

DEVELOPMENT CONTROL PLAN
FRENCHMANS ROAD, KEMMIS STREET SHOPPING CENTRE

CITATION

This Development Control Plan has been prepared pursuant to Council's resolution of 23rd July, 1985, and may be cited as "Randwick Development Control Plan No. 6".

AIMS AND OBJECTIVES

This plan aims to control and provide guidelines for development of land to which it applies in relation to building height, use of floor space and means of vehicular access.

LAND TO WHICH THIS PLAN APPLIES

This plan applies to all land bounded by Frenchmans Road, Clovelly Road and Kemmis Street, Randwick, as shown edged heavy black on the map marked "Randwick Development Control Plan No. 6".

RELATIONSHIP TO OTHER ENVIRONMENTAL PLANNING INSTRUMENTS, DEVELOPMENT CONTROL PLANS AND COUNCIL POLICIES

This plan is supplementary to Local Environmental Plan No. 41, the Randwick Planning Scheme Ordinance and Development Control Plan No. 2 - Parking Controls.

CONTROLS

Any new building work or extensions to existing buildings shall comply with the following requirements:

- (i) (a) The height of a building shall not exceed 7m within 5m of the road alignments of Frenchmans Road, Clovelly Road and Kemmis Street;

- (ii) (b) The height of a building shall not exceed 9.5m.

"Height" means the distance measured vertically from any point on the building to the natural ground level immediately below that point.;

- (ii) A building shall not be erected unless it has a minimum business floor space ratio of 0.75:1;

- (iii) Vehicular access shall be denied to Frenchmans Road;

- (iv) Consideration of the "Development Guidelines" in the design of any new building shall be demonstrated by the applicant by the submission of a statement of environmental effects to accompany a development application.

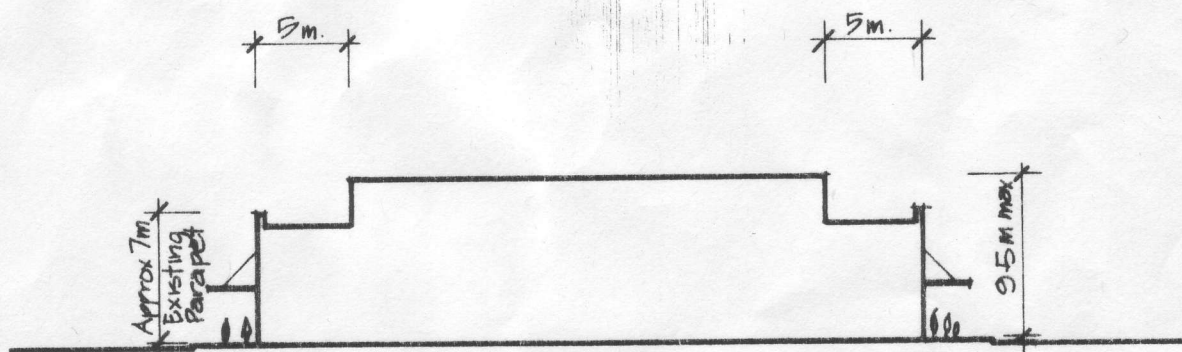
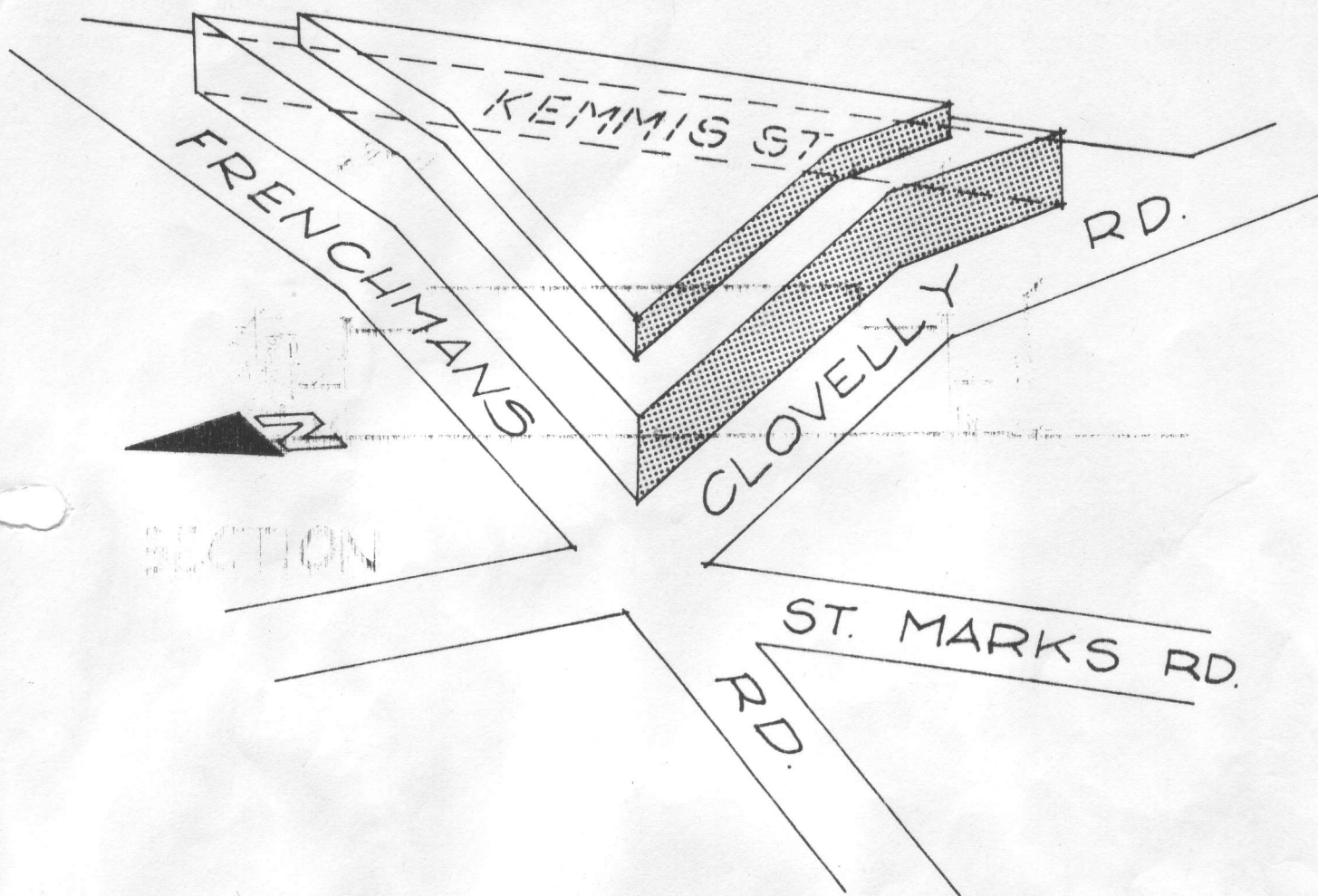
DEVELOPMENT GUIDELINES

The physical character of Frenchmans Road Shopping Centre is largely determined by the survival of a good sampling of Edwardian facades, with awnings, presenting a continuous facade to the road alignment. Surrounding Victorian housing forms, particularly in Kemmis Street, relate in scale and form to the centre.

Any new development within the block bounded by Kemmis Street, Frenchmans Road and Clovelly Road should maintain this scale and form to the street frontage. The following should be considered in the design of any new building:

- (i) Parapet heights should match the existing parapet height in Frenchmans Road;
- (ii) The existing building line should be maintained in Frenchmans Road;
- (iii) The existing geometric shape of the parapet, fenestration rhythm, texture and materials and modulated forms should be reinterpreted;
- (iv) Continuation of the awning along Frenchmans Road and perhaps into Kemmis Street. The same relationship between parapet height and awning height should be maintained;
- (v) At the corner of Frenchmans Road and Kemmis Street the building facade should be designed to eliminate the acute angle of the corner.

(KEMMISDCP1/2)



SECTION