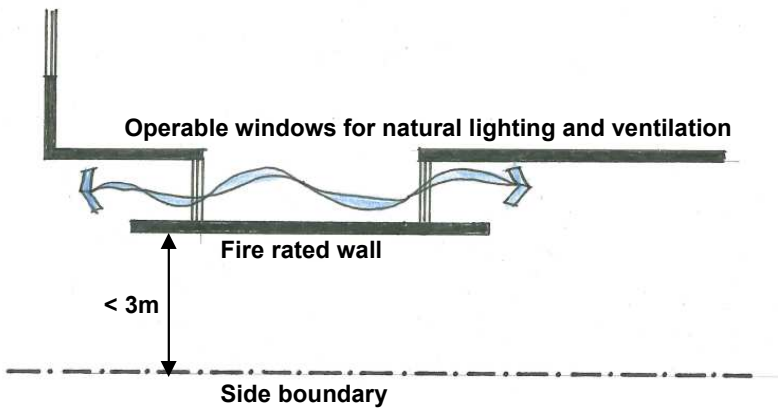
iii) A fire protection statement, prepared by a qualified building consultant, must be submitted where windows are proposed on the external walls of a residential flat building or multi-dwelling housing within 3m of the common boundaries. The statement must outline design and construction measures that will enable operation of the windows (where required) whilst still being capable of complying with the relevant provisions of the BCA.

Solutions include, but are not limited to:

- Orienting side windows generally to the front and rear of the site, and incorporating blade walls for fire protection and separation.

Note:

Clearly show all affected windows/openings on the DA plans.



Attached Dwellings

i) Attached dwellings should comply with the minimum side setback requirements for dwelling houses and dual occupancies (attached and detached) (see Section C1 Low Density Residential: 3.3.2 Side Setbacks).

Notwithstanding the above, side setbacks do not need to comply where they attach to another dwelling within the same development.

3.4.3 Rear setback

Controls

i) For residential flat buildings and multi-dwelling housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.

ii) For attached dwellings, provide a minimum rear setback of 25% of the allotment depth or 8m, whichever is the lesser.

Any garages fronting rear lanes may encroach upon the rear setback areas.

iii) The required rear setback may be varied in the following scenarios:

- Allotments with an irregular shape.
- Allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth).
- Allotments with the rear boundary abutting a laneway.
- A central courtyard is provided in the development.

4 Building Design

4.1 Building Facade

Explanation

The treatment and detailing of building facades has a significant impact on the apparent scale and proportion of developments and contribution to the streetscape. A skilful façade design requires the appropriate disposition of building elements, textures, materials and colours, which reflect the function, internal layout and structure of a development.

Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works.

Refer to the Heritage section of this DCP for further details.

Objective

- To ensure building facades are articulated to complement and enhance the streetscape and neighbourhood character.
- To encourage contemporary and innovative design to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

i) Buildings must be designed to address all street and laneway frontages.

ii) Buildings must be oriented so that the front wall alignments are parallel with the street property boundary or the street layout.

iii) Articulate facades to reflect the function of the building, present a human scale, and contribute to the proportions and visual character of the street. Design solutions include but are not limited to:

- Defining a base, middle and top section related to the overall scale and mass of the building.
- Expressing the internal layout or structural system of the building via revealing elements, such as columns, beams, floor slabs and party walls.
- Using a variety of window types and openings to create a pattern or reflect the interior uses (for

example, a living room window versus a bathroom window).
- Selecting balcony types that respond to the living amenity, building orientation and context: cantilevered balconies, partially or fully recessed balconies, and Juliet or French balconies.
- Detailing balustrades to reflect the type and location of the balconies.
- Incorporating weather and sun protection devices appropriate to the orientation of the building elevation, such as eaves, awnings, hoods, louvres, pergolas and the like.
- Articulating building entries with porticos, awnings and the like.
- Articulating vertical circulation space (such as stairwells) with recesses, blade walls, bays and the like.
- Adopting a combination of materials and finishes.
- Using vertical gardens (that is, landscape planting mounted on building elevations).

iv) Avoid massive or continuous unrelieved blank walls. This may be achieved by dividing building elevations into sections, bays or modules of not more than 10m in length, and stagger the wall planes.

v) Conceal building services and pipes within the balcony slabs.

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

Example of façade articulation; note the curving sun screens create a distinctive sculptural element in the built form, and the use of cantilevered balconies and vertical louvres in modulating the elevation.
(Courtesy of Smart Design Studio)

Example of façade articulation; note the staggered wall planes, changes in materials and colours and the use of operable screens in modulating the elevation
(Courtesy of Eeles Trelease Architects)

4.2 Roof Design

Explanation

The roof is a key architectural component in the overall form and expression of a building. In some cases, the roofs of buildings sit within a broader skyline and are highly visible from different vantage points. Quality roof design contributes to the streetscape and silhouette of the local area, and enhances the character and environmental performance of the building.

Objectives

- To ensure roof design integrates with the overall form, proportions and façade composition of the building.
- To ensure any recreational use of the roof integrates with the built form and does not cause unreasonable privacy and noise impacts on the surrounding residences.

Controls

i) Design the roof form, in terms of massing, pitch, profile and silhouette to relate to the three dimensional form (size and scale) and façade composition of the building.

ii) Design the roof form to respond to the orientation of the site, such as eaves and skillion roofs to respond to sun access.

iii) Use a similar roof pitch to adjacent buildings, particularly if there is consistency of roof forms across the streetscape.

iv) Articulate or divide the mass of the roof structures on larger buildings into distinctive sections to minimise the visual bulk and relate to any context of similar building forms.

v) Use clerestory windows and skylights to improve natural lighting and ventilation of internalised space on the top floor of a building where feasible.

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

vi) Any services and equipment, such as plant, machinery, ventilation stacks, exhaust ducts, lift overrun and the like, must be contained within the roof form or screened behind parapet walls so that they are not readily visible from the public domain.

vii) Terraces, decks or trafficable outdoor spaces on the roof may be considered only if:

- There are no direct sightlines to the habitable room windows and private and communal open space of the adjoining residences.

The roof structure contributes to the 3-dimensional form of the building. It incorporates clerestory windows for additional daylight access and has been divided into sections to avoid a monolithic bulk.
(Courtesy of Candalepas Architects)

- The size and location of terrace or deck will not result in unreasonable noise impacts on the adjoining residences.
- Any stairway and associated roof do not detract from the architectural character of the building, and are positioned to minimise direct and oblique views from the street.
- Any shading devices, privacy screens and planters do not adversely increase the visual bulk of the building.

viii) The provision of landscape planting on the roof (that is, "green roof") is encouraged. Any green roof must be designed by a qualified landscape architect or designer with details shown on a landscape plan.

4.3 Habitable Roof Space

Objectives

- To broaden the dwelling mix by creating opportunities for larger sized units on the uppermost storey.
- To promote high amenity apartment design with flexible layout and good natural ventilation.
- To provide opportunities for creating interesting roof forms that contribute to the streetscape and neighbourhood character.

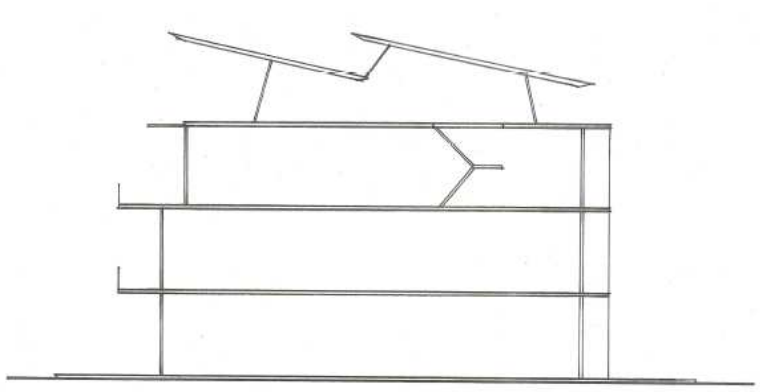
Controls

i) Habitable roof space may be considered, provided it meets the following:

- Optimises dwelling mix and layout, and assists to achieve dual aspect or cross over units with good natural ventilation.
- Has a maximum floor space of 65%of the storey immediately below.
- Wholly contain habitable areas within the roof space.
- When viewed from the surrounding public and private domain, the roof form (including habitable roof space, associated private open space and plant and machinery) has the appearance of a roof. A continuous flat roof with habitable space within it will not satisfy this requirement.
- Design windows to habitable roof space as an integrated element of the roof.
- Submit computer-generated perspectives or photomontages showing the front and rear elevations of the development. Any space above the external wall height control will be visualised as a roof form.

Note:

Any design seeking the inclusion of habitable roof space must allow for adequate floor to ceiling heights, and floor slab and roof construction. The design should fully meet the building height and FSR controls contained in the RLEP and this DCP, and take into account the topographical conditions of the site.



Example:
Habitable roof space must present itself as a roof form (Note: this example relates to sites subjected to a building height control of 12m under RLEP)

4.4 External Wall Height & Ceiling Height

Explanation

In addition to the RLEP maximum building height, which sets out the absolute height of the development including roof and all plant equipment, the following wall height and ceiling height controls supplement the LEP to ensure that development provides for a suitable number of storeys and encourages interesting roof forms suitable to the streetscape.

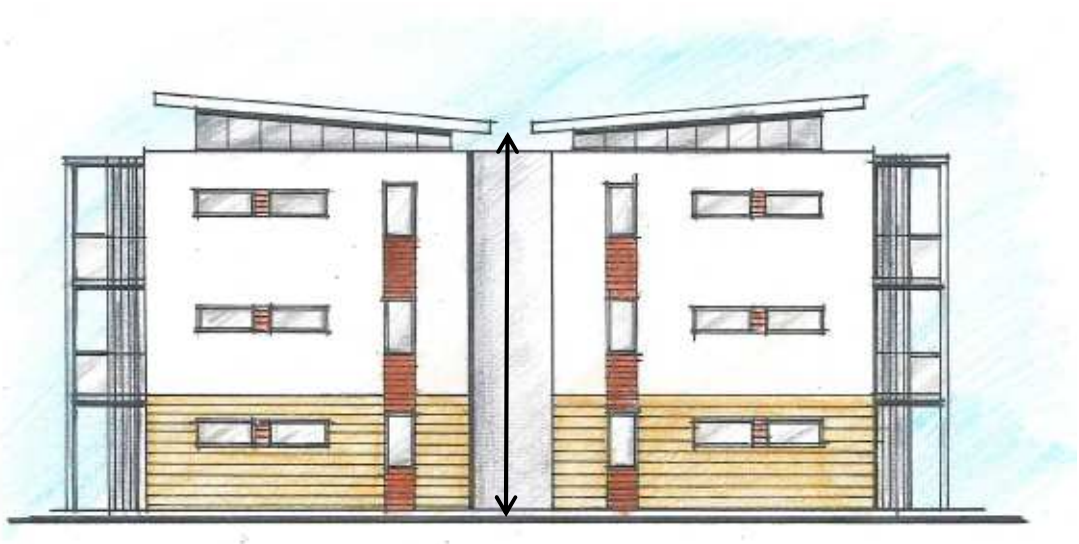
The external wall height control has been devised to ensure that adequate floor to ceiling height, realistic floor slab and roof construction and basement or semi-basement car parking could be achieved under different topographical conditions.

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.

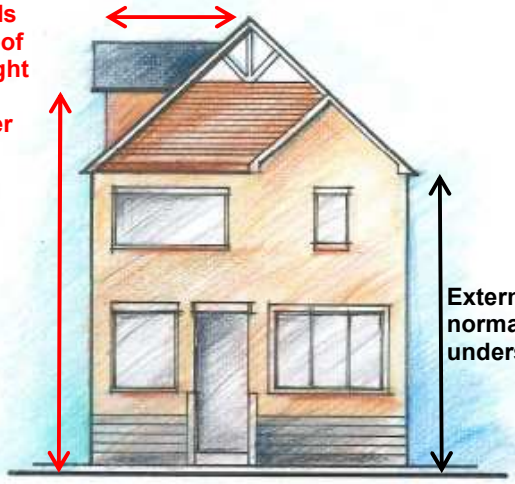
For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



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

Where a dormer extends 2m or more from the roof pane, external wall height is measured to the underside of the dormer eaves



External wall height is normally measured to the underside of the roof eaves

Measurement of external wall height

Objectives

- To ensure that the building form provides for interesting roof forms and is compatible with the streetscape.
- To ensure ceiling heights for all habitable rooms promote light and quality interior spaces.
- To control the bulk and scale of development and minimise the impacts on the neighbouring properties in terms of overshadowing, privacy and visual amenity.

Controls

i) Where the site is subject to a 12m building height limit under the LEP, a maximum external wall height of 10.5m applies.

ii) Where the site is subject to a 9.5m building height limit under the LEP, a maximum external wall height of 8m applies.

iii) The minimum ceiling height is to be 2.7m for all habitable rooms.

4.5 Pedestrian Entry

Objectives

- To provide clearly identifiable and safe pedestrian entries to buildings.
- To contribute positively to the façade design and the streetscape.

Controls

i) Separate and clearly distinguish between pedestrian pathways and vehicular access.

ii) Present new development to the street in the following manner:

- Locate building entries so that they relate to the pedestrian access network and desired lines.
- Design the entry as a clearly identifiable element in the façade composition.
- Integrate pedestrian access ramps into the overall building and landscape design.
- For multi-dwelling housing and residential flat buildings, provide direct entries to the individual dwellings within a development from the street where possible.
- Design mailboxes so that they are convenient to residents, do not clutter the appearance of the development at street frontage and are preferably integrated into a wall adjacent to the primary entry (and at 90 degrees to the street rather than along the front boundary).

iii) Provide weather protection for building entries.

Postal services and mailboxes

i) Mailboxes are provided in accordance with the delivery requirements of Australia Post.

ii) A mailbox must clearly mark the street number of the dwelling that it serves.

iii) Design mail boxes to be convenient for residents and not to clutter the appearance of the development from the street. Design solutions include:

- Locating mailboxes adjacent to the main entrance of a building and inserting them into a wall.
- Positioning mailboxes at 90 degrees to the street, rather than parallel to the front boundary.

Note:

All premises must display a street number that is legible whilst not presenting as a dominant feature of the façade.

4.6 Internal Circulation

Explanation

Lobbies, stairs, lifts, hallways and corridors constitute the common circulation space within a building.

Objectives

- To create safe and pleasant spaces for circulation of residents and visitors and their possessions.
- To facilitate good apartment layout with optimal environmental performance.
- To contribute positively to the built form and façade articulation.

Controls

i) Enhance the amenity and safety of circulation spaces by:

- Providing natural lighting and ventilation where possible.
- Providing generous corridor widths at lobbies, foyers, lift doors and apartment entry doors.
- Allowing adequate space for the movement of furniture.
- Minimising corridor lengths to give short, clear sightlines.
- Avoiding tight corners.
- Articulating long corridors with a series of foyer areas, and/or providing windows along or at the end of the corridor.

ii) Use multiple access cores to:

- Maximise the number of pedestrian entries along a street for sites with wide frontages or corner sites.
- Articulate the building façade.
- Limit the number of dwelling units accessible off a single circulation core on a single level to 6 units.

iii) Where apartments are arranged off a double-loaded corridor, limit the number of units accessible from a single core or to 8 units.

4.7 Apartment Layout

Explanation

The internal layout of an apartment establishes the spatial arrangement of rooms and private open space and the circulation routes between them. The layout directly affects the quality of living amenity, such as access to daylight and natural ventilation, and maintenance of acoustic and visual privacy.

Objective

- To ensure apartment layouts provide high standard of living amenity in terms of access to sunlight and natural ventilation, visual and acoustic privacy, open space provision and accommodate a range of domestic activities.

Controls

i) Maximise opportunities for natural lighting and ventilation through the following measures:

- Providing corner, cross-over, cross-through and double-height maisonette / loft apartments.
- Limiting the depth of single aspect apartments to a maximum of 6m.
- Providing windows or skylights to kitchen, bathroom and laundry areas where possible.
- Providing at least 1 openable window (excluding skylight) opening to outdoor areas for all habitable rooms and limiting the use of borrowed light and ventilation.

ii) Design apartment layouts to accommodate flexible use of rooms and a variety of furniture arrangements.

iii) Provide private open space in the form of a balcony, terrace or courtyard for each and every apartment unit in a development.

iv) Avoid locating the kitchen within the main circulation space of an apartment, such as hallway or entry.

4.8 Balconies

Objectives

- To provide all apartments with functional private open space
- To ensure that balconies and terraces are integrated into the overall architectural form and detail of residential flat buildings.

Controls

i) Provide a primary balcony and/or private courtyard for all apartments with a minimum area of 8 square metres and a minimum dimension of 2m and consider secondary balconies or terraces in larger apartments.

ii) Provide a primary terrace for all ground floor apartments with a minimum depth of 4m and minimum area of 12 square metres. All ground floor apartments are to have direct access to a terrace.

iii) The piece meal enclosure of balconies or terraces on existing residential flat buildings will not generally be supported unless an overall scheme for the building is implemented using similar materials or materials which will harmonise with the existing building facade.

4.9 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 ensure the retention or recycling of existing sandstone block works.

Controls

i) Provide a schedule detailing the materials and finishes in the development application documentation and plans.

ii) The selection of colour and material palette must complement the character and style of the building.

iii) In Foreshore Scenic Protection Areas, the exterior colour scheme must complement the natural elements in the coastal locations. The colour palette must predominantly consist of light toned neutral hues.

iv) Use the following measures to complement façade articulation:
- Changes of colours and surface texture
- Inclusion of light weight materials to contrast with solid masonry surfaces
- The use of natural stones is encouraged.

v) Avoid the following materials or treatment:
- Reflective wall cladding, panels and tiles and roof sheeting
- High reflective or mirror glass
- Large expanses of glass or curtain wall that is not protected by sun shade devices
- Large expanses of rendered masonry
- Light colors or finishes where they may cause adverse glare or reflectivity impacts

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

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

4.10 Alterations and additions to attached dwellings

Objective

- Ensure that additions are appropriate to the scale and character of the existing building and the streetscape.

Controls

i) Additional storeys to the main building or street frontage are generally not supported where:
   (a) A building is part of an intact group or streetscape;
   (b) The existing building is comparable to a consistent or predominant building height in the streetscape;
   (c) The predominant height of development in the vicinity of the site is single storey;

ii) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings

iii) Rear additions to terraces must not alter the parapet, ridgeline, chimneys and profile of party walls projecting above the roof of the terrace, as perceived from the front streetscape.

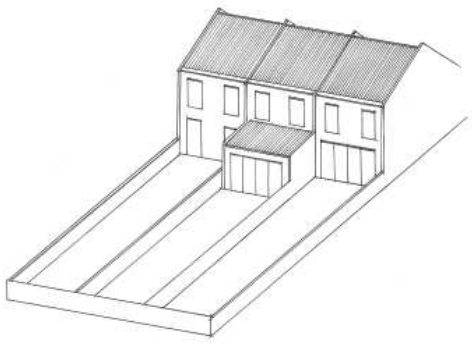
iv) Where the rear of a group of attached dwellings (terraces) displays a consistent form that is visible from a public space, alterations and additions are to be restricted to the ground floor.

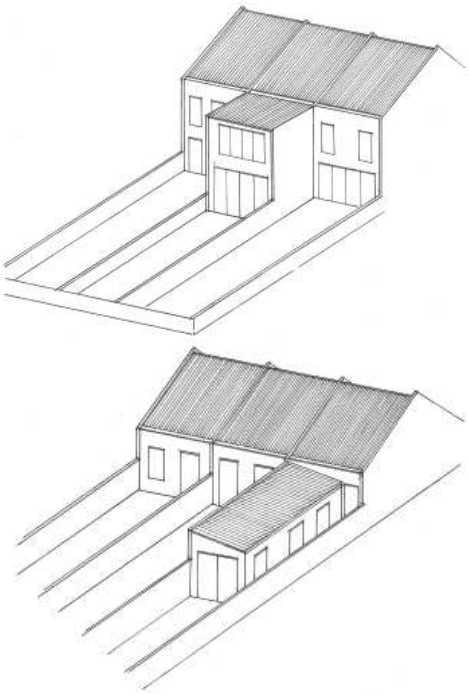
v) Lean-to additions are the most traditional form of rear extension, and are suitable for most buildings. Generally, lean-to additions are to have a skillion roof with a low pitch that pitches away from the building or a flat roof may be acceptable at rear (as shown in the figure above).

vi) A detached pavilion can be located at the rear boundary, limited to single storey where the allotment is long enough to provide adequate private open space and where the new structure will not adversely affect the amenity of neighbours. This may be extended to two storeys, on rear laneways.

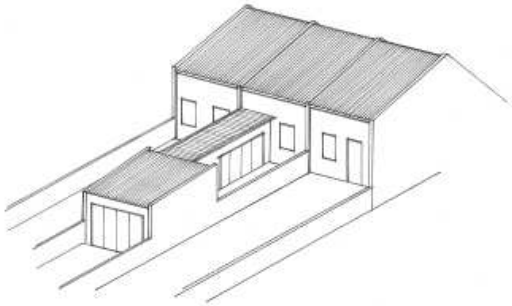
Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works and/or to provide a detached pavilion rather than extension to an existing building. Refer to the Heritage section of this DCP for further details.





Possible forms of lean-to additions for attached dwellings



Possible form of pavilion additions for attached dwellings

4.11 Alterations and additions to residential flat buildings

Explanation

Walk-up residential flat buildings, typically built between the 1950s-1970s forms a significant proportion of residential flat buildings in Randwick City. These older residential flat buildings are often now in need of redevelopment or refurbishment to meet current lifestyle needs, improve sustainability and to update the building's appearance. Randwick City Council's *'Design Ideas for Rejuvenating Flat Buildings'* manual published 2006, contains design principles and concepts to promote and guide the refurbishment of older residential flat buildings.

Objective

- Promote design excellence in the refurbishment of older residential flat buildings.

Control

i) DAs for the comprehensive refurbishment of older walk up flat buildings must have regard to the Randwick City Council '*Design Ideas for rejuvenating residential flat buildings*" manual, dated 2006.

ii) DAs involving alterations and additions to residential flat buildings located within heritage conservation areas or a heritage item shall ensure that the overall aesthetic improvements to the appearance of the building can make a positive contribution to the heritage streetscape by :

- providing for a combination of materials, colours and finishes to the building façade that are compatible with the heritage conservation area or heritage item;
- incorporating elements such as shading devices, blade walls or vertical elements to articulate the façade of the building;
- providing for balconies and terraces that can help recess garages;
- incorporating landscaping and where practical suitable fencing to the street frontage;
- where practical, remove external elements that detract from the appearance of the heritage conservation area or heritage item.

BEFORE

AFTER

Example of refurbishment of a residential flat building. Note the use of finishes, materials and colours in delivering significant upgrade to the façade articulation, and the extended balconies, weather protection and privacy screens that improve the living amenity.

(Courtesy of Smart Design Studio)

4.12 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 properties.
- To enable the provision of usable communal or private open space with adequate gradient.
- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

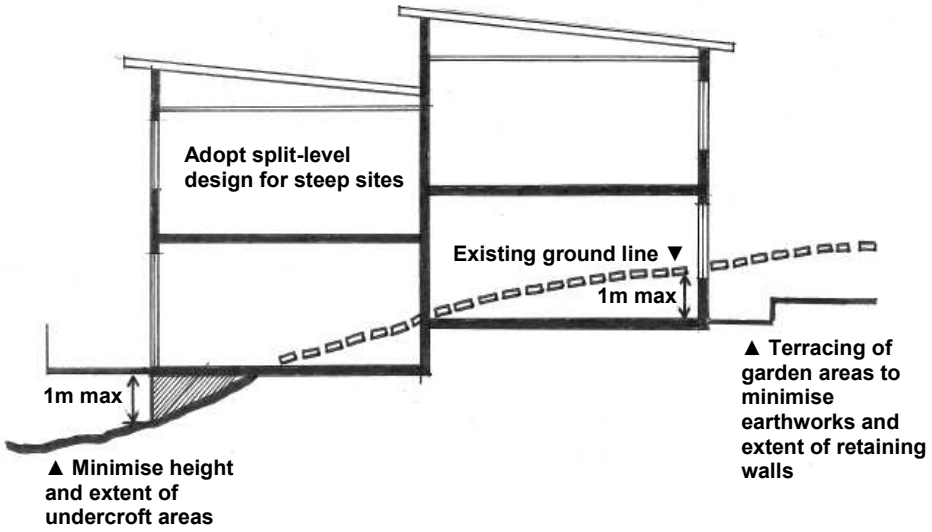
Controls

Excavation and Backfilling

i) Any excavation and backfilling within the building footprints 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 building within this extent of site modification. (This does not apply to swimming or spa pool structures).

ii) Any cut and fill outside the building footprints (for the purposes of creating useable communal or 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.

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



Measures for minimising earthworks

Retaining walls

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

The thickness of retaining walls and indicative footing locations must be shown on the drawings.

v) Step retaining walls in response to the natural landform to avoid creating monolithic structures visible from the neighbouring properties and the public domain.

vi) 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 with each section not exceeding 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.

vii) For sites that slope upwards to the rear with the building 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.

A combination of materials and/or landscaping, including planter boxes may be incorporated in the retaining walls to visually soften the structures.

5 Amenity

The following amenity provisions on solar access and overshadowing, natural ventilation, visual and acoustic privacy and view sharing are to ensure reasonable amenity for dwellings and their occupants and neighbouring properties.

5.1 Solar access and overshadowing

Explanation

Solar access forms an integral part of the design process. Buildings should be sited and designed to provide adequate daylight and sunlight access to living areas and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Objectives

- To ensure the design, orientation and siting of development maximises solar access to the living areas of dwellings and open spaces, and is encouraged to all other areas of the development.
- To ensure development retains reasonable levels of solar access to the neighbouring properties and the public domain.
- To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.

Controls

Solar access for proposed development

i) Dwellings within the development site must receive a minimum of 3 hours sunlight in living areas and to at least 50% of the private open space between 8am and 4pm on 21 June (mid winter).

ii) Living areas and private open spaces for at least 70% of dwellings within a residential flat building must provide direct sunlight for at least three hours between 8am and 4pm on 21 June (mid winter).

iii) Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units within a residential flat building.

iv) Any variations from the minimum standard due to site constraints and orientation must demonstrate how solar access and energy efficiency is maximised.

Solar access for surrounding development

i) Living areas of neighbouring dwellings must receive a minimum of 3 hours access to direct sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).

ii) At least 50% of the landscaped areas of neighbouring dwellings must receive a minimum of 3 hours of direct

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.

'Habitable room' is a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods (see BCA for full definition).

sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).

iii) Where existing development currently receives less sunlight than this requirement, the new development is not to reduce this further.

5.2 Natural ventilation and energy efficiency

Explanation

Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

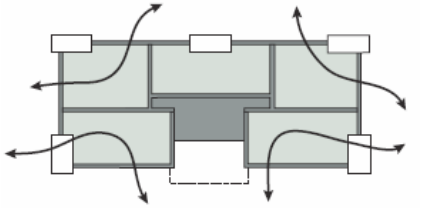
Objectives

- To ensure that dwellings are designed to provide all habitable rooms with direct access to fresh air and assist in promoting thermal comfort for occupants.
- To provide natural ventilation in non-habitable rooms, where possible
- To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.

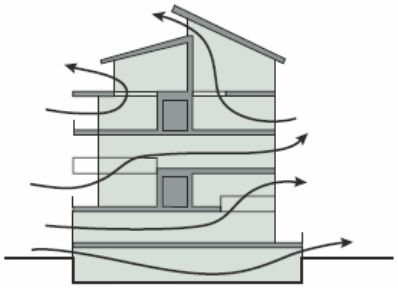
Controls

i) Provide daylight to internalised areas within each dwelling (for example hallways and stairwells) and any poorly lit habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) via measures such as ventilated skylights, clerestory windows, fanlights above doorways and highlight windows in internal partition walls.

ii) Sun shading devices appropriate to the orientation should be provided for the windows and glazed doors of the building.

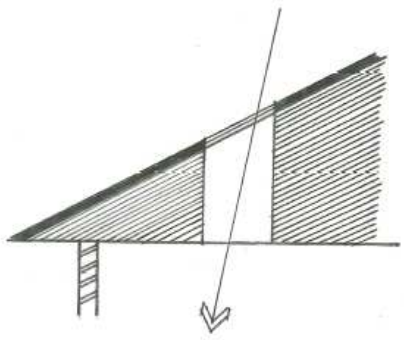


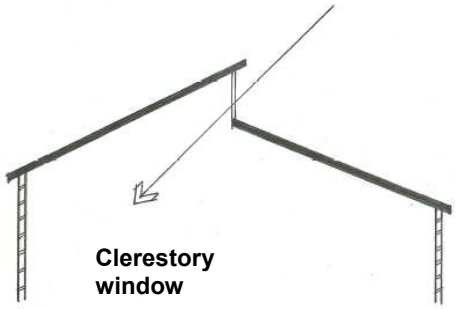
Plan view

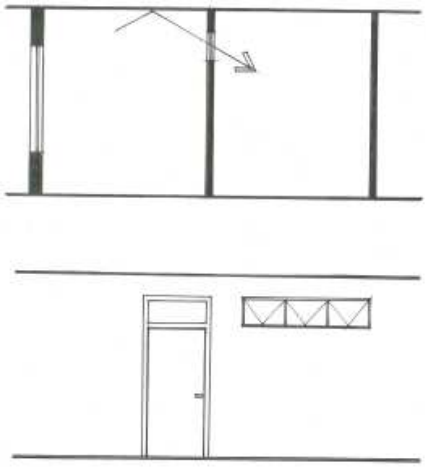


Section AA

Achieving natural cross-ventilation in residential flat buildings
(Source: Residential Flat Design Code)







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

Measures for optimising daylight access to interior space of dwellings

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 windows for natural lighting and ventilation is not acceptable.

iv) All new residential units must be designed to provide natural ventilation to all habitable rooms. Mechanical ventilation must not be the sole means of ventilation to habitable rooms.

v) A minimum of ninety percent (90%) of residential units should be naturally cross ventilated.

In cases where residential units are not naturally cross ventilated, such as single aspect apartments, the installation of ceiling fans may be required.

vi) A minimum of twenty five percent (25%) of kitchens within a development should have access to natural ventilation and be adjacent to open able windows.

vii) Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

5.3 Visual Privacy

Explanation

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

Objectives

- To ensure a high level of amenity by providing for reasonable level of visual privacy for dwellings and neighbouring properties
- To ensure new development is designed so that its occupants enjoy visual and acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.

Controls

i) Locate windows and balconies of habitable rooms to minimise overlooking of windows or glassed doors in adjoining dwellings (whether part of the development or on adjoining properties). Refer to the figure above on techniques to protect privacy.

ii) Orient balconies to the front and rear boundaries or courtyards as much as possible. Avoid orienting balconies to any habitable room windows on the side elevations of the adjoining residences.

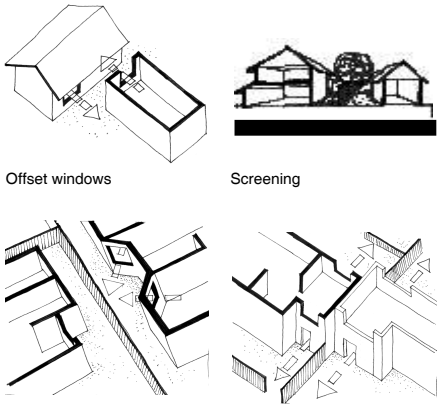
iii) Orient buildings on narrow sites to the front and rear of the lot, utilising the street width and rear garden depth to increase the separation distance.

iv) Locate and design areas of private open to ensure a high level of user privacy. Landscaping, screen planting, fences, shading devices and screens are used to prevent overlooking and improve privacy.

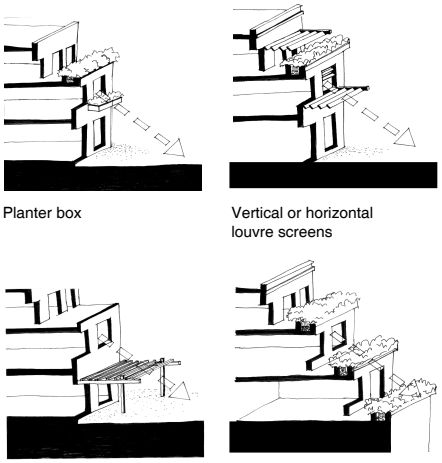
v) Incorporate materials and design of privacy screens including (but not limited to):

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

Locating windows to limit overlooking



Some techniques for providing privacy to a lower dwellings private open space



Some techniques for privacy protection

5.4 Acoustic Privacy

Explanation

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces.

Objectives

- To ensure a high level of amenity by providing for reasonable level of acoustic privacy for dwellings and neighbouring properties
- To ensure dwellings are designed so that its occupants enjoy acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.
- To ensure dwellings are designed to minimise impacts from significant exterior noise sources such as arterial roads, flight paths, industries and ports.
- To design buildings with adequate separation within the development and from adjoining properties

Controls

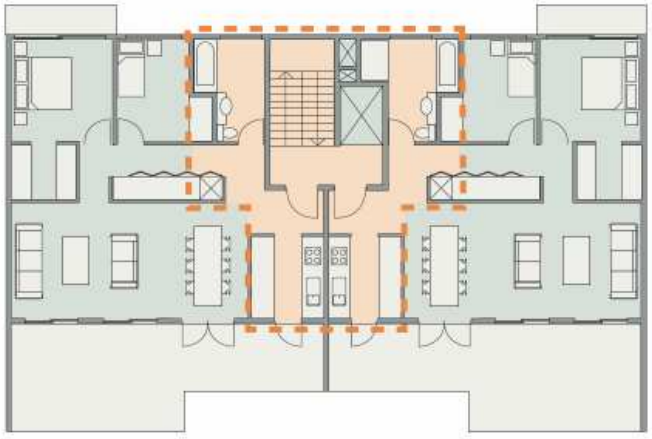
i) Design the building and layout to minimise transmission of noise between buildings and dwellings by:

-locating busy, noisy areas near each other and quiet areas such as bedrooms near each other
- use storage and circulation areas to buffer noise where possible
- minimise the extent of part walls

ii) Separate “quiet areas” such as bedrooms from common recreation areas, parking areas, vehicle access ways and other noise generating activities.

iii) Utilise appropriate measures to maximise acoustic privacy such as:

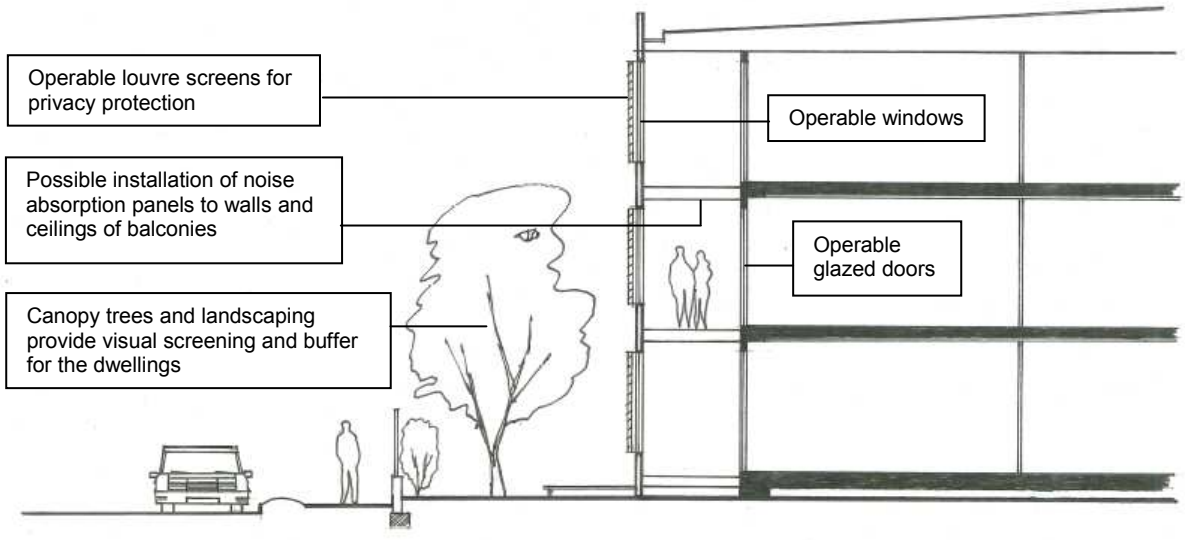
- double glazing
- operable screened balconies
- walls to courtyards
- sealing of entry doors.



This example locates sleeping rooms away from the main living areas of the units and common circulation. The extent of party walls is minimised. (Source: Residential Flat Design Code)

iv) For developments fronting arterial roads, provide noise mitigation measures to ensure an acceptable level of living amenity for the dwelling units is maintained. A noise assessment report prepared by a qualified acoustic consultant must be submitted with suitable noise mitigation solutions. The intention is to achieve an acceptable level of noise exposure in the interior space, without relying on mechanical ventilation.

v) Adopt design solutions for developments fronting arterial roads such as provision of an enclosed, recessed balcony or loggia to the dwelling units to function as a buffer between the outdoor environment and the interior living space.



Enclosed balconies / loggias may be used as a buffer to attenuate traffic noise in arterial roads and improve living amenity for the dwelling units

5.5 View sharing

Explanation

Many residences 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 landforms (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing concerns with the equitable distribution of views between developments 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, developments would inevitably cause varying degree of view loss. The intent of the DCP is to ensure developments are 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 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 developments are 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 buildings must reasonably maintain existing view corridors or vistas to significant elements from the streets, public open spaces and neighbouring dwellings.

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 residences 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 development application.

Advisory Note:

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

5.6 Safety and security

Explanation

Design of buildings and spaces can influence actual and perceived safety and security. These controls aim to minimise such risks and create a residential environment in which people will feel secure.

Objectives

- To consider safety and security of residents and the security of the neighbourhood through building and landscaping design.
- To provide for casual surveillance of footpaths and driveways important for the safety of residents and passing pedestrians, and for the security of the neighbourhood.

Controls

i) Design buildings and spaces for safe and secure access to and within the development. Design solutions include, but are not limited to:
   - sheltered, well lit and highly visible entries to building and mail collection areas.
   - direct entry to ground level dwellings from the street rather than from a common foyer.
   - a clear line of sight between one circulation space to the next.
   - Avoiding recessed alcoves or potential entrapment points adjacent to entries, along hallways and within car parks.
   -Providing direct access between car park and residential levels:

ii) For multi dwelling housing and attached dwellings, provide direct access between the private garages and the dwellings where possible.

iii) For residential flat buildings, provide direct, secure access between the parking levels and the main lobby on the ground floor.

iv) Design window and door placement and operation to enable ventilation throughout the day and night without compromising security. The provision of natural ventilation to the interior space via balcony doors only, is deemed insufficient.

v) Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development.

vi) Resident car parking areas must be equipped with security grilles or doors

vii) Control visitor entry to all units and internal common areas by intercom and remote locking systems

viii) Provide adequate lighting for personal safety in common and access areas of the development.

ix) Improve opportunities for casual surveillance without compromising dwelling privacy by designing living areas with views over public spaces and communal areas, using bay windows which provide oblique views and casual views of common areas, lobbies/foyers, hallways, open space and car parks.

x) External lighting must be neither intrusive nor create a nuisance for nearby residents.

xi) Provide illumination for all building entries, pedestrian paths and communal open space within the development.

Note:

All outdoor illumination must be designed to minimise light overspill and nuisance to the surrounding areas and comply with AS 4282: *Control of the Obtrusive Effects of Outdoor Lighting.*

6 Car parking and access

Explanation

Car parking and access facilities have significant implications on the streetscape, site layout and façade configuration. It is important that vehicular access is integrated with site planning at the early design stage to balance any potential conflicts between pedestrian movements, local traffic patterns and the streetscape character.

Objectives

- To ensure the location and configuration of car parking are integrated with the site planning and building design.
- To ensure that car parking and access facilities do not visually dominate the property frontage or adversely detract from the streetscape character.
- To minimise hard paved surfaces occupied by driveways and parking, so as to maximise opportunities for deep soil planting and permeable surfaces.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants, pedestrians, cyclists and motorists.

Note:

See Part B7 Transport, traffic, parking and access for vehicle parking rates

6.1 Location

Controls

i) Car parking facilities must be accessed off rear lanes or secondary street frontages where available.

ii) The location of car parking and access facilities must minimise the length of driveways and extent of impermeable surfaces within the site.

iii) Setback driveways a minimum of 1m from the side boundary. Provide landscape planting within the setback areas.

Where the adjoining property has its driveway abutting the common boundary, the new driveway may be built to that boundary. In this scenario, a combined crossing must be created to serve the two neighbouring properties.

iv) Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane boundary.

v) For residential flat buildings and multi dwelling housing, comply with the following:

(a) Car parking must be provided underground in a basement or semi-basement for new development.
(b) On grade (surface) car park may be considered for sites potentially affected by flooding. In this scenario, the car park must be located on the side or rear of the allotment away from the primary street frontage.
(c) Where rear lane or secondary street access is not available, the car park entry must be recessed behind the front façade alignment. In addition, the entry and driveway must be located towards the side and not centrally positioned across the street frontage.

vi) For attached dwellings, where rear lane or secondary street access is not available, garages may be provided on the primary street elevation of the buildings provided they are:

(a) Single car width only.
(b) Recessed behind the front façade alignment.

6.2 Configuration

Controls

i) With the exception of hardstand car spaces and garages, all car parks must be designed to allow vehicles to enter and exit in a forward direction.

ii) For residential flat buildings and multi dwelling housing, the maximum width of driveway is 6m. In addition, the width of driveway must be tapered towards the street boundary as much as possible.

iii) For controls on the configuration of hardstand car spaces, carports, garages and driveways for attached dwellings, refer to the Low Density Residential chapter.

iv) Provide basement or semi-basement car parking consistent with the following requirements:

(a) Provide natural ventilation.
(b) Integrate ventilation grills into the façade composition and landscape design.
(c) The external enclosing walls of car park must not protrude above ground level (existing) by more than 1.2m. This control does not apply to sites affected by potential flooding.
(d) Use landscaping to soften or screen any car park enclosing walls.
(e) Provide safe and secure access for building users, including direct access to dwellings where possible.
(f) Improve the appearance of car park entries and avoid a ‘back-of-house’ appearance by measures such as:

- Installing security doors to avoid 'black holes' in the façades.
- Returning the façade finishing materials into the car park entry recess to the extent visible from the street as a minimum.
- Concealing service pipes and ducts within those areas of the car park that are visible from the public domain.

v) Where on-grade (surface) car park cannot be avoided, incorporate the parking area into the landscape design of the site:

(a) Use planting to screen the parking areas from view from the communal and private open space and the public domain.
(b) Provide canopy or shade trees among parking bays.
(c) Use a combination of paving materials to divide the parking surface.

6.3 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 building), parking facilities may be provided forward of the front façade alignment as follows:

Attached Dwellings

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

Residential Flat Buildings and Multi Dwelling Housing

- Minimise the length and height of the car park enclosing walls and driveway entries.
- Use high quality external finishes and materials for any visible car park enclosing walls and roller doors.
- Incorporate landscaping in the site frontage.
- The car park will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.
- The car park location will not pose an undue risk on the safety of pedestrians.

7 Fencing and ancillary development

7.1 Fencing

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.

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.

General - Fencing

Controls

i) Fences are constructed 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 and painted.

iii) The following materials must not be used in 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

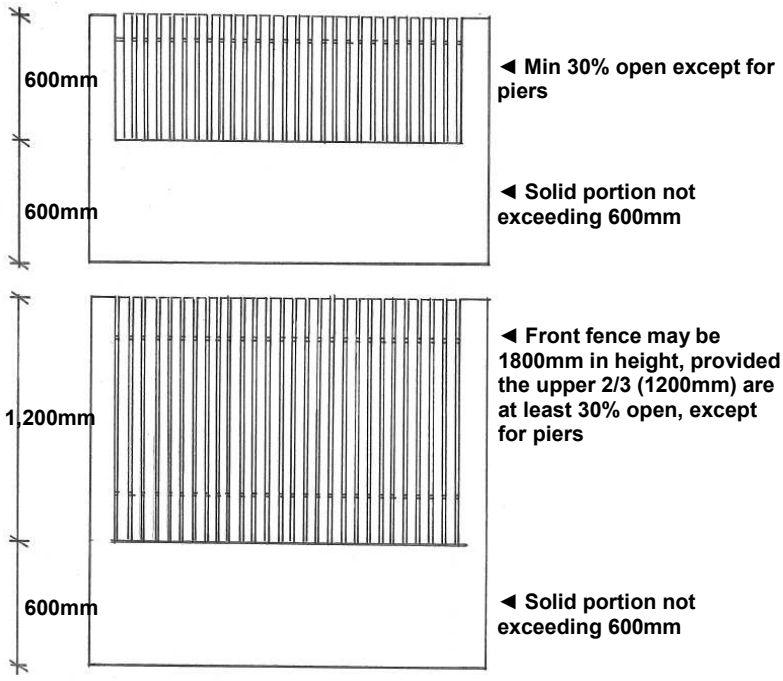
Controls

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

ii) 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.

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



Configuration of front fencing

iv) 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 pasts 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.

v) 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.

vi) 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.

vii) Gates must not open over public land.

viii) 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 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 Note:

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. 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) Outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.

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 and privacy impacts on the adjoining dwellings.

7.6 Storage

Explanation

Storage is important in the proper functioning of a residential unit. Lack of sufficient storage space can result in cramped living

accommodation and displacement of vehicles from allocated parking spaces on site on to the street for parking.

Objective

- Provide adequate storage for everyday household items within easy access of the dwelling.

Controls

i) The design of development must provide for readily accessible and separately contained storage areas for each dwelling.

ii) Storage facilities may be provided in basement or sub floor areas, or attached to garages.

Where basement storage is provided, it should not compromise any natural ventilation in the car park, reduce sight lines or obstruct pedestrian access to the parked vehicles.

iii) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:

(a) Studio apartments – $6m^3$
(b) One bedroom apartments – $6m^3$
(c) Two bedroom apartments – $8m^3$
(d) Three plus bedroom apartments – $10m^3$

7.7 Laundry facilities and air conditioning units

Controls

Laundry and drying facilities

i) Provide a retractable or demountable clothes line in the courtyard of each dwelling unit.

ii) Provide internal laundry for each dwelling unit.

iii) Provide a separate service balcony for clothes drying for dwelling units where possible.

Where this is not feasible, reserve a space for clothes drying within the sole balcony and use suitable balustrades to screen it to avoid visual clutter.

Air conditioning units:

i) Avoid installing within window frames. If installed in balconies, screen by suitable balustrades.

ii) Air conditioning units must not be installed within window frames.

8 Area Specific Controls

Explanation

Throughout Randwick City there are a number of areas that for a variety of reasons possess special qualities warranting specific controls that supplement those generally applying in this DCP. These areas may be identified for any number of reasons, including, but not limited to, historic, landscape and/or scenic or localities where it may be desirable to retain or provide for particular uses or characteristics.

In these situations Council has taken the initiative to:

- Identify such areas of special significance in terms of their landscape, scenic, historic or other development qualities.
- Formulate objectives and design controls for development in each of the identified areas of special significance.

To the extent of any inconsistency between this sub-section and any other DCP sections, this sub-section will prevail.

8.1 Coral Sea Park Estate, Maroubra

Explanation

The Coral Sea Park Estate is a distinctive and historically important precinct. It is located in Maroubra and generally bounded by Fitzgerald Avenue, Malabar Road, Beauchamp Road and Anzac Parade. The Estate is characterised by a mixture of single storey bungalows and low to medium rise multi-unit housing, most of which harmonises with the single storey detached bungalows.

Residential flat buildings with similar form, roof pitch, material finishes and colour as other housing of the estate

The relative scale, placement and configuration of buildings in the Estate is testimony to careful urban design and how low scale residential precincts can sustain increased density and housing choice. The Estate was developed by the then NSW Housing Commission in the early to mid 1950's. It is an early example of a planned neighbourhood in Australia. Subsequent private development has occurred, also within the low-medium rise scale of the original development.

The significant characteristics of the Estate are:

- It is a neighbourhood made up of a balanced combination of dwelling types housing a wide population mix ranging from young families to aged persons.
- The provision and spatial arrangement of facilities whereby open space, schools, shops and community facilities are centrally located on the Estate.
- The arrangement and mix of cottages, duplexes and blocks of flats. An important feature is the open rear gardens of cottages and flats alike which provide quality access to sunlight and maintain high levels of privacy.
- The curvilinear street pattern responding to the local topography forming an amphitheatre type effect to the central open spaces.

Row housing with open front yards and grassed roadside verges

Objectives

- To ensure new development reflects the scale and massing of existing development in the Estate.
- To ensure new development maintains the characteristics of building setbacks and garden areas prevalent throughout the Estate.
- To maintain the planned neighbourhood and garden suburb characteristics of the Estate.

Consistency of building forms, finishes and colour provide a backdrop to landscape features

Controls

i) Building materials and external finishes are to be consistent with the dominant themes in the Estate.

ii) Site area and dimensions, particularly width, are of sufficient size to allow and maintain the existing themes of large rear garden areas and open spaces between buildings to continue.

iii) Sites have a minimum frontage of 20 metres for development of more than 2 dwellings.

iv) Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than one metre high.

v) Front setbacks of development must consider consistency with the surrounding buildings. Front façade design must consider compatibility with the form, massing and articulation of existing development.

8.2 58- 64 Carr Street, Coogee

Explanation

The land at 58-64 Carr Street Coogee comprises three separate lots located between Kurrawa Avenue and Beach Street Coogee. The sites are currently zoned for residential purposes and are developed with the following uses:

- 58-60 Carr St: 8 storey residential flat building, strata titled (with ground level parking)
- 62 Carr Street: 2 storey shop top building with café at ground floor and yoga studio on 1st floor
- 64 Carr Street: Private hotel (heritage listed)

58-64 Carr Street, Coogee

The subject sites form the southern end of the horseshoe shaped built form of the Coogee business centre and residences opposite the foreshore reserve of Coogee Beach. The local context includes the northern and eastern sections of the business centre providing an active street edge of commercial, retail and food related uses which services resident and visitor needs.

Land uses immediately to the west of these sites include ground floor retail and café and visitor accommodation. Land uses to the south of the block along Kurrawa Avenue and Beach Street comprise multi-unit housing and some single dwellings.

The RLEP zones these sites residential, while permitting restaurants or cafes, subject to development consent. The purpose of this sub-section is to provide site specific controls to ensure that any development of these sites for restaurant or cafe use does not adversely impact on residential amenity of surrounding residences. The zoning also permits other limited business premises including a neighbourhood shop for which these provisions are also relevant. Development for residential purposes must address other relevant sections of this DCP section relating to medium density residential.

Objectives

- To enable ground level small scale neighbourhood shop, restaurant or cafe development whilst protecting the amenity of nearby residents.
- To ensure any development improves the public domain of Carr Street.
- To promote pedestrian activity and safety in the public domain.
- To encourage high quality design and enhance the street frontage of buildings.

Controls

i) Proposals for a neighbourhood shop, restaurant or café must be limited to the ground floor of these buildings and must present an active street front to Carr Street only.

ii) Any outdoor seating must be limited to the Carr St frontage only.

iii) Business signage must address Carr Street only and must be limited to the ground or first floors.

iv) Proposals must specify likely sources of noise or odour generated from the premises and measures to be implemented in order to minimise these and other amenity impacts on adjoining residents.

v) The standard hours of operation for non-residential uses will be limited to 7am – 10pm.

vi) Outdoor lighting must limit light spillage, including light emitted from signage to minimise impacts on residents, living on, or adjoining the subject sites.

vii) High quality awnings, complimentary to the adjoining building design shall be provided along Carr St to achieve a continuous awning with adjoining properties.

viii) Awnings should be a minimum 3 metres deep and setback a minimum 600mm from the kerb.

ix) Cantilever awnings from the building must have a minimum soffit height of 3.5metres

x) Colonnades along the street edge are inappropriate.

xi) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection.

xii) Signage on canvas blinds is inappropriate.

xiii) Ensure all awnings are structurally sound and safe and comply with relevant BCA requirements.

xiv) The minimum floor to ceiling heights for the ground floor must be 3.5m. *Note: (Ceiling heights shall be measured from finished floor level (FFL) to finished ceiling level (FCL)).*

xv) The loading and unloading of goods associated with a proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street shall be from Carr Street frontage only.

xvi) Development including upgrading of existing buildings shall be designed to achieve high quality urban design and a high level of pedestrian amenity at street level having regard to the coastal context, adjoining heritage item and pedestrian traffic movement.

Note:

Any proposal for 58-60 Carr Street will be referred to the Joint Randwick/Waverley Design Review Panel. State Environmental Planning Policy No.65 (Design Quality of Residential Flat Development) may also be relevant to development proposals for upgrading works to this building.

See http://www.planning.nsw.gov.au/design-quality-of-residential-flat-buildings

xvii) New development including upgrading of buildings shall incorporate passive surveillance of public and communal spaces (including, but not limited to balconies over public spaces, effective lighting, landscaping to reduce opportunities for crime prevention, design with clear boundaries between private and public areas) and shall have regard to the principles of Crime Prevention through Environmental Design (CPTED) in *Section B (General Control)* of this DCP and guidelines available at: http://www.planning.nsw.gov.au/rdaguidelines/documents/duapguide_s79c.pdf

xviii) Any alterations and/or refurbishment proposals at 58-60 Carr Street must address Part C section on Medium Density Residential of this DCP and address the following:

- Retain current side and rear building setbacks for residential uses onsite.
- Minimise change to the size and location of balconies.
- Minimise overlooking and privacy impacts on other balconies and adjacent dwellings.

xix) Any proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street must be within the developable area as shown in the figure below subject to meeting all other site requirements including parking assessment; and:

- provide for a continuous street façade and zero lot line to Carr Street. This zero lot line should also extend to the corner of Carr Street and along Kurrawa Avenue, as shown in the figure below; and
- remove the existing driveway crossing along Carr Street in order to improve pedestrian amenity and safety.
- Street facade should display proportions and detailing which respect the prevailing building facades of the sites at 62 and 64 Carr St.

Developable area for proposed neighbourhood shop, restaurant or café at 58-60 Carr Street, Coogee

Outline of 'developable area' for a neighbourhood shop, restaurant or cafe at 58-60 Carr St

8.3 Barker Street / Willis Street, Randwick

Explanation

This subject sites is rectangular in shape, split in two by Kennedy Lane. It is bound by Barker Street to the north, Willis Street to the west, a five storey residential flat development to the east and four storey residential flat buildings as well as a single storey dwelling to the south. Kennedy Lane reduces in width as it passes through the block, facilitating pedestrian connections only. There are existing services located in Kennedy Lane. The block falls approximately 7 to 9 metres on either side of the ridge at Kennedy Lane (see the Figures below on Building envelope – typical section).

The site comprises six lots, with six single storey detached dwellings and a two storey flat building. The five storey strata titled residential flat building to the east of the site is unlikely to redevelop.

There are excellent views from the block towards the City to the north-west and outlook to the south west towards Botany Bay. Due to the topography of Barker Street, there is no direct pedestrian or vehicular connection from the block to Barker Street. There is a footpath along Barker Street adjacent to the Block, accessed by Willis Street and Kennedy Street. Due to the steeply sloping topography, Willis Street is characterised by blank retaining walls with dwellings above.

The sites have unique opportunities and constraints. A building envelope has been developed for the sites that respond to context, streetscape and the sites characteristics.

Objectives

- To encourage residential uses including affordable housing that reflect the needs of key workers and students in the adjacent Randwick Education and Health Specialised Centre.
- To reinforce Kennedy Lane as part of the urban structure.
- To maintain public pedestrian access and visual connection along Kennedy Lane.
- Locate residential lobbies along Kennedy Lane.
- Locate private open space at ground floor.

Controls

i) **Building Envelope Plan:** The building envelope plan shows the maximum envelope including balconies (while excluding the roof structure and roof envelope). Development Applications are to demonstrate that the proposed building fits within the envelope. To achieve the envelope, the sites must be developed holistically as shown in the plan for blocks A and B.

ii) **Height:** RLEP identifies a maximum height of 15m. The building envelope illustrations show four storeys, excluding

the roof envelope and structure. Between Willis Street and Kennedy Lane, with the building envelope is articulated as four equal forms, stepping with the sloping topography. Any habitable roof space provided above the maximum building envelope must be setback an additional 4m from the street front at Barker Street, Kennedy Street and Kennedy Lane.

iii) **Building Depth:** Refer to setbacks.

iv) **Setbacks**

Block A:

Barker Street	5m	Ground floor and above.
Kennedy Lane	4m	Ground floor and above
Willis Street	0m 5m	Ground floor. First floor and above.
Rear	6m	All floors.

Block B:

Barker Street	5m	Ground floor and above.
Kennedy Lane	5.5m 2.5m	Ground floor and above First floor and above
Willis Street	0m 5m	Ground floor. First floor and above.
Rear	6m	All floors.
Side	6m	Ground floor and above

v) **Form and articulation:** For Block B, the built form envelope may comprise two separate buildings or demonstrate sufficient articulation. Vertical articulation is to be provided between stepped forms along Barker Street to reduce the apparent length of the facade to a proportion that is compatible with the surrounding built form.

vi) **Building Uses:** Residential only.

vii) **Mix:** The following residential mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum. An additional 50% can be provided if they are dual key units.
3 Bed	No requirement.

viii) **Parking and access:** Access to parking is to be provided from Willis Avenue. Depending on how these sites are amalgamated, there are two options:

1. Develop the two blocks concurrently and provide all parking in a basement within Block A, or

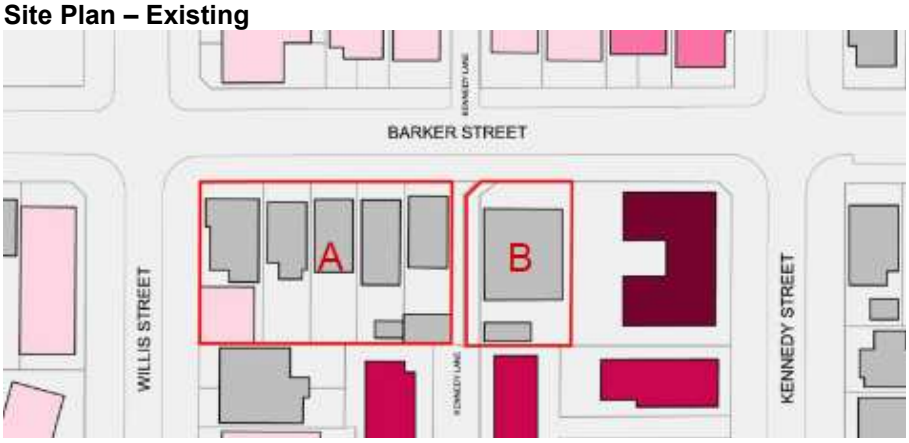
2. Provide parking directly to each Block. At grade parking may be provided for Block B provided it is not visible from the public domain.

ix) **Open space**

Communal open space	15% of site area. Roof top communal open space is encouraged for Block A. Communal open space at first floor is encouraged.
Deep soil zone	25% of communal open space.

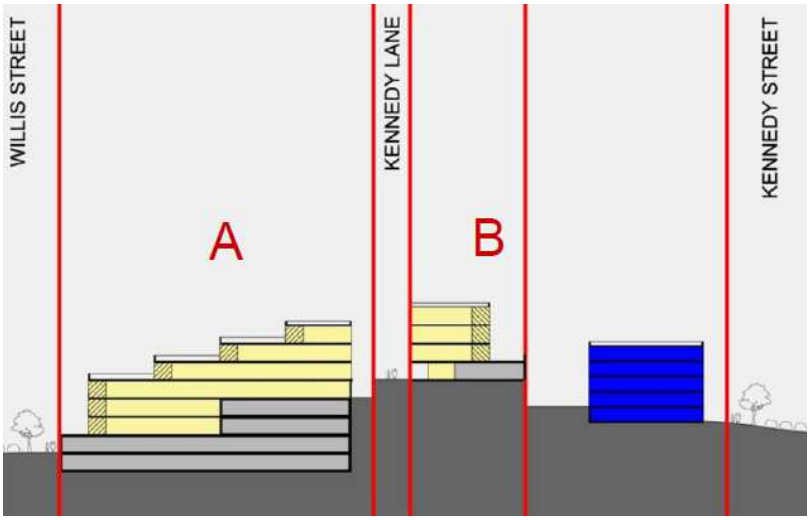
x) **Public dedication:** A public dedication is to be provided in the form of a 2.5m road widening to Kennedy Lane to provide better pedestrian amenity and visual connection along Kennedy Lane.

Site Plan – Existing



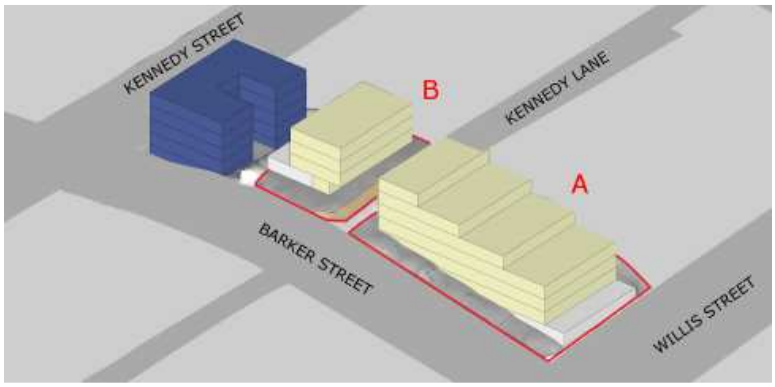
Legend

Building Envelope - Plan

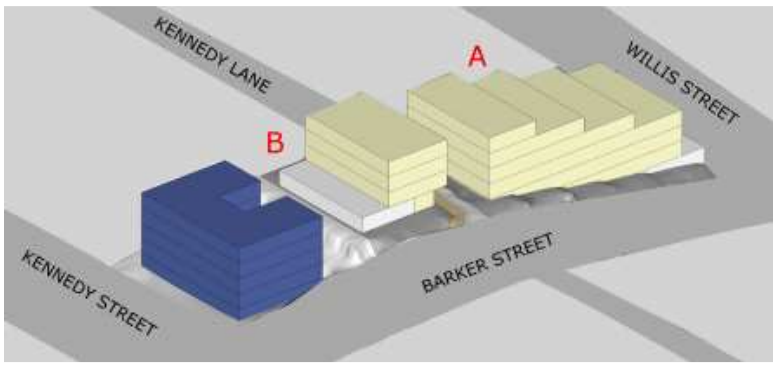


Building Envelope – Typical section

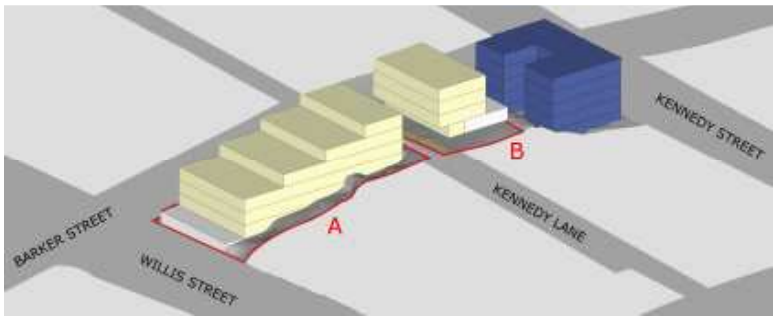
Building Envelope – 3D view from north-east



Building Envelope – 3D view from north-west



Building Envelope – 3D view from south-west



8.4 Blenheim House curtilage, 15 Blenheim Street, Randwick

Explanation

The Site, located at 15 Blenheim Street is a single lot, rectangular in shape with a single frontage to Blenheim Street. It is bound by a 4 storey residential flat building to the west, single detached dwellings and a three storey residential flat building to the north. Immediately to the east are Blenheim House and its former stables building, listed as heritage items under RLEP 2012. The site falls approximately 1 metre towards the west across the site.

Most lots along Blenheim Street are strata-titled, with only a few lots remaining in single ownership. Blenheim Street is lined with large street trees. Existing buildings within the block comprise single detached dwellings, attached dwellings and residential flat buildings, ranging in size from one storey to four storeys. There are some health services facilities located within the block, but the predominant use is residential.

Blenheim House (17 Blenheim Street) is Randwick's oldest remaining house and was completed in early 1848 by Simeon Pearce who later became the first Mayor of Randwick, The two storey sandstone building is a fine example of simple Colonial Georgian design. Blenheim House was originally constructed on 1.6 hectares with its main façade and entrance facing west with a driveway providing access from Botany Street. Subdivisions of the original site of Blenheim House have resulted in Blenheim House having a Blenheim Street address to its south, and a western boundary with 15 Blenheim Street. Both Blenheim House and its stables building are well set back from Blenheim Street. A double carport at the front of the site encloses a private garden to the south of the dwelling.

The height, length and setbacks of existing residential flat building at 15 Blenheim Street have significantly impacted on the amenity and heritage curtilage of Blenheim House. The siting and envelope of the existing building affects sunlight and privacy to Blenheim House, blocks views towards its original front façade, and detracts from its setting. Redevelopment of the site presents to opportunity to improve the curtilage and amenity of Blenheim House and to allow it to be viewed in a more sympathetic setting. A building envelope has been developed for the sites that respond to the heritage context, streetscape and site characteristics, while retaining potential development floor space and improving amenity.

Objectives

- Improve the curtilage and amenity of Blenheim House.
- Create a strong built edge to Blenheim Street
- Provide articulation to the built edge along Blenheim Street.
- Manage stepping of built form with the topography behind the primary building line to Blenheim Street.

Controls

Building Envelope Plan

The building envelope plan shows the **maximum** envelope including balconies. DAs are to demonstrate that the proposed building fits within the envelope.

Height

Four storeys along Blenheim Street and two storeys are the rear of the site.

Building Depth

Refer to Building Envelope Plans.

Setbacks

Blenheim Street	3m	All levels
East boundary	3m	All levels
Rear	3m	All levels

For west boundary setbacks, refer to Building Envelope – Plan.

Building Uses

All levels	Residential

Mix

If residential units are provided the following mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
3 Bed	No requirement.

Parking and access

If parking is provided, no parking is to be located within the front setback zone.

There is no requirement for car parking on the site for studio or 1 bedroom units and their visitors.

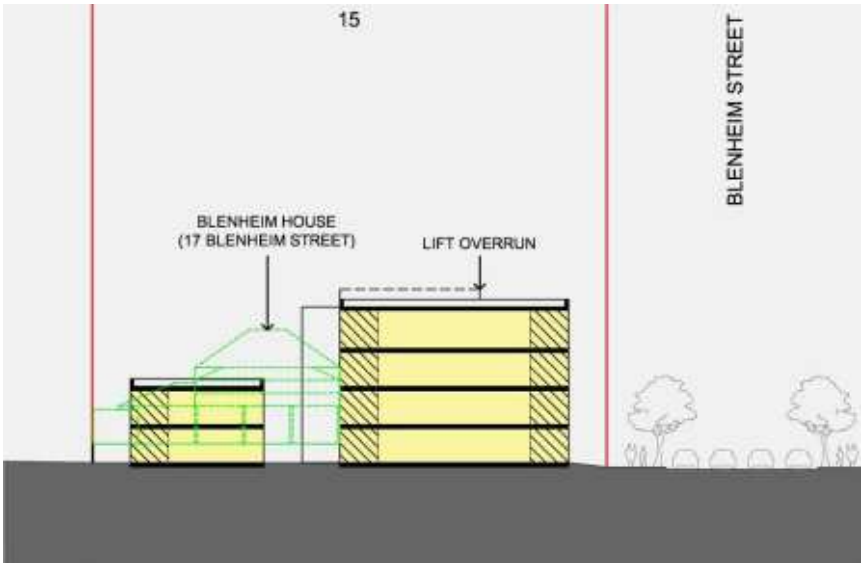
Open space

Communal open space	25% of site area
Deep soil zone	25% of communal open space

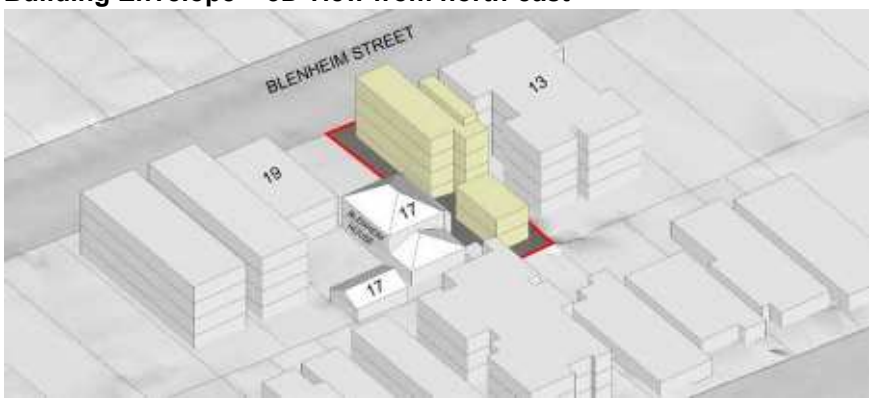
Site Plan – Existing

Building Envelope - Plan

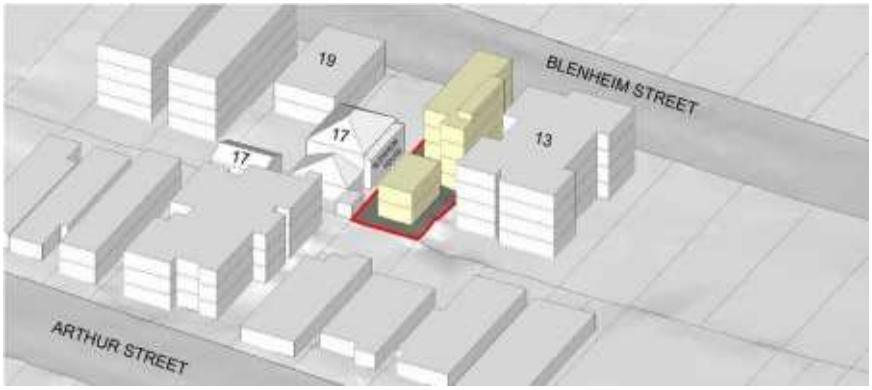
Building Envelope –Section through Block A



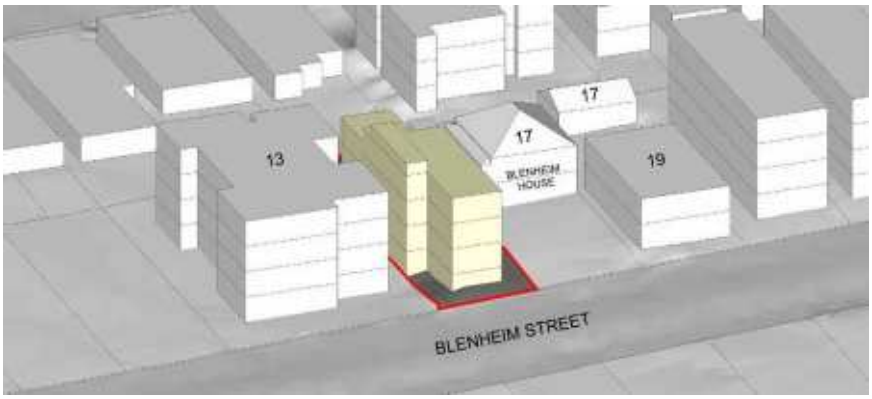
Building Envelope – 3D view from north-east



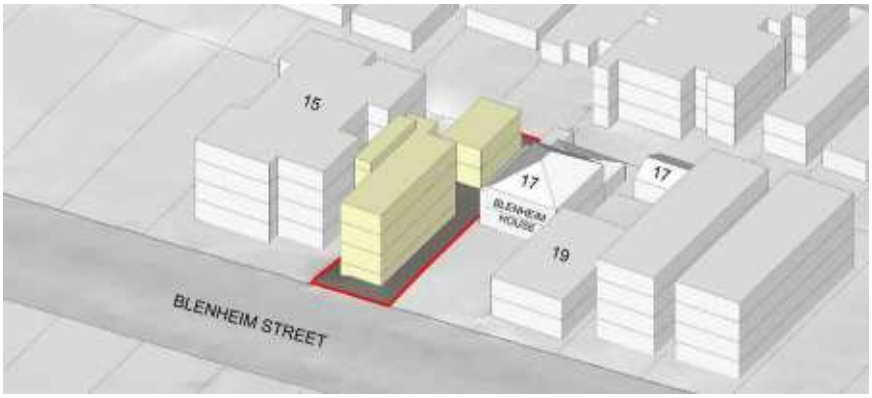
Building Envelope – 3D view from north-west

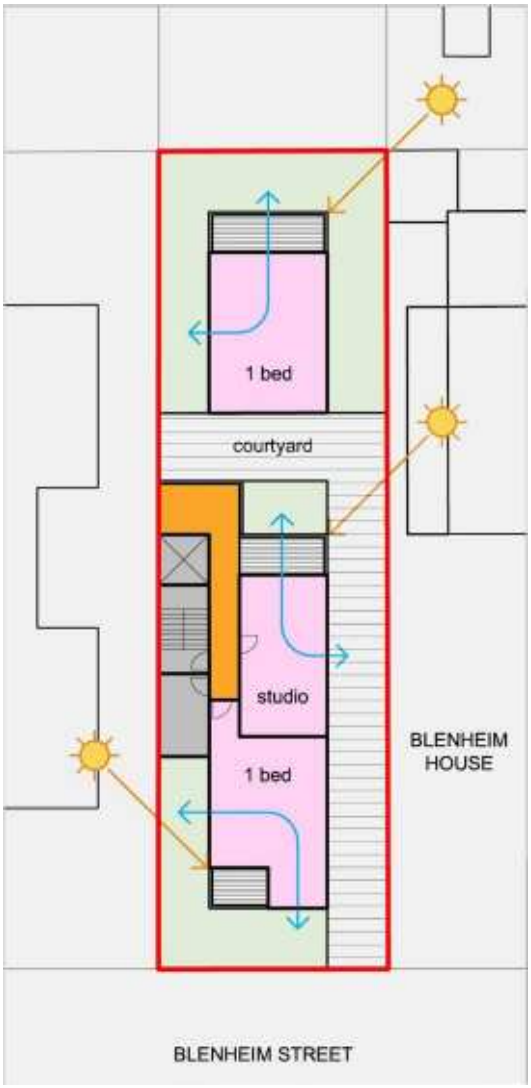


Building Envelope – 3D view from south-west

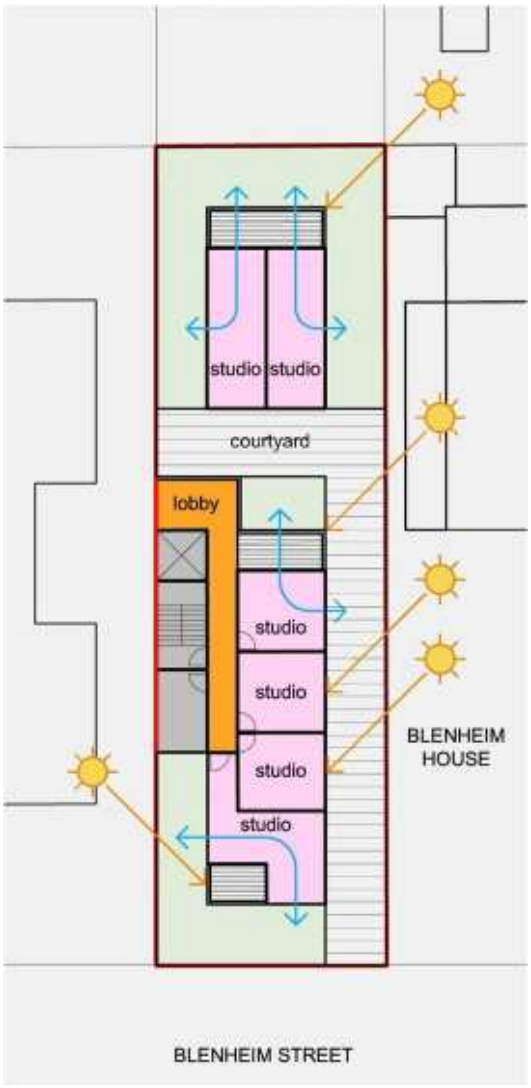


Building Envelope – 3D view from south-east





Indicative Layout – Plan (Residential)



Indicative Layout – Plan (Boarding Houses)

8.5 Hill 60, La Perouse

Explanation

The land at known as Hill 60 has a total site area of approximately 12 ha and comprises the following parcels:

- 9-23 Karoo Ave (Lot 5300 DP 48768),
- 1-7 Karoo Ave (Lot 5299 DP 48768),
- 42 Yarra Rd (Lot 5235 DP 821317),
- 2-14 Kooringai Ave (Lots 56-62 DP 752015), along with several Crown road reserves adjoining these parcels.

Hill 60 is an undulating, predominantly vacant site and its topography has been greatly altered through its history of sand mining and landfill. There are pockets of remnant vegetation retained towards the southern end of the site. The site is bounded by the Chinese Market Gardens to the north (which is listed on the State Heritage Register), the Yarra Bay Beach and Bicentennial Park to the west (a local heritage item and conservation area), La Perouse Public School to the east and a row of dwelling houses along Yarra Rd to the south.

The site also comprises internal unmade/informal access roads known as Karoo Avenue and its unnamed extension connecting to Baragool Avenue. The site may contain the Eastern Suburbs Banksia Scrub (ESBS) listed as an endangered ecological community under the *Threatened Species Conservation Act,1995*. This requires further investigations.

The site is owned by the La Perouse Local Aboriginal Land Council (LPALC) and has significant social and cultural significance for the Aboriginal community.

The majority of the site has a residential zoning that permits low to medium density housing development as well as a range of community uses including child care centres, churches, schools and recreation facilities. A portion of the site on the south-western side is zoned for public recreation (along Kooringai Avenue).

The RLEP cl.6.11 requires that a site specific DCP must be prepared for large sites (over 10,000 sqm). This section of the DCP provides guidance on the key issues for any such future planning for the site.

Objectives

- To ensure any future development on the site is planned in a holistic and orderly manner.
- To ensure any identified biodiversity value of the site is protected and conserved.
- To promote, recognise and protect the cultural and social significance of the site to the Aboriginal community.
- To provide for appropriate and legible public access and open spaces through the site.

- To maintain appropriate view corridors from surrounding development including the public domain.
- To provide key design principles for any future planning and development of the site.
- To encourage a diverse range of housing, including affordable and adaptable dwellings.

Controls

i) Prepare a site-specific DCP for the entire Hill 60 site to guide any future redevelopment in a holistic suitably staged manner and must address (but not limited to) the following specific matters:

- Overall vision and design principles for the site in the context of its significant Aboriginal history, social and environmental considerations;
- identification of and provision for the social and cultural needs of the Aboriginal community and consideration of Council's *La Perouse Needs Study*
- a suitable and clearly dimensioned buffer zone to the adjacent Chinese Market Garden site
- clarification of the existence and extent of Eastern Suburbs Banksia Scrub (ESBS) at the site, appropriate curtilage and future zoning and management measures to ensure its ongoing conservation;
- provision for a minimum of10% of the total site area as public open space that suitably connects with existing open space and serves the needs of the new and existing community. Open space provision should have regard to the existing open space zone boundary and extent of any identified biodiversity significance;
  Note: This 10% threshold requirement for public open space does not include any land identified for connections/pathways or environmental conservation purposes (e.g. ESBS).
- clear street hierarchy and legible street network;
- strong pedestrian and cycle linkages through the site and connections to the surrounding street network;
- legible access and entry points to the site that aim to integrate the site with the surrounding neighbourhood;
- potential soil and groundwater contamination, potential flooding and stormwater management.

Note:

Variations to the existing zoned open space boundaries will require a rezoning application. When clarified, the specific ESBS locations should also be zoned for Environmental Conservation.