

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **D6 Maroubra** **Beach**

D04579809

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1. Introduction

This section of the DCP contains development controls for the Maroubra Beach commercial centre.

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

- Part A - Introduction and Part B - General Controls
- Part D4 – Local Centres General Controls
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application

The land to which this section of the DCP applies is shown in the following diagram:

Figure 1: Maroubra Beach commercial centre



There are two different potential development scenarios contained in this section of the DCP for the block bounded by Marine Parade, McKeon Street, Fenton Avenue and Mons Avenue. The Amalgamated Scheme allows greater building heights but only where lot consolidation is achieved and where a north-facing public square on the southern side of McKeon Street, public

open space and through-site links are provided. The intention is to create a heart for the Maroubra Beach commercial centre, focused on the area around a new public square. Development in the Amalgamated Scheme is to be staged as seen in Figure 2.

Figure 2: Amalgamation scheme



There is also a base scheme which contains controls to be used where sites are developed individually rather than being amalgamated. Due to the flooding constraints in the commercial centre, developing sites individually is unlikely as car park entries, ramping and driveway gradients will require larger development sites than currently provided for in the subdivision pattern. The Base Scheme includes the block bounded by Marine Parade, Mons Avenue, Fenton Avenue and McKeon Street and also the northern side of McKeon Street between Hereward Street and Marine Parade and a portion of the southern side of McKeon Street to the west of Fenton Avenue.

A range of uses, including residential, commercial and retail are permitted with consent in the E1 Zone of Randwick LEP 2012 which generally applies to the area covered by this section of the DCP. The controls in this section of the DCP further encourage development which will preserve the fine grain pattern of development in McKeon Street through a limit on the width of retail spaces. A mixture of residential and home/office uses on Fenton Avenue are to be provided so that there is a transition to residential development further to the west of the commercial centre.

1.1. Objectives

1. Create a heart for the Maroubra Beach Commercial Centre by providing a north-facing public square on the southern side of McKeon Street
2. Provide public open space and a through-site link between Fenton Avenue and Marine Parade
3. Improve the amenity and safety of the public domain
4. Maintain the existing fine-grain pattern of development
5. Provide for a range of uses including small retail businesses, a mini-supermarket, commercial activities, home-offices and residential uses to create and support a vibrant community
6. Ensure development is of a high quality contemporary architectural design providing high levels of amenity for residents and visitors and in a manner that enhances the character of the commercial centre.

2. Building envelope

Explanation

A building envelope is a three-dimensional space which defines the maximum extent within which development may occur. It describes maximum height, width, length and depth of a potential development. The envelope includes colonnades and balconies but does not include cantilevered awnings along retail/commercial shopfronts.

Objectives

1. Determine the appropriate siting and scale of the built form
2. Ensure that the built form and density of new development respects the desired future character of the commercial centre
3. Determine the appropriate amount and siting of open space.

Controls

- a) Figures 3 and 4 define the building envelopes for the Amalgamated and Base schemes
- b) All development in the Amalgamated Scheme must demonstrate that the gross floor area achieved occupies not more than 80% of the maximum building envelope (Figure 3)
- c) All development in the Base Scheme for the land bounded by McKeon Street, Marine Parade, Mons Avenue and Fenton Avenue (Figure 4) must demonstrate that the gross floor area achieved occupies not more than 70% of the maximum building envelope
- d) Any development of the land on the northern side of McKeon Street and the south western corner of McKeon Street and Fenton Avenue is subject to a maximum Floor Space ratio of 2:1
- e) Ensure that the built form contributes to a high quality urban environment by limiting building depth and height.

Figure 3: Building envelope – amalgamated scheme

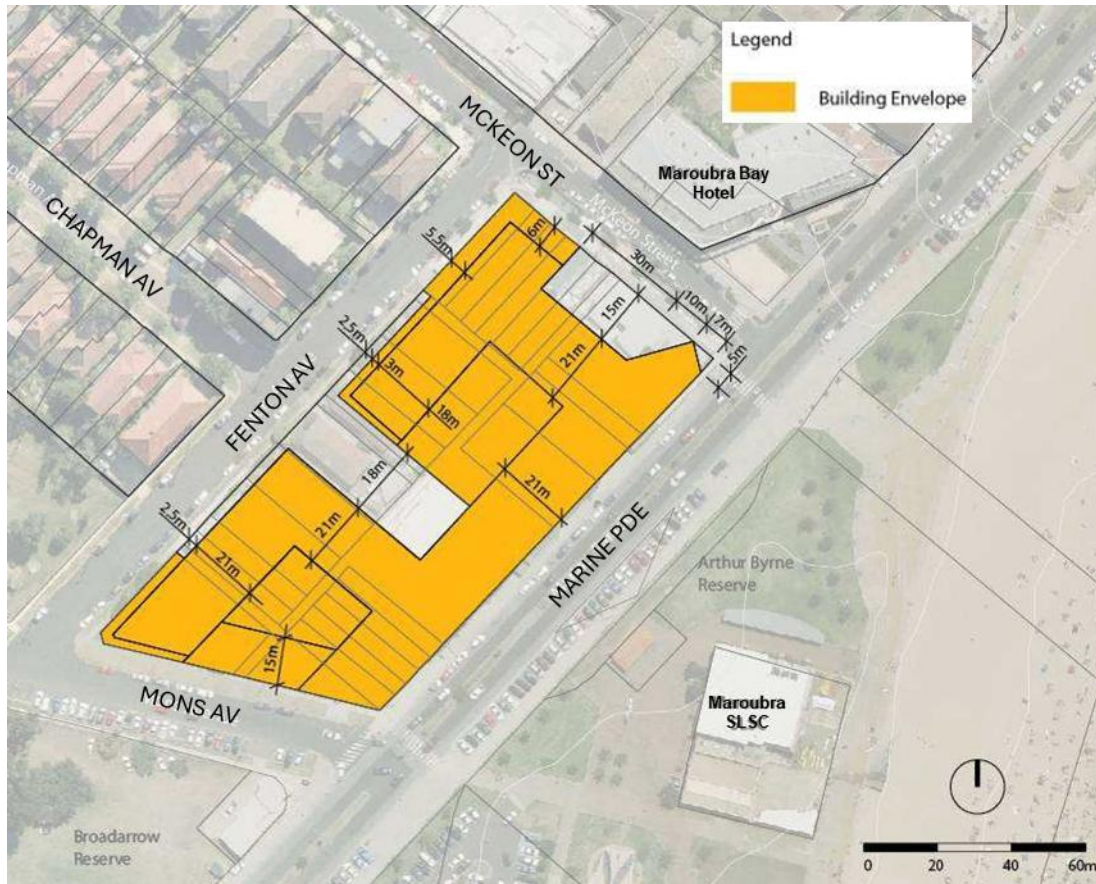
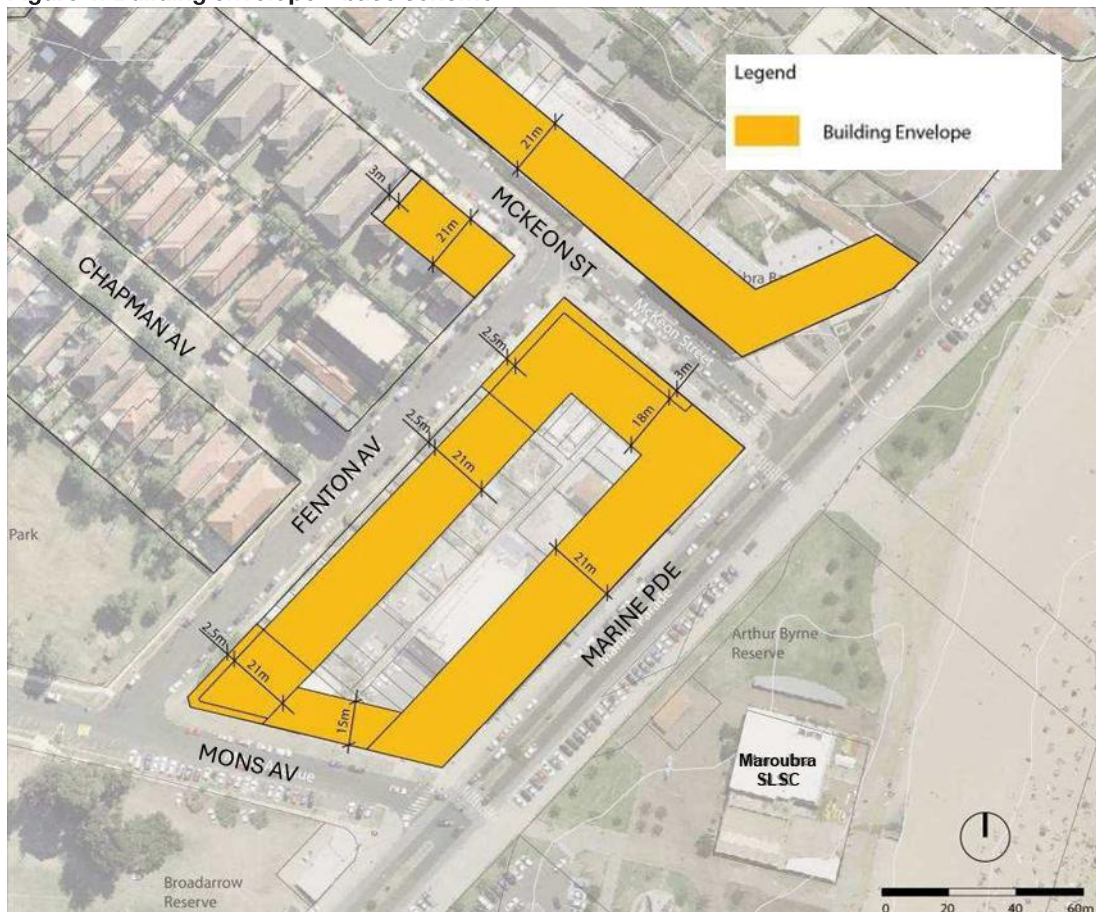


Figure 4: Building envelope – base scheme



3. Building heights

Explanation

Height is an important control as it has a major impact on the amenity of both the subject site and the surrounding neighbourhood, both physically and visually. Height controls are an important mechanism for achieving the desired future character of the site and area.

The Amalgamated Scheme for the block bounded by Marine Parade, McKeon Street, Fenton Avenue and Mons Avenue allows for greater building heights but only where lot consolidation is achieved and where a north-facing public square on the southern side of McKeon Street, public open space and through-site links are provided.

Note

Randwick LEP 2012 - *clause 4.3 B* Exceptions to Height of buildings on land within Maroubra Beach Commercial Centre

- 1) The objective of this clause is to allow greater building heights on land within the Maroubra Beach Commercial Centre if lot consolidation is achieved and public open space and through-site links are provided.
- 2) If all of the land identified as “Area 6” on the [Height of Buildings Map](#) is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the [Alternative Building Heights Map](#).
- 3) If all of the land identified as “Area 7” on the [Height of Buildings Map](#) is consolidated into a single lot, the maximum height of a building on that land is the maximum height shown for that land on the [Alternative Building Heights Map](#).

Objectives

1. Ensure development responds to the desired scale and future character of the street and locality
2. Allow reasonable solar access to the public domain and within the development sites.

Controls

- a) The maximum height for development in the Amalgamated Scheme must be in accordance with Figure 5 and is subject to *Clause 4.3B* of the Randwick LEP 2012
- b) The maximum height for development that does not satisfy *Clause 4.3B* of the Randwick LEP 2012 must be in accordance with the Base Scheme in Figure 6.

Figure 5: Building heights – amalgamated scheme

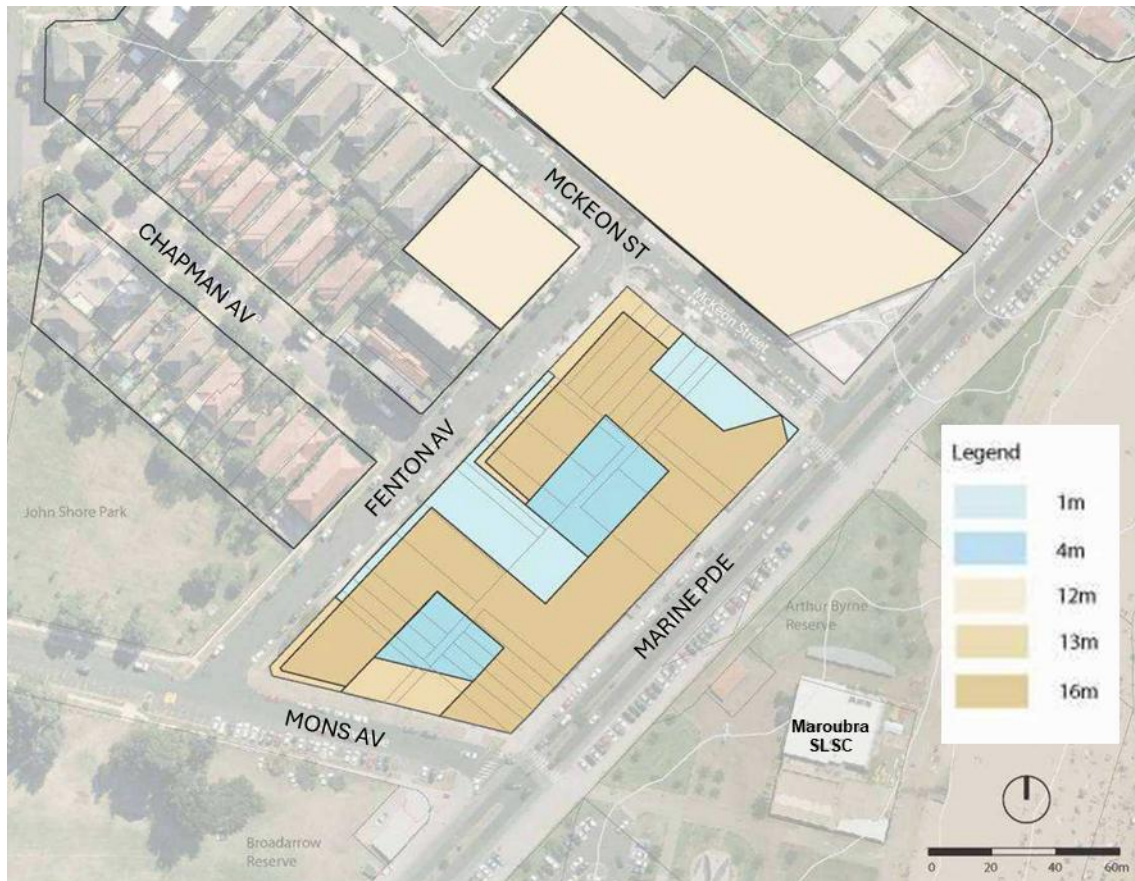


Figure 6: Building heights – base scheme



4. Street setbacks

Explanation

Street setbacks establish the front building line. Setbacks generally reflect building use, with commercial buildings traditionally built to the front boundary and residential development setback from the street frontage. Setbacks allow for landscape areas, entries to ground floor apartments and provide room for balconies at upper levels.

Objectives

1. Allow retail/commercial development to be built to the street boundary to maintain an urban edge
2. Provide a clear threshold by allowing a transition between public and private space
3. Provide privacy to dwellings by providing residential setbacks
4. Create a landscape character along the street
5. Allow for quality entries to individual apartments and apartment building lobbies.

Controls

- a) Street setbacks for development that is subject to the Amalgamated scheme must be in accordance with Figure 7
- b) Street setbacks for development that is subject to the Base Scheme must be in accordance with Figure 8.

Figure 7: Street setback – amalgamated scheme

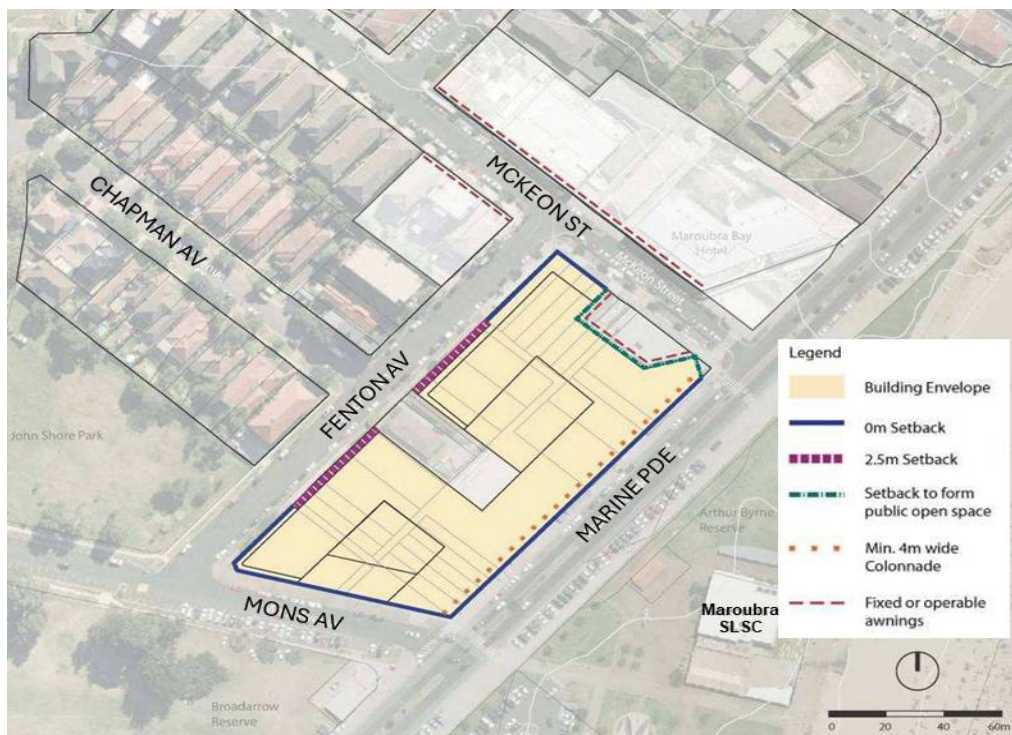
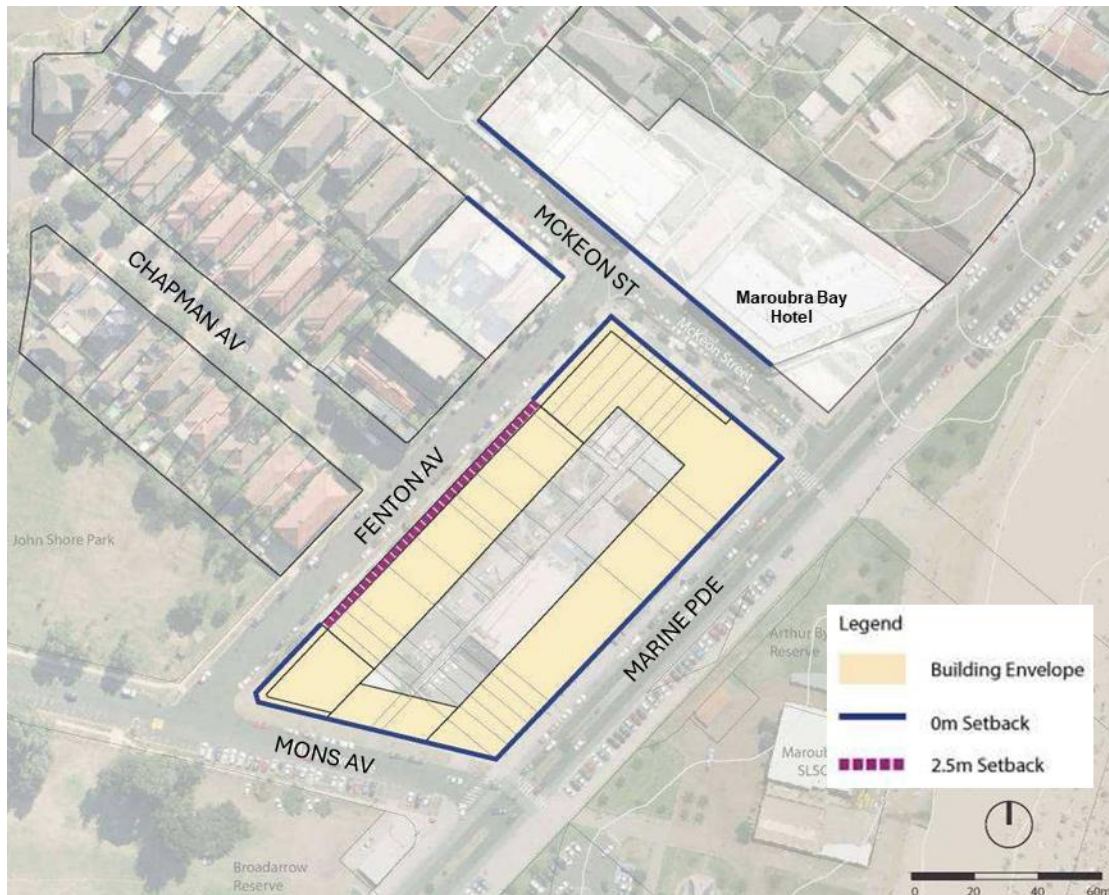


Figure 8: Street setback: base scheme



5. Upper setbacks

Explanation

Street wall heights create the proportions of the street and contribute to the public domain. The height of street walls are designed to allow maximum solar access and limit overshadowing of the public domain and reduce the apparent scale of buildings to the street.

Objectives

1. Establish the desired spatial proportions of the street and define the street edge
2. Minimise the visual impact of development by setting back upper levels from the street in particular locations
3. Minimise overshadowing.

Controls

- a) The upper level setbacks for the Amalgamated scheme must be in accordance with Figure 9
- b) The upper level setbacks for the Base scheme must be in accordance with Figure 10.

Figure 9: Upper setback: amalgamated scheme

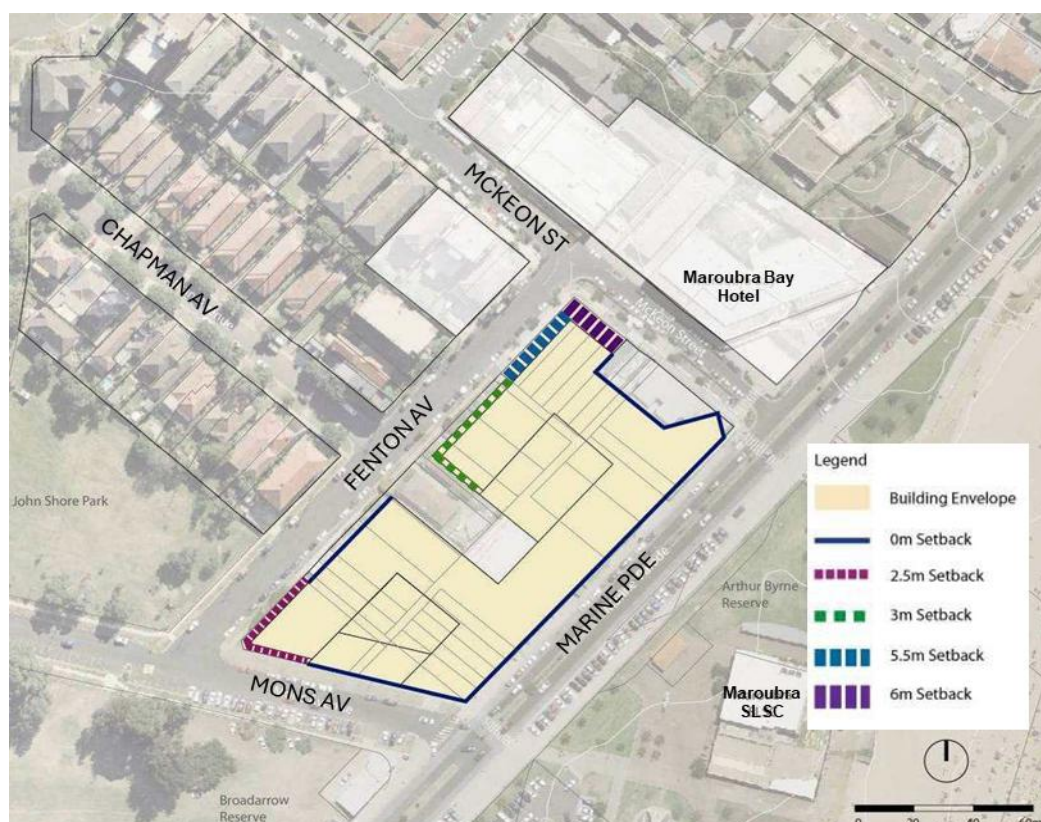


Figure 10: Upper setback: base scheme



6. Side setbacks – base scheme

Explanation

Side setbacks ensure that building height and separation of the built form from boundaries maintain the amenity of neighbouring land. Minimum side setbacks of 3 metres are required for development in the Base Scheme fronting Fenton Avenue and for development on the southern side of McKeon Street adjacent to the western boundary of the area covered by this section of the DCP. These setbacks are necessary to minimise the impact on the amenity of existing properties in terms of daylight and visual bulk given that consolidation of lots is unlikely to occur in the Base scheme.

Objectives

1. Protect the amenity of existing development by requiring adequate side setbacks
2. Ensure existing development receives adequate light and is not adversely impacted in terms of visual bulk and scale.

Controls

- a) Minimum side setbacks for development subject to the Base scheme must be in accordance with Figure 11.

Figure 11: Side setbacks – base scheme



7. Building appearance and façade articulation

Explanation

Building facades are to be articulated in order to reduce perceived building bulk and to provide visual interest. Blank walls, exposed car parks, large basement car park entries and the use of reflective glass are not appropriate.

Clause 6.11 of RLEP 2012 requires the demonstration of design excellence if the development:

- Has an area of 10,000 square metres or greater
- Requires the preparation of a development control plan
- Is greater than 15 metres in height

Objectives

1. Incorporate architectural features which reduce the visual bulk of a building
2. Promote high architectural quality
3. Define and enhance the public domain and character of the locality.

Controls

- a) Building facades must be articulated and modulated within a 2.5 metre articulation zone to allow visual depth to the facade. Balconies are permitted within the articulation zone
- b) Building facades must have well balanced vertical and horizontal proportions
- c) Development over a number of lots should provide building facades that present as a street of buildings whilst still maintaining a coherent architectural language
- d) The selection of exterior colours and materials must be harmonious with and complement the coastal character of the area. Materials used are to be suitable for the local climatic conditions and are to be able to withstand natural weathering
- e) External walls must have a high material quality and be durable
- f) Large expanses of any single material should be avoided. Highly reflective finishes and curtain wall glazing are prohibited



Examples of acceptable use of materials and façade articulation

- g) All windows not facing balconies are to have external shading appropriate to their orientation
- h) Entries to basement car parks are to be designed as part of the overall development and are to be kept to a minimum in size and number
- i) Express important corners by giving visual prominence to part of the façade by a change in building articulation, material, colour and roofing.

8. Floor to ceiling heights

Explanation

Ceiling heights are design elements for controlling the amenity of residential and commercial spaces and also allow for the use of spaces to be varied, for example from residential to commercial use.

Objectives

1. Ensure that interior spaces have a high level of amenity and sense of space
2. Allow for the flexibility of use of ground level spaces on Fenton Avenue
3. Allow for sunlight penetration into apartments.

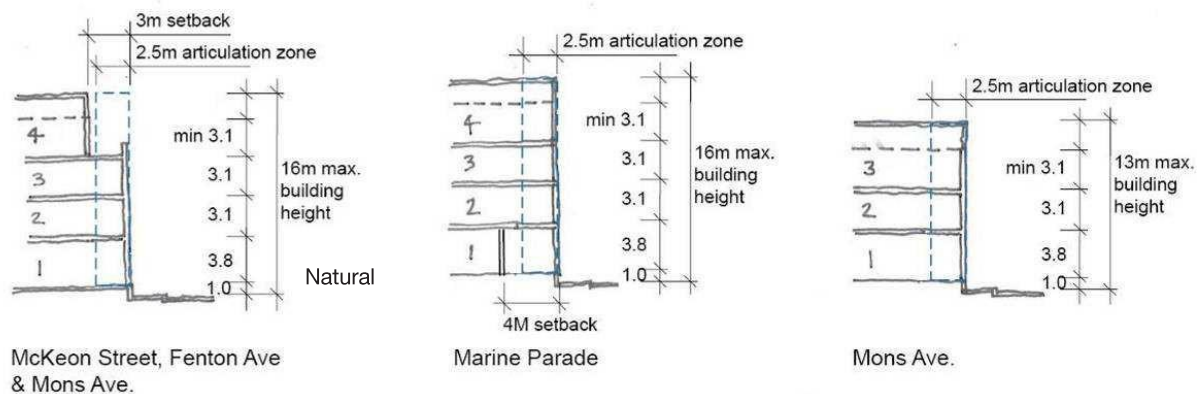
Note

Flood study investigations require ground floor levels to be set a minimum of 1.0m above natural ground level. Refer to Part B8 for further flood related controls.

Controls

- a) Minimum floor to ceiling heights must be in accordance with Figure 12.

Figure 12: Floor to ceiling heights for amalgamated and base schemes and articulation zones



9. Awnings and colonnades

Explanation

Continuous cantilevered awnings currently run the length of the southern side of McKeon Street between Marine Parade and Fenton Avenue and return partly onto Marine Parade. The Maroubra Bay Hotel has an awning, as does the development to the west of this on McKeon Street. Awnings and colonnades are required to preserve this character, provide weather protection and to give a pedestrian scale to retail/commercial areas. The construction of a colonnade along Marine Parade will also address flooding levels and provide disabled access.

Objectives

1. Provide weather protection to pedestrians both from rain and to provide shade
2. Give a pedestrian scale to retail/commercial streets
3. Awnings and colonnades are to be designed to complement the building to which they are attached.

Controls

- a) Colonnades and awnings must be provided in accordance with Figures 13 and 14
- b) Awnings must be constructed to provide continuous cover and protection from sun and rain. Awnings must not be constructed in glass and other transparent materials.

Figure 13: awnings/colonnades amalgamated scheme

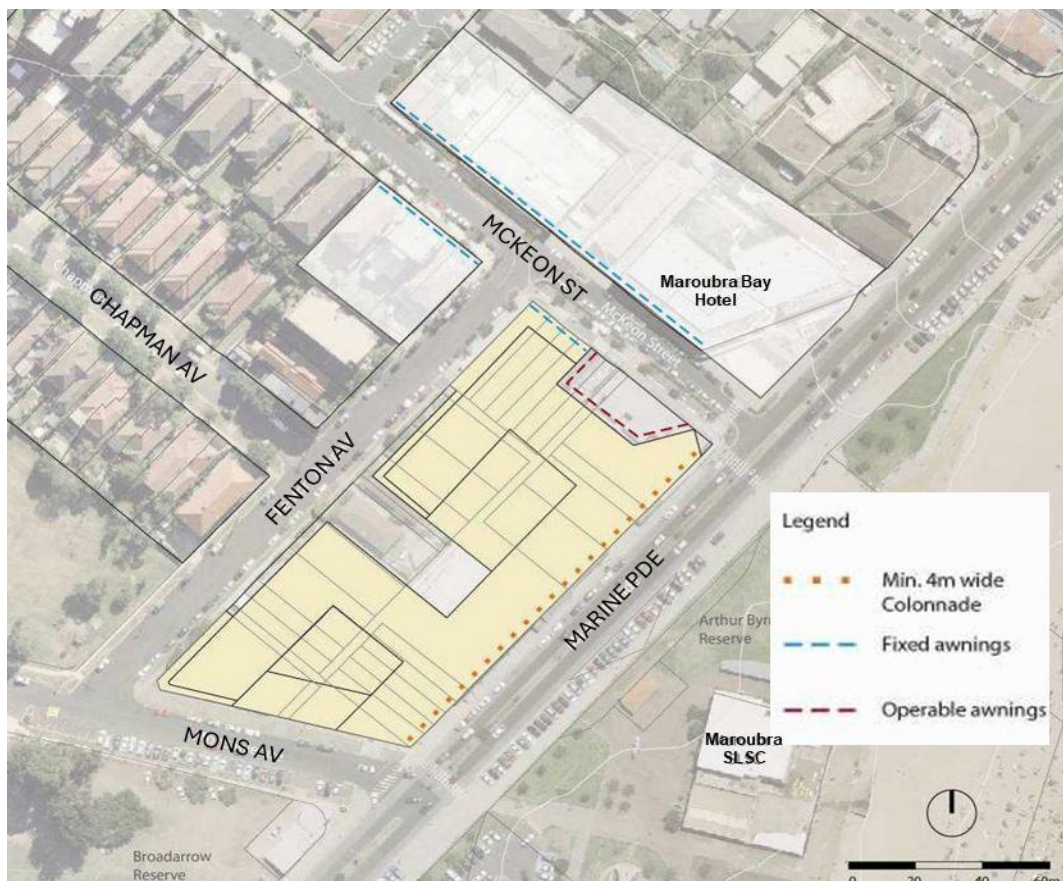


Figure 14: Awnings base scheme



10. Open space

Explanation

The primary function of open space is to provide amenity to the public domain and to a development. To meet this need the amalgamated scheme provides for the construction of a north-facing public square on the southern side of McKeon Street, public open spaces and a through-site link between Fenton Avenue and Marine Parade. This will create a heart to the Maroubra beach commercial area. A shared pedestrian/vehicular zone on McKeon Street will further enhance this area.

Open space should be considered as an integral part of a development. It provides amenity by creating areas for landscaping and recreation. The provision of open space areas also facilitates the separation of buildings to allow for sunlight access and visual privacy.

Objectives

1. Provide for the construction of a north-facing public square on the southern side of McKeon Street
2. Provide on-site public open space on Fenton Avenue opposite Chapman Avenue with a public through-site link to Marine Parade from Fenton Avenue
3. Create a residential scale and form of development to Fenton Avenue by providing for front gardens on the Fenton Avenue frontage
4. Provide for a shared pedestrian and vehicular area with removable bollards to enable closure of the road when required, on McKeon Street adjacent to the Maroubra Bay Hotel.

Controls

- a) Public open space, communal and private open space areas must be provided in accordance with Figures 15 and 16
- b) A shared pedestrian/vehicular zone with removable bollards must be constructed on McKeon Street in accordance with Figure 15
- c) A pedestrian link must be provided between Fenton Avenue and Marine Parade in accordance with Figure 15. The entry and passage through the building envelope at Marine Parade must have a minimum width of 4.2m
- d) Public open must be provided on the southern side of McKeon Street in accordance with Figure 15 to create a public square.

Figure 15: Open space amalgamated scheme



Figure 16: Open space base scheme



11. Deep soil zone landscape requirements

Explanation

Deep soil zones are areas of natural ground retained within a development which allows for soft landscaping and the planting of large canopy trees. Deep soil areas provide environmental amenity by promoting healthy growth of trees while providing a pervious surface allowing rainwater infiltration and therefore reducing stormwater runoff.

Objectives

1. Improve the amenity of the development by providing a soft landscape area for the planting of canopy trees
2. Assist in stormwater management and quality.

Controls

- a) Deep soil zones must be provided in accordance with Figure 17
- b) Deep soil planting on structures must be provided in accordance with Figure 17 and must have minimum dimensions of 6 metres by 6 metres with a minimum soil depth of 1 metre.

Figure 17: Deep soil zone landscape requirements – amalgamated scheme



12. Balconies and private open space

Explanation

It is desirable for each residential unit to have access to private open space at ground level or a balcony if the residential unit is located at a higher level, in order to provide a useable area for outdoor recreation. It is necessary to ensure balconies and areas of private open space are functional and respond to the environment. Balconies should be integrated into the overall architectural form of a building.

Objectives

1. Provide each apartment with a functional area for outdoor recreation
2. Provide reasonable levels of amenity for residents
3. Ensure balconies are integrated into the design of a development.

Controls

- a) Each apartment must have a balcony or area of private open space with a minimum area of 8 square metres and a minimum dimension of 2 metres
- b) Balconies and areas of private open space must be adjacent to the main living areas
- c) Balconies and areas of private open space must be facing predominantly north, east or west to provide adequate solar access
- d) Balconies must be integrated into the design and form of the building.

13. Dwelling layout, sizes and mix

Explanation

A mixture of apartment sizes provides housing choice and ensures that new residential development meets the needs of the community.

Objectives

1. Ensure apartment layouts provide high standards of residential amenity
2. Ensure the spatial arrangement of apartments is functional and well organised
3. Maximise the environmental performance of apartments
4. Accommodate a variety of household sizes, activities and occupants' needs.

Controls

- a) Main living areas must be located adjacent to private open space
- b) Opportunities for natural ventilation and daylight must be maximised by providing:
 - i. Corner apartments
 - ii. Cross-over or cross-through apartments
 - iii. Split-level or maisonette apartments
 - iv. Shallow, single-aspect apartments.
- c) A variety of apartment types must be provided at the following ratio:
 - i. 50% studio or one bedroom
 - ii. 40% two bedroom
 - iii. 10% three bedroom.

14. Uses

Explanation

The E1 Local Centre zone allows for a range of small- scale retail and business uses

By further controlling land use through limiting the size of shop fronts on McKeon Street and Marine Parade, this DCP will ensure that a variety of small business can establish in this location, contributing to the on-going economic viability of the commercial centre

Small commercial and home offices are provided for on Fenton Street to provide a transition from commercial uses to residential uses located to the west of the commercial centre

Residential development is also allowed which integrates with and supports the adjacent commercial uses

A 600 square metre supermarket is provided for in order to provide good access to services for residents in the locality.

Objectives

1. Maintain the scale and proportion of the existing fine- grain, narrow lot shopfronts which give McKeon Street its distinctive character
2. Provide for a mini-supermarket located behind the McKeon Street frontage with a maximum floor area of 600 sqm
3. Allow for mixed-use development with upper-level residential use
4. Restrict the uses on Fenton Avenue to smaller commercial/home office development as a transition to residential development to the west of the commercial centre.

Controls

- a) Land uses for the amalgamated scheme must be in accordance with Figure 18
- b) Land uses for the base scheme must be in accordance with Figure 19.

Figure 18: Land use amalgamated scheme

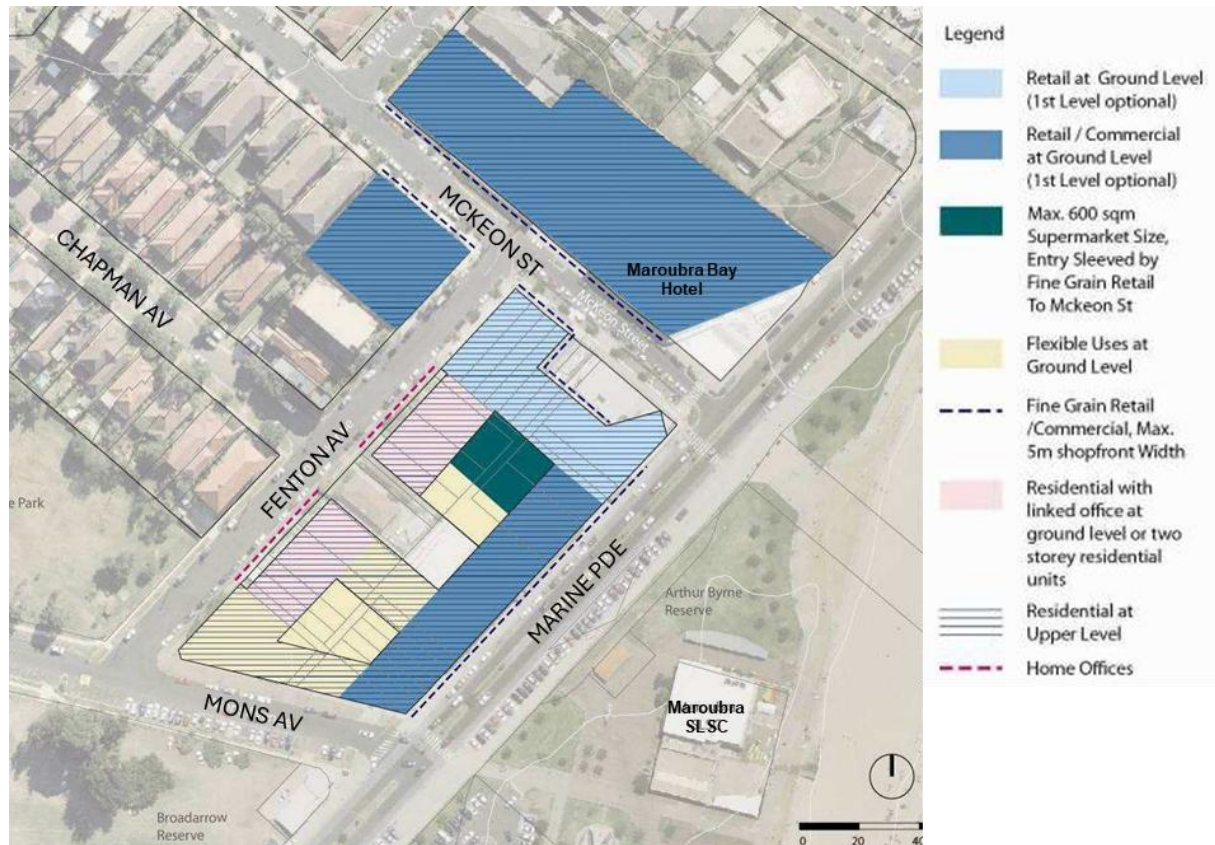
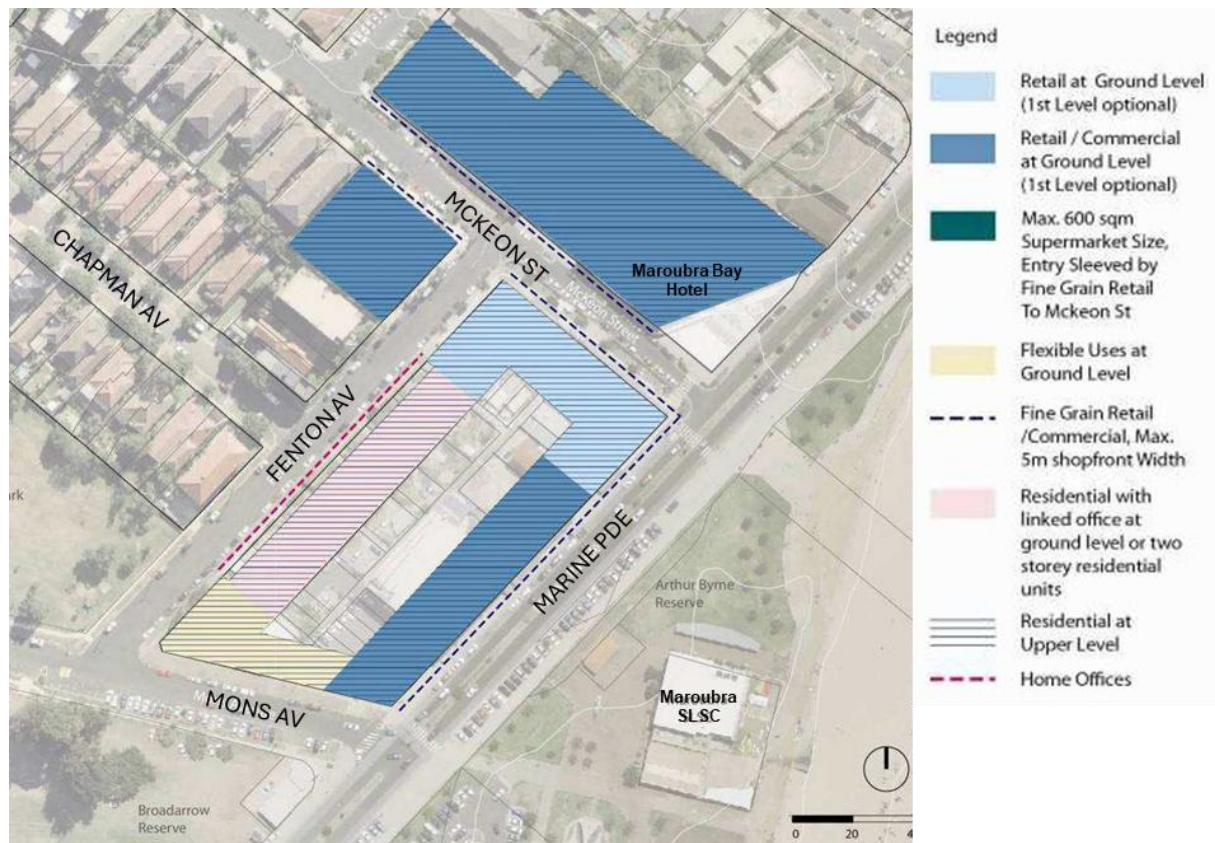


Figure 19: Land uses base scheme



15. Size and configuration of retail spaces

Explanation

The scale and proportion of the existing fine-grain (narrow lots) shopfronts on McKeon Street are distinctive and provide local character. The retention of these dimensions is necessary to preserve this character and to allow for the establishment of a variety of small businesses in the area thereby contributing to the ongoing economic viability of the commercial centre.

Objectives

1. Retail/commercial uses are to reinforce and reflect the existing fine-grain strip retail frontages at street level along McKeon Street, surrounding the proposed public open space fronting McKeon Street and along Marine Parade.

Controls

- a) Retail/commercial premises must be no greater than 5 metres in width in accordance with Figures 17 and 18
- b) The supermarket must be located behind tenancies on McKeon Street with access to be provided from McKeon Street.

16. Building entries

Explanation

Building entries define the transition between the public and private domain. Entries differ with building use. Retail and commercial building entries are generally accessed directly from the street, whereas residential developments are generally setback to ensure a degree of privacy.

Objectives

1. Contribute positively to the streetscape and building façade design
2. Orient the visitor
3. Create residences with a desirable residential identity.

Control

- a) Building entries must be prominent and marked with an awning or colonnade.

Examples of good building entries



17. Roofs and parapets

Explanation

To provide high quality roof designs which contribute to the overall design and composition of the development. Due to the topography of Maroubra, roofs of buildings in the Maroubra Beach Commercial Centre will be highly visible from surrounding ridgelines to the north, south and west. It is therefore important to ensure that roof design contributes to the character of the area.

Objectives

1. Avoid large expanses of roof especially on large developments. Articulate the roofline to minimise the apparent bulk and relate to the context of smaller building forms
2. Roof design to relate to the size and scale of the development
3. Parapets can double as a balustrade on roof terraces to limit visual impacts.

Controls

- a) Rooflines must be articulated to reduce the appearance of bulk
- b) Large expanses of roof must be avoided
- c) Roof design must be integral to the design of the development
- d) Parapets must be used as balustrades on roof terraces where possible in order to limit visual impacts.

18. Access – pedestrian and vehicular

Explanation

It is important to integrate adequate vehicle servicing and parking without compromising street character, landscape or pedestrian amenity and safety. To achieve this, vehicular access is not permitted from McKeon Street in the block bounded by Marine Parade and Fenton Avenue. The design of vehicular access points are to accommodate expected flood levels. All new development should be well-connected to the street and the public domain with pedestrian entries clearly identified and designed with safety and accessibility as priorities.

Objectives

1. Limit the visual impact of vehicular access to development
2. Ensure vehicular access points are designed to accommodate known flood levels
3. Ensure vehicular and pedestrian safety meets required safety standards.

Controls

- a) Access for residents to apartments and communal areas must be provided by minimum grade ramps, paths, access ways or lifts
- b) Development must separate and clearly distinguish between pedestrian and vehicle accessways
- c) Development must be designed to minimise potential for pedestrian and vehicle conflict
- d) Vehicular access must be designed to accommodate expected flood levels
- e) Vehicle access must be designed as an integral part of the building and to limit visual impacts
- f) Vehicle access to properties must be limited as detailed in Figure 20.

19. Parking

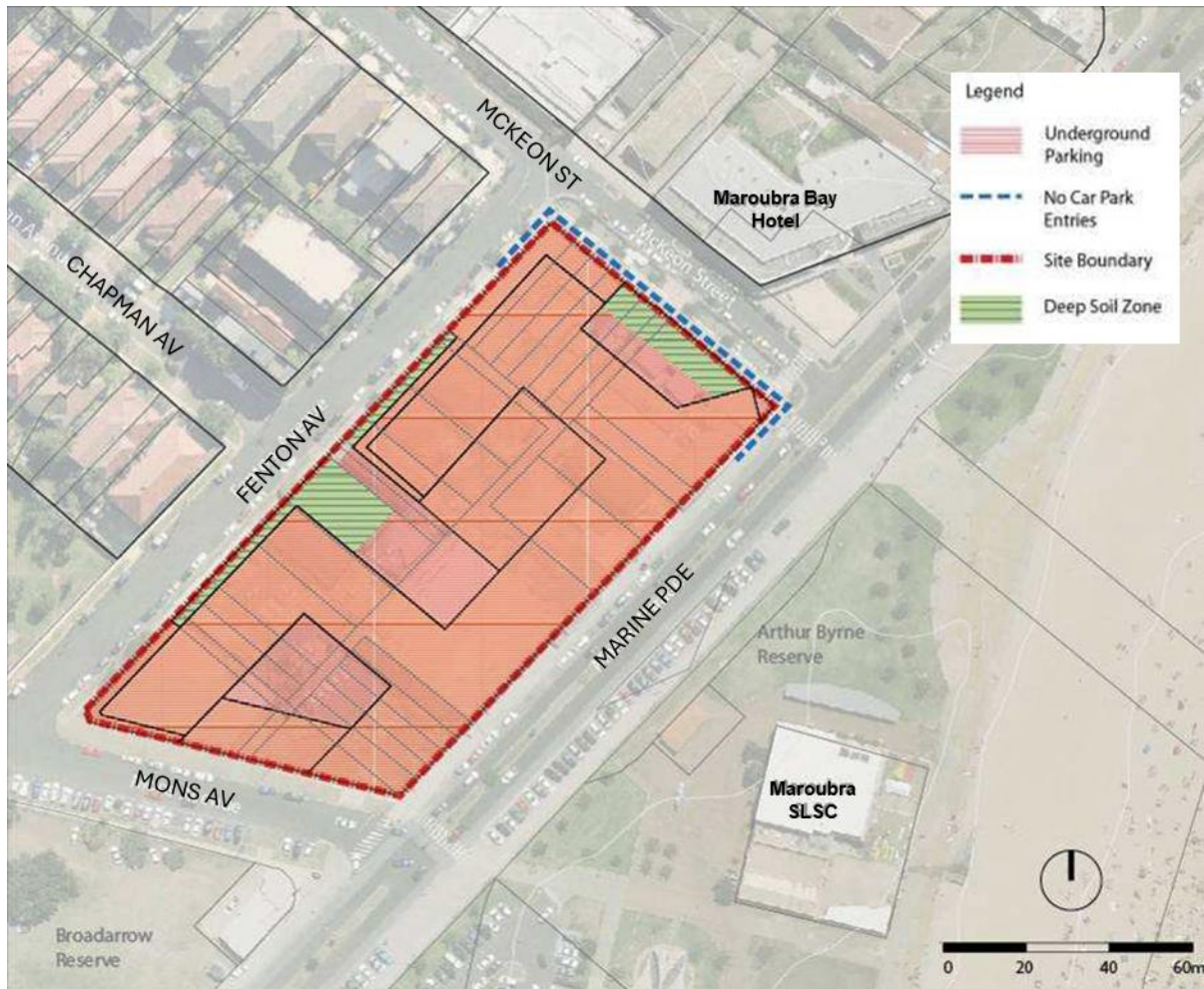
Objectives

1. Limit the impact of basement car parking and allow for deep soil planting
2. Ensure adequate parking is provided to meet additional parking demand resulting from development.

Controls

- a) Basement car parking must be provided in accordance with Figure 20
- b) Car parking must be provided in accordance with the controls detailed in Part B7 of the DCP.

Figure 20: Underground car parking



20. Safety and crime prevention

Explanation

New development must be designed and constructed so that it is safe and secure for residents and visitors. The design of new development must also ensure that the safety of the public domain is maintained and enhanced.

Objectives

1. Ensure that all development is safe and secure for residents and visitors alike
2. Ensure that the safety of the public domain is enhanced and maintained.

Control

- a) Best practice Crime Prevention through Environmental Design (CPTED) principles must be utilised in building design
- b) Development must optimise the visibility, functionality and safety of building entrances
- c) The design of new buildings must maximise opportunities for casual surveillance over public and communal spaces
- d) Opportunities for concealment must be minimised
- e) Boundaries between public and private open space must be clearly defined.

21. Sustainable development

Note

For controls relating to sustainability, please refer to Part B3 Sustainability of the DCP.

22. Solar access

Explanation

It is important to ensure that adequate daylight access is provided to all habitable rooms within a development and that the need for artificial lighting is minimised during daylight hours. Shadow impacts on the public domain and adjacent properties require careful consideration and are to be minimised.

Objectives

1. Ensure new development is designed to maximise sunlight access to apartments
2. Ensure new development limits shadow impacts on the public domain
3. Shadow impacts on adjacent properties are minimised.

Controls

- a) Living rooms and POS of at least 70% of apartments in a building, are to receive a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter
- b) A maximum of 15% of apartments in a building are to receive no direct sunlight between 9am and 3pm at mid-winter.

23. Fences

Explanation

Fences contribute positively to the public domain. They also protect privacy and enhance security.

Objectives

1. Enhance the public domain
2. Provide security and privacy.

Controls

- a) Solid fences facing the street must be no higher than 1.2 metres. This may be increased to 1.8 metres where the fence has openings that make it at least 50% transparent
- b) Fences must be designed to integrate with the development on the subject property and the neighbourhood.

24. Public domain interface

Explanation

The design of the public domain is critical in ensuring that the design of the new public square, the through-site link and the McKeon Street upgrade are of high standard and incorporate expected levels of public safety. It is also critical that these new or improved areas of public domain integrate well with the existing public domain.

Objectives

1. Improve the amenity of and enhance the overall appearance of the commercial centre
2. Ensure that the public domain is designed so that it is accessible to everyone.

Control

- a) The public domain interface must be designed in accordance with the requirements of the public domain plan.

25. Privacy

Explanation

Privacy measures allow residents to carry out private functions within all rooms without compromising the functioning of internal and external spaces. The following controls are designed to meet occupants' expectations of privacy and amenity. Windows located in main living areas and balconies located off main living areas are to be located so that overlooking of similar windows and areas of private open space is avoided. Development is also to be designed so that noise transmission between dwellings is minimised in order to meet expectations of residents.

Objectives

1. Maintain reasonable levels of aural and visual privacy within new development
2. Limit privacy impacts on adjacent development
3. Ensure new development meets relevant Australian standards relating to noise from road traffic and aircraft.

Controls

- a) Windows in new development must be off-set from windows in adjacent development. Where this is not possible, sill heights of 1.6 m above floor level must be provided
- b) Screens and louvres must be utilised for balconies and/or windows to increase privacy
- c) Vegetation must be utilised for screening between ground level private open space areas
- d) Noise-generating areas must be located adjacent to each other and quiet areas next to each other (for example, living rooms to living rooms, bedrooms to bedrooms).
- e) Wet areas, such as toilets, laundries and kitchens must not be located adjacent to bedrooms of the adjoining dwelling
- f) Development affected by noise from aircraft or road traffic must be designed to meet the requirements of the relevant Australian Standards.

26. Storage

Explanation

The provision of adequate storage within easy access for each residential apartment is a necessity for all residents. Storage areas need to be suitable for the needs of residents including being able to accommodate larger items.

Objectives

1. Provide storage in a convenient location for all apartments
2. Provide adequate storage for everyday household items
3. Provide storage for sporting leisure, fitness and hobby equipment.

Controls

- a) Storage (in addition to kitchen cupboards and bedroom wardrobes) must be provided at the following rates:

i. One-bedroom and studio apartments	6sqm
ii. Two-bedroom apartments	8sqm
iii. Three plus bedroom apartments	10sqm
- b) At least 50% of the required storage must be located within each apartment and is to be accessible from either the hall or the living area
- c) Dedicated storage areas must be provided within basement car park areas.

