STRATEGIC PLANNING

DRAFT Randwick Development Control Plan C2 Medium Density Residential

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Randwick City Council
a sense of community

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Contents

1. Introduction

Explanation

This C2 section of Randwick Development Control Plan (DCP) 2025 contains objectives and design controls which apply to new development and alterations and additions for the purposes of medium density housing including the following types of development defined in the Randwick LEP 2012:

- Attached dwellings
- Multi dwelling housing
- Residential flat buildings

The Randwick LEP establishes the applicable land Zoning, Height of Building (HOB) and Floor Space Ratio (FSR) controls for properties within medium density residential areas. Medium density residential development is permitted within R1 General Residential and R3 Medium Density Residential land use zones.

Figure 1: Types of medium-density residential development

Medium-density residential development types		
Type	**Diagram**	**RLEP definition**
Attached dwellings		*Attached dwellings such as terraces and townhouses mean a building containing three or more dwellings, where:* *(a) each dwelling is attached to another dwelling by a common wall, and* *(b) each of the dwellings is on its own lot of land, and* *(c) none of the dwellings is located above any part of another dwelling.*
Multi dwelling housing		*Multi dwelling housing means three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*
Residential flat buildings		*Residential flat buildings, such as pre and post-war walk-up flats and newer multi storey buildings, means a building containing three or more dwellings, but does not include an attached dwelling or multi dwelling housing.*

Source: Randwick City Council 2025

Over half the housing stock in the Randwick Local Government Area (LGA) consists of medium density residential housing, characterised by terraces, pre and post war residential flat buildings (RFB), walk up flats, and mid-rise apartment buildings. This Part of the DCP should be read in conjunction with:

- Part A – Introduction
- Part B - General Controls including:
  - A2 Connecting with Country
  - B1 Local Character Areas
  - B2 Heritage
  - B3 Sustainability
  - B6 Waste management
  - B7 Transport, traffic and parking
  - B13 Noise management
  - B15 Artwork and Creative Hoardings
- Other sections of the DCP for specific development types, locations or sites, as are relevant to the application.

1.1. Apartment Design Guide (ADG)

The ADG provides consistent planning and design standards for apartments across New South Wales (NSW). It provides design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in Schedule 9 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP). On 14 December 2023, the provisions of the former State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) were transferred to the Housing SEPP.

Residential flat buildings and shop top development, of three or more storeys, with four or more dwellings, must comply with the Apartment Design Guide (ADG) published by the NSW Department of Planning, Housing and Infrastructure (DPHI) and specifically address the nine Design Quality Principles.

Note

The ADG is particularly relevant to mid-rise residential development. This DCP should be read in conjunction with the ADG, and the design of buildings that include a residential component need to address the ADG planning and design requirements. Whilst ADG design requirements are generally not duplicated in this DCP, certain controls are highlighted to provide clarity for applicants.

1.2. Low and Mid Rise Housing

State Environmental Planning Policy (Housing) 2021, Chapter 6 Low and Mid Rise Housing describes an area within the Randwick Local Government Area (LGA) known as the Low and Mid Rise Housing Area defined by the 400m (Inner Area) and 800m (Outer Area) walking catchment from two designated commercial centres (Randwick Junction and Maroubra Junction) and three Light Rail Stations (Kensington, UNSW Anzac Parade and Juniors Kingsford).

The Low and Mid Rise (LMR) legislation permits alternative development density, building height and car parking rates, subject to certain minimum design criteria and exemptions. Details of the planning controls are available on the NSW Government legislation webpage: https://legislation.nsw.gov.au/

2. Overarching controls

2.1. Urban design and place-making

Explanation

The urban design of new residential development plays a critical role in maintaining an appropriate human scale within the streetscape and broader precinct. It ensures continuity of built form along streets and facilitates a gradual and progressive transition in scale from the core of urban centres to the surrounding areas.

Place-making refers to the creation of places and spaces within a development site or precinct that are welcoming, provide a human scale, environmentally responsive and culturally meaningful. Place-making should include a range of factors such as amenity, express identity derived from the cultural context, and offer interest and beauty to support the well-being of people who interact with spaces.

2.1.1. Guiding principles

Medium density development must align with the following urban design and place-making principles:

- Provide high quality housing that meets local housing needs, and supports adjoining commercial centres/town centres or key land uses such as the health and educational campuses
- Contribute to Randwick's green grid by increasing tree canopy cover and enhancing the local network of green spaces, streets, plazas and laneways
- Deliver high levels of residential amenity and liveability, exceeding the minimum standards of the Apartment Design Guide (ADG)
- Create a positive street level environment through permeable built form, maintaining human scale within the city blocks and ensuring solar access to the public realm
- Support active transport (walking and cycling) by incorporating through-site links, wider footpaths and pedestrian friendly infrastructure that encourages walking and cycling
- Design attractive, landscaped urban spaces and through site links for the site, that integrate with the public domain and foster a strong sense of place and encourages social interaction
- Ensure that new infill development respects the fine-grain character of heritage items and contributory buildings, reinforcing the existing urban fabric
- Promote excellence in urban, architectural and landscape design incorporating best practice environmentally sustainable principles
- Achieve innovative place-based design responses that enhance local hydrology, climate resilience and environmental performance
- Respond to the site's topography, views, and natural features to reinforce local identity and environmental integration.

Controls

a) A statement must be submitted with all DAs, incorporated into the Statement of Environmental Effects (SEE), that addresses the Guiding principles for urban design and place-making.
b) Development must demonstrate how it contributes to the Green Grid through increased canopy cover, green infrastructure, and connectivity to existing open space networks

c) Built form must provide a clear transition in scale from higher-density areas to adjacent lower-scale neighbourhoods, ensuring compatibility with surrounding development
d) Street frontages must incorporate active edges, frequent entries, and visual interest through articulation, material variation, and landscaping
e) Through-site links must be safe, well-lit, landscaped, and publicly accessible, with a minimum width of 3 metres unless otherwise justified
f) Development must integrate water-sensitive urban design (WSUD) measures, including rain gardens, permeable surfaces, and stormwater reuse systems
g) Where applicable, development must incorporate interpretive elements that reflect the site's cultural or historical context, including Aboriginal heritage
h) Landscaping must be used to soften built form, provide shade, and enhance biodiversity, with a preference for native and climate-resilient species
i) Development must demonstrate how it supports social interaction and community wellbeing through the design of communal spaces, seating areas, and pedestrian-friendly environments.

2.2. Land use and density

Explanation

Site density measured as Floor Space Ratio (FSR) is a key planning tool used to manage the mass and bulk of development. Under Randwick LEP 2012 the maximum FSR permissible for a parcel of land is shown on the Floor Space Ratio Map. FSR is defined in Clause 4.5 of Randwick LEP and expressed as a ratio of the permissible Gross Floor Area (GFA) to the site area.

Generally, the maximum Floor Space Ratio (FSR) for land zoned R1 General Residential and R3 Medium Density Residential is determined by the Randwick LEP 2012 FSR Map, and varies depending on lot size and land use. For example, in R3 zones, the FSR typically ranges from 0.6:1 to 0.75:1, with:

- 0.75:1 applying to lots between 300m^2 and 450m^2
- 0.65:1 for lots between 450m^2 and 600m^2
- 0.6:1 for lots over 600m^2

Additional density may be permitted under the State Environmental Planning Policy (Housing) 2021, particularly through the Low and Mid-Rise Housing Policy, which applies to residentially zoned land within 800 metres walking distance of designated town centres and transport hubs. These provisions override local planning controls where applicable, provided the development complies with mandatory design standards, including building height, setbacks, landscaping, and solar access.

Note

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

Objectives

The objectives for land use and density within medium density residential areas are to:

1. Ensure appropriate densities are achieved in precincts within the Randwick LGA that are well serviced by public transport, and located near employment hubs, town centres and green spaces

2. Contribute to meeting the identified dwelling targets for Randwick City by supporting housing delivery in appropriate strategic locations including areas with access to public transport, employment hubs, town centres and existing infrastructure capacity
3. Provide sensitive transitions in building density adjacent to Heritage Conservation Areas (HCAs), heritage Items and to low-scale residential neighbourhoods
4. Support well-integrated and compatible residential and permitted non-residential development within medium density residential zones.

Controls

a) The maximum density (FSR) permitted on a site is shown on the RLEP FSR Map
b) Development in R3 Medium Density Residential zones must provide a transition in density (bulk and scale) from adjoining E1 Local Centre and E2 Commercial Centre zones. Similarly, a transition in density must be provided between R3 and adjacent R2 Low Density Residential zones
c) Where additional density is sought under the Housing SEPP, development must demonstrate compliance with all applicable design standards, including solar access, deep soil zones, and communal open space
d) Development must consider any impacts of increased density on infrastructure capacity, traffic, parking, and local amenity, and may be required to provide supporting infrastructure or public domain and landscape improvements.

2.3. Heritage conservation

Explanation

Heritage items listed under the Randwick Local Environmental Plan (RLEP) 2012 are identified on the Heritage Map. These items are valued for their association with significant phases of history, people, events, and cultural practices. Collectively, they contribute to the community's cultural life, identity, and sense of place.

Heritage Conservation Areas (HCAs) are precincts, streetscapes, or groups of buildings with shared heritage values. Development within or near these areas must be carefully managed to preserve their significance.

Objectives

The objectives for heritage conservation are to:

1. Conserve and enhance the character and heritage significance of heritage items
2. Retain and protect the distinctive and significant physical fabric of heritage items and heritage conservation areas where relevant, including associated gardens and landscape elements
3. Encourage sensitive restoration, adaptive reuse and maintenance of heritage items and contributory buildings
4. Ensure new development including infill is designed to respond sympathetically to the historic scale, built form, detailing and character of nearby heritage items and contributory buildings
5. Ensure Development Applications (DA) located within or in the vicinity of heritage items and/or Heritage Conservation Areas (HCAs) address heritage considerations in accordance with Part B2 – Heritage of the Randwick DCP and Clause 5.10 of the RLEP.

Controls

All development

a) All development involving or within the visual catchment of heritage items must be planned and designed in accordance with the requirements of section *B2 Heritage* of the Randwick DCP
b) All development involving heritage items and contributory buildings are required to:
    i. Adhere to the principles of the Burra Charter
    ii. Include with a DA, a Heritage Impact Statement (HIS) or Heritage Impact Assessment (HIA) prepared by a suitably qualified heritage consultant
    iii. Ensure the HIS or HIA addresses the heritage significance of the item or area, the impact of the proposal on the heritage significance of the building or heritage item/s within the vicinity, the rationale for the proposed development, and its compatibility with relevant objectives and controls, and/or recommended management within relevant conservation management plans, planning instruments or heritage inventories

c) Where development is located near the boundary of another Local Government Area (LGA) a HIS must be prepared to assess the potential impacts on heritage items or HCAs in the adjoining LGA

Heritage items and contributory buildings

a) Alterations and additions to heritage items and contributory buildings must conserve the original characteristic built form, and avoid significant changes to the appearance of the principal, or historically significant facade, except when removing detracting or intrusive elements
b) Alterations and additions to heritage items and contributory buildings must:
    i. Retain, restore, and where possible reinstate significant features and building elements on principal elevations, shop fronts and visible side elevations, including, original openings and decorative features such as original doors, windows, sun hoods, awnings, lighting and historic signage
    ii. Remove unsympathetic alterations and additions, and building elements where possible
    iii. Encourage adaptive re-use of historic shop fronts and avoid unnecessary screening through planting, signage or other works
    iv. Preserve the form and articulation of historic street frontages (such as the first structural bay/or first room to preserve inset verandas) and avoid ‘facadism’
    v. Ensure new work is designed to be clearly distinguishable from original fabric when undertaking extensions, alterations, reconstruction, or repairs
    vi. Incorporate new doors and windows which are compatible with the position, size and proportions of original windows and doors
    vii. Balance conservation works including the reinstatement and restoration of historic fabric with the and impact of any larger development on the site. Restoration works should enhance the quality of finishes, form and detail and incorporate materials, finishes and colours which are visually compatible with the heritage or contributory building and enhance its appearance
    viii. Ensure that new services are discretely integrated within and behind retained street frontages and not above awnings
    ix. Ensure new signage is located below, or no higher than street awning level, as signage above the awning detracts from the detail and quality of historic fabric.

New development adjacent to heritage items and contributory buildings

a) Development adjacent to heritage items and contributory buildings should:
   i. Be designed to respect the historic scale, proportions and articulation of adjacent contributory built forms, including heights, solid-to-void ratios and alignment of street awnings
   ii. Incorporate podiums and building elements that reference the principal height lines and architectural rhythm of historic streetscapes, ensuring cohesion with the established street frontage
   iii. Be designed to incorporate setbacks which retain the profile and massing of exposed side elevations to retained contributory built forms
   iv. Ensure new street elevations maintain the vertical articulation and segmented character of historic building groups which contribute to streetscape variety and a human scale. Avoid dominant unrelated horizontally articulation that is unrelated to the historic context
   v. Provide contemporary new signage that complements the character of the contributory buildings
   vi. Ensure that new finishes to side elevations are visually compatible and do not detract from detailing and finishes of the street-facing facades.
b) Development should reinforce the prominence of street corners by maintaining and reinstating historic height lines and architectural detailing at, and adjacent to intersections
c) Ensure corner treatments enhance legibility, orientation and the architectural character of the precinct
d) Identify and preserve significant views to and from heritage items. The visual curtilage of heritage items must be protected to maintain their setting and integrity.

2.4. Design excellence

Explanation

Design excellence is a core urban design principle for the development of medium density residential development. It aims to deliver high quality built form outcomes that enhance amenity for both existing and future residents, while raising the overall standard of urban planning, architectural design and environmental sustainability.

In accordance with Clause 6.11 of Randwick LEP 2012, the consideration of design excellence is required for development proposals that meet any of the following criteria:

- Involve buildings over 15m in height, or
- Are located on sites greater than 10,000m2 in area; or
- Are situated on land where a site-specific development control plan (DCP) is required.

The typical redevelopment in medium density residential areas, often exceeds four storeys in height (15m), and will therefore be subject to the design excellence provisions.

Objectives

The objectives for design excellence within medium density residential areas are to:

1. Achieve high quality architectural, urban and landscape design outcomes
2. Ensure built form contributes positively to the surrounding context and enhances the public domain
3. Strengthen and build upon the existing and desired future architectural and landscape character of the area
4. Deliver higher energy, water and waste performance for residential development

Controls

a) All new development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence

b) Buildings to which Clause 6.11 applies, are encouraged to demonstrate at least 5-Star Green Star certification rating (GBCA) performance standard, with consideration given to achieving higher rating in alignment with Council's Environment Strategy which seeks to reduce greenhouse gas emissions and promote best practice sustainability outcomes across the Local Government Area (LGA)

c) Buildings to which Clause 6.11 applies, involving new buildings or substantial alterations to existing buildings, must be reviewed by the Randwick Design Excellence Advisory Panel (DEAP). The Panel's advice is to be taken into consideration, in the development assessment process.

2.5. Sustainability

Explanation

Environmental sustainability is a fundamental aspect of functional liveable urban areas, and the integration of precinct-wide sustainability initiatives and standards will provide for the physical, mental and social well-being of residents, workers and visitors.

Buildings that are sustainable utilise environmentally friendly construction materials and fittings, are energy and water smart, have healthy and comfortable indoor environments, and yield considerable cost savings to property owners and tenants.

Objectives

The objectives for sustainability are to:

1. Establish medium density residential areas as environmentally sustainable precincts demonstrating excellence in sustainable practices
2. Encourage the design of buildings that go beyond current minimum sustainable standards to benefit residents and the broader Randwick community
3. Adopt suitable design techniques in lighting, Water Sensitive Urban Design (WSUD), stormwater collection and re-use, and landscaping of the public realm
4. Provide innovative best practice waste solutions capable of reducing residential and commercial waste and increasing reuse, recycling and recovery of waste.

Controls

General

a) Buildings to which RLEP Clause 6.11 applies, are encouraged to demonstrate at least 5-Star Green Star certification rating (GBCA) performance standard, with consideration given to achieving higher rating in alignment with Council's Environment Strategy which seeks to reduce greenhouse gas emissions and promote best practice sustainability outcomes across the LGA

b) All development must address the requirements of part *B3 Sustainability and resilience* of the Randwick DCP

c) New development involving the construction of a new building or external alterations to an existing building is to meet the requirements of Clause 6.11 of the RLEP relating to design excellence, particularly sustainable design principles, renewable energy sources and urban heat island effect mitigation

Energy

a) New developments are to sign up to a minimum three-year 100% renewable power contract with an Australian Government endorsed energy provider and evidence of the future contract provided to Council at DA stage
b) Electrical appliances are encouraged for cooking and space heating in all new residential developments
c) Gas cooktops ovens and space heating systems should be avoided unless clear justification is provided demonstrating that the proposed gas appliance is the most energy-efficient option available at the time of development
d) The installation of photovoltaic panels with battery storage is strongly encouraged in all residential developments to support energy self-sufficiency and reduce grid reliance.
e) Where photovoltaic (PV) panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building
f) Efficient lighting (LED), rainwater tanks and building insulation are to be included in the design of buildings
g) New development must provide a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying
h) All developments are to incorporate energy efficient fittings and systems for lighting including:

    i. Natural lighting where possible
    ii. Energy efficient lights such as LEDs
    iii. Movement and lighting level sensors and timers to ensure lighting is only used when required

Materials

a) New development construction is to be long-life, robust and use durable materials and finishes and utilise reduced carbon materials e.g. low carbon concrete, recycled aggregate, etc.
b) Use of recycled materials, such as bricks, timber and concrete, are encouraged
c) All development must specify light coloured roof colours to reduce building heat load and energy use for cooling in summer months. Consideration is required of potential glare impacts on neighbours.

Transport

a) Refer to DCP Part B7 Transport, traffic and parking for applicable parking rates
b) Car share provision is strongly encouraged within a development and parking rates can be further reduced when car share spaces are provided. Refer to Part B7 of the Randwick DCP
c) Electric Vehicle (EV) and bike charging facilities and electrical infrastructure is required to be provided on common property and must include signage and a fixed bicycle rack or rail in accordance with RDCP Part B7.

Design and landscaping

a) ADG solar access and cross ventilation standards are to be met in the development
b) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:
    i. Appropriate shading of the building's north windows with fixed overhangs
    ii. Shading blades for respectively west and east facing facades
    iii. Limiting openings on the west facing facades of buildings

iv. Provision of ceiling fans to limit the need for air conditioning

Notes

In anticipation of proposed changes by the Green Building Council in 2026 - to achieve a 5 Star Green Buildings certification rating, new development is encouraged to be 100% electric (no natural gas).

Guidance and details on gaining carbon neutral certification can be obtained from the Australian Government Department of Environment and Energy website: http://www.environment.gov.au/climate-change/government/climate-active/certification

All new development must have regard to the 'Better Practice Guide for Resource Recovery in Residential Developments' (NSW EPA).

Council provides sustainability rebates for electric vehicle charging, hot water systems, insulation, lighting, NABERS Ratings, pool pumps, rainwater tanks, rooftop solar, solar batteries, solar health checks, sustainability checks and waterfix. Refer to: https://www.randwick.nsw.gov.au/environment-and-sustainability/get-involved/sustainability-rebates for further details.

Native plants may be sourced from Council's nursery. Refer to: https://www.randwick.nsw.gov.au/environment-and-sustainability/randwick-community-nursery for further details.

The Australian Government requires a NatHERS 7 Star Rating for all new buildings.

2.6. Water management

Explanation

All development in medium density residential areas will be required to promote the sustainable use of water including minimising potable water consumption, collecting and reusing rainwater, recycling water and improving the quality of stormwater. All development must address Part B8 Water management of the Randwick DCP in relation to water conservation, groundwater and flooding, overland flow paths, on-site detention and Water Sensitive Urban Design (WSUD).

Water Sensitive Urban Design (WSUD) is an approach that provides increased rates of water retention and detention and water efficiency. It also can assist in mitigating localised flooding and improve water quality and visual amenity.

Objectives

The objectives for water management are to:

1. Integrate WSUD for landscaped areas to filter storm water pollutants, reduce localised flooding impacts, protect local waterways and to recharge the aquifer
2. Minimise reliance on mains supplied water, encourage water conservation and to reuse alternative water sources
3. Ensure that development is appropriately sited and designed to address flood risk and accommodate overland flow
4. Ensure that development addresses any relevant flood studies and is consistent with the requirements of any floodplain risk management studies or plans.

Controls

a) All new fittings and fixtures are to be installed with the highest Water Efficiency Labelling and Standards (WELS) scheme star rating available at the time of development
b) Dual piping for future use of greywater or blackwater systems is to address the requirements of B3 Sustainability and resilience - dual reticulation water systems in residential development
c) The ground level of a development is to be constructed above the stipulated 1 in 100 year flood level plus freeboard. Additional overall building height will only be considered by Council to the extent of the height of the flood level above natural ground level for flood prone properties, and will be assessed on a site-specific merit basis.

2.7. Waste management

Control

a) All development must address the requirements of Part B6 Waste Management of the Randwick DCP

2.8. Aircraft operations

Explanation

The proximity of Sydney's Kingsford Smith Airport and aircraft movements over the area, triggers the need for development to consider aircraft safety, during the construction phase in relation to cranes and like structures.

Aircraft noise control is addressed in Part B13 Noise management of the Randwick DCP. This section relates specifically to the protection of airspace, also referred to as 'prescribed airspace' under Commonwealth legislation. Commonwealth approval is required for any proposal that exceeds 'prescribed airspace'.

Objectives

The objectives for aircraft operations are to:

1. Ensure development does not compromise Sydney Kingsford Smith Airport operations by penetrating the Limitation or Operations Surface for that airport
2. Ensure that development is carried out in a manner that protects the community from undue risk from airport operations.

Controls

a) Development involving the use of cranes during construction and other structures such as light poles must ensure compliance with Clause 6.8 of the Randwick LEP in relation to Airport Operations
b) Applications for building cranes or like structures during construction must meet the requirements of DCP Part C11 Sydney Airport

3. Site planning

3.1. Site layout

Explanation

The careful and considered planning of the building footprint and open space areas on a site are critical to realising resident amenity. Where sites are narrow in width (less than 15m), careful and skilful execution of site planning and building layout is needed to ensure adequate daylight access, natural ventilation and privacy.

Medium density residential development situated adjoining older style residential flat buildings, represents a considerable challenge in achieving good amenity outcomes for both properties, and setbacks, landscape screening and careful building window design is needed to maintain resident amenity.

Objectives

The objectives for site layout are to:

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

Controls

a) The site layout and location of buildings must be based on a detailed site analysis
b) For development fronting laneways, the building must incorporate operable windows enabling casual surveillance of the rear lane.
c) Laneway setbacks should be aligned with existing setbacks and where there is no consistent setback, a minimum of 1m setback is to be provided from the laneway.

3.2. Through site links / mid block connections

Explanation

Through site / mid-block links are essential components of a well-connected urban environment. These pedestrian access routes should be established within larger urban blocks and development sites, particularly where increased density is proposed.

Such links improve permeability, enabling more direct and convenient access to public transport, parks, business centres, pedestrian and cycling networks and other key destinations. By improving connectivity, they support walkability, encourage active transport, and foster opportunities for neighbourhood interaction and social connection.

Objectives

The objectives for site links/mid-block connections are to:

1. Facilitate seamless movement by providing direct, convenient connections to public transport, parks, business centres, pedestrian and cycling networks, key destinations and surrounding residential areas
2. Ensure that through site links and mid-block connections are designed to be safe, high quality, well-lit, accessible and providing a high level of pedestrian amenity
3. Integrate walking and cycling routes into the broader street network to encourage active transport, foster community interaction, support healthier lifestyles and reduce reliance on private vehicle

4. Provide clear and legible connections that integrate seamlessly with the surrounding public domain, enhancing wayfinding and contributing to a cohesive urban fabric.

Controls

a) Through site links help to make the access network more permeable and are generally warranted when medium density blocks exceed 100m in length, and high density blocks exceed 80m. The location and spacing of pedestrian links need to be assessed on a site-by-site basis, and considering potential destinations and desire lines e.g. to public transport stops, major road crossing points, local parks, and residential areas.
b) Where additional through site links are proposed (in addition to those required), the consent authority is to assess their necessity and desirability having regard to the objectives of this section
c) Land required for through site links and mid-block connections is to be dedicated to Council. This will be required as a condition of development consent. The calculation of FSR and deep soil area, are to be based on the original site area including the required pedestrian link/s
d) Through-site links/ mid-block links are to be designed to:
    i. Be open to the sky to ensure natural light and ventilation
    ii. Be direct, legible and publicly accessible 24 hours a day
    iii. Provide clear sightlines along the full length of the link to enhance safety and wayfinding
    iv. Be easily identifiable by users and convey a public character through design, materials and signage
    v. Include signage indicating public accessibility and destinations or streets which it connects
    vi. Be clearly distinguished from vehicle accessways to avoid confusion and ensure pedestrian safety
    vii. Include adequate lighting to always support safe use
    viii. Align with breaks between buildings so that views are extended and there is less sense of enclosure
    ix. Provide opportunities for passive surveillance from existing and proposed development to enhance safety
    x. Include materials and finishes (paving materials, tree planting, furniture etc.) that integrate with adjoining streets and public spaces and be graffiti and vandalism resistant
    xi. Ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools, etc) are located within the through-site link
    xii. Include landscaping to provide shade and assist in guiding people along the link while enabling long sightlines
    xiii. Consider the privacy of existing adjoining development, particularly indoor and outdoor living spaces.

3.3. Landscape, deep soil and tree canopy

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

Landscaped areas include deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which can grow to a mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allows infiltration of surface water into the soil. Deep soil zones have important

environmental benefits including supporting the healthy growth of large trees with large canopies, protecting existing mature trees and improving infiltration of stormwater.

Well-designed landscaping of open spaces, gardens, terraces, and rooftops of buildings contributes significantly to our quality of life and experience of spaces. It can also help to reduce the urban heat island effect, maintain a comfortable environment during hotter months and reduce stormwater run-off.

In addition, when new development is located within established residential areas, landscaping will assist to integrate new residential buildings within their surroundings, and provide buffers and transitions in building scale, and to heritage items.

Refer to Part B4 Landscaping and biodiversity of the Randwick DCP for further explanation of landscaped area requirements.

Objectives

The objectives for landscaping are to:

1. Enhance the quality of life and attractiveness of medium density residential areas by providing landscaped green spaces for shared amenity
2. Bring about environmental benefits such as mitigating the urban heat island effect, reducing flooding impacts and improving localised air quality
3. Result in a net gain of vegetation and canopy cover with consideration for the existing vegetation within medium density residential areas
4. Provide landscaped open space of sufficient size to enable the space to be used for recreational activities or be capable of growing substantial vegetation
5. Reduce impermeable surface cover including hard paving
6. Improve stormwater quality and reduce quantity

Controls

a) The minimum Gross Landscape Area, Deep Soil Permeable Area and Tree Canopy Cover must be met for development proposals, as per Table 1 below.

Table 1: Gross landscape area, deep soil permeable area and tree canopy cover requirements

Medium Density Residential Areas	Gross landscape area	Deep soil permeable area	Tree canopy cover
R1 and R3 zone	60%	If ADG applies, then 7%-15% subject to site area. Where ADG does not apply 35%	25%

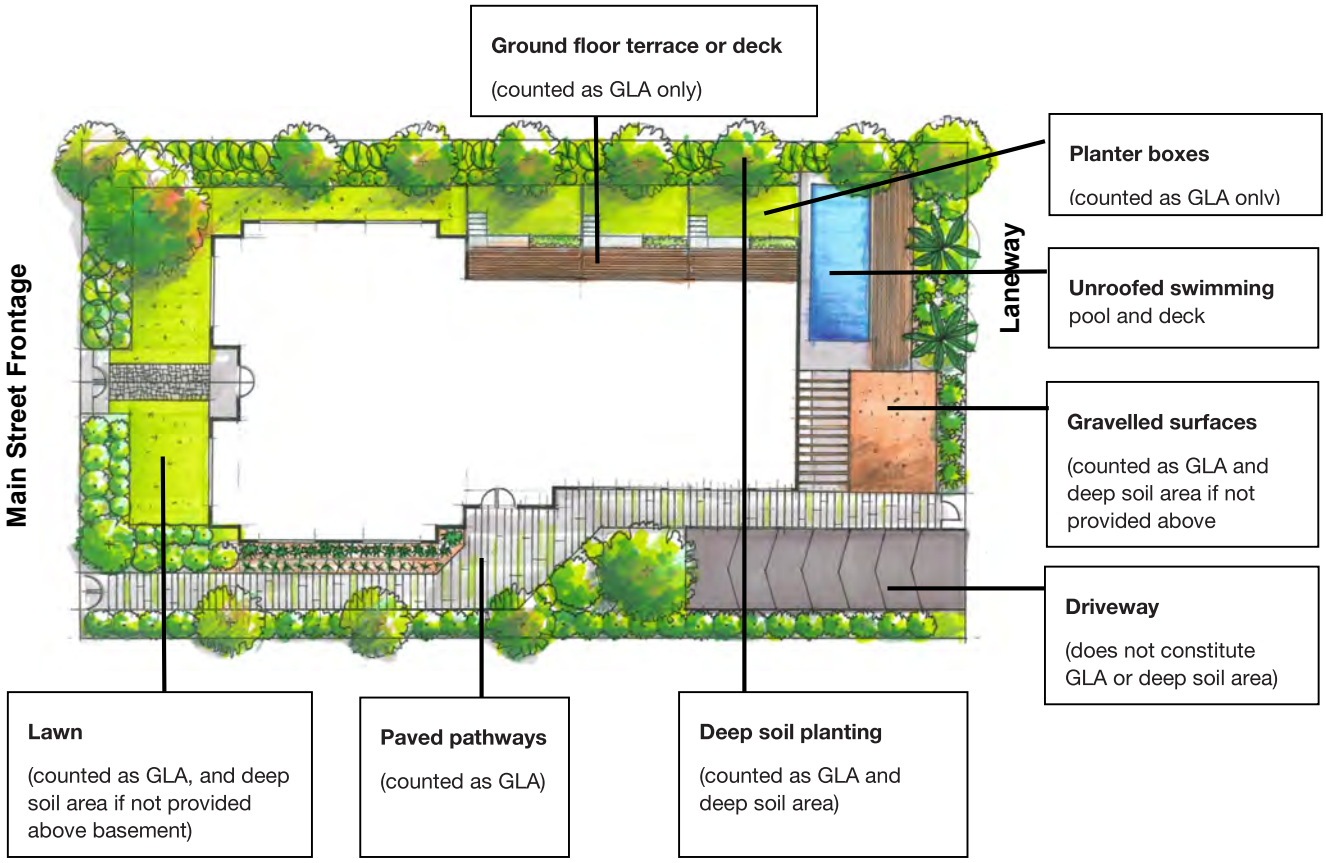
Definitions

Gross Landscape Area - is the sum of all landscaped areas within a development and may include (but is not limited to) ground plane, gardens, outdoor terraces, planter boxes, sky gardens, roof terraces, and green walls.

Deep Soil Permeable Surfaces - include areas used for the growing of plants (including grasses, shrubs and trees) and areas occupied by loose gravels upon soil at the ground level of the site. Deep soil permeable surfaces do not include swimming and spa pools, paved areas, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Tree Canopy Cover - includes trees with a minimum mature height of 5m after 10 years from the completion of development, that have trunks located within the site area.

Figure 2: GLA and deep soil permeable – typical example



Source: Randwick City Council 2025

3.3.1. Gross Landscape Area

Controls

a) For multi dwelling housing and attached dwellings, a minimum of 60% of the site area is to be Gross Landscape Area (GLA). A minimum width of 2m of GLA is to be provided. For attached dwellings, this refers to each allotment individually

b) Exceptions to control (a) will be assessed on merit, by Council, and only considered in extraordinary circumstances, where for example extreme site conditions are present

c) Note that for NSW Pattern Book designs, different requirements for minimum landscaped area apply e.g. 20% minimum
d) Green walls can only contribute up to 10% of the total gross landscaped area and will be assessed on the merits of the proposal in terms of quality of green infrastructure and verification from a qualified Landscape Architect
e) Green walls require a Maintenance Plan to be provided by a qualified Landscape Architect and/or Horticulturalist at DA stage to identify the method of accessing the wall during the establishment period and ongoing life, including the maintenance regime for the plant material, the ongoing maintenance of any irrigation system and plant media and the regular replacement of sick or dead plants as necessary
f) 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
g) Rooftops may include communal food farms and food production areas
h) Technical, structural and ongoing maintenance arrangements of proposed roof top gardens and green walls are to be documented by a qualified Landscape Architect and incorporated into the DA documentation
i) Where green roofs and green walls are provided, these must comply with requirements contained in Part B4 Landscaping and biodiversity of the Randwick DCP
j) Despite the provision of a green wall, all facades must meet design excellence requirements including building articulation and modulation specified in section 5.3 of this DCP
k) In addition to the requirements of Part B4 Landscaping and biodiversity of the Randwick DCP, all DAs for sites in medium density residential areas must submit a Landscape Plan addressing the following requirements:
    i. Quantity of landscaping provided on site
    ii. Scaled drawings of all areas
    iii. How landscaping would complement the architectural style of the building and assist in its presentation to the streetscape and surroundings
    iv. Rainwater harvesting and other irrigation methods proposed
    v. Full construction details of soil profile, method of attachment to the building, and drainage/waterproofing
    vi. Engineering certification confirming the building can withstand planting and associated structures
    vii. Where planting is proposed ‘on structure’ i.e. on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space must be designed and constructed to comply with the ADG section *4P Planting on structures* in terms of soil depth and volume requirements.
l) A minimum of 25% of the front setback area of a property must be landscaped with trees, shrubs and groundcover planting.

Notes

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

A street tree planting fee may be imposed on sites that cannot meet the tree canopy coverage targets outlined within this DCP due to site constraints. The funds accumulated from the street planting fee are utilised for street and public open space tree planting throughout the LGA.

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.

A tree is located within the site area if the majority of its trunk is located within the site area boundary.

Street trees

Where there are gaps in the existing planting of street trees in the nature strip, or if Council agrees with tree/s to be removed as a result of the development, a minimum of one indigenous canopy street tree that will attain a minimum mature height of 5m, must be planted at maximum spacing of 7.5m, at a minimum distance of 600mm from the kerb and/or footpath, and/or masonry fence or retaining wall. Street trees must be selected in accordance with Council's Street Tree Masterplan.

3.3.2. Deep Soil Area

Controls

a) For apartments the deep soil zone requirements are to comply with section *3E Deep soil zones* in the ADG. A minimum deep soil zone of 7% of the site area is required. On sites between 650-1,500m² a 10% deep soil zone is appropriate, and a 15% deep soil zone applies to sites larger than 1,500m²
b) Where the ADG does not apply, where possible a minimum of 35% of the site area should incorporate deep soil areas sufficient in size and dimensions to accommodate trees and significant planting
c) Where a precinct specific DCP section applies to the site, e.g. for K2K, RJTC, WLHAs, a deep soil requirement of up to 35% may apply
d) Deep soil areas must be located at ground level, be permeable, capable for the growth of vegetation and large trees and must not be built upon, occupied by spa or swimming pools or covered by impervious surfaces such as concrete, decks, terraces, outbuildings, or other structures
e) Deep soil areas are to have soft landscaping comprising a variety of trees, shrubs and understorey planting. Refer to DCP Part B4 Landscaping and biodiversity
f) Deep soil areas cannot be located on structures or facilities such as basements, retaining walls, floor slabs, rainwater tanks or in planter boxes

g) Deep soil zones shall be contiguous with the deep soil zones of adjacent properties, where possible
h) Deep soil permeable surfaces must have a width of not less than 900mm

Note

The deep soil area is counted towards the required GLA.

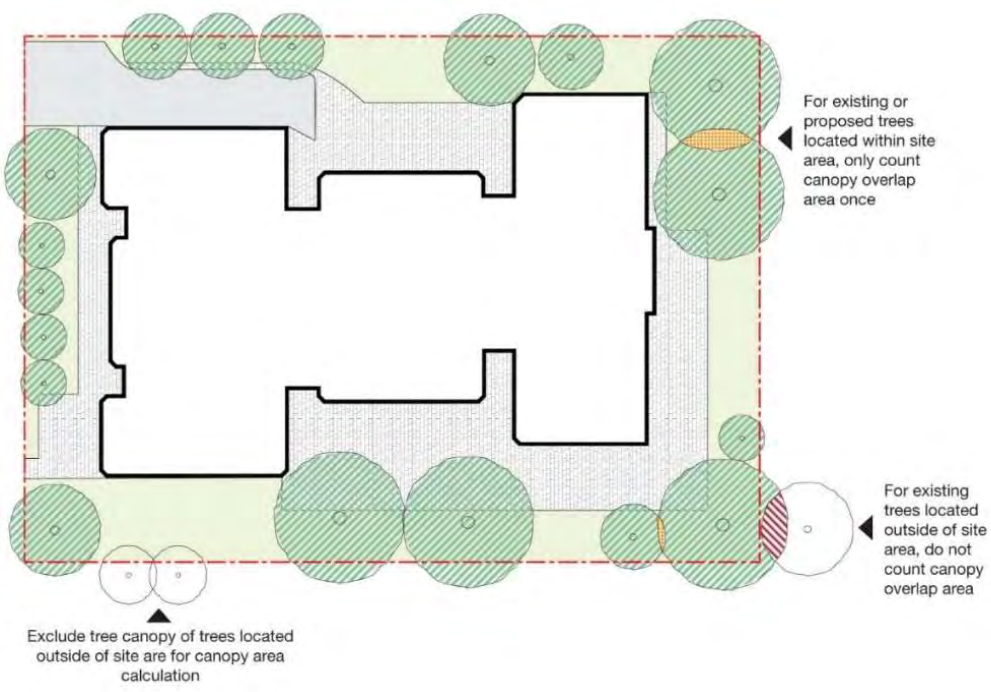
3.3.3. Tree Canopy Cover

Minimum tree canopy requirements apply to new developments to realise the Randwick City 22% tree canopy target for the LGA by 2040.

Controls

a) A minimum of 25% canopy coverage as a percentage of the site area is required – to be achieved within 10yrs from the completion of development based on the maturity of the trees selected. Trees must achieve the minimum mature height of 5m. Refer to the 'Notes' below that explain the calculation of future canopy cover based on tree species and average growth rates.

Figure 3: Calculating canopy cover - typical apartment development with 25% canopy cover



Source: Randwick City Council 2022

Note

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 generally require less water and are more drought tolerant.

3.4. Private Open Space and Communal Open Space

Explanation

Private Open Space (POS) and Communal Open Space (COS) areas should be conducive to a range of uses and activities that provide residential amenity as well as enhancing the appearance of the development.

Objective

The objective for POS and COS is to:

1. Provide useful areas of POS and COS for outdoor living and recreation to serve the needs of the residents and enhance their quality of life, in accordance with ADG section 4E Private open space and balconies.

Controls

3.4.1. Private Open Space

Private Open Space (POS) is to be:

a) Directly accessible from the living area of the dwelling
b) Able to receive sunlight during the day
c) Designed to provide adequate privacy for residents and where possible can also contribute to passive surveillance of common areas and streets.

For Attached Dwellings and Multi Dwelling Housing:

d) Each dwelling is provided with an area of useable POS or courtyard area, at ground and/or podium level with minimal or no level changes
e) A minimum area of 20m² of POS should be provided at ground and/or podium level capable of containing a rectangle with minimum dimensions of 3m x 4m with minimal or no level changes.

For apartment buildings of three or more storeys, with four or more dwellings:

f) Each dwelling has access to an area of POS in the form of a courtyard, balcony, deck or roof garden, accessible from within the dwelling.
g) POS for apartments is to comply with ADG section 4E Private open space and balconies, regarding minimum area and depth of balconies or POS.

3.4.2. Communal Open Space

a) For apartment buildings of three or more storeys, with four or more dwellings, COS must comply with ADG section *3D Communal and public open space.*
b) COS for Multi Dwelling Housing and Residential Flat Buildings is to be:
    - Of a sufficient contiguous area, and not divided up for allocation to individual units
    - Designed for passive surveillance
    - Well oriented with a preferred northerly aspect to maximise solar access
    - Adequately landscaped for privacy screening and visual amenity
    - Designed for a variety of recreation uses and incorporate recreation facilities such as playground equipment, seating and shade structures.

3.5. Laneway / shared way zones

Explanation

Laneways and shared zones contribute to the fine grain character of urban areas and help to enhance walkability and connectivity. They also provide an important service function for waste management and car parking access to developments. Laneways / shared zones in certain situations assist in providing an appropriate scale transition and separation from surrounding lower scaled neighbourhoods.

Objectives

The objectives for laneways/shared way zones are to:

1. Facilitate vehicular access and servicing away from main road frontages to improve pedestrian and active transport movement and safety
2. Provide usable, green and leafy laneways
3. Encourage passive surveillance of any existing or new laneways.

Controls

a) New laneways may be required where:
    i. Current access roads cannot provide safe access to the site e.g. where the site access point is very close to a major intersection
    ii. Transport NSW requires a new laneway or does not support direct vehicular access from a major road
    iii. Access to garages or for garbage collection is facilitated by a new laneway
    iv. It is not possible for vehicles to exit the site in a forward direction
    v. Site conditions warrant such access – subject to Council Officer advice

b) Laneways are to be a minimum of 6m wide (for larger developments, a carriageway width greater than 6m may be required), provide sufficient width for turning and U-turn movements, and shall provide landscaping, lighting and high quality materials and finishes, and where appropriate opportunities for art to enhance the pedestrian environment
c) All new development that fronts lanes shall be articulated to create visual interest and shall incorporate passive surveillance by orienting windows and balconies onto the lane
d) In an urban context, ground floor uses fronting lanes shall incorporate openings onto the lane to contribute to the enjoyment and activation of the lane including, where possible, outdoor dining
e) Applicants are to negotiate Rights of Carriageway with adjoining property owners where required for access.

Notes

Evidence of the attempt to obtain the adjoining property owner's agreement to the Right of Carriageway is to be submitted as part of the Development Application (DA).

Refer to Transport for New South Wales (TfNSW) Technical Direction 'Design and Implementation of Shared Zones Including Provision for Parking' in the planning and design of shared zones.

3.6. Built form

Explanation

Built form refers to the 'three dimensional' appearance or character of medium density residential areas, encompassing the aesthetic quality, shape, scale and configuration of individual buildings, and their relationship to other buildings, and to streets and the public domain. Objectives and controls focus on achieving an appropriate scale for new development so that buildings achieve a coherent, harmonious and visually appealing urban environment, that enhances the public realm.

Where redevelopment proposals vary from the built form objectives and controls due to unique or extreme site conditions, the development proposal will be assessed on merit.

Objectives

The objectives for built form within medium density residential areas are to:

1. Ensure built form is compatible with the desired future character of the street, block or surrounding area, in terms of building bulk, scale and massing
2. Promote coherent and orderly redevelopment of land, avoiding the isolation of sites
3. Ensure development reinforces the urban structure and street hierarchy through responsive design
4. Ensure development respects the existing siting, scale, form and character of adjoining properties
5. Avoid large, bulky and unarticulated 'wall-like' building form that visually dominate the public realm
6. Achieve a scale transition between medium density residential buildings and surrounding residential areas to protect residential amenity
7. Design development to optimise solar access, protect privacy, maintain view corridors and enhance visual amenity for neighbouring properties, public spaces and communal areas in accordance with best practice urban design principles
8. Ensure that the number of storeys in a development aligns with the maximum permissible building height in metres under the RLEP 2012 allowing for ADG compliant floor-to-floor heights, internal amenity, roof top structures (such as plant rooms or lift overruns) and to allow for flexibility for future changes of use (particularly at ground floor level)
9. Allow sufficient space between floors for building services and acoustic attenuation
10. Incorporate upper-level building setbacks to reduce the apparent scale of buildings, establish a consistent street wall height, minimise overshadowing of the street and other buildings and create a cohesive streetscape environment.

Controls

Lot amalgamation

a) Site amalgamation must not compromise the future development potential of adjacent or intervening sites e.g. the potential to realise ADG compliant development at the maximum building height (HOB) and density (FSR) permissible under the RLEP
b) Where a development proposal unavoidably results in an isolated site, the applicant must demonstrate that reasonable efforts have been made to avoid this outcome. The following must be submitted with the DA:

    i. Evidence of written offer/s made to the owner of the isolated site and any responses received prior to the lodgement of the DA
    ii. Schematic diagrams demonstrating how the isolated site is capable of being redeveloped in accordance with relevant provisions of the RLEP and this DCP to achieve an appropriate urban form and an acceptable level of amenity
    iii. Schematic diagrams showing how the isolated site could potentially be integrated into the development site in the future in accordance with relevant provisions of the RLEP and this DCP to achieve a coherent built form outcome for the block.

Building heights

a) The maximum Height of Building (HOB) that can be achieved on a site is shown on the RLEP Height of Building Map
b) Additional building height may be permitted under Housing SEPP legislation, where Low and Mid Rise and other affordable housing bonuses may apply subject to certain exemptions from the legislation, and the proposed development must satisfy compliance with mandatory design requirements
c) The maximum number of storeys permitted on a site must comply with the following:
    i. on sites with a maximum HOB of 9.5m – 3 storeys
    ii. on sites with a maximum HOB of 12m – 3 storeys
    iii. on sites with a maximum HOB of 16.5m and 17.5m – 5 storeys
    iv. on sites with a maximum HOB of 19.5m – 6 storeys
    v. on sites with a maximum HOB of 23m and 24m – 7 storeys
    vi. on sites with a maximum HOB of 26m – 8 storeys

d) Where a property is identified by Council to be flood affected, this may require a ground floor habitable space to be raised above the existing ground level (above the 1 in 100-year flood level, plus 0.5m freeboard). In such cases, the additional height should be absorbed into the overall height of the building, whilst maintaining ADG floor to ceiling standards and not exceeding the required LEP maximum building height. In this case the full number of storeys stated in c) above may not be able to be achieved. Council may at its discretion consider a minor exceedance in height where required to meet the Floor Planning Flood Level.

Definition

Under RLEP, the **'maximum building height'** is defined as: The vertical distance between resultant ground floor height and the highest point of the building, including plant rooms, lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Street walls

a) When an existing street wall height is established by a heritage or contributory building or there is a predominant existing street or city block street wall, new buildings are to respond to the street wall height in the design of the new building.

Building setbacks

a) Developments must provide appropriate building separation in accordance with the ADG, to ensure appropriate levels of solar access, limit overshadowing, provide adequate natural ventilation, an appropriate transition in building scale, and ensure that visual and acoustic privacy standards are met
b) Where pedestrian link/s or street setback strips are required (see Section 3.2 Through site links / mid block connections of this DCP), landowners must dedicate these areas to Council. This requirement will be included as a condition of consent. For the purposes of calculating FSR and deep soil zones, the original site area including the required pedestrian link/s and setback strip area/s will be used
c) Where development results in an exposed party wall, the wall must incorporate high quality architectural, vertical landscaping treatments or public art (subject to Council approval) to enhance visual amenity of the wall until the adjoining building is constructed.

Building depth

a) The residential component of a development is to have a maximum building depth of 20m, including balconies. A maximum building depth of 22m, may be permitted on merit, subject to ADG compliance for floor to ceiling height, solar access and cross ventilation and where it contributes positively to internal amenity and environmental performance.

Note

Building depth refers to the dimension measured from the front to the back of a building's floorplate. It has a significant influence on internal residential amenity such as access to light and air. For residential development, narrower building depths generally have a greater potential to achieve optimal natural ventilation and solar access than deeper floor plates.

3.7. Building separation

Explanation

Building separation i.e. building-to-building setbacks, are an important planning requirement to enhance the quality of life and attractiveness of medium density residential areas, and to protect the amenity of existing and proposed residents living in medium density residential buildings.

Objectives

The objective of building separation controls is to protect future and neighbouring resident amenity, including:

1. Providing access to sunlight for living spaces and communal outdoor areas
2. Ensuring access to natural cross ventilation
3. Protecting visual and acoustic privacy for rooms, private balconies, terraces and communal open spaces
4. Avoiding undue overshadowing of habitable rooms, communal open space and the public domain.

Controls

a) New development that includes apartments (RFB and shop top) of three or more storeys, with four or more dwellings, must comply with the ADG Part *2F Building separation* as follows:
   i. Up to four storeys (approx. 12m): 12m habitable to habitable, 9m habitable to non-habitable, 6m non-habitable to non-habitable
   ii. Five to eight storeys (approx. 25m): 18m habitable to habitable, 12m habitable to non-habitable, 9m non-habitable to non-habitable
   iii. Nine storeys and above (over 25m): 24m habitable to habitable, 18m habitable to non-habitable, 12m non-habitable to non-habitable

b) Where the ADG does not apply, or there are unique site conditions, proposals are assessed on merit, with consideration of the building massing, and the design of the relevant building to mitigate potential issues of acoustic and visual privacy, overshadowing, access to sunlight and natural cross ventilation

c) A reduced building separation or side setback will only be considered in cases where there has been careful façade and window placement, or where sawtooth or projecting/recessed wall and window elements are employed to protect the privacy of new and existing residents. Each window on the subject façade is to be considered, to ensure visual and acoustic privacy is achieved at every potential interface.

3.8. Earthworks

Explanation

The resolution of the levels of a site, is an important first step in realising a favourable relationship of the inside spaces of a dwelling with the external garden spaces, and with the neighbouring properties. From the environmental point of view, the water table of the site should not be unduly modified by extensive basement excavation.

Objectives

The objectives for earthworks are to:

1. Maintain or minimise change to the natural ground levels
2. Ensure excavation and backfilling of a site does not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining properties
3. Enable the provision of usable communal or private open space with adequate gradient
4. Ensure earthworks do not result in adverse stormwater impacts on the adjoining properties

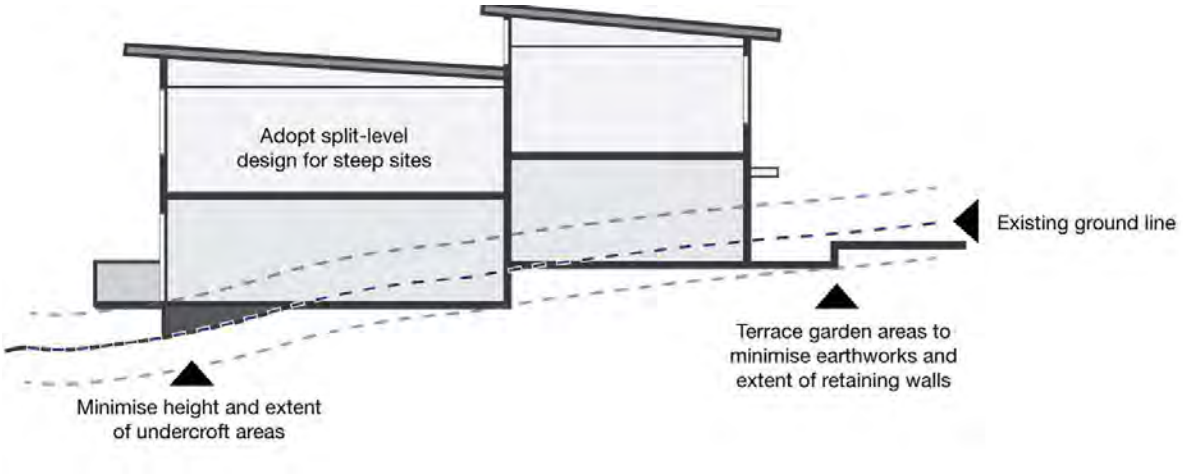
5. For planting on structure, the soil depth and volume are to be sufficient for the proposed planting to thrive, and is to comply with ADG section 4P Planting on structures.

Controls

Excavation and backfilling

a) Any excavation and backfilling within the building footprint on a flat site must be limited to a maximum 1m at any point on the allotment, these requirements do not apply to swimming pool or spa pool structures
b) For sites with a significant slope where the site gradient is too steep to reasonably construct a dwelling, a merit assessment may be undertaken considering:
    - Site constraints
    - Adverse impacts on adjoining properties
    - Relevant geotechnical and stormwater management assessments
a) Any cut and fill outside the building footprint (for the purposes of creating useable COS or POS) must take the form of terracing, following the natural landform, 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.
b) For sites with a significant slope, adopt a split-level design for buildings to minimise excavation and backfilling.

Figure 4: Measures for minimising earthworks



Source: RCC

Retaining walls

a) Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries. The thickness of retaining walls and indicative footing locations must be shown on the drawings
b) Step retaining walls in response to the natural landform to avoid creating monolithic structures visible from the neighbouring properties and the public domain
c) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped with each section not exceeding a maximum height of 2.2m, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence
d) For sites that slope upwards to the rear with the building elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised.
e) Use a combination of materials to create articulation and/or incorporate landscaping to visually soften retaining wall structures.

Building envelope

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

The Randwick LEP sets the height objectives and controls for R1 General Residential and R3 Medium Density Residential development on land across the Randwick LGA. The following provisions provide further guidance on their application.

4.1. Building height

Explanation

Building height is a major factor affecting the visual impact of a development and influences the streetscape character and adjoining residential amenity. Under Randwick LEP the maximum building height permissible on a parcel of land is shown in metres on the LEP Height of Buildings (HOB) Map.

The height of buildings is measured from the natural ground level (at any point) to the highest point of the building which includes roofs, lift overruns and plantrooms, as defined in Clause 4.3 of Randwick LEP 2012.

4.2. Building depth

Explanation

Building depth is the horizontal distance between the front and rear elevations, or between the side elevations of a building, as measured from window line to window line. It is the sectional dimension of a building and has significant effects on residential amenity. In general, buildings with a narrow sectional depth have greater potential for dual aspect apartments that facilitate natural ventilation and daylight access to the interior space.

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

Objectives

The objectives for building depth are to:

1. Facilitate the provision of dwelling units with more than one aspect in order to improve natural lighting and ventilation
2. Ensure reasonable amenity for occupants of dwellings in terms of solar access and natural ventilation.

Controls

a) For Residential Flat Buildings, the preferred maximum building depth (from window line to window line) is 20m. The building depth is to be determined by the following factors:
   i. Site configuration
   ii. Site orientation and aspect
   iii. Prevailing wind patterns
   iv. Building layout
   v. Internal room configuration

vi. Window size, configuration and operation.

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

Definition

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

4.3. Setbacks

Explanation

Setbacks define the outer extremities of the building envelope, defined by the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment and proportions of the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation for both the new development and the adjoining properties.

Definition

Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves, gutters, semi-basement car park, terraces, decks or landings not more than 1.2m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Objectives

The objectives for setbacks are to:

1. Define the street edge and establish or maintain consistent rhythm of street setbacks and front gardens that contributes to the scale and local character of the streetscape
2. Ensure adequate separation between buildings for visual and acoustic privacy, solar access, air circulation and landscaping in deep soil
3. Reserve contiguous areas for the retention or creation of open space and deep soil planting.

4.3.1. Front setback

Controls

a) The front setback on the primary and secondary property frontages must be consistent with the prevailing setback line along the street. Notwithstanding this, the front setback generally must be no less than 6m in all circumstances to allow for suitable landscaped areas to building entries
b) Where a development is proposed in an area identified as undergoing a transition in height and density, the front setback will be determined on a merit basis
c) Where a precinct specific DCP section applies to the site, the detail block plan controls apply.

Note

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. Areas subject to new planning controls which permit increased height and density. They can also be precincts or localities in the process of undergoing change in terms of character or built form.

d) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.
e) The entire front setback must incorporate landscape planting, except for driveways and pathways.

4.3.2. Side setback

Controls – Buildings above 9.5m height

a) Residential Flat Buildings (RFB) are to comply with the building separation requirements of the Apartment Design Guideline (ADG). New RFB development of three storeys and above, is to equally share the side setback with their neighbour. For example, a 6m building-to-building setback would require a 3m setback from the property boundary.
b) All medium density residential development is to comply with the minimum side setback requirements stated below for dwellings above 9.5m in height:

Table 2 – Side setback (buildings above 9.5m)

Site frontage width	Minimum side setback (from building to site boundary)
Irregularly shaped allotments	Merit assessment
Less than 12m	Merit assessment
12m ≤ Width < 14m	2.0m
14m ≤ Width < 16m	2.5m
16m ≤ Width < 18m	3.0m
18m ≤ Width < 20m	3.5m
20m and above	4.0m

a) Incorporate additional side setbacks to the building over and above the above minimum standards, to:
    i. Create articulations to the building facades
    ii. Reserve open space areas and provide opportunities for landscaping, preferably in deep soil
    iii. Provide visual and acoustic privacy for the development and the adjoining residences
    iv. Ensure solar access and natural ventilation for the development and the adjoining residences.
    v. Avoid undue overshadowing
    vi. Improve visual amenity and outlook from the development and adjoining residences.
b) One third of the side setback distance (33%), and no less than a 1m wide planting strip, is to be a deep soil zone with plantings that provide a visual screening effect, improving privacy and outlook for residents
c) Building basements are to be setback from the side property boundaries, a minimum of 1m to provide a deep soil zone suitable for screen planning to provide privacy for residents

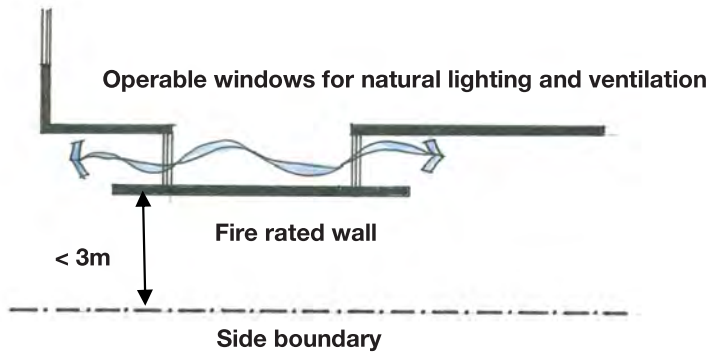
d) Where unique site conditions occur, exceptions are assessed on merit, with consideration of the building massing, and the design of the relevant building to mitigate potential issues of acoustic and visual privacy, overshadowing, access to sunlight and natural cross ventilation
e) A reduced building separation or side setback will only be considered in cases where careful façade and window placement, or where sawtooth or projecting/recessed wall and window elements are employed to protect the privacy of new and existing residents. Each window on the subject façade, and balconies/terraces are to be considered, to ensure visual and acoustic privacy is achieved
f) A fire protection statement, prepared by a qualified building consultant, must be submitted where windows are proposed on the external walls of a residential flat building or multi-dwelling housing within 3m of the common boundaries. The statement must outline design and construction measures that will enable operation of the windows (where required) whilst still being capable of complying with the relevant provisions of the NCC.

Note

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

Solutions include, but are not limited to orienting side windows generally to the front and rear of the site and incorporating blade walls for fire protection and separation.

Figure 5: Fire protection option



Source: RCC

Controls – Buildings up to 9.5m in height

a) Attached Dwellings should comply with the minimum side setback requirements for residential dwellings in Randwick DCP section C1 Low Density Residential, 3.3.2 Side setbacks, Figure 7
b) Notwithstanding the above, side setbacks do not need to comply where they attach to another dwelling within the same development.

Controls – Buildings adjoining a State or Local listed heritage property

a) Generally a minimum setback of 3m to the heritage property boundary, and 6m from the new building to a heritage building is required, subject to advice from a Council heritage officer. This setback provides the space for a landscape 'buffer' to be introduced to provide a suitable visual backdrop and to protect resident privacy.

b) At least one third of the side setback distance (33%), between the new building and the property boundary, is to be deep soil permeable and landscaped with suitable screen planting to enhance the privacy for new and neighbouring residents.

Controls – Transition zones between R3 and R2 zones

a) Consideration is to be given to site specific conditions and to the change in building scale that is proposed e.g. a large transition in building height from say 1 storey to 6 storeys, may require an additional side and upper-level setbacks to provide a suitable transition in scale and for a landscape 'buffer' to be introduced between the buildings to provide an effective visual backdrop and to protect resident privacy.
b) Further mid-level and/or top-level building setbacks may be required to provide a suitable built form scale in the streetscape, to transition in building height, to maintain privacy and to avoid undue overshadowing.
c) At least one third of the side setback distance (33%), and no less than a 1m wide planting strip, of the side setback zone, between a new building and the property boundary, is to be deep soil permeable and landscaped with suitable screen planting to enhance the privacy for new and neighbouring residents.
d) Building basements are to be setback from the side property boundaries, a minimum of 1m to provide a deep soil zone suitable for screen planning to provide privacy for residents

4.3.3. Rear setback

Controls

a) For Residential Flat Buildings and Multi Dwelling Housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater
b) For attached dwellings, provide a minimum rear setback of 25% of the allotment depth or 8m, whichever is the lesser. Any garages fronting rear lanes may encroach upon the rear setback areas.
c) The required rear setback may be varied in the following scenarios:
    i. Allotments with an irregular shape
    ii. Allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth)
    iii. Allotments with the rear boundary abutting a laneway
    iv. A central courtyard is provided in the development.

5. Building design

5.1. General

Explanation

Following the establishment of the permissible building envelope (defined by FSR, overall Height of Building (HOB), and front, side and rear setbacks), the form and massing of development must 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

The design objectives are to:

1. 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
2. Ensure building facades are articulated to complement or enhance the existing streetscape and neighbourhood character
3. Ensure that internal rooms are well proportioned, functional and provide a high standard of amenity
4. Encourage contemporary and innovative designs that contribute to neighbourhood character in new and transitional residential areas.

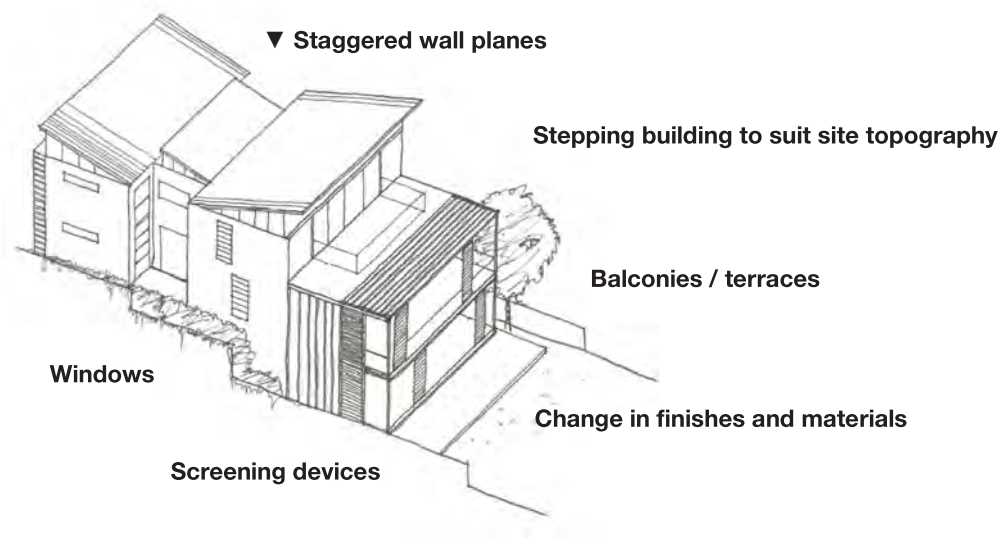
Controls

a) 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

b) 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

c) 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 multiple of the following design measures:
   i. Window openings
   ii. Balconies or terraces
   iii. Entry porches
   iv. Staggered wall planes
   v. A combination of materials and finishes
   vi. Decorative architectural elements.

Figure 6: Design measures for modelling and articulating a building



Source: Randwick City Council

d) Divide side elevations into sections, bays or modules of not more than 12m length, separated by measures, such as recesses or side courtyards, to avoid massive or unrelieved walls
e) Articulate all street elevations for development on corner allotments
f) 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 located within Heritage Conservation Areas (HCAs), a clear distinction must be made between original (historic) fabric and new works. This ensures that additions or alterations are sympathetic to the heritage significance of the place.

Refer to Part B2 – Heritage of the Randwick Development Control Plan (DCP) for detailed requirements and guidance on heritage conservation, including design principles, documentation, and assessment criteria.

g) 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
h) Master bedrooms must have a minimum area of 10m² and other bedrooms 9m², both with a minimum dimension of 3m (excluding wardrobe space).

5.2. Housing mix

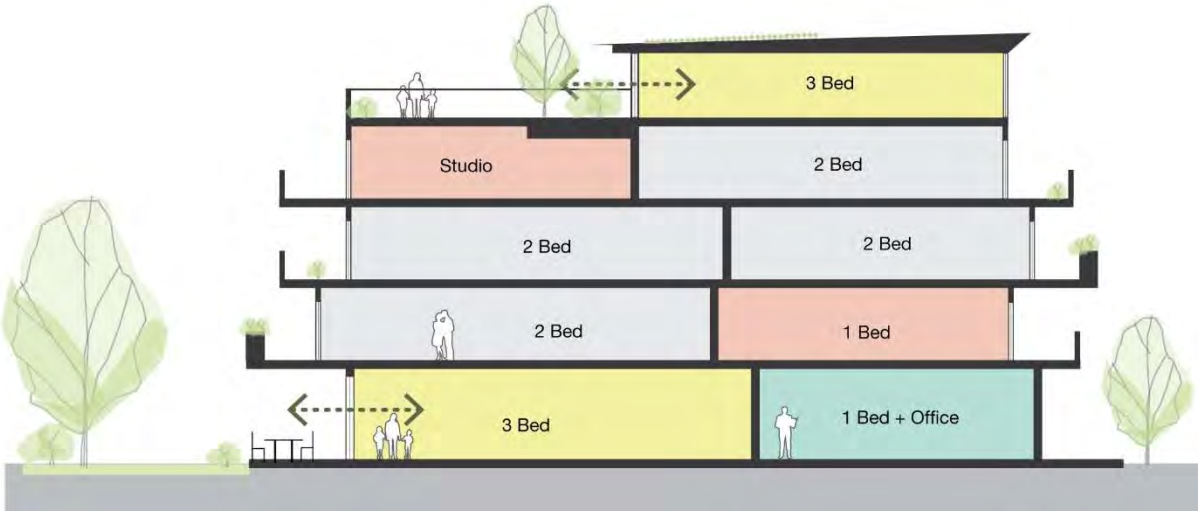
Explanation

There is a growing demand for apartment living within well serviced, high amenity areas within the Randwick LGA. Medium density residential areas are generally located within easy walking distance of high-quality, high frequency public transport, commercial centres and recreational parkland.

As outlined in the Randwick Local Strategic Planning Statement (LSPS), the future population will comprise a mix of household types including single, couples only, families with children and group households.

It is therefore essential that apartment development provides dwelling diversity to ensure the market caters for different living needs, expectations and household budgets. A mix of one, two, and large three bedroom or more apartments, are needed to help meet the specific needs of people of different age groups, lifestyles, incomes, physical abilities, family structures and life stages.

Figure 7: Housing mix



Source: Randwick City Council 2022

Objectives

The objectives for housing mix are to:

1. Provide housing choice for different demographics, household structures, physical abilities and income groups
2. Promote development that accommodates a mix of dwelling specifications reflective of social needs and demographics
3. Address ADG objective 4K Apartment mix, providing flexible apartment configurations to support diverse household types and stages of life including single person households, families, multi-generational families and group households.

Controls

a) Development is to comprise a mix of apartment types, where gardens, adaptability and accessibility are more easily achievable for elderly people, families with children, or people living with disabilities
b) At least 30% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be one or two bedroom dwellings, or both
c) At least 30% of the total number of dwellings (to the nearest whole number of dwellings) within a development are to be three or more-bedroom dwellings
d) At least 20% of the total number of apartments of three bedrooms or more are to be located on the lower floors of the building or with access to large, landscaped terraces
e) Family friendly apartments should be located at the ground and podium levels to utilise larger terrace areas for play, and in positions with direct sightlines of Communal Open Space for parental supervision.

Definition

Family friendly apartments are dwellings specifically designed for family accommodation with more bedrooms and enhanced access to green spaces, child play spaces and communal spaces.

Note

As a result of the above dwelling mix controls, self-contained studio apartments cannot make up more than 40% of the total number of dwellings within a development.

5.3. Articulation and modulation

Explanation

New buildings in medium density residential areas must be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape, particularly in relation to heritage and contributory items and surrounding lower scale residential neighbourhoods.

Modulation and articulation of street facing building façades are essential to reduce the perceived bulk of buildings, enhance visual interest and improve the relationship between built form and the public domain. For side and rear façades, articulation contributes to improved amenity for adjoining properties, including access to light, privacy, and outlook for private garden spaces.

Corner buildings occupy visually prominent locations and must be thoughtfully designed to address all street frontages,. These buildings should express their residential function, contribute positively to the public realm and maximise passive surveillance through well-considered openings and façade treatments.

Objectives

The objectives for articulation and modulation are to:

1. Create visually interesting, well-articulated building facades contribute positively to the residential character of the streetscape and respect the scale and character of nearby heritage buildings and HCAs
2. Ensure buildings provide a human-scale response through thoughtful design of architectural elements and proportions
3. Promote high-quality architectural outcomes that enhance the visual and functional quality of the built environment
4. Ensure corner buildings are well designed and respond to the distinct characteristics of each street frontage and contribute to the identity and legibility of the precinct.

Controls

a) All buildings are to incorporate articulation through a variety of architectural elements such as window openings, balconies, balustrades, fins, blade walls, parapets, sunshades and louvres to create visual interest, depth and light and shade to the façade
b) Building modulation should reflect the historical subdivision pattern of the site, reinforcing the rhythm and grain of the existing urban fabric

c) Large expanses of blank walls are to be avoided. Where blank walls are unavoidable, they must be treated with architectural detailing, material variation or landscaping and articulated to achieve an appropriate interface with the public domain
d) Building articulation should respect and complement the adjoining built form and contribute positively to the streetscape
e) Corner buildings are to be expressed by giving visual prominence to elements of the façade e.g. a change in building articulation, material or colour, roof expression or increased height
f) Corner buildings must be designed with visual prominence, using changes in articulation, materials, colour, roof form, or height to emphasise their location.

Note

Where fronting a light rail corridor, the design of new development should consider TfNSW AMB Standard: T HR CI 12090 ST Airspace and External Developments.

5.4. Floor to ceiling heights

Explanation

Ceiling height together with room sizes and balconies or terraces are important elements of good design and enhanced resident amenity. Adequate ceiling height can create a sense of spaciousness and provide greater access to sunlight and daylight, improving sustainability and allow flexibility for future uses.

Floor-to-ceiling heights for apartments are to comply with the requirements of the Apartment Design Guide (ADG).

Figure 8: Building cross section showing higher ground floor and potential commercial use

Source: Randwick City Council 2022

Objectives

The objectives for floor to ceiling heights are to:

1. Promote daylight access and cross ventilation of building interiors and contribute to the flexible use of buildings
2. Provide a high level of internal amenity to all floors of the building including common areas and circulation spaces
3. Allow the lower levels of buildings, near commercial zones, to be converted from a residential to a non-residential use in the future
4. Allow adequate space between floors for acoustic treatment

5. Ensure that buildings are well proportioned and contribute to ground level activation.

Controls

a) Minimum floor-to-ceiling heights (in accordance with the ADG) are to be provided as follows:
    i) Ground Floor – 3.3m
    ii) First Floor and above – 2.7m
b) The minimum floor-to-floor height of residential building levels, first floor and above, should be 3.1m, unless detailed cross sections and engineering justifications are provided that establish the feasibility of a lesser height. Council prefers 3.2m floor-to-floor to accommodate ceilings, floor finishes, services and step downs.

5.5. Building façade

Explanation

The treatment and detailing of building facades significantly influence the perceived scale, proportion and architectural quality of a development. Well designed facades contribute positively to the streetscape and public domain. A skilful façade design involves the thoughtful arrangement of building elements, textures, materials and colours, which reflect the function, internal layout and structural logic and residential function of the building.

> **Note**
>
> For heritage items or buildings in Heritage Conservation Areas (HCA), it may be desirable to distinguish old and new works. Refer to the Heritage section of this DCP for further details.

Objective

The objectives for building façades are to:

1. Ensure building facades are articulated to enhance the streetscape and complement the surrounding neighbourhood character
2. Encourage contemporary and innovative design that contributes to a preferred future neighbourhood character, particularly in new and transitional residential areas.

Controls

a) Buildings must be designed to address all street and laneway frontages with active and visually engaging façades.
b) Buildings must be oriented so that the front wall alignments are parallel to the street property boundary or follow the street layout.
c) Articulate facades to reflect the function of the building, present a human scale, and contribute to the proportions and visual character of the street. Design strategies may include but are not limited to:
    i. Defining a base, middle and top section related to the overall scale and mass of the building
    ii. Expressing the internal layout or structural system of the building through visible elements, such as columns, beams, floor slabs and party walls
    iii. Using a variety of window types and openings to reflect the internal uses (for example, a living room window versus a bathroom window) arranged in a coherent pattern of openings in the building's façade.

iv. Selecting balcony types that respond to the living amenity, building orientation and context: cantilevered balconies, partially or fully recessed balconies, and Juliet or French balconies
v. Detailing balustrades to reflect the type and location of the balconies. Carefully consider whether balconies should be transparent or solid, considering the location of air conditioning units and the required level of solar access and privacy
vi. Incorporating weather and sun protection devices appropriate to the orientation of the building elevation, such as eaves, awnings, hoods, louvres, pergolas and the like
vii. Highlighting building entries with porticos, awnings or other architectural features
viii. Articulating vertical circulation space (such as stairwells) with recesses, blade walls, bays and the like
ix. Adopting a combination of materials and finishes
x. Integrating vertical gardens or green walls (that is, landscape planting mounted on building elevations).

d) Avoid massive or continuous unrelieved blank walls. This may be achieved by dividing building elevations into sections, bays or modules of not more than 10m in length, and/or by staggering the wall planes
e) Building services, including pipes and downpipes, must be concealed within balcony slabs, drop panels, columns, or wall cladding
f) Alterations and additions to an existing residential flat building must present a cohesive and integrated design with suitable façade configuration, ensuring consistency in materials, detailing and architectural expression between new and retained structures (visualised as one whole building).

5.6. Roof design

Explanation

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

Objectives

The objectives for roof design are to:

1. Ensure roof design integrates with the overall form, proportions and façade composition of the building
2. Ensure any recreational use of the roof integrates with the built form and does not cause unreasonable privacy and noise impacts on the surrounding residences
3. Broaden the dwelling mix by creating opportunities for larger sized units on the uppermost storey
4. Promote high amenity apartment design with good natural ventilation
5. Provide opportunities for creating interesting roof forms that contribute to the streetscape and neighbourhood character.

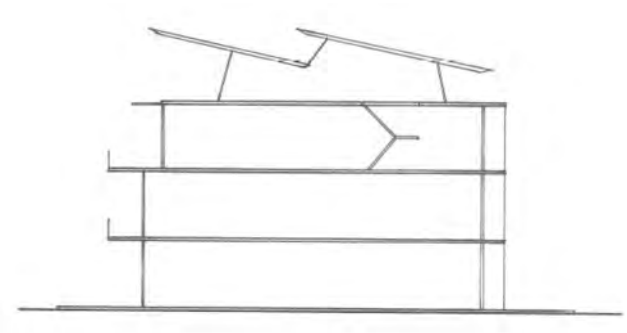
Figure 9: The roof structure contributes to the three-dimensional form of the building.

Source: Candalepas Architects

Controls

a) Design the roof form, in terms of massing, pitch, profile and silhouette to relate to the three-dimensional form (size and scale) and façade composition of the building
b) Design the roof form to respond to the orientation of the site, such as eaves and skillion roofs to respond to sun access
c) Use a similar roof pitch to adjacent buildings, particularly if there is consistency of roof forms across the streetscape
d) Articulate or divide the mass of the roof structures on larger buildings into distinctive sections to minimise the visual bulk and relate to any context of similar building forms
e) Use clerestory windows and skylights to improve natural lighting and ventilation of internalised space on the top floor of a building where feasible. The location, layout, size and configuration of clerestory windows and skylights must be sympathetic to the overall design of the building and the streetscape.
f) Any services and equipment, such as plant, machinery, ventilation stacks, exhaust ducts, lift overrun and the like, must be contained within the roof form or screened so that they are not readily visible from the public domain
g) Terraces, decks or trafficable outdoor spaces on the roof may be considered only if:
    i. There are no direct sightlines to the habitable room windows and private and communal open space of the adjoining residences.
    ii. The size and location of terrace or deck will not result in unreasonable noise impacts on the adjoining residences.
    iii. Any stairway and associated roof do not detract from the architectural character of the building and are positioned to minimise direct and oblique views from the street
    iv. Any shading devices, privacy screens and planters do not adversely increase the visual bulk of the building.
i) The provision of landscape planting on the roof (that is, a “green roof”) is encouraged. Any green roof must be designed by a qualified structural engineer, and by a Landscape Architect or designer with details shown on a landscape plan.

Figure 10: Roof design can create an interesting top to a building



Source: Randwick City Council

5.7. Building entry, legibility, mailboxes

Explanation

The design of the pedestrian entry to a building is an important aspect of the arrival experience and greatly assists the legibility of access and entry to the building.

Objectives

The objectives for pedestrian entries are to:

1. Provide clearly identifiable and safe pedestrian entries to buildings
2. Contribute positively to the façade design and the streetscape
3. Provide well located and functional mail facilities.

Controls

a) Separate and clearly distinguish between pedestrian pathways and vehicular access.
b) Present new development to the street in the following manner:
    i. Locate building entries so that they relate to the pedestrian access network and desire lines
    ii. Design the entry as a clearly identifiable element in the façade composition
    iii. Integrate pedestrian access ramps into the overall building and landscape design
    iv. For Multi Dwelling Housing and Residential Flat Buildings, provide direct entries to the individual dwellings within a development from the street where possible
    v. Design mailboxes so that they are convenient to residents, do not clutter the appearance of the development at street frontage and are preferably integrated into a wall adjacent to the primary entry (and at 90 degrees to the street rather than along the front boundary).
c) Provide weather protection for building entries
d) Mailboxes are to be provided in accordance with the delivery requirements of Australia Post
e) A mailbox must clearly mark the street number of the dwelling that it serves
f) Design mailboxes to be convenient for residents and to not clutter the appearance of the development from the street. Design solutions include:
    i. Locate mailboxes adjacent to the main entrance of a building
    ii. Positioning mailboxes at 90 degrees to the street, rather than parallel.

Note

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

5.8. Internal circulation

Explanation

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

Objectives

The objectives for internal circulation are to:

1. Create safe and pleasant spaces for circulation of residents and visitors and their possessions
2. Facilitate good apartment layout with optimal environmental performance
3. Contribute positively to the built form and façade articulation.

Controls

a) Enhance the amenity and safety of circulation spaces by:
   i. Providing natural lighting and ventilation where possible
   ii. Providing generous corridor widths at lobbies, foyers, lift doors and apartment entry doors
   iii. Allowing adequate space for the movement of furniture
   iv. Minimising corridor lengths to give short, clear sightlines
   v. Avoiding tight corners
   vi. Articulate long corridors with a series of foyer areas, and/or providing windows along or at the end of the corridor.

b) Use multiple access cores to:
   i. Maximise the number of pedestrian entries along a street for sites with wide frontages or corner sites
   ii. Articulate the building façade
   iii. Limit the number of dwelling units accessible off a single circulation core on a single level. Refer to ADG 4F Common circulation and spaces.

5.9. Apartment layout

Explanation

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

Objective

The objective for apartment layout is to:

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

Controls

a) Maximise opportunities for natural lighting and ventilation through the following measures:
    i. Providing corner, cross-over, cross-through and double-height maisonette / loft apartments
    ii. Providing windows or skylights to kitchen, bathroom and laundry areas where possible
    iii. Providing at least one openable window (excluding skylight) opening to outdoor areas for all habitable rooms and limiting the use of borrowed light and ventilation.
b) Design apartment layouts to accommodate flexible use of rooms and a variety of furniture arrangements
c) Provide private open space in the form of a balcony, terrace or courtyard for every apartment in a development
d) Except for one bedroom or studio apartments, avoid locating the kitchen within the main circulation space of an apartment, such as hallway or entry.

5.10. Private open space, balconies and roof terraces

Objectives

The objectives for Private Open Space (POS), balconies and roof terraces are to:

1. Enhance resident amenity by providing appropriately sized POS and balconies in accordance with the requirements of the ADG section *4E Private open space and balconies*
2. Ensure that balconies and terraces are integrated into the overall architectural form and detail of residential apartment buildings
3. Ensure through the location and design of private open spaces, balconies and roof terraces that the visual and acoustic privacy between one resident and another is maintained.

Controls

a) Provide a primary balcony for each apartment in accordance with the ADG requirements, including minimum area and depth, in accordance with the apartment type
b) Provide for ground level apartments, a private open space in accordance with the ADG requirements, satisfying the requirements for minimum area and depth
c) POS and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.

5.11. Colours, materials and finishes

Explanation

Developments are to be well-designed, using high quality materials, finishes and detailing, that complement and enhance the streetscape character and quality of an urban or suburban area. Subject to heritage considerations, the use of face brickwork is encouraged, due to its capacity to contribute scale, detail, texture and a rich colouring to the building façade. The colours, materials and finishes of a new building are to be consistent with:

- If in a Heritage Conservation Area (HCA) consistent with the development controls in DCP Part B2 Heritage and the advice provided by the Council Heritage officer

- If in a defined Local Character Area, to be consistent with the relevant Local Character Statement and the development controls in DCP section *B1 Local Character Areas*
- Where a precinct specific DCP section applies to the site, the design is to comply with the required colours, materials and finishes

Objectives

The objectives for colours, materials and finishes ensure:

1. Colour and material schemes contribute to the articulation of the building and enhance the streetscape character
2. Surface materials and finishes are durable and fit for their purpose
3. The retention or recycling (subject to heritage status) of existing sandstone block walls
4. That the materials and finishes palette for coastal locations, within 500m of the ocean high water mark, is suitably robust and will not deteriorate in salt sea air conditions.

Controls

a) Provide a finishes schedule and illustrations detailing the proposed materials and finishes in the DA documentation (identify on plans, elevations and finishes schedule)
b) The selection of colour and material palette must complement the character and style of the building
c) In Foreshore Scenic Protection Areas (FSPA), the exterior colour scheme must complement the natural elements in the coastal location. The colour palette must predominantly consist of light toned neutral hues.
d) Use the following measures to complement façade articulation:
    i. Changes of colours and surface texture
    ii. Inclusion of lightweight materials to contrast with solid masonry surfaces
    iii. The use of natural stone is encouraged.
e) Avoid the following materials or treatment:
    i. Reflective wall cladding, panels, tiles or roof sheeting
    ii. High reflective or mirror glass
    iii. Large expanses of glass or curtain wall that is not protected by sunshade devices
    iv. Large expanses of rendered masonry
    v. Light colours or finishes where they may cause adverse glare or reflectivity impacts.
f) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration e.g. steel elements should be stainless steel within 500m of the coastline, rather than galvanised steel – that deteriorates in a few years in a coastal location.
g) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

5.12. Alterations and additions to Attached Dwellings

Explanation

Attached dwellings are often comprised of a symmetrical pair of dwellings that together result in a balanced and harmonious unified composition. The addition of a second storey, extensions to the side or rear, or material changes to one half of the attached dwellings e.g. metal deck roofing replacing slate or tile roofing, can result in an undermining of the overall composition.

Objective

The objective for alterations and additions to Attached Dwellings is to:

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

Controls

a) Additional storeys to the main building or street frontage are generally not supported where:
   i. A building is part of an intact group or streetscape
   ii. The existing building is comparable to a consistent or predominant building height in the streetscape
   iii. The predominant height of development in the vicinity of the site is single storey.
b) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings
c) Rear additions to terraces must not alter the parapet, ridgeline, chimneys and profile of party walls projecting above the roof of the terrace, as perceived from the front streetscape
d) Where the rear of a group of attached dwellings (terraces) displays a consistent form that is visible from a public space, alterations and additions are to be restricted to the ground floor.
e) Lean-to additions are the most traditional form of rear extension and are suitable for most buildings. Generally, lean-to additions are to have a skillion roof with a low pitch that pitches away from the building, or a flat roof may be acceptable at rear
f) A detached pavilion can be located at the rear boundary, limited to single storey where the allotment is long enough to provide adequate POS and where the new structure will not adversely affect the amenity of neighbours. This may be extended to two storeys, on rear laneways.

Note

For alterations and additions to heritage items or in Heritage Conservation Areas, it may be desirable to distinguish old and new works and/or to provide a detached pavilion rather than extension to an existing building. Refer to DCP section *B2 Heritage* for further details.

5.13. Alterations and additions to Residential Flat Buildings

Explanation

Walk-up Residential Flat Buildings (RFB), typically built between the 1950s-1970s, form a significant proportion of medium density residential dwellings in the Randwick LGA. These older RFBs are often now in need of redevelopment or refurbishment to meet current lifestyle needs, improve sustainability and to update the building's appearance. Randwick City Council's *'Design Ideas for Rejuvenating Flat Buildings'* manual, contains design principles and concepts to promote and guide the refurbishment of older RFBs.

Objective

The objective for alterations and additions to RFBs is to:

1. Promote design excellence in the refurbishment of older RFBs.

Controls

a) The comprehensive refurbishment of older walk-up RFBs must have regard to the Randwick City Council 'Design Ideas for Rejuvenating Residential Flat Buildings' manual.
b) Alterations and additions to RFBs located within HCAs or a heritage item shall ensure that the overall aesthetic improvements to the appearance of the building can make a positive contribution to the heritage streetscape by:
    i. Providing for a combination of materials, colours and finishes to the building façade that are compatible with the HCA or heritage item
    ii. Incorporating elements such as shading devices, blade walls or vertical elements to articulate the façade of the building
    iii. Providing for balconies and terraces that can help recess garages
    iv. Incorporating landscaping and where practical suitable fencing to the street frontage
    v. Where practical, remove external elements that detract from the appearance of the HCA or heritage item.

Figure 11: Example of RFB refurbishment

Before

After

Source: Smart Design Studio

6. Amenity

The following amenity provisions on solar access and overshadowing, natural ventilation, visual and acoustic privacy and view sharing are to ensure a high standard of amenity is realised for new and neighbouring residents.

6.1. Overshadowing and solar access

Explanation

Solar access is a critical design consideration for achieving high residential amenity and energy efficiency. Buildings should be sited and designed to maximise daylight and direct sunlight to living areas and private open space and communal open space areas. Good solar design reduces reliance on artificial lighting and heating, improves comfort, and supports sustainability.

Development must also retain reasonable levels of solar access to neighbouring dwellings, open spaces, and solar panels, and minimise overshadowing impacts, particularly during mid-winter (21 June), which represents the worst-case scenario for solar access.

Objectives

The objectives for solar access and overshadowing are to:

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

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.

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

Controls

Solar access for proposed development

a) For Residential Flat Buildings (RFBs):
   i. At least 70% of apartments must receive a minimum of 2 hours of direct sunlight to living rooms and POS between 9am and 3pm at mid-winter.
   ii. No more than 15% of apartments may receive no direct sunlight during this period.

b) For Attached Dwellings or Multi-Dwelling Housing:
   All dwellings must receive a minimum of 2 hours of direct sunlight to living rooms and POS between 9am and 3pm at mid-winter

c) Where site constraints or orientation limit compliance, applicants must demonstrate how solar access and energy efficiency have been maximised through alternative design solutions.

Solar access for surrounding development

a) The living rooms of neighbouring dwellings or RFBs, must receive a minimum of two hours of direct sunlight between 9am and 3pm at mid winter
b) The POS of a neighbouring residential property must receive a minimum of two hours of direct sunlight between 9am and 3pm at mid winter
c) Where existing development currently receives less sunlight than this requirement, the new development is not to reduce this by more than 20% less
d) Shadow diagrams are to be provided with existing and future shadows hourly from 9am to 3pm at mid winter
e) Solar panels (of a neighbour) are to retain a minimum of two hours of direct sunlight between 9am and 3pm at mid winter
f) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the efforts made in the careful siting and design of the new development in relation to the existing neighbouring dwelling living areas and POS, to mitigate potential issues of overshadowing and the reduction in direct solar access and/or ambient daylight
g) Where a precinct specific DCP section applies to the site, the detail block plan controls apply.

6.2. Energy efficiency and natural ventilation

Explanation

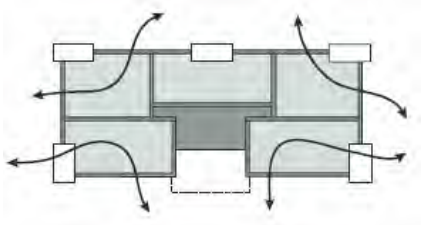
Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

Objectives

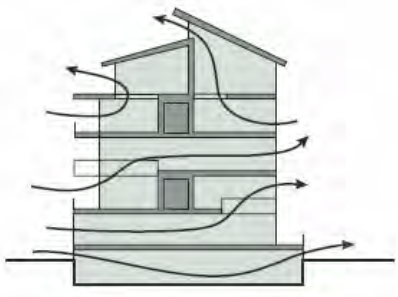
The objectives for natural ventilation and energy efficiency are to:

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

Figure 12: Achieving natural cross-ventilation in RFBs



Plan



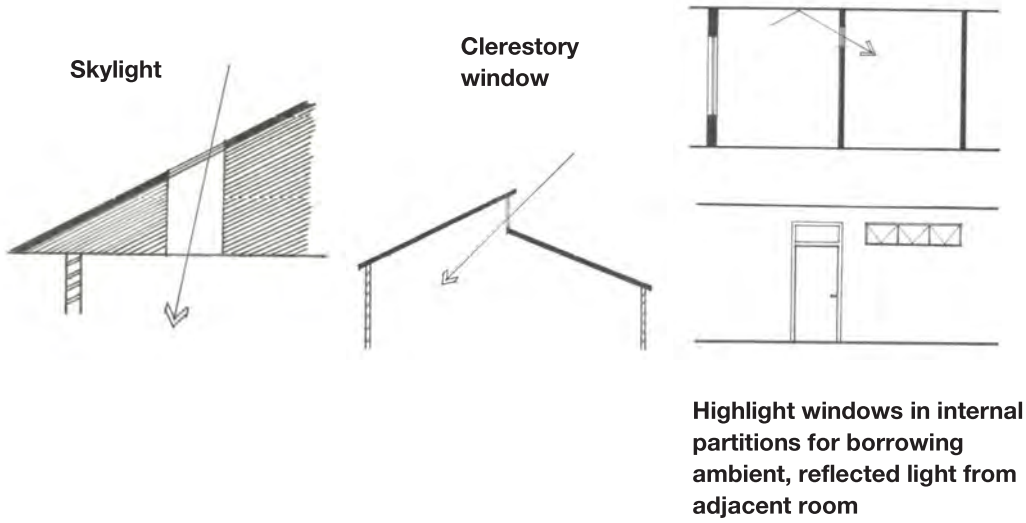
Section

Source: ADG

Controls

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

Figure 13: Measures for optimising daylight access to the interior of dwellings



Source: ADG

b) All habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory windows for natural lighting and ventilation is not acceptable.
c) All new residential units must be designed to provide natural ventilation to all habitable rooms. Mechanical ventilation must not be the sole means of ventilation to habitable rooms.
d) Aligning with ADG section *4B Natural ventilation* requirements, a minimum of 60% of residential units in the first nine storeys are to be naturally cross ventilated.
e) Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

6.3. Visual privacy

Explanation

Developments are to be designed to optimise privacy by minimising cross viewing and overlooking from the indoor and outdoor living areas of new dwellings to the living spaces of adjoining dwellings. Design measures are to be considered to protect privacy, including the location and type of window element, physical screens, the positioning and orientation of balconies, decks and terraces, screen planting in deep soil and planter boxes 'on structure'.

Objectives

The objectives for visual privacy are to ensure:

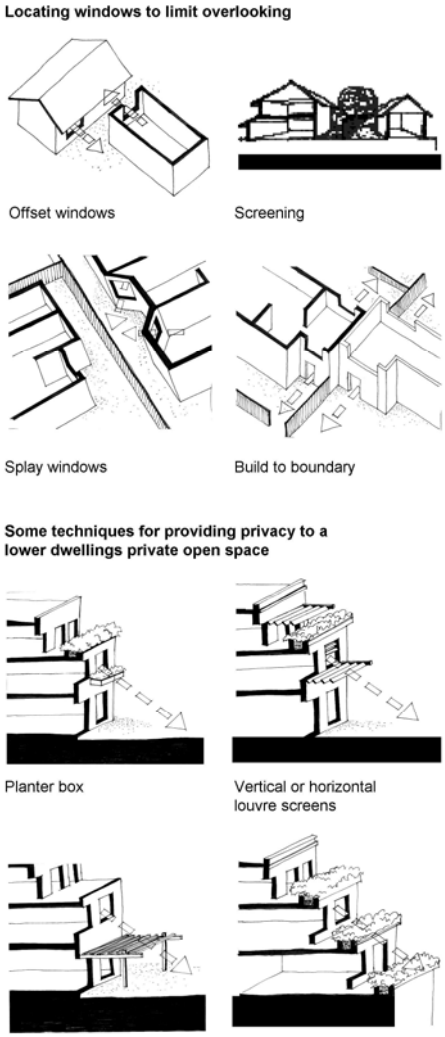
1. A high level of amenity by providing for a reasonable level of visual privacy for dwellings and neighbouring properties
2. New development is designed so that its occupants enjoy visual and acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties

3. The sensitive design of buildings optimises visual privacy, by minimising cross viewing and the overlooking of adjoining dwelling habitable and recreational garden space (POS and COS).

Controls

a) Where unique site conditions occur, or in the case of NSW Pattern Book developments, exceptions are assessed on merit, with consideration of the design of the relevant building to mitigate potential issues of visual privacy
b) Locate windows and balconies of habitable rooms to minimise overlooking of windows or glass doors in adjoining dwellings (whether part of the development or on adjoining properties). Refer to the Figure 14 which illustrates techniques to protect privacy
c) Orient balconies to the front and rear boundaries or to courtyards as much as possible. Avoid orienting balconies to any habitable room windows on the side elevations of the adjoining dwelling
d) Orient buildings on narrow sites to the front and rear of the lot, utilising the street width and rear garden depth to increase the separation distance
e) Locate and design areas of POS to ensure a high level of user privacy. Landscaping, screen planting, fences, shading devices and screens are used to prevent overlooking and to improve privacy
f) Incorporate materials and design of privacy screens including (but not limited to):
    i. Translucent or obscured glazing
    ii. Fixed timber or metal slats mounted horizontally or vertically.
    iii. Fixed vertical louvers with the individual blades oriented away from the private open space or windows of the adjacent dwellings.
    iv. 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.

Figure 14: Privacy building design techniques



Source: ADG

6.4. Acoustic privacy

Explanation

New developments must be sited and designed to minimise noise transmission between new and adjoining existing dwellings. This includes minimising and managing the potential for noise transmission between different living and sleeping areas of the same development particularly in dual occupancy or semi-detached dwellings with a common wall.

Development is also to be sited and designed to minimise impacts from significant external noise sources, such as arterial roads, flight paths, industrial activity and port operations ensuring a high level of residential amenity without relying solely on mechanical ventilation.

Objectives

The objectives for acoustic privacy are to:

1. Ensure a high level of amenity by providing for a reasonable level of acoustic privacy for new dwellings and existing neighbouring properties
2. Design dwellings so that the occupants enjoy acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties

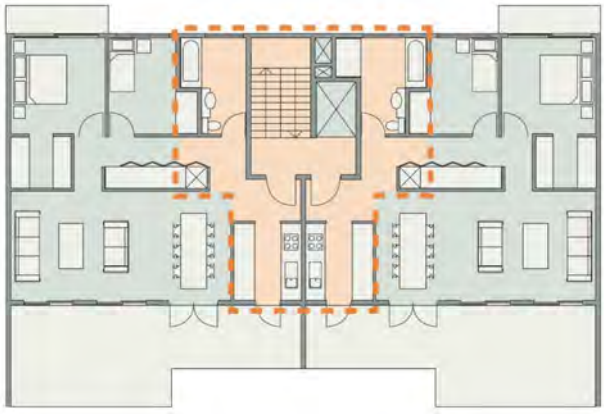
3. Ensure dwellings are designed to minimise impacts from significant exterior noise sources such as arterial roads, flight paths, industries and ports
4. Design buildings with adequate separation within the development and from adjoining properties.

Controls

a) Design the building and internal layouts to minimise noise transmission between buildings and apartment to apartment by:
   i. Locating busy, noisy areas (such as living rooms, kitchens) near each other and grouping quiet areas such as bedrooms away from noise sources
   ii. Use storage and circulation spaces as acoustic buffers
   iii. Minimising the extent of shared party walls.

b) Separate quiet areas such as bedrooms from common recreation areas, parking areas, vehicle access ways, plantrooms and AC units and other noise generating activities
c) Incorporate appropriate measures to maximise acoustic privacy such as:
   i. Double glazing of windows
   ii. Operable screened balconies
   iii. Solid courtyard walls
   iv. Sealed entry doors.

Figure 15: Locate sleeping rooms away from the main living areas

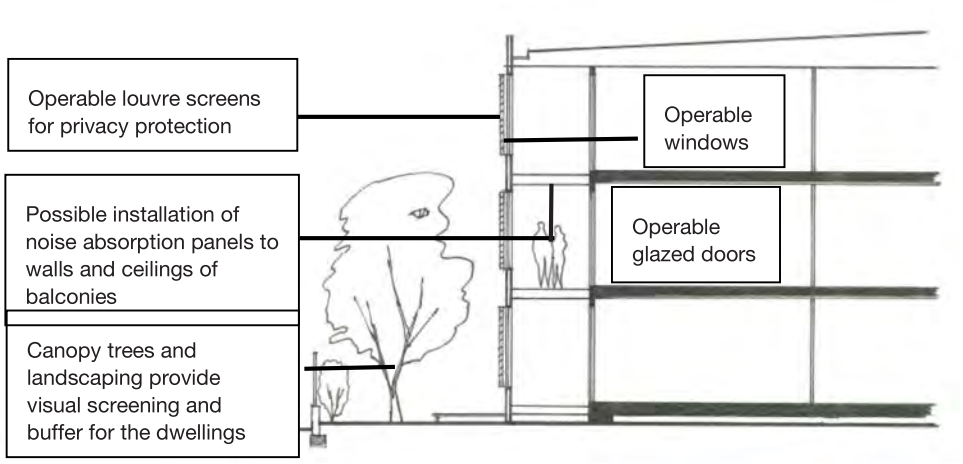


Source: ADG

d) For developments fronting arterial roads or other significant noise sources:
   i. Provide noise mitigation measures to ensure an acceptable level of living amenity for the dwelling units is maintained
   ii. Submit a noise assessment report prepared by a qualified Acoustic Consultant must be submitted with suitable noise mitigation solutions.
   iii. Demonstrate the design is to achieve an acceptable level of noise exposure in the interior space, without relying on mechanical ventilation.
   iv. Adopt design solutions for developments fronting arterial roads such as provision of an enclosed, recessed balcony or loggia to the dwelling units to function as a buffer between the outdoor environment and the interior living space. Note: Fully enclosed balcony spaces count towards the GFA of the building

e) Where unique site conditions exist, or in the case of NSW Pattern Book developments, exceptions may be considered are assessed on merit. Proposals must demonstrate how siting and design mitigate acoustic impacts on the relevant building, room or outdoor terrace/balcony.

Figure 16: Enclosed balconies and loggias may be used to attenuate traffic noise.



Source: ADG

6.5. Safety and security

Explanation

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

Objectives

The objectives for safety and security are to:

1. Consider the safety and security of residents and the security of the neighbourhood through building and landscaping design.
2. Provide for casual surveillance of footpaths and driveways important for the safety of residents and passing pedestrians, and for the security of the neighbourhood.

Controls

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

b) For Multi Dwelling Housing and Attached Dwellings, provide direct access between the private garages and the dwellings where possible
c) For RFBs, provide direct, secure access between the parking levels and the main lobby on the ground floor
d) Design window and door placement and operation to enable ventilation throughout the day and night without compromising security, and without mechanical means
e) Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development
f) Resident car parking areas must be equipped with security grilles or doors
g) Control visitor entry to all units and internal common areas by intercom and remote locking systems
h) Provide adequate lighting for personal safety in common and access areas of the development
i) Improve opportunities for casual surveillance without compromising dwelling privacy by designing living areas with views over public spaces and communal areas, using bay windows which provide oblique views and casual views of common areas, lobbies/foyers, hallways, open space and car parks
j) External lighting must be neither intrusive nor create a nuisance for nearby residents
k) Provide illumination for all building entries, pedestrian paths and communal open space within the development.

Note

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

6.6. Air quality

Explanation

Air pollution has the potential to cause harm to the natural environment and create adverse effects on human health. Research has shown that long term exposure to air pollution (even low levels of air pollution) may lead to respiratory and inflammatory illnesses and other more serious health conditions. Air pollution along main roads is created by motor vehicle exhausts, including vehicle non-exhaust emissions (particles from road, brake and tyre wear). Incorporating natural ventilation within buildings is important to achieving fresh air flow. Incorporating green walls and indoor planting areas also assists to filter impurities.

The Infrastructure SEPP Clause 101 (c) requires consideration of the impacts of vehicle emissions on land which has a frontage to a classified road. Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

Objectives

The objectives for air quality are to:

1. Encourage both new and existing development to be designed to provide good indoor air quality for occupants
2. Protect residents from the harmful effects of air pollution

Controls

a) All developments that adjoin a main road and at Council's discretion are to include a report from a suitably qualified air quality consultant that addresses building design solutions and construction measures that reduce air pollution and improve indoor air quality for occupants
b) Applicants are to submit a statement which explains how the proposal has addressed the NSW Government 'Development Near Rail Corridors and Busy Roads – Interim Guideline'
c) The air intakes for mechanical ventilation are to be located well away from major roads or the pollution source (e.g. on top of tall buildings) or provided with filtration to remove particulates
d) DAs for sensitive land uses such as childcare centres, schools or aged care facilities must submit an air quality study prepared by a suitably qualified expert demonstrating how air pollution exposure and health risks will be mitigated
e) Vegetative screens should be investigated where appropriate to assist in maintaining local ambient air amenity and to improving aesthetics and visual impacts from an adjacent roadway.

7. Car parking and access

Explanation

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

Objectives

The objectives for car parking are to:

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

Note

See DCP Part B7 Transport, traffic and parking for applicable vehicle, bicycle and motorbike parking rates.

7.1. Location

Controls

a) Car parking facilities must be accessed off rear lanes or secondary street frontages where available.
b) The location of car parking and access facilities must minimise the length of driveways and extent of impermeable surfaces within the site.
c) Setback driveways a minimum of 1m from the side boundary. Provide landscape planting within the setback areas. Where the adjoining property has its driveway abutting the common boundary, the new driveway may be built to that boundary. In this scenario, a combined crossing must be created to serve the two neighbouring properties.
d) Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane boundary.
e) RFBs and Multi Dwelling Housing developments are to comply with the following:
    i. Car parking must be provided underground in a basement or semi-basement for new development
    ii. On grade (surface) car parking may be considered for sites on a merit basis, with the car park located on the side or rear of the allotment away from the primary street frontage
    iii. Where rear lane or secondary street access is not available, the car park entry must be recessed behind the front façade alignment. In addition, the entry and driveway must be located towards the side and not centrally positioned across the street frontage

f) For Attached Dwellings, where rear lane or secondary street access is not available, garages may be provided on the primary street elevation of the buildings provided they are:
    i. Single car width only
    ii. Recessed behind the front façade alignment.

7.2. Configuration

Controls

a) Except for hardstand car spaces and garages, all carparks must be designed to allow vehicles to enter and exit the property in a forward direction
b) For RFBs and Multi Dwelling Housing, the maximum width of a driveway is 6m. In addition, the width of driveway must be tapered towards the street boundary as much as possible
c) For controls on the configuration of hardstand car spaces, carports, garages and driveways for Attached Dwellings, refer to DCP section C1 Low Density Residential
d) Provide basement carparking consistent with the following requirements:
    i. Provide natural ventilation where possible e.g. where not fully underground
    ii. Integrate ventilation grills into the façade composition and landscape design
    iii. The external enclosing walls of carpark must not protrude above ground level (existing) by more than 1.2m. This control does not apply to sites affected by potential flooding
    iv. Use landscaping to soften or screen any carpark enclosing walls
    v. Provide safe and secure access for building users, including direct access to dwellings where possible
    vi. Improve the appearance of carpark entries and avoid a ‘back-of-house’ appearance by measures such as:
        - Installing security doors to avoid ‘black holes’ in the façades
        - Returning the façade finishing materials into the carpark entry recess to the extent visible from the street as a minimum
        - Concealing service pipes and ducts within those areas of the carpark that are visible from the public domain
e) Where on-grade (surface) car park cannot be avoided, incorporate the parking area into the landscape design of the site:
    i. Use planting to screen the parking areas from view from the COS and POS and the public domain
    ii. Provide canopy or shade trees among parking bays
    iii. Use a combination of paving materials to define the parking surface.

7.3. Parking facilities forward of front façade alignment

Controls

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

Attached Dwellings

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

RFBs and Multi Dwelling Housing

a) Carparking for RFB or shop-top housing is to be in the building basement, naturally ventilated, is not to protrude more than 1.2m above existing ground level, and the extent of the basement carpark is to consider the need to provide areas of deep soil to support effective screen planting along the interface boundary (generally the two side boundaries) and in front and rear setback areas
b) Incorporate landscaping in the site frontage
c) The carpark must not require the removal of significant landscape elements of the streetscape, such as rock outcrop or sandstone retaining walls
d) Vehicular access is to be provided from a rear lane or secondary street where available, and proposal access points are to be set back from intersections and to consider the amenity of adjoining residences (re: safety, noise, headlights).
e) The maximum driveway width is 6m
f) Minimise the length and height of the carpark enclosing walls and driveway entries
g) Car park entry driveways/ramps/associated retaining walls are to be designed as visually recessive components of the building elevation to minimise the visual impact on the streetscape
h) Façade finishing materials are to continue into the car park entry recess, service pipes and ducts are to be concealed from the street. High quality external finishes/materials are required for all visible carparking enclosing walls and entry doors /shutters
i) The car park location must not pose a risk to the safety of pedestrians
j) Proposals are to include bicycle, motorcycle and scooter parking at the required rates, EV charging infrastructure and fast charging facilities. When required provide end of trip facilities. Provide car share spaces and Green Travel Plans. For details of parking rates, EV charging requirements, end of trip facilities, car share and Green Travel Plans refer to DCP Part B7 Transport, traffic and parking.

8. Fencing and ancillary development

8.1. Fencing

Explanation

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

Objectives

1. The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences are to complement the building on the site and the streetscape
2. Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment
3. Fences are designed to minimise opportunities for graffiti and malicious damage.

8.2. General

Controls

a) Fences are constructed with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering
b) Sandstone fencing must not be rendered and painted
c) The following materials must not be used in fences:
    i. Steel post and chain wire
    ii. Barbed wire or other dangerous materials

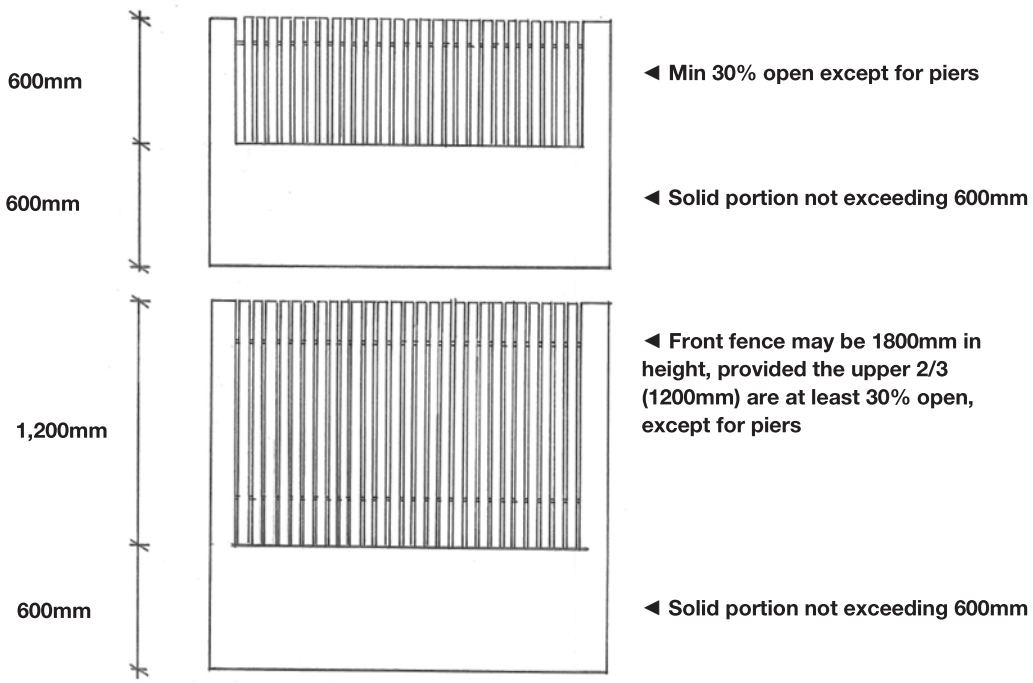
d) Expansive surfaces of blank rendered masonry to street frontages must be avoided.

8.3. Front fencing

Controls

a) The fence must align with the front property boundary or the predominant fence setback line along the street
b) 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
c) Construct the non-solid portion of the fence with lightweight materials (such as timber or metal panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.

Figure 17: Configuration of front fencing



Source: RCC

d) A solid front fence of up to 1.8m in height may be permitted in the following scenarios:
   i. Front fences for sites facing arterial roads
   ii. 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.
   iii. Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), to avoid continuous blank walls.

e) 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.
f) 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.
g) Gates must not open over public land.
h) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

8.4. Side and rear fencing

Controls

a) The maximum height of side, rear or common boundary fences is limited to 1.8m, as measured from the ground level (existing). For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2.2m above ground level (existing)

b) In the scenario where there is significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit
c) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment
d) 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. A copy of the Dividing Fences Act may be obtained at the following website: www.legislation.nsw.gov.au.

8.5. Outbuildings

The following controls apply to outbuildings as defined in the Randwick LEP 2012:

Controls

a) Outbuildings must be located behind the alignment of the front building façade to maintain the visual character of the streetscape
b) Outbuildings must be positioned to optimise backyard space/usability and must not encroach on required deep soil permeable zones or landscaped areas
c) Outbuildings must be single storey only, with a maximum height of 3.6m and a maximum wall height of 2.4m measured from natural ground level.

8.6. Swimming and spa pools

The following controls apply to swimming pools and spa pools.

Controls

a) Position pools to avoid damage to the root systems of existing trees on the subject site and adjoining properties and ensure compliance with tree protection zones
b) Site pools to minimise noise and privacy impacts on adjoining dwellings, particularly in relation to pool pumps, filters, and recreational use
c) Pools must not encroach on required deep soil zones or landscaped areas that contribute to stormwater infiltration and biodiversity
d) Provide acoustic screening or enclosures for pool equipment to reduce noise impacts on neighbouring properties
e) Incorporate water efficiency measures, such as:
    i. Pool covers to reduce evaporation
    ii. Water saving filtration systems
    iii. Rainwater or recycled water for topping up pools where feasible
f) Ensure pool fencing complies with the Swimming Pools Act 1992 and is integrated with the landscape design to minimise visual impact
g) Design pools to avoid overshadowing of adjoining private open space and maintain reasonable solar access
h) Where pools are located near boundaries, provide adequate setbacks and screening to maintain privacy and reduce visual bulk.
i) For spa pools, ensure energy-efficient heating systems, such as electric heat pumps rather than gas heaters, and incorporate thermal insulation to reduce heat loss. These measures help minimise greenhouse gas emissions and improve operational efficiency

8.7. Storage

Explanation

Adequate storage is essential for the functionality and amenity of residential dwellings. Insufficient storage can lead to cluttered living spaces and the inappropriate use of car parking areas for storage, reducing on-site parking availability and increasing pressure on on-street parking.

Objective

1. Provide sufficient, accessible and secure storage for everyday household items in accordance with ADG section *4G Storage* ensuring convenience and functionality for residents.

Controls

a) Each dwelling must include readily accessible and separately contained storage areas located within the dwelling or in secure, dedicated space.
b) Storage facilities may be provided in basement or sub floor areas, or attached to garages. Where basement storage is provided, it should not compromise natural ventilation in the car park, reduce sight lines or obstruct pedestrian access to parked vehicles
c) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:
    i. Studio apartments – $4m^3$
    ii. One bedroom apartments – $6m^3$
    iii. Two bedroom apartments – $8m^3$
    iv. Three plus bedroom apartments – $10m^3$
d) At least 50% of the required storage must be located within the dwelling for convenience and security.
e) Storage spaces must be:
    i. Weatherproof and secure
    ii. Easily accessible without compromising circulation or amenity
    iii. Designed to accommodate bulky items (e.g., bicycles, prams, sports equipment)
f) For multi-unit developments, communal storage areas may be provided for large items, provided they are secure and conveniently located.

8.8. Laundry and clothes drying facilities

The following controls apply to laundry and clothes drying facilities:

Controls

a) Provide a retractable or demountable clothesline in the private courtyard of each dwelling to allow outdoor drying
b) Each dwelling must include an internal laundry space that is functional and ventilated
c) If this is not feasible, allocate a dedicated space within the primary balcony for drying and use screening devices or suitable balustrades to minimise visual clutter from the public domain
d) Clothes drying facilities must be designed to:
    i. Avoid overshadowing of neighbouring properties
    ii. Maintain privacy and visual amenity
    iii. Comply with sustainability principles by maximising natural ventilation and sunlight.

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