

STRATEGIC PLANNING

DRAFT Randwick Development Control Plan C1 Low Density Residential

11 November 2022



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1. Introduction

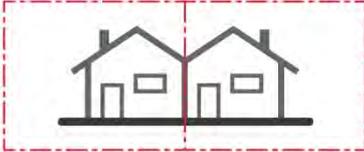
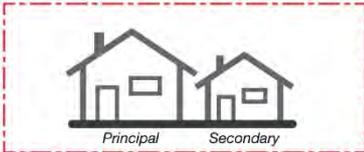
Explanation

This section applies to all new development and alterations and additions for low density forms of housing in the Randwick Local Government Area (LGA), being:

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

And ancillary facilities relating to the above dwelling types.

Figure 1: Types of low-density residential development

Low-density residential development types		
Type	Diagram	RLEP definition
Dwelling house		A building containing only one dwelling
Dual occupancy (detached)		2 <u>detached</u> dwellings on <u>one lot</u> of land, but does not include a secondary dwelling Note: Dual occupancy (detached) are not permissible in Zone R2 Low Density Residential.
Dual occupancy (attached)		2 dwellings on <u>one lot</u> of land that are <u>attached</u> to each other, but does not include a secondary dwelling
Semi-detached dwelling		a dwelling that is on its <u>own lot</u> of land and is <u>attached</u> to only one other dwelling.
Secondary dwelling		a self-contained dwelling that— (a) is established in conjunction with another dwelling (the principal dwelling), and (b) is on the same lot of land as the principal dwelling, and (c) is located within, or is attached to, or is separate from, the principal dwelling.

Source: Randwick City Council 2022

Note:

Secondary Dwellings are made permissible by State Environmental Planning Policy (Housing) 2021 (Housing SEPP) in all residential zones. The controls in this Development Control Plan (DCP) supplement the provisions of the Housing SEPP. Where there is any inconsistency between the provisions of this DCP and the SEPP, the SEPP shall prevail to the extent of that inconsistency.

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

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

1.1.1. Specific dwelling type controls

For the development of **dual occupancies (attached)** and **semi-detached dwellings**, in addition to general Objectives and Controls contained within this DCP, particular attention must be paid to the following specific dwelling type controls within this DCP:

- 2.2 Lot frontage
- 2.5 Landscaping and Permeable Surfaces
- 2.7 Private Open Space
- 4.3 Alterations and additions to semi-detached and dual occupancy (attached) dwellings
- 4.3 New semi-detached and dual occupancy (attached) dwellings
- 6.1 Location of parking facilities

For the development of **dual occupancies (detached)**, in addition to general Objectives and Controls contained within this DCP, particular attention must be paid to the following specific dwelling type controls within this DCP:

- 2.2 Lot frontage
- 2.3 Dual occupancy (detached) site layout
- 6.1 Location of parking facilities

2. Site planning

2.1. Minimum lot size

Explanation

The lot size controls for properties in the Randwick Local Government Area (LGA) are contained in the Randwick Local Environment Plan (RLEP) Lot Size Map.

2.2. Lot frontage

Explanation

The minimum lot frontage controls in this DCP supplement the RLEP provisions on lot size and aim to maintain the established and desired future character of low-density neighbourhoods occupied by dwelling houses, semi-detached dwellings, dual occupancies or a mixture of these housing types.

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

Objectives

- To ensure land subdivision respects the predominant existing or planned future subdivision and development pattern of the locality.
- To ensure land subdivision creates allotments that have adequate width and configuration, to deliver suitable building design and to maintain the amenity of the neighbouring properties.
- To ensure dwellings have suitable scale and built form proportional to their allotment to complement the streetscape.
- To ensure dual occupancy dwellings do not result in unreasonable impacts on the surrounding properties in terms of visual amenity, solar access and privacy.

Controls

- i) The minimum frontage widths for subdivision of lots must meet the following:

Minimum lot primary street frontage widths for <u>subdivision</u>			
Low density housing type	Zone	Parent lot	Resulting lot following subdivision
Dwelling houses	R2	24m	12m per dwelling
Dwelling houses	R3	18m	9m per dwelling
Semi-detached dwellings	R2, R3 and where permissible	15m	7.5m per dwelling

- ii) The minimum frontage widths for development of lots where dual occupancy development is proposed must meet the following:

Minimum lot primary street frontage widths for <u>dual occupancy development</u>		
Low density housing type	Zone	Parent lot
Dual occupancy (attached)	R2, R3 and where permissible	15m
Dual occupancy (detached), where the allotment has dual frontages with either rear lane or secondary street access (corner lot)	R3	9m
Dual occupancy (detached), where dwellings front primary street in a side by side arrangement	R3	18m

- iii) Any subdivision of land must not create battle-axe or hatchet shaped allotments for the purposes of dwelling houses, semi-detached dwellings or dual occupancies (attached).
- iv) The dwellings in a dual occupancy (detached) must be sited in the following manner:
- One dwelling fronting the primary street and the other fronting the rear lane;
 - One dwelling fronting the primary street and the other fronting the secondary street; or
 - Both dwellings fronting the primary street in a side-by-side arrangement for sites without rear lane or secondary street access.

2.3. Dual occupancy (detached) site layout

Explanation

Dual occupancy (detached) is permissible only in the R3 Zone under the Randwick LEP 2012 to provide flexibility in housing choice. It may be suitable for allotments, which do not have sufficient dimensions for other types of medium density residential development.

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

Objectives

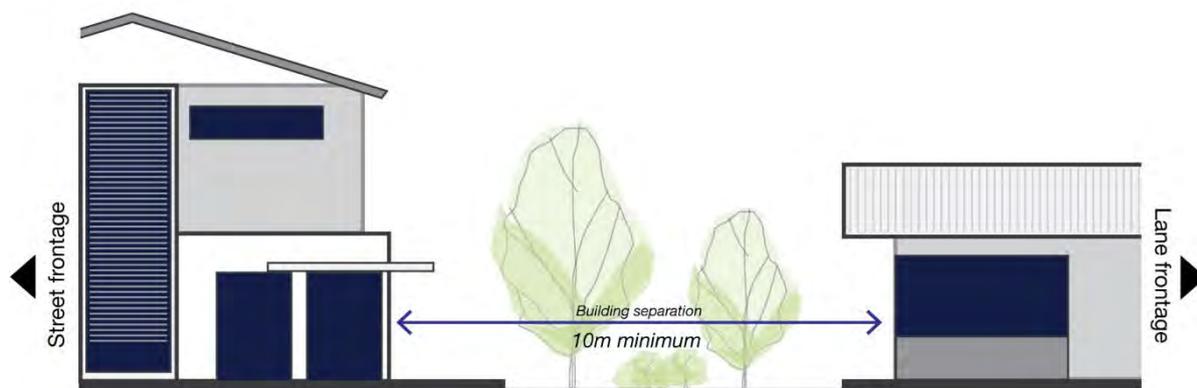
- To ensure each dwelling in a dual occupancy (detached) development achieves adequate levels of living amenity in terms of private open space provision, solar access, privacy and accessibility.

Controls

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

Minimum Building Separation		
Site characteristics	Building layout	Minimum building separation
Dual frontages with rear lane access	One dwelling fronting the street, with the other fronting the rear lane	10m
Corner allotment	One dwelling fronting the primary street, with the other fronting the secondary street	Merit assessment
Single frontage	Both dwellings fronting the street in a side-by-side arrangement	1.8m

Figure 2: Building separation diagram for dual frontages with rear lane access



Source: Randwick City Council 2022

- Pedestrian access of not less than 900mm in width must be provided to link any rear lane dwelling with the street frontage.

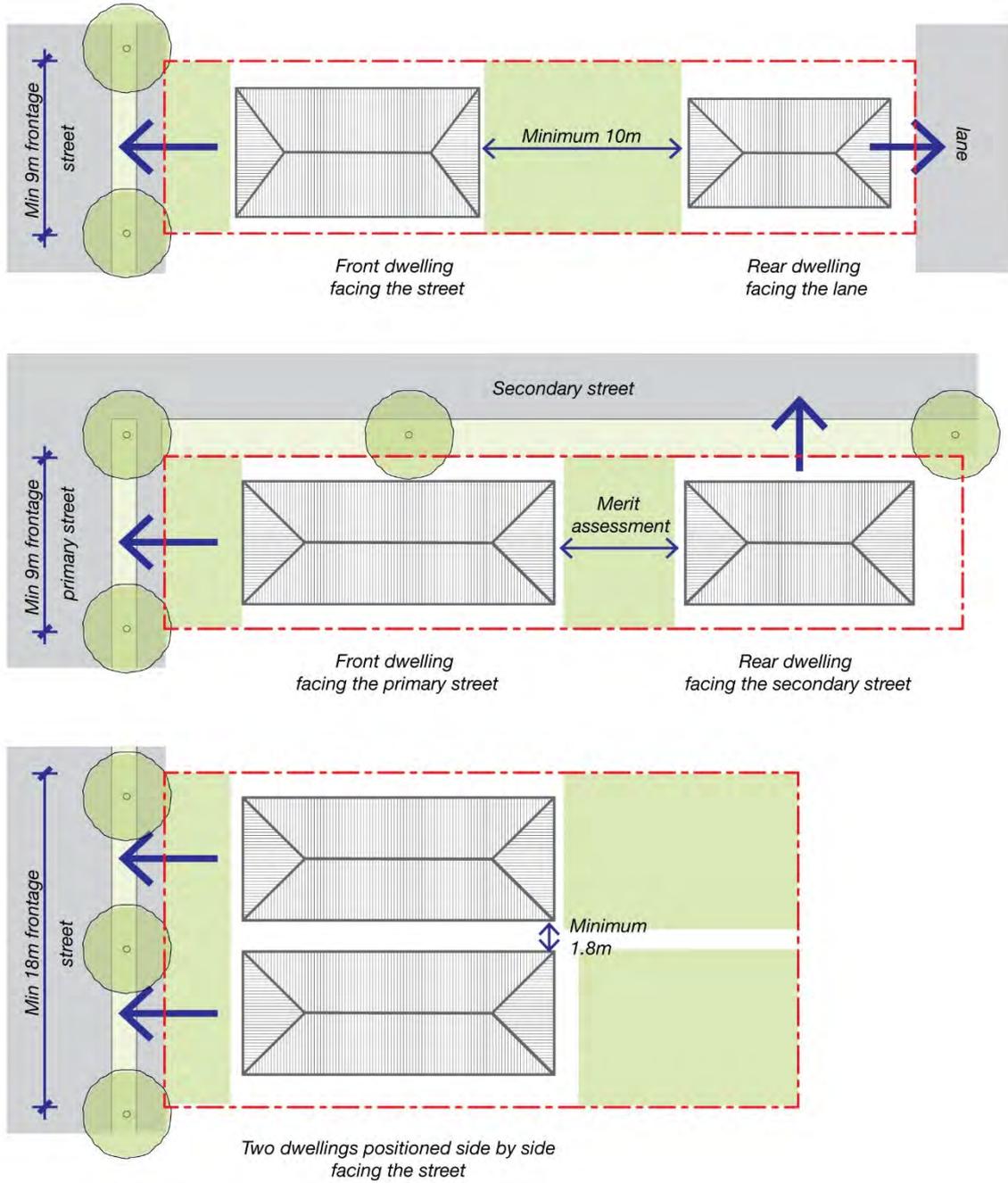
Note:

This requirement does not apply to corner allotments.

Definition:

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

Figure 3: Site layout options for dual occupancy (detached) dwellings



Source: Randwick City Council 2022

2.4. Site coverage

Explanation

The site coverage control, in conjunction with setback controls, determines the extent and location within the property that a building may be constructed. The control ensures that there is sufficient unbuilt upon areas on a property to accommodate private open space, deep soil planting, permeable surfaces, recreational area and for services.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon. The allowable site coverage percentage decreases as allotment size increases, so that the mass and scale of any building will not detract from the character of the street.

Objectives

- To ensure new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development.
- To ensure a high level of environmental amenity for residents of low density dwellings in the LGA.

Controls

- The maximum site coverage of a building must not exceed the following based on site area:

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

Definitions:

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

- an access ramp
- any part of an awning, blind or canopy that is outside the outer wall of a building
- a balcony, deck, patio, pergola, terrace or veranda attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level
- the eaves
- a driveway
- a fence or screen
- a pathway or paving
- a rainwater tank that is attached to the dwelling
- a swimming pool or spa pool.

Note:

Site area is not measured against any proposed allotments / subdivision, it is measured according to the RLEP definition, being the area of any land on which development is, or is to be carried out.

2.5. Deep soil permeable surfaces

Explanation

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

Definition:

Deep soil permeable surfaces are located at the ground level of a site and provide areas for the growing of plants (including grasses, shrubs and trees) and areas with loose gravels upon soil that water can easily penetrate.

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

Objectives

- To retain and provide planting area for canopy trees and general vegetation to contribute to the overall tree canopy cover of the LGA and to the establishment of landscaped corridors across the locality
- To assist with stormwater infiltration and reduction of overland flow
- To improve climate resilience of the site.

Controls

- i) The minimum proportion of deep soil permeable surfaces to be provided on a site are specified in the table below based on site area:

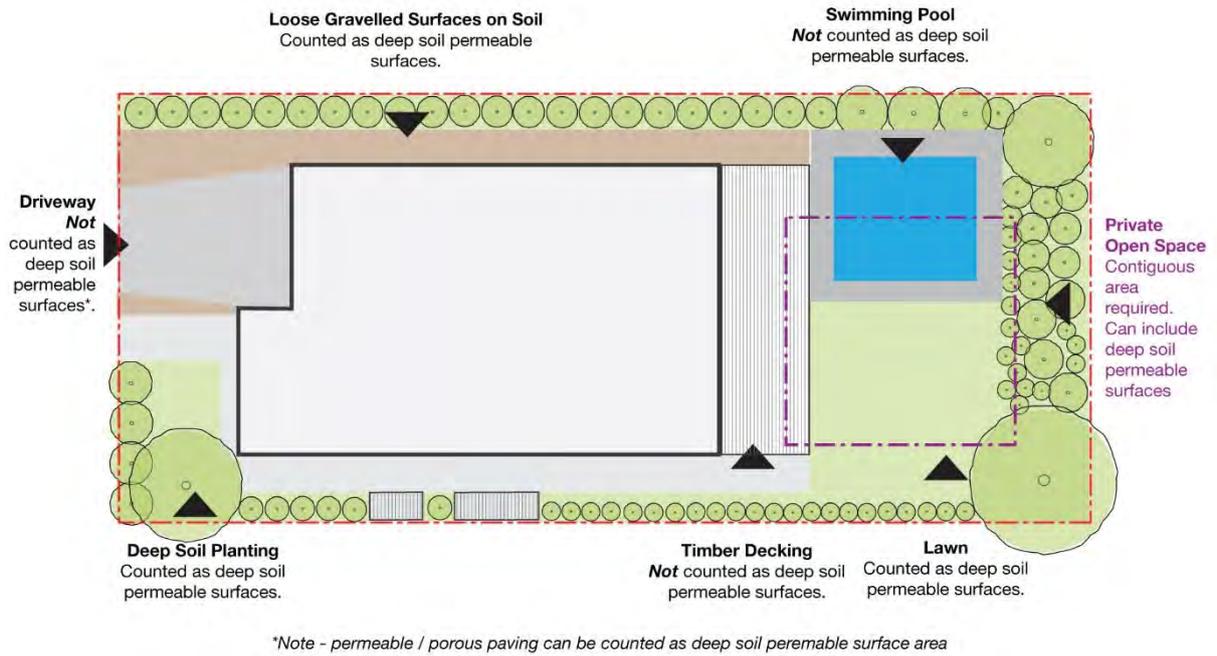
Site area	Minimum Deep Soil Permeable Surfaces (% of site area)
Up to 300 sqm	30%
301 to 450 sqm	35%
451 to 600 sqm	40%
601 sqm or above	45%

- ii) Deep soil permeable surfaces must have a width of not less than 900mm
- iii) A minimum of 25% of the front setback area of a property must comprise deep soil permeable surfaces.

Dual occupancies and semi-detached dwellings

- iv) Deep soil permeable surfaces are calculated on the overall site area and must be evenly distributed between the pair of dwellings.

Figure 4: Types of deep soil permeable surfaces



Source: Randwick City Council, 2022

2.6. Landscaping and tree canopy cover

Explanation

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

Tree canopy cover in urban areas provides numerous benefits including reduced building energy use, air pollution removal and carbon sequestration. In addition, areas with higher tree canopy cover provide increased amenity through shading, softening of built form and habitat for wildlife.

Objectives

- To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space
- To provide privacy screening between dwellings
- To retain and provide for canopy trees and large shrubs to contribute to the overall tree canopy cover of the locality
- To encourage urban greening that contributes positively to the existing and desired future character of the locality
- To establish vegetation corridors across the locality
- To reduce the impacts of urban heat island effect.

Controls

- i) New development, or alterations and additions, that changes the existing building footprint by more than 10% must demonstrate that a minimum of 25% canopy coverage as a proportion of the site area can be achieved within 10 years from the completion of development based on maturity of trees selected
- ii) In the circumstances where the consent authority is satisfied that there are sufficient environmental constraints on a site (such as significant slope) to limit the ability to achieve a 25% tree canopy cover on a site, a financial contribution may be considered to enable Council to plant trees in the public domain
- iii) To achieve the minimum canopy coverage requirement, the number of large canopy trees to be provided is in accordance with the table below:

Site area	Minimum number of large canopy trees
Up to 300 sqm	2
301 to 450 sqm	3
451 to 600 sqm	4
601 sqm or above	4

- iv) Despite iii), a combination of canopy tree sizes can be used to achieve the minimum tree canopy cover area
- v) Canopy trees must achieve a minimum mature height of 5m. For allotments with constrained dimensions or site conditions, smaller trees with minimum mature height of 4m may be accepted by Council subject to achieving the minimum 25% canopy cover as per sub-clause ii)
- vi) A minimum of 25% of the front setback area of a property must be landscaped with trees, shrubs and groundcover planting
- vii) Native species must comprise at least 60% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area and surrounds

- viii) Existing mature native trees on the site must be retained and incorporated in the landscape design whenever possible. Where a development involves removal of such existing trees, suitable replacement planting of equivalent or larger size must be provided
- ix) Suitable soil depth and volume must be provided on the site to support the healthy, sustained growth of trees
- x) Proposed and existing retained trees must be protected by locating paved areas, underground services and rainwater tanks and building structures away from their root zones
- xi) Provide adequate sight lines for vehicles and pedestrians, especially near corners and intersections.

Dual occupancies and semi-detached dwellings

- xii) The minimum canopy coverage and number of canopy trees are calculated on the overall site area and must be evenly distributed between the pair of dwellings
- xiii) For dual occupancies (attached) and semi-detached dwellings the front setback must contain at least one (1) tree per dwelling.

Notes:

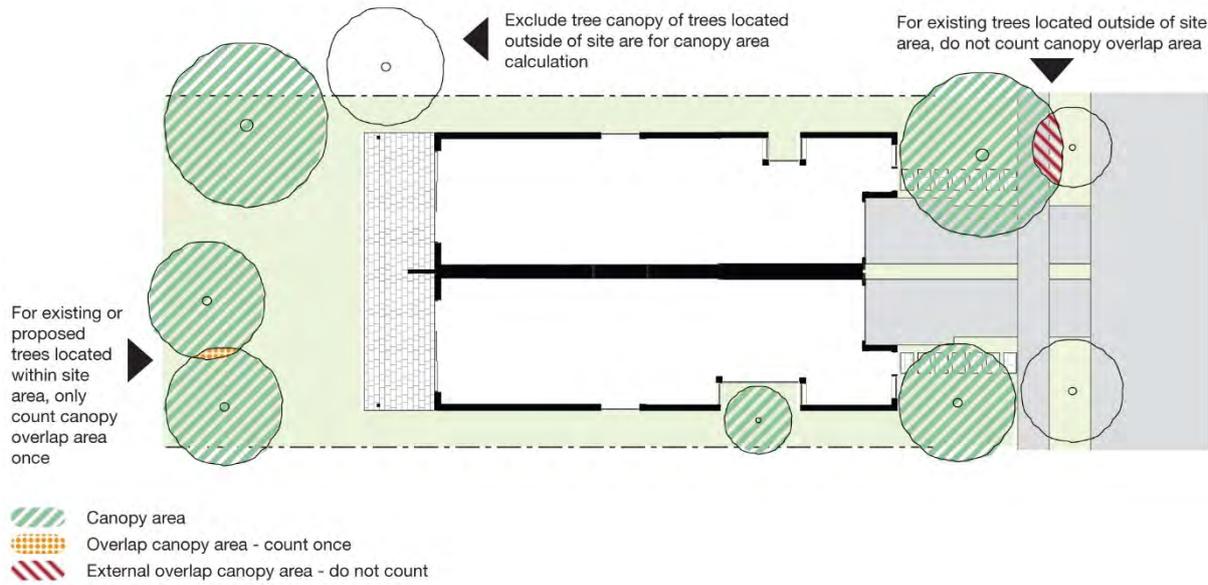
Landscape requirements, plans and details are to be provided as per the requirements outlined in Section B4 of the RDCP.

Tree species guidance and average mature dimensions for canopy calculations can be found in Council's Street Tree Master Plan. It can be downloaded from the following link - <https://www.randwick.nsw.gov.au/environment-and-sustainability/trees/preserving-our-trees>

An interactive version of the Precincts and Precinct Palette Species list contained within the Street Tree Master Plan can be accessed here - <https://randwick-council.maps.arcgis.com/apps/webappviewer/index.html?id=5343844065dd44b0adc4d4ea537816d5>

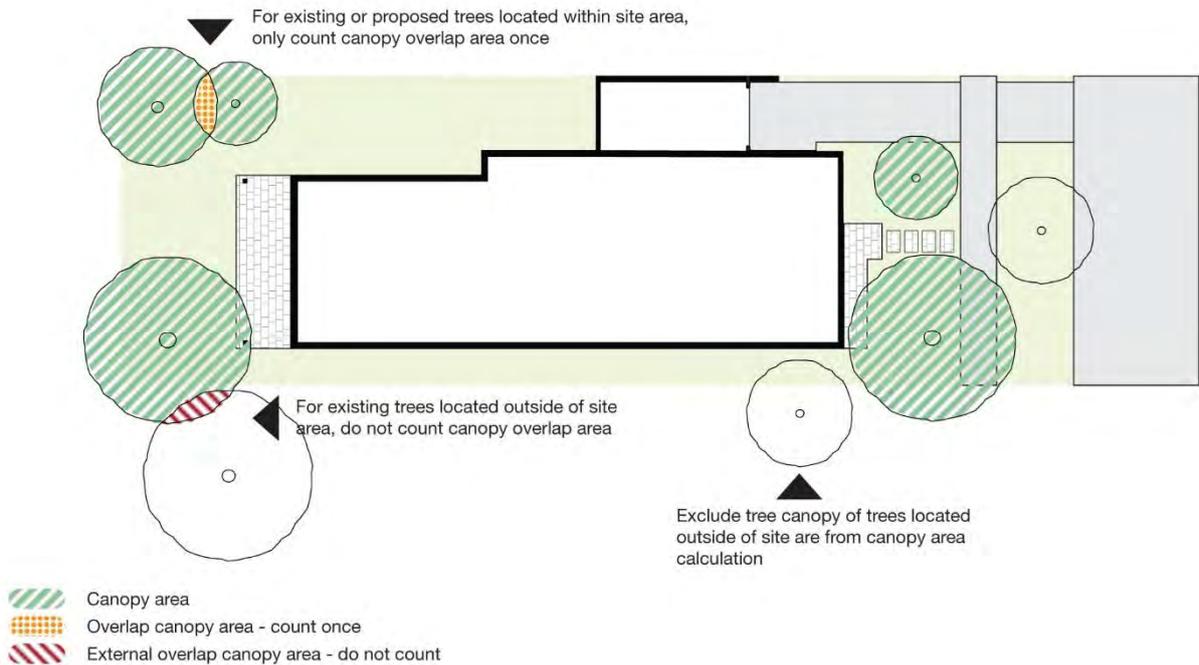
Native / indigenous plant species are required to be provided as they are better suited to the local soils and climate, they support native fauna (through providing food and habitat) and they require less water and are more drought tolerant.

Figure 5: Calculating canopy cover for a typical 550sqm dual occupancy (attached) or semi-detached dwelling with 25% canopy cover



Source: Randwick City Council 2022

Figure 6: Calculating canopy cover for a typical 450sqm dwelling house with 25% canopy cover



Source: Randwick City Council 2022

2.7. Private open space

Explanation

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

Objectives

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

Controls

- Provide at least one (1) contiguous area of private open space satisfying the following dimensions based on site area:

Minimum Dimensions for Contiguous Private Open Space	
Dwelling Houses and Semi-detached Dwellings	
Site area	Minimum dimensions
Up to 300 sqm	5m x 5m
301 to 450 sqm	6m x 6m
451 to 600 sqm	7m x 7m
601 sqm or above	8m x 8m
Dual occupancy (attached and detached)	
Site area	Minimum dimensions
451 to 600 sqm	5m x 5m for each dwelling following development
601sqm or above	6m x 6m for each dwelling following development

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

3. Building envelope

The building envelope is the maximum theoretical three dimensional space within which a development may occur, and is established by the parameters of Floor Space Ratio (FSR), maximum Height of Building (HoB) and front, side and rear setbacks.

3.1. Floor Space Ratio

Explanation

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

The maximum permissible FSR for any development is prescribed and defined in the Randwick LEP Floor Space Ratio Map.

3.2. Building height

Explanation

Building height is a major factor affecting the visual presence of a development and the degree of overshadowing of neighbouring property.

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

The maximum building height control is stipulated in the RLEP Height of Buildings Map (HoB), which varies across different residential zones. The maximum building height under the Randwick LEP Height of Building Map is 9.5m for low density housing, and is measured from ground level (existing) to the topmost point of a building.

Objectives

- To limit the bulk, scale and visual impact of buildings as viewed from the street and from neighbouring dwellings
- To ensure low density residential development maintains a two-storey height and street frontage
- To position any habitable space above the first floor level within the roof of the dwelling
- To ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity
- To ensure the form and massing of development is respectful of site topography.

Controls

- i) Any habitable space located above the first floor level must be integrated into the building roof form and roofline
- ii) The minimum floor-to-ceiling height for living areas, such as living/lounge, dining and bedrooms, is 2.7m
- iii) The minimum floor-to-floor height for building stories, excluding those above the First Floor Level within the building roofline, is 3.1m
- iv) An alternative design that varies from the two-storey height and street frontage in the Zone R2 may be acceptable having regard to the following considerations:
 - Site topography
 - Site orientation

- Allotment configuration
- Flooding requirements
- Allotment dimensions
- Potential impacts on the visual amenity, solar access, privacy and views of the adjoining properties.

Note:

Refer to Sub-sections 7.4 and 8.1 for building height controls for Outbuildings and development in Laneways.

3.3. Setbacks

Explanation

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

Objectives

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

Note:

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

Any basement or semi-basement protruding less than 1.2m above finished ground level is not counted as a building storey.

3.3.1. Front setbacks

Controls

- i) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setback must be no less than 6m. Where a development is proposed in an area identified in the site analysis as being an area undergoing transition, the front setback will be determined on a merit basis.
- ii) For corner allotments, the setback from the secondary street frontage must be in accordance with the following minimum requirements:
 - 900mm for allotments with a primary frontage width of less than 7m
 - 1.5m for all other sites.
- iii) The siting of dwellings on corner lots should generally align with the setbacks of dwellings on adjacent sites
- iv) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings
- v) Any habitable space located above the First Floor Level must be integrated into the building roofline.

Note:

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

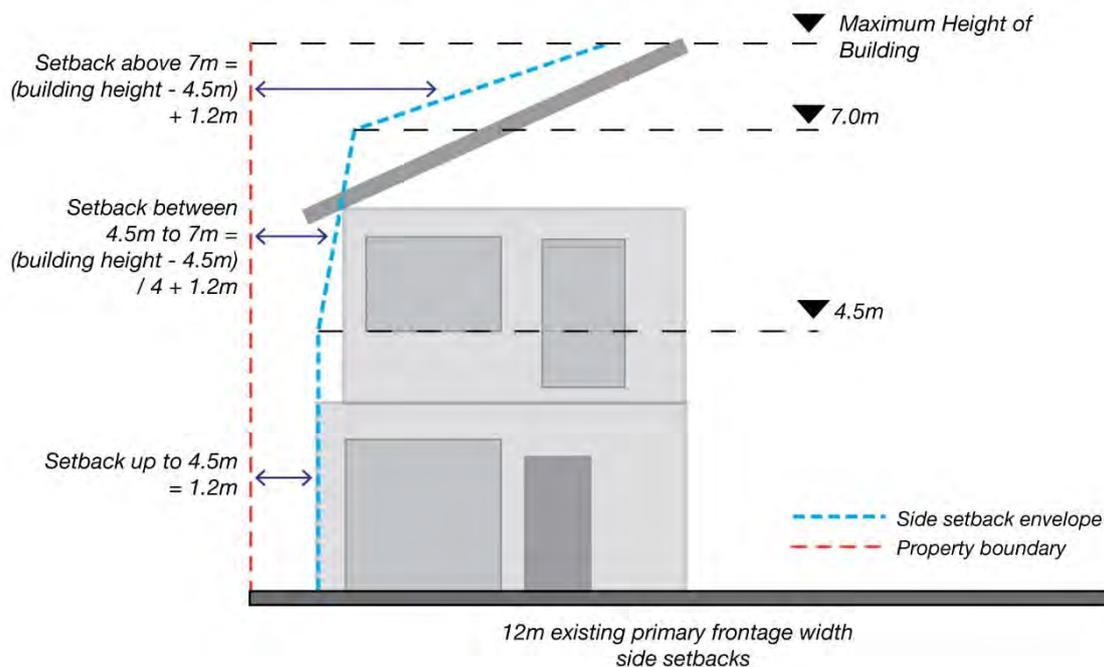
3.3.2. Side setbacks

Controls

- i) New buildings must comply with the following minimum side setbacks based on the primary frontage width:

Minimum side setbacks			
Existing primary frontage width	Setback up to 4.5m from ground level (existing)	Setback between 4.5m to 7m from ground level (existing)	Setback above 7m from ground level (existing)
Less than 6m	Merit assessment		
6m to less than 9m	0.9m	0.9m	(building height - 4.5m) / 2 + 0.9m
9m to less than 12m	0.9m	(building height - 4.5m) / 4 + 0.9m	(building height - 4.5m) + 0.9m
12m and above	1.2m	(building height - 4.5m) / 4 + 1.2m	(building height - 4.5m) + 1.2m

Figure 7: Application of side setback controls on a 12m wide existing primary frontage width lot



Source: Randwick City Council 2022

Note:

Refer to sub-section 6. *Car Parking and Access* for further information relating to side setback requirements for parking facilities.

3.3.3. Rear setbacks**Controls**

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

Note:

Rear setback controls do not apply to corner allotments.

- ii) Provide increased rear setbacks over and above item i), or demonstrate that this is not required, having regard to the following matters:
 - Existing predominant rear setback line in the subject urban block
 - The need to achieve reasonable view sharing with the neighbouring dwellings and the public domain
 - The need to adequately protect the privacy and solar access to the neighbouring dwellings.
- iii) Garages, carports, outbuildings, swimming or spa pools, above-ground water tanks, and unroofed decks and terraces attached to the dwelling may encroach upon the required rear setback, in so far as they comply with other relevant provisions of this DCP.
- iv) For irregularly shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to demonstration of the following:
 - Compatibility with the existing development pattern in the subject and adjoining urban blocks
 - Provision of adequate private open space with dimensions compliant with the requirements of this DCP
 - Potential impacts on the neighbouring dwellings in terms of solar access, privacy and view sharing.

Definition:

The predominant rear setback is defined as the average of adjacent dwellings on either side of the allotment and is determined separately for each storey.

4. Building design

4.1. General

Explanation

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

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

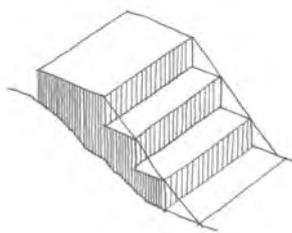
Objectives

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

Controls

- i) A dwelling's overall built form must respect and follow the natural topography of the site. On sloping sites, the building mass must be modelled or stepped in response to the prevailing slope of the land and avoid concentrating the structural bulk on the uphill or downhill side of the allotment.
- ii) When arranging the built form on the site, avoid the creation of 'wedding cake' or 'pyramid' type buildings which due to their visual dominance are generally unsympathetic in their relationship to the natural landform.

Figure 8: Avoid creating "wedding cake" or "pyramid" type of built form

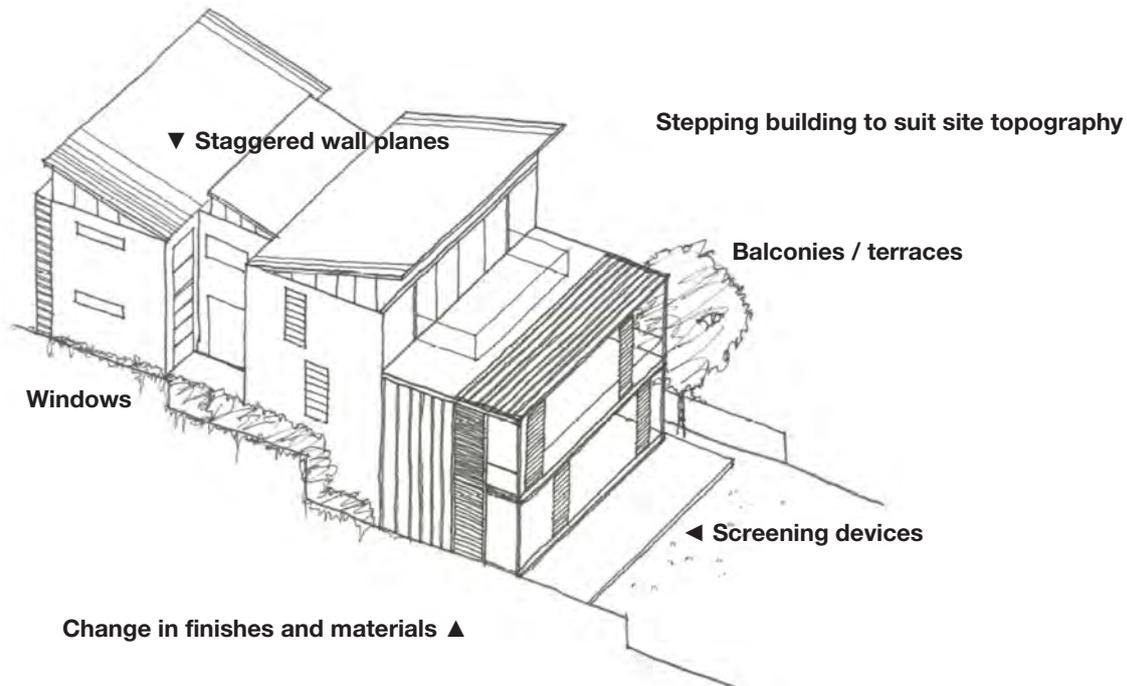


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Source: Randwick City Council

- iii) Articulate the external facades of the dwelling to reduce the apparent mass and to present a human scale to adjoining properties, public areas and from key vantage points. This may be achieved by design measures such as:
- Window openings
 - Balconies or terraces
 - Entry porches
 - Staggered wall planes
 - A combination of materials and finishes
 - Decorative architectural elements.

Figure 9: Design measures for modelling and articulating a building



Source: Randwick City Council

- iv) Divide side elevations into sections, bays or modules of not more than 12m length, separated by measures, such as recesses or side courtyards, in order to avoid massive or unrelieved walls
- v) Articulate all street elevations for development on corner allotments
- vi) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing, so that the new and retained structures provide an integrated composition

Note:

For heritage items or buildings within Heritage Conservation Areas (HCA), it may be desirable to distinguish between old and new works. Refer to Section B2 Heritage of this DCP for further details.

- vii) Balconies, terraces and decks must be of a size and configuration that are appropriate to the proportions of the building without excessively increasing its visual bulk
- viii) Master bedrooms must have a minimum area of 10m² and other bedrooms 9m², both with a minimum dimension of 3m (excluding wardrobe space).

4.2. New semi-detached and dual occupancy (attached) dwellings

Explanation

Dual occupancies (attached) sharing a single allotment and semi-detached dwellings, provide an alternative form of low-density housing choice.

They have the potential for more significant environmental impacts than single dwellings due to the additional parking and access requirements and associated hard paved surfaces. Dual occupancies (attached) and semi-detached dwellings should aim to present a similar bulk and scale as a large single dwelling to integrate with existing streetscapes.

The following are additional provisions which must be addressed in the design of new dual occupancies (attached) and semi-detached dwellings.

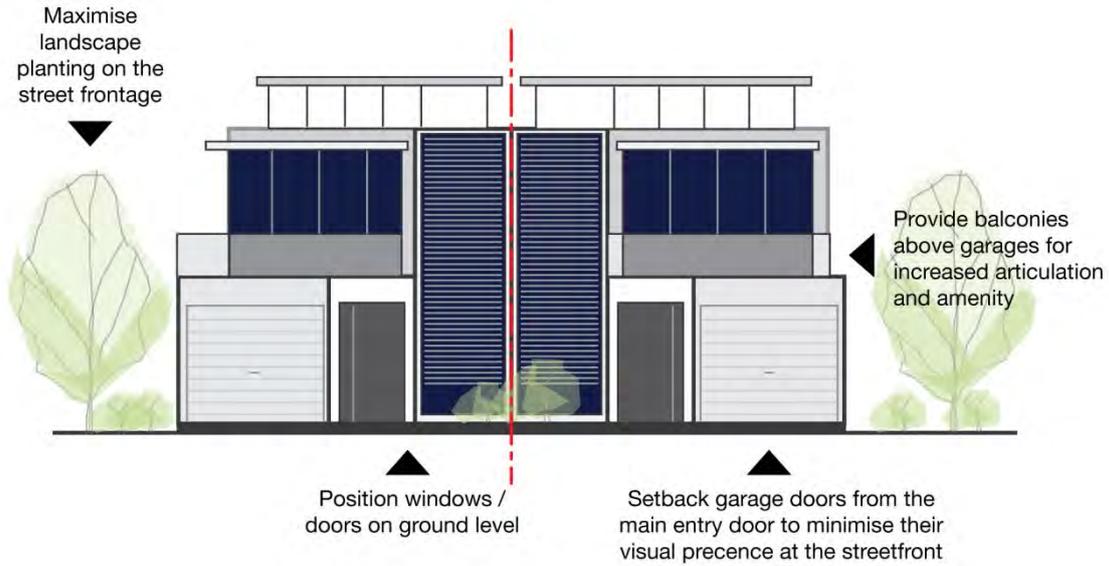
Objectives

- To ensure the configuration, scale, massing and proportions of attached dual occupancies are compatible with other dwellings in the street
- To ensure parking facilities do not dominate the street elevations of dual occupancy dwellings, and instead present as an integrated element of the overall architectural composition
- To minimise the loss of on-street parking

Controls

- i) The garage for each dwelling within a dual occupancy (attached) and semi-detached dwelling must have a single car width only
- ii) Articulate the front facade to soften the visual dominance of parking facilities. This may include the following measures:
 - Place balconies or verandahs above garages
 - Provide windows and/or doorways on the front elevation of the parking level, so that garage entries are not the sole façade elements
 - Recess garage entries below cantilevered or projecting architectural elements.
- iii) Minimise driveway width - both dual occupancies and semi-detached dwellings should share a common driveway cross over. Separate cross overs may be considered on corner lots, where the access is from separate streets.
- iv) Where a dual occupancy or semi-detached development is proposed on a corner allotment, each dwelling, and any associated garaging, should independently address a street frontage. If both dwellings are proposed to be accessed from one street, car parking and driveways should not dominate the streetscape.
- v) Where no loss of street parking will occur, consolidated access is encouraged
- vi) Articulate and skew First Floor Level built form towards the shared boundary
- vii) The main entrance to a dwelling must not be recessed behind the front facade alignment by more than 2m
- viii) Consider the character for the dwellings based on a detailed analysis of the existing and potential architectural and streetscape outcome
- ix) Maximise landscape planting or permeable surfaces in between, or adjacent to driveways to improve visual presentation to the street.

Figure 10: Design measures for articulating a dual occupancy (attached) and semi-detached dwellings



Source: Randwick City Council

4.3. Redevelopment of semi-detached and dual occupancy (attached) dwellings

Figure 11: Typical semi-detached / dual occupancy (attached) development



Source: Randwick City Council

Explanation

The following are additional provisions which must be addressed by proposals for symmetrical semi-detached dwellings on separate allotments and dual occupancy (attached) dwellings.

Objectives

- To ensure that redevelopment, or alteration and addition, to an individual semi-detached and dual occupancy (attached) dwelling recognises it as being half of a pair of symmetrical, similar, or complementary buildings

- To ensure development of semi-detached and dual occupancy (attached) dwellings are carefully integrated with the building to which it is attached, and takes into account any possible future development to the latter.

Controls

- i) Alternations and additions must respect and enhance the architectural character of the pair of semi-detached and dual occupancy (attached) dwellings as a coherent entity
- ii) The design of the dwelling must be based on a detailed site and contextual analysis
- iii) Design solutions must respect the existing architectural expression and symmetry between the pair of semi-detached and dual occupancy (attached) dwellings and address:
 - Locating the bulk of any first floor level addition, setback from the principal street frontage and accommodated to the rear of the dwelling, with a substantial portion of the existing front roof remaining intact
 - Positioning the addition behind the apex of existing hipped roofed houses. For gable roofs, additions should be setback from the gable end 100% of the height increase and retain any existing gable features and chimneys
 - Designing the first floor level addition as a low profile roof form that is visually secondary to the existing front roof. Alternatively, the addition should adopt a roof form that is compatible with the style and period of the existing roof to be retained.

Notes:

The above controls are particularly important when altering or adding to semi-detached and dual occupancy (attached) dwellings in a Heritage Conservation Area (HCA). Refer to Section B2 Heritage of this DCP for further details.

The above design solutions should not be used where the adjoining dwelling contains unsympathetic or poorly configured additions.

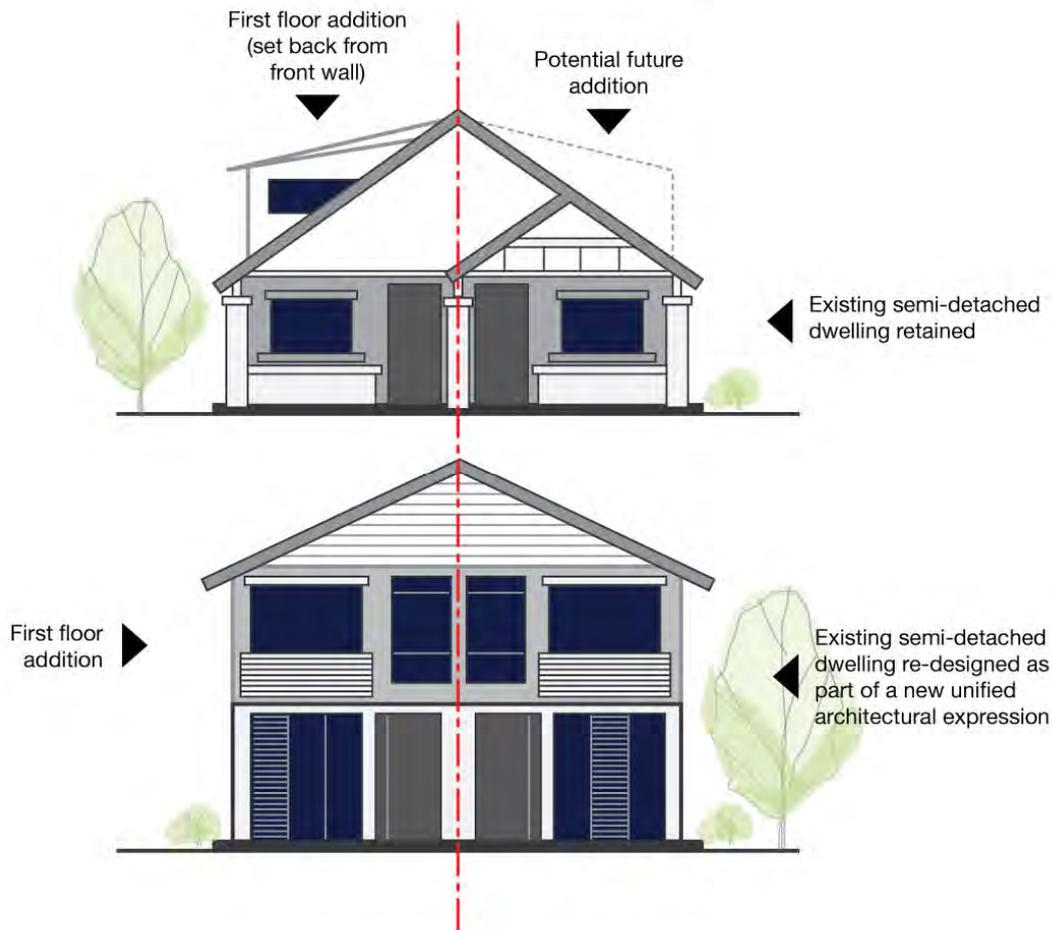
- iv) Alterations and additions to semi-detached and dual occupancy (attached) dwellings may be constructed to the common boundary with the adjoining dwelling
- v) Avoid the exposure of existing blank party walls of the adjoining semi-detached dwelling to the public domain
- vi) Alterations and additions must seek to minimise the creation of exposed party walls at the common boundary. Where this is not feasible, the party walls must be appropriately finished

Note:

The owners of a pair of semi-detached dwellings or dual occupancy (attached) should coordinate with each other and present a consistent and integrated design approach. It is encouraged that a Development Application/s for both dwellings are submitted to Council concurrently.

- vii) The selection of materials used for alterations and additions must enhance the character of the pair of semi-detached dwellings and result in a coordinated / holistic design outcome.

Figure 11: Possible design solutions for first floor additions to semi-detached and dual occupancy (attached) dwellings



Source: Randwick City Council 2022

When adding a first floor level addition to an existing dwelling, set the first floor extension back behind the existing roof ridge (top), or alternatively create a new unified architectural character for the pair of dwellings (bottom).

4.4. Roof terraces and balconies

Objectives

- To ensure trafficable roof spaces (eg. balconies or terraces) are integrated with the overall built form and architectural expression of the dwelling and maintain privacy in relation to neighbouring dwellings
- To minimise the amenity impacts of trafficable roof spaces on surrounding properties
- To ensure that trafficable roof spaces allow for view sharing so that equitable access to views are provided from private property
- To ensure trafficable roof spaces are not the primary private open space
- To ensure roof terraces are not uncharacteristic of the area.

Controls

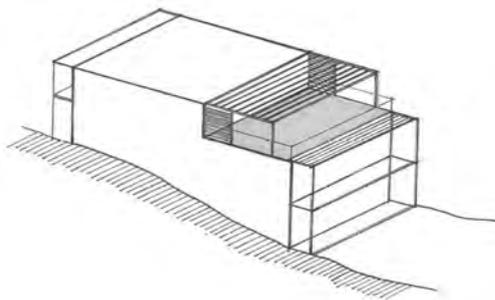
- i) A roof terrace must not be provided on the uppermost or main roof of the building (including the principal dwelling and any outbuilding)

- ii) For stepped buildings on sloping sites, a terrace may be provided on the roof other than the uppermost roof above the storeys below, provided the terrace complies with the following controls:
- Suitably located to prevent direct views to neighbouring habitable windows and private open spaces
 - The size is to be subservient to the roof form within which it is located
 - It is designed as a secondary private open space and does not to include entertainment facilities such as kitchens, BBQs or similar
 - Designed to provide for view sharing, including minimising associated structures and roof top elements
 - It is to be uncovered and all elements of roof terraces shall comply with the maximum building height control
- iii) Roof terraces above garages may only be provided on sloping sites, where the garages are located on the downhill side of the sites fronting the street, and are to comply with the controls outlined above item ii).

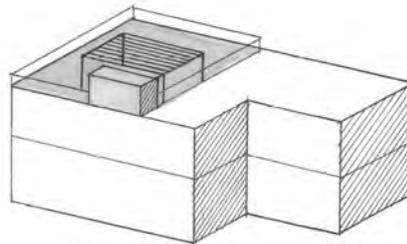
Note:

Existing roof terraces in locality that do not comply with the above controls should not be utilised as precedent in seeking variations to the controls outlined in this section. This is to ensure that the objectives of low density residential development are met.

Figure 12: Stepped building acceptable and unacceptable examples



ACCEPTABLE



X NOT ACCEPTABLE

Source: Randwick City Council, 2022

4.5. Roof design and features

Objectives

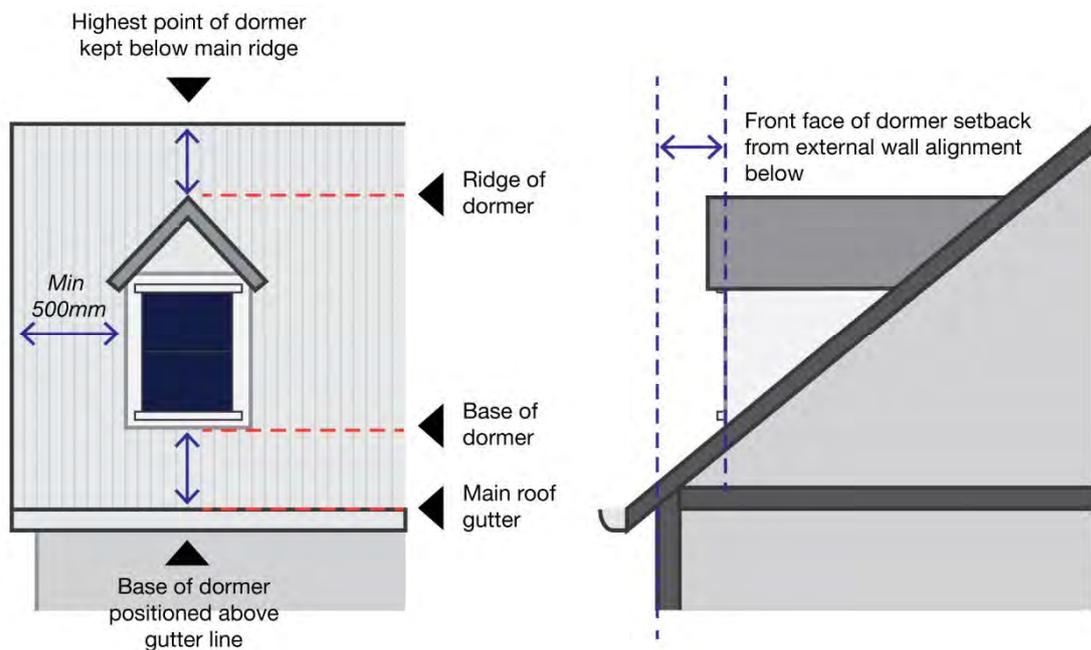
- To ensure the roof design integrates with the architectural form, proportions and façade composition of the building
- To ensure low density residential development maintains a two-storey height and frontage to the streetscape

Controls

Dormer windows

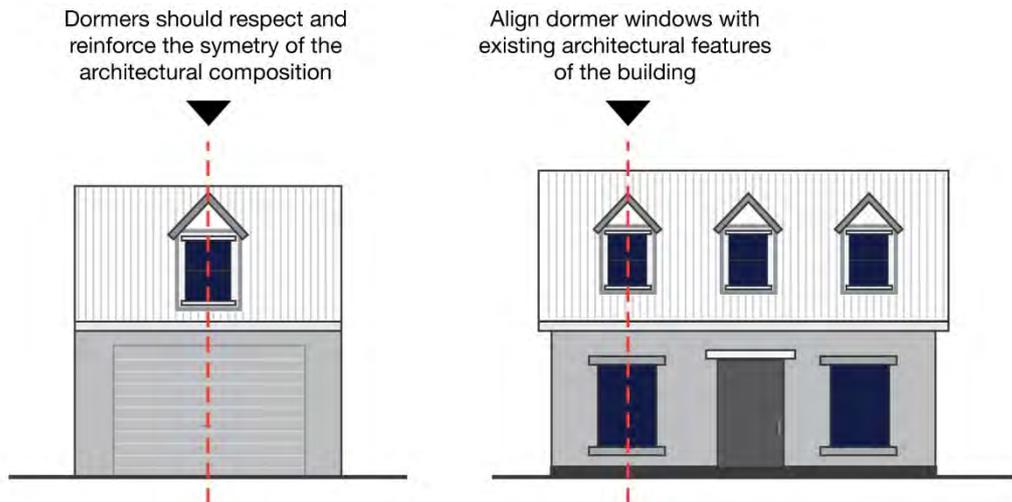
- Dormer windows must be located and have a size, bulk and scale that do not dominate the roof form or add excessively to the building mass
- The configuration of dormer windows must satisfy the following:
 - A maximum height from base to ridge of not more than 1.5m
 - The highest point of a dormer must be situated below the ridge of the roof to which it is attached
 - Dormers must be setback from the sides of the roof by a minimum of 500mm
 - The front face of a dormer must be setback from the external face of the wall immediately below
 - The base of a dormer must be positioned above the gutter of the roof in which it is situated.
- Dormers occurring in the same roof plane must be similarly sized, configured, and arranged symmetrically.

Figure 13 and 14: Dormer window configuration



Source: Randwick City Council 2022

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

Figure 15: Positioning of dormer windows on the roof plane

Source: Randwick City Council 2022

Clerestory windows and skylights

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

Note:

Clerestory windows are defined as a section of high-level windows, located above eye level, that are designed to admit natural light and fresh air. In a dwelling it may be in the form of a band of narrow windows along the top of a wall below the finished ceiling level.

Mechanical equipment

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

4.6. Colours, materials and finishes

Objectives

- Ensure building colour schemes and material finishes pallets contribute to the articulation of the building and enhance the streetscape character
- Ensure surface materials and finishes are durable and fit for their purpose
- Retain or recycle existing sandstone block works as much as possible
- Reduce the urban heat island effect through material selection
- Ensure external building materials do not result in undesirable or uncomfortable glare to neighbouring properties and public spaces.

Controls

- i) The development application must include a schedule detailing the proposed materials and finishes for a new dwelling, alteration or addition in the DA documentation. The selection of colour and material palette must complement the character and style of the building
- ii) The exterior materials (such as wall cladding and roofing materials) of a building must be durable and non-reflective
- iii) External surfaces must be of lighter coloured materials to reduce the impacts of the urban heat island effect
- iv) The use of lighter coloured external materials must consider and mitigate undesirable or uncomfortable glare directed towards neighbouring properties
- v) Large expanses of rendered masonry must be avoided in street frontages and laneway elevations, except where they are required due to heritage considerations
- vi) A combination of materials and finishes must be selected to articulate long sections of walls and create visual interest
- vii) Select materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration
- viii) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

Note:

Also refer to controls under B10 Foreshore Scenic Protection Areas (FSPA) for dwellings located in the defined coastal area.

4.7. Earthworks

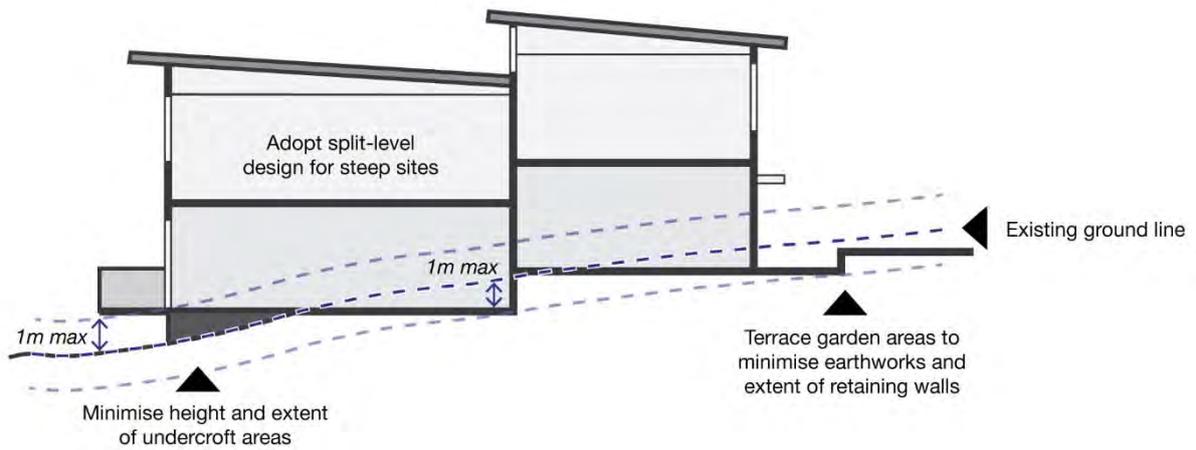
Objectives

- To maintain or minimise change to the natural ground levels, streetscape, and natural environment
- To ensure excavation and backfilling of a site does not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining dwellings
- To provide usable private open space for dwellings with adequate gradient
- To ensure earthworks do not result in adverse stormwater impacts on adjoining properties
- To ensure earthworks do not impact upon the ability to achieve deep soil permeability surface areas and canopy tree planting
- To prevent the use of subterranean spaces as habitable areas.

Controls

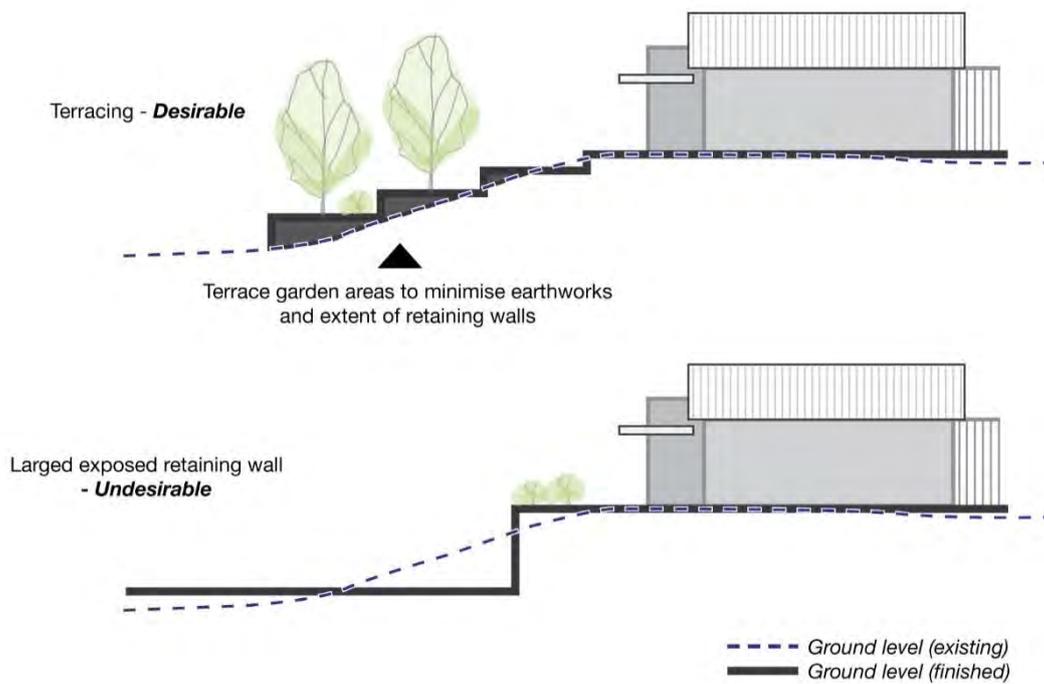
- i) Any excavation and backfilling within the building footprint must be limited to a maximum 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to reasonably construct a dwelling within this extent of site modification. Refer to Figure 16. These requirements do not apply to swimming or spa pool structures
- ii) The outer edge of any excavation, piling or sub-surface walls must be setback a minimum of 900mm from the side and rear boundaries
- iii) Any excavation undertaken to create subterranean spaces must not be used as habitable space
- iv) Retaining walls are to be stepped in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain
- v) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped to follow the topography of the land. Each stepping must not exceed a maximum height of 2.2m, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.
- vi) For sites that slope upwards to the rear with the dwelling elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation, and/or incorporate landscaping to visually soften the wall structures.
- vii) Any cut and fill outside the building footprint (for the purposes of creating useable private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.
- viii) For sites with a significant slope, adopt a split-level design for dwellings to minimise excavation and backfilling, and design dwellings to minimise the height and extent of any exposed undercroft areas.

Figure 16: Measures for minimising earthworks



Source: Randwick City Council 2022

Figure 17: Terracing of private open space to minimise cut and fill and extent of retaining walls



Source: Randwick City Council 2022

5. Amenity

Explanation

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter months. Access to sunlight also reduces reliance on artificial heating and lighting, and the consequential consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight, and does not unreasonably overshadow neighbouring dwellings.

The required level of solar access may not be fully achievable in certain circumstances due to issues such as subdivision pattern, allotment orientation and site topography. In these cases, development proposals must be designed to maximise solar access and simultaneously minimise overshadowing upon a neighbour's living spaces.

Note:

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

5.1. Solar access and overshadowing

Objectives

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

Controls

Solar access to proposed development

- i) A portion of the north-facing living area windows of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (winter solstice) (In so far as it does not contradict any BASIX requirement)
- ii) The private open space of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (winter solstice). The area covered by sunlight must be capable of supporting passive recreation activities.

Solar access to neighbouring development

- iii) A portion of the north facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (winter solstice)
- iv) The private open space of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (winter solstice). The area covered by sunlight must be capable of supporting passive recreation activities.
- v) Existing solar panels on neighbouring dwellings, which are situated not less than 6m above ground level (existing), must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (winter solstice)

- vi) Where the neighbouring dwellings do not contain any solar panels, direct sunlight must be retained to the north, east and/or west roof planes of neighbouring dwellings, which are at least 6m above ground level (existing), so that future solar panels would capture not less than 3 hours of sunlight between 8am and 4pm on 21 June
- vii) Any variation from the above requirements will be subject to a merit assessment having regard to the following factors:
 - Degree of meeting the FSR, height, setback and site coverage controls
 - Orientation of the subject and adjoining allotments and subdivision pattern of the urban block
 - Topography of the subject and adjoining allotments
 - Location and level of the windows in question
 - Shadows cast by existing buildings on the neighbouring allotments.

Note:Shadow diagram requirements

Shadow diagrams are required for all new buildings and additions which are two storeys or more. Shadow diagrams must clearly show existing and future shadows at 8am, 12noon and 4pm on 21 June (winter solstice) at a suitable scale.

The shadow diagrams need to identify all north facing windows that are affected by overshadowing due to the proposal.

Elevational shadow diagrams are required for buildings which have an impact on north facing living room windows and Private Open Space (for low density residential developments) and any living room window (for other residential developments).

Shadow impacts

The development of some sites due to orientation and / or topography, may result in unavoidable overshadowing or impacts on solar access, which arise due to unique site circumstances, rather than due to inappropriate design. In this case the design will be assessed on merit at the DA stage.

5.2. Energy efficiency and natural ventilation

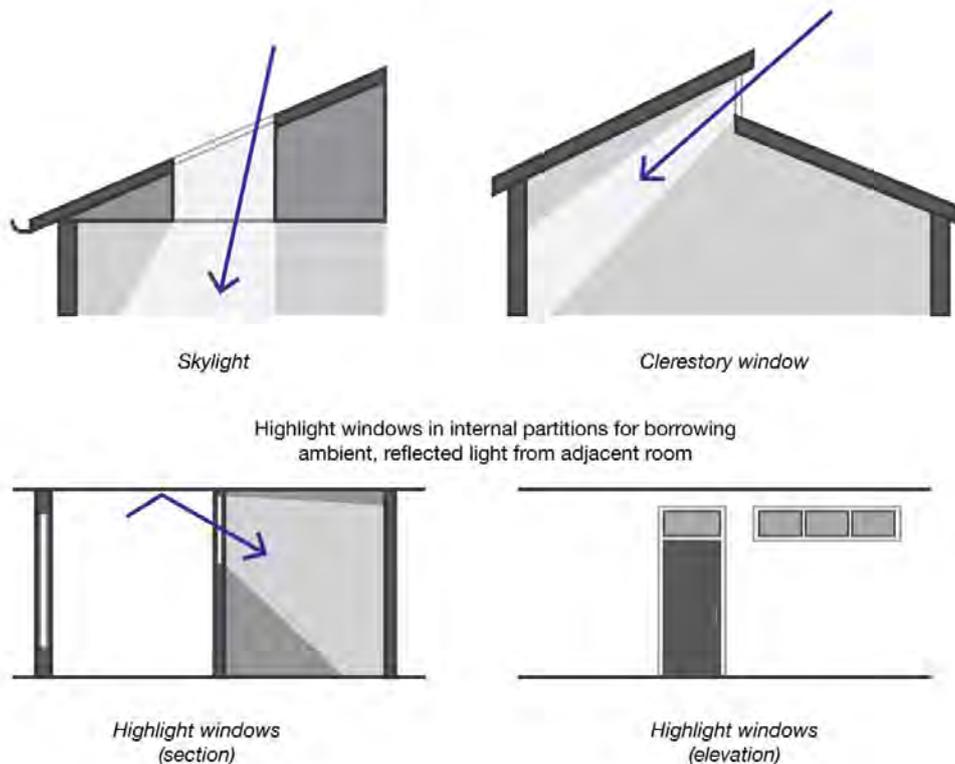
Objectives

- To contribute positively to the reduction in energy consumption and greenhouse gas emission during the occupation and use of buildings
- To enhance the amenity of indoor areas via the use of natural lighting and ventilation.

Controls

- Provide daylight to the internal areas of the dwelling (hallway, stairwell, walk-in-wardrobe and the like), and any poorly lit habitable rooms, through design measures such as:
 - Skylights
 - Clerestory windows
 - Fanlights above doorways
 - Highlight windows in internal partition walls.

Figure 18: Measures for optimising daylight access to interior space of dwellings



Source: Randwick City Council 2022

- Where possible, provide natural lighting and ventilation to any internal toilets, bathrooms, and laundries within the dwelling through design measures such as ventilated skylights
- All habitable rooms (that is, living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate window opening to outdoor areas. The sole reliance on skylights or clerestory windows for natural lighting and ventilation is not acceptable.

5.3. Visual privacy

Explanation

Skilful design of buildings can optimise privacy by minimising cross viewing and the overlooking of the living spaces of adjoining dwellings. In the urban context, complete privacy between dwellings is often not completely achievable or practicable. The following visual privacy controls seek to minimise cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of neighbouring properties.

Objective

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

Controls

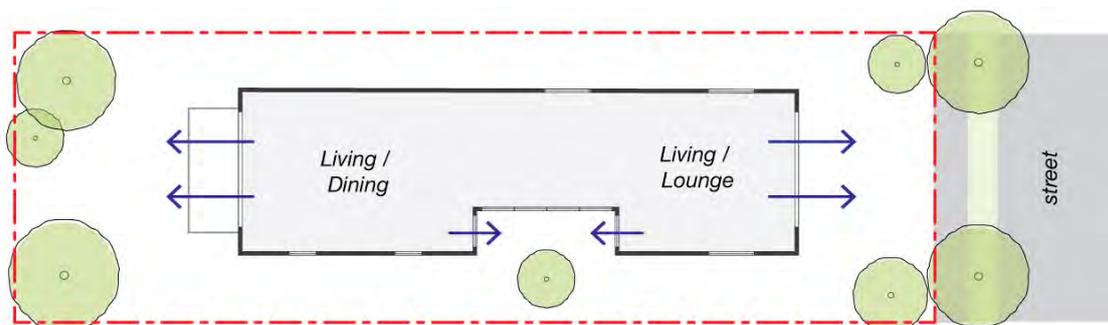
- All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following design measures:
 - Offsetting or staggering windows away from those of the adjacent building
 - Setting the window sills at a minimum of 1.6m above finished floor level
 - Installing fixed and translucent glazing up to a minimum of 1.6m above finished floor level
 - Installing fixed privacy screens outside the windows in question
 - Creating a recessed courtyard on the side elevations of a building measuring not less than 3m x 2m in size, with windows opening towards the courtyard in lieu of the common boundary.
- The windows of living areas must be oriented away from the windows of adjacent dwellings wherever possible. In this respect, they may be oriented to:
 - The front or rear of the allotment
 - A side courtyard.

Definition:

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

- Focus upper floor balconies to the street or rear garden of the site. Any elevated balconies, or balcony returns on the side façade, must have a narrow width to minimise privacy impacts on the adjoining properties.

Figure 19: Preferred orientation of main living / dining room windows



Source: Randwick City Council, 2022

- iv) Balconies, decks, and terraces on steeply sloping sites must minimise overlooking through careful positioning and orientation
- v) Where a balcony, deck or terrace is likely to overlook the Private Open Space or windows of the adjacent dwellings, privacy screens must be installed in positions suitable to mitigate the loss of privacy. The use of privacy screens should be a secondary mitigation device where overlooking is primarily mitigated through positioning and orientation. Privacy screens must be permanently fixed and have a minimum height of not less than 1.6m, as measured from the finished floor level. Privacy screens must achieve a minimum of 70% opaqueness and may be constructed with:
 - Translucent or obscured glazing
 - Fixed timber or metal slats mounted horizontally or vertically
 - Fixed vertical louvres with the individual blades oriented away from the private open space or windows of the adjacent dwellings.
- vi) 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.
- vii) For sloping sites, any ground floor decks, or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.

Note:

The use of adjustable louver privacy screening that enables a balcony, deck or terrace to become enclosed may result in the floor area being considered as part of the total building GFA calculation.

5.4. Acoustic privacy

Explanation

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

Objectives

- To ensure the siting and design of development minimises the impact of noise transmission between dwellings
- To ensure the siting and design of development minimises impacts from significant noise sources outside the property, such as arterial roads, flight paths, industry and port operations.

Controls

- i) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, main living room windows, balconies and terraces, barbecues, swimming pools and spa pools must not be located immediately adjacent to the bedroom windows of adjoining dwellings.
- ii) Attached dual occupancies must be designed to reduce noise transmission between dwellings via the following measures:
 - Locate noise-generating areas adjacent to each other, and quiet areas next to each other (for instance, living rooms to living rooms, bedrooms to bedrooms)
 - Locate less sensitive areas, such as stairways, store rooms, toilets, walk-in-wardrobes, built-in-wardrobes and the like adjacent to the party wall for both dwellings to serve as a noise buffer
 - Avoid locating wet areas, such as toilets, laundries, and kitchens, adjacent to the bedrooms of the adjoining dwelling

Figure 20: Room layout to minimise noise transmission between dwellings sharing a common wall



Source: Randwick City Council, 2022

- iii) Development affected by noise from road traffic, aircraft and industrial and port operations must be designed and constructed in accordance with the relevant Australian Standards and guidelines issued by the relevant agencies and authorities. As a minimum, the bedroom windows must be oriented away from the noise source wherever possible.

5.5. Safety and security

Explanation

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

- Casual Surveillance – Functions by increasing the perception that people can see and be seen. Surveillance occurs by designing building elements and activity areas in such a way that maximises visibility to the space in question.
- Territorial Reinforcement – Occurs when the design of space encourages users to adopt a sense of responsibility for its use and condition.
- Access Control – Limits the opportunity for crime by clearly delineating public, semi-public and private space.

Objectives

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

Controls

- i) The main entry to a dwelling must be located on the front elevation facing the street or be visible from the street frontage and be readily identifiable
- ii) The street number of a dwelling must be conspicuously displayed near the main pedestrian entry
- iii) Dwellings must provide at least one habitable room window with a total glazed area of not less than 2m² overlooking the street or a public place
- iv) Front fences, parking facilities and landscaping must be designed to not obstruct casual surveillance to and from the dwelling and permit safe access by residents and visitors.

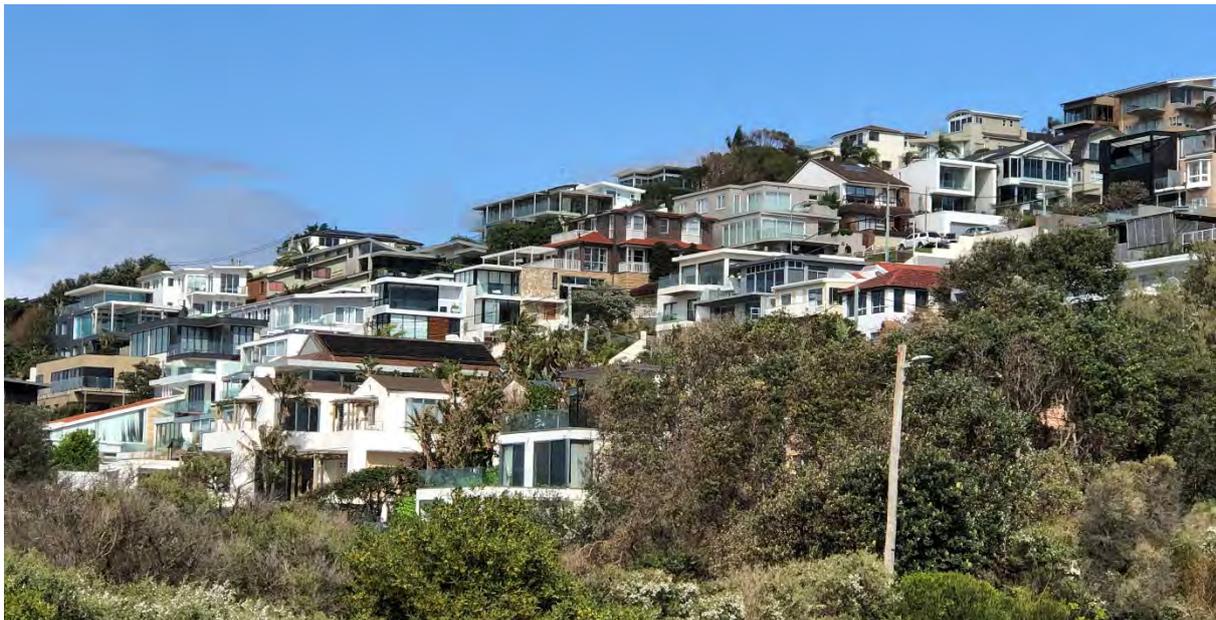
5.6. View sharing

Explanation

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

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. The 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.

Figure 21: View sharing principles are particularly applicable in coastal locations



Source: Randwick City Council, 2022

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, development may result in some degree of view loss. The intent of the DCP is to ensure development is sensitively and skilfully designed, so that a reasonable level of existing views are retained for residents and the public to enjoy.

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 subsection of the DCP as well as the aforementioned Planning Principle in detail in a DA submission.

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 significant scenic elements and recognised icons
- To ensure development is sensitively and skilfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and the public domain

Controls

- i) The location and design of dwellings and outbuildings must reasonably maintain existing view corridors or vistas from the neighbouring dwellings, streets and public open space areas
- ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms
- iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain
- iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain
- v) Design of proposals must demonstrate 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) Development applications must clearly demonstrate and explain measures adopted to mitigate potential view loss impacts

Note:

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

6. Car parking and access

Explanation

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

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

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

Objectives

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

6.1. Location of parking facilities

Controls

All dwellings

- i) Provide a maximum of one vehicular access per property
- ii) Locate parking facilities off rear lanes, or secondary street frontages in the case of corner allotments, where available
- iii) Where rear lane or secondary street access is not available, parking facilities must be located behind the front façade alignment, either integrated within the dwelling or positioned to the side of the dwelling
- iv) Provide a single width garage or carport facing the primary street if the site frontage has a width of less than 12m
- v) A double width garage or carport may only be provided where:
 - The frontage width is at least 12m
 - The development is consistent with the predominant pattern in the street
 - The minimum deep soil permeable surfaces area in the front setback is achieved.
- vi) A tandem car parking garage or single garage and a carport, or hardstand space in front of a single garage, will be considered where two car parking spaces are permitted on properties. Refer to B7 Transport, Traffic, Parking and Access
- vii) Avoid long driveways that require large expanses of impermeable surfaces

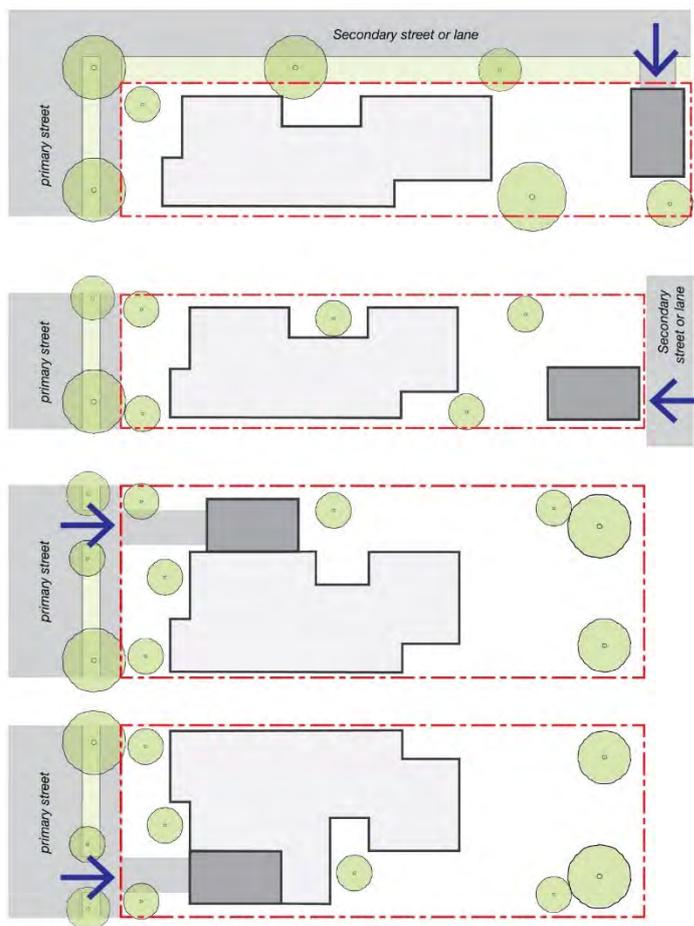
Dual occupancies and new semi-detached dwellings

- viii) For semi-detached and dual occupancy dwellings with parking facilities accessed off the primary street, provide a single width garage or carport, including a hard stand parking space in front measuring 2.4m (wide) x 5.4m (deep)
- ix) For dual occupancy and semi-detached dwellings with parking facilities accessed off rear laneways, or secondary street frontages in the case of corner allotments, double width garages may be provided where the development is consistent with the predominant pattern in the street
- x) One vehicular access for each dwelling will only be considered where the following requirements are met:
 - The minimum deep soil permeable surfaces area and tree planting requirements within the front setback are achieved
 - It is demonstrated that at least one parallel on-street parking space is maintained
 - No net loss of street trees occurs.

Note:

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

Figure 21: Indicative layout of parking facilities as specified in controls above



Source: Randwick City Council, 2022

6.2. Parking facilities forward of front façade alignment

Controls

- i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to the absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing dwelling), parking facilities may be provided within the front setback areas as follows:
 - An uncovered single car space
 - A single carport having an external width of not more than 3m (excluding eaves)
 - Landscaping must be able to be incorporated into the site frontage.

Figure 22: A single hardstand car space or a single carport may be provided in front of a dwelling on constrained sites. Landscaping must be able to be incorporated into the site frontage.



Source: Randwick City Council

- ii) Regardless of the site frontage width, the provision of garages or carports within the front setback areas may only be considered where:
 - There is no alternative, feasible location for accommodating carparking
 - The site has a significant slope with the dwelling being elevated above the street
 - The garage or carport will not adversely affect the visual amenity of the street and the surrounding areas
 - The garage or carport location will not pose an undue risk on the safety of pedestrians
 - The garage or carport will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls
 - The garage design compliments the architectural character, design elements and materials and finishes of the primary dwelling eg. roof type / pitch and finishes.

6.3. Setbacks of parking facilities

Controls

- i) Garages and carports must comply with the side setback requirements stipulated in subsection 3.3
- ii) Entry to garages and carports off the rear laneway must be setback a minimum of 1m from the laneway boundary
- iii) Garages and carports built to the side boundary may be considered where:
 - The adjoining property has its parking facilities or outbuildings constructed to the common boundary
 - The location of car parking is compatible with the streetscape character
 - Appropriate sightlines will be maintained for drivers and pedestrians
 - Development seeks to amalgamate the driveway crossing with that of the adjoining property.

6.4. Driveway configuration

Controls

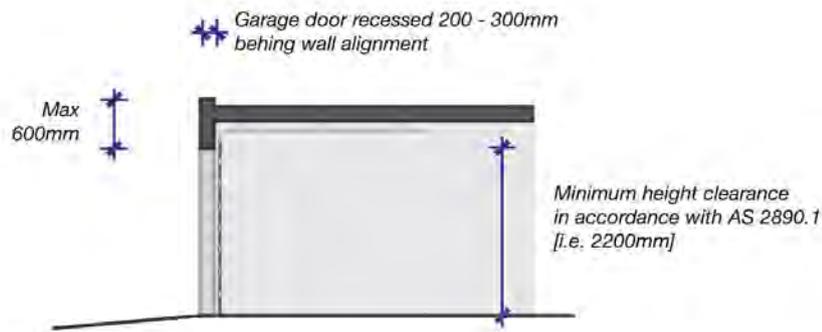
- i) The maximum width of a driveway is as follows:
 - Single driveway – 3m
 - Double driveway – 5m

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

6.5. Garage configuration

Controls

- i) Garages must be recessed behind the front façade alignment of the dwelling on both the primary and secondary street elevations
- ii) The maximum internal width of a garage (including the garage door and the flanking piers or columns) is:
 - Single garage – 3m
 - Double garage – 6m
- iii) The minimum internal length of a garage is 5.4m
- iv) Garages may include an additional 6m² of floor area through additional internal length for storage purposes that is excluded from FSR calculations
- v) The maximum wall height of detached garages fronting the street is 2.6m and maximum building height of 3m for a pitched roof
- vi) Garage doors must not be flush with the alignment of the garage walls. The garage door should be recessed between 200mm and 300mm behind the alignment of the front garage walls, to provide articulation
- vii) The height of any parapet wall or bulkhead above the garage entry must not exceed 600mm, to minimise the visual bulk of the garage.

Figure 23: Measures for minimising visual bulk of garages

Source: Randwick City Council 2022

6.6. Carport configuration

Controls

- i) Carports must have a simple, post-support design and not solid enclosing walls. The carport may only be semi-enclosed with timber or metal slats achieving a minimum 30% of open area
- ii) The carport must have a flat roof, lean-to roof, gable or hipped roof having a pitch angle and design that relates to the dwelling or the predominant street character. The roof must not be trafficable
- iii) The maximum width of a carport is:
 - Single carport – 3m
 - Double carport – 6m
- iv) The minimum length of a carport is 5.4m
- v) The maximum building height of carports is 2.6m for a flat roof or 3m for a pitched roof
- vi) Carports must not use a solid panel or roller shutter door
- vii) The carport may be secured by a gate having a minimum of 30% open area
- viii) Carport gates must not encroach upon public land during operation.

Figure 24: Carport example

Source: Randwick City Council 2022

6.7. Hardstand car space configuration

Controls

- i) Hardstand car spaces should include permeable materials, such as porous paving units. Gravel or landscaping over deep soil may be provided in between concrete wheel strips
- ii) A hardstand car space must have minimum dimensions of 2.4m (wide) x 5.4m (deep).

7. Fencing and ancillary development

Explanation

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

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

Ancillary development should be smaller in scale and visually compatible with the design of the primary dwelling in terms of form, colour and finish. They should be considered early as part of the preliminary design phase and be positioned to minimise visual impact on the public domain.

Definition:

Outbuildings are a freestanding buildings that are not attached to any dwelling on the site, that may or may not be enclosed on the side elevations. Examples include cabanas, sheds, gazebos, greenhouses, habitable rooms, secondary dwellings, and the like.

Objectives

- Fence design is 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
- New fences are to complement the building on the site and the streetscape, in their alignment, configuration, rhythm of bays, height, materials, colours and texture
- Fences are designed to minimise opportunities for graffiti and malicious damage
- Ancillary development is to enhance the liveability of dwellings and to maintain reasonable levels of visual amenity, solar access and privacy for neighbouring dwellings
- Ancillary development should not present as a prominent feature and detract from the streetscape character.

7.1. General fencing

Controls

- i) Construct fences with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering
- ii) Sandstone fencing must not be rendered or painted
- iii) The following materials must not be used in fence design:
 - Steel post and chain wire
 - Barbed wire or other dangerous materials
- iv) Expansive surfaces of blank rendered masonry to street frontages must be avoided.

7.2. Front fencing

Controls

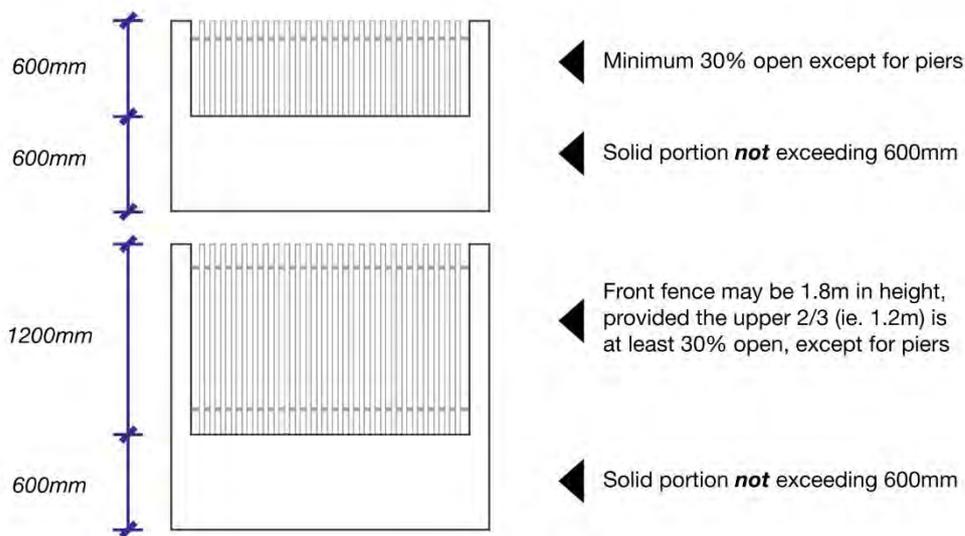
- i) The maximum height of front fencing is limited to 1.2m, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers. The maximum height

of front fencing may be increased to 1.8m, provided the upper two-thirds are partially open, except for piers

- ii) Construct the non-solid portion of the fence with light weight materials (such as timber panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence
- iii) A solid front fence of up to 1.8m in height may be permitted in the following scenarios:
 - A front fence for sites facing arterial roads subject to case by case assessment
 - A fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence, once past the front façade alignment

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

Figure 25: Configuration of front fencing



Source: Randwick City Council

- iv) The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping
- v) The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape
- vi) Avoid roofed entry portal, unless designed to complement any established fencing pattern in heritage streetscapes
- vii) Gates must not open over public land
- viii) The fence must align with the front property boundary or the predominant fence setback line along the street
- ix) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3. Side and rear fencing

Controls

- i) The maximum height of side, rear or common boundary fences is limited to 1.8m, as measured from the existing ground level. For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2.2m above existing ground level
- ii) Where there is a significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit
- iii) The side fence must taper down to match the height of the front fence, once past the front façade alignment
- iv) Side or common boundary fences must be finished or treated on both sides

Note:

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

A copy of the *Dividing Fences Act* may be obtained in the following web site:

www.legislation.nsw.gov.au

7.4. Outbuildings

Controls

- i) Locate outbuildings behind the alignment of the front building façade
- ii) Position outbuildings to optimise backyard space and do not located them within the required deep soil permeable surface area
- iii) Except for laneway development, outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m
- iv) Outbuildings may be constructed to the side and rear boundaries where:
 - The external walls are finished and do not require frequent maintenance
 - There are no windows or openings facing the adjoining allotments
 - Adequate solar access to the adjoining dwellings is maintained.
- v) For sites with secondary street frontages, a nil setback is only permitted if the outbuilding adjoin a building constructed on the boundary. In all other situations outbuildings are to comply with the setback requirements as listed under section 3.3 of this DCP. Where there is an existing detached garage at the rear of the allotment, a first floor addition may be considered subject to the following measures:
 - If the upper floor level is contained within the roof form of the outbuilding as an attic storey
 - The facades are suitably articulated
 - An integrated landscape design with screen planting is provided to visually soften the outbuilding
 - If it does not create excessive structural bulk as viewed from the adjoining properties
 - Adequate solar access is maintained to the adjoining dwellings
 - Adequate privacy is maintained to the adjoining dwellings.

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

7.5. Swimming and spa pools

Controls

- i) Locate swimming and spa pools behind the alignment of the front building facade
- ii) Locate pool structures to minimise damage to the root system of trees proposed or required to be retained on the subject site and on adjoining properties
- iii) Locate pools to minimise potential noise impacts on the adjoining dwellings
- iv) The coping level of the pool must relate to the topography of the site. On sloping allotments, the high side of the site must be excavated, so that the pool structure does not protrude more than 1m above the existing ground level on the lower side
- v) Setback the outer edge of the pool coping a minimum of 900mm from the rear and side boundaries
- vi) Where pool coping height is above natural ground level and has the potential to create privacy impacts on adjoining properties, appropriate screening or planting extending along the full length of the pool shall be provided to address overlooking. Screen planting must ensure consistency with the Swimming Pools Act 1992 in relation to 'non-climbable zones'
- vii) Despite subclause vi), this requirement may not apply where there is a need to retain existing view corridors from adjoining and nearby properties
- viii) Position any decking away from the side and rear boundaries to minimise adverse privacy impacts on the neighbours
- ix) Locate the pool pump and filter away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that limits noise transmission.

Definition:

Pool coping is the capping or edging that is placed on top of the swimming pool wall, typically ending 200–300mm from the swimming pool wall (the water's edge).

7.6. Air conditioning equipment

Controls

- i) Locate air conditioning equipment to minimise visibility from the street
- ii) Avoid installing air conditioning equipment on the street or laneway elevation of buildings
- iii) Any roof mounted air conditioning units must be screened from view by parapet walls, contained within the roof form or within a secondary enclosure that is a considered design element integrated with the roof architecture of the building
- iv) Locate equipment to minimise amenity impacts (e.g. noise, exhaust) on bedroom areas of adjoining dwellings, and on communal open spaces

Note:

In NSW noise pollution is regulated through the *Protection of the Environment (Noise Control) Regulation 2017* and *Protection of the Environment Operations (General) Regulations 2021*. A copy of the legislation may be obtained in the following web site: www.legislation.nsw.gov.au

Several policies and guidelines also provide guidance on how to prevent noise and minimise impacts including *Noise Policy for Industry*, *Noise Guide for Local Government* and *Dealing with Neighbourhood Noise*.

7.7. Communications dishes and aerial antennae

Controls

- i) Provide a maximum of one communication dish and one antenna per dwelling
- ii) Communication dishes, TV antennae and ancillary facilities must be positioned to minimise visibility from the adjoining dwellings and the public domain, and must be:
 - Located behind the front façade alignment
 - Setback a minimum of 900mm from the side and rear boundaries
 - Located below the ridge of the roof
 - Not located on the roof plane facing the primary and any secondary streets
 - Positioned to avoid intrusion into significant views or outlook currently enjoyed by the adjoining dwellings.
- iii) The topmost point of freestanding communication dishes must be no higher than 2.7m above existing ground level.

7.8. Clothes drying facilities

Controls

- i) Clothes drying facilities are to be located behind the front façade alignment of the dwelling and not be prominently visible from primary and secondary streets

7.9. Utility connections

Controls

- i) Should a mains power distribution pole be located on the same side of the street and within 15m of the development site, the applicant must meet the full cost for Ausgrid to relocate the existing overhead power feed from the distribution pole in the street to the development site via an Underground to Overhead Service Mains (UGOH) connection.

8. Area specific controls

8.1. Development in laneways

Explanation

Housing development in the north and central parts of the Randwick City LGA dates to the late 19th and early 20th centuries. Development in these periods feature narrow, elongated blocks serviced by rear laneways. The rear laneways are generally narrow and shared by pedestrians, private and service vehicles. The visual amenity, and the real and perceived safety and security of many laneways is limited.

This subsection provides general guidance on the appropriate forms of ancillary development for laneways, with the aim of promoting their safety, security and visual appearance.

Objectives

- To ensure any building fronting a rear lane has a scale and mass secondary to the main dwelling on the site and is appropriate for the width of the lane
- To promote casual surveillance and improve safety and security of laneways.

Controls

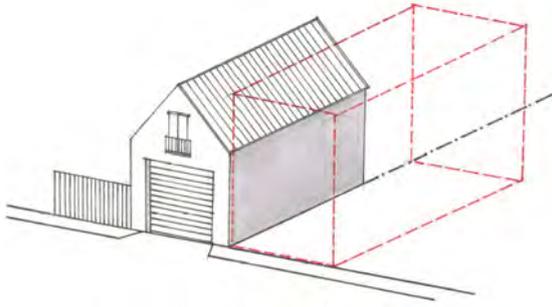
- i) All ancillary buildings fronting laneways must have a maximum height of not more than 6m. The maximum external wall height is limited to 4.5m. Ancillary buildings on laneways must have a mass and scale secondary to the primary dwelling on the allotment. Any upper level (for instance, a storey above the garage) must be contained within the roof form as an attic storey.

Note:

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

- ii) The laneway elevation of any upper level must provide at least one window to enable casual surveillance of the rear lane
- iii) Where there is a consistent setback pattern along the lane, buildings must be aligned in accordance with that setback. Where there is no consistent setback pattern, buildings must be setback a minimum of 1m from the laneway boundary (refer to subsection 6.3 Setbacks of parking facilities for controls relating to the setback of garage entries)
- iv) Laneway development may have a zero setback from the side boundaries in the following scenarios:
 - The adjoining site already contains a building at the rear constructed to the common boundary
 - A zero side setback will not result in unreasonable visual, privacy and overshadowing impacts on the adjoining properties.
- v) Laneway development must screen or match any exposed blank walls within the adjoining properties that are near to, or abut, the common / side boundaries

Figure 26: Laneway development may be built to the common boundary, if the adjoining site already contains a building constructed to the boundary, or where no unreasonable impacts will result.



Source: **Randwick City Council**

Definition:

A laneway is defined as a narrow (generally 6m wide or less) road, right of way or right of carriageway, in either public ownership or under public responsibility, which provides access to the side or rear of allotments principally for the purpose of servicing adjoining land uses and activities.