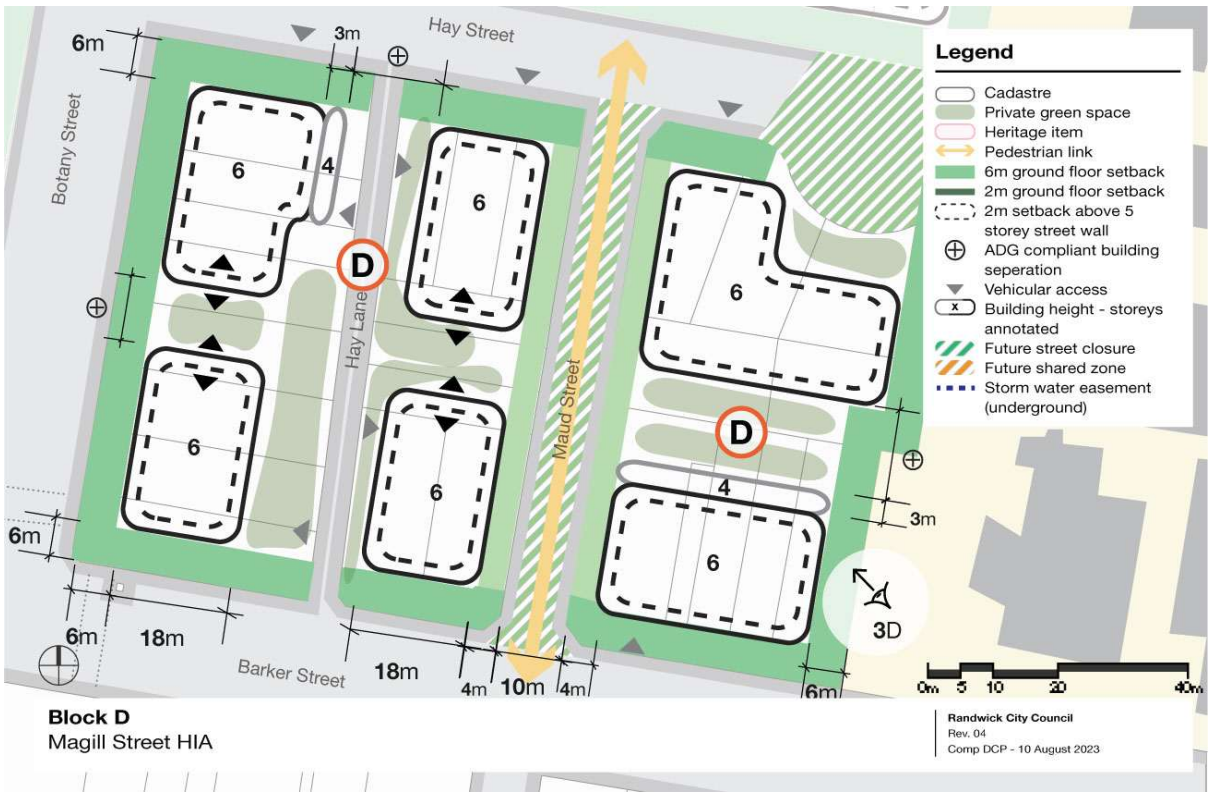
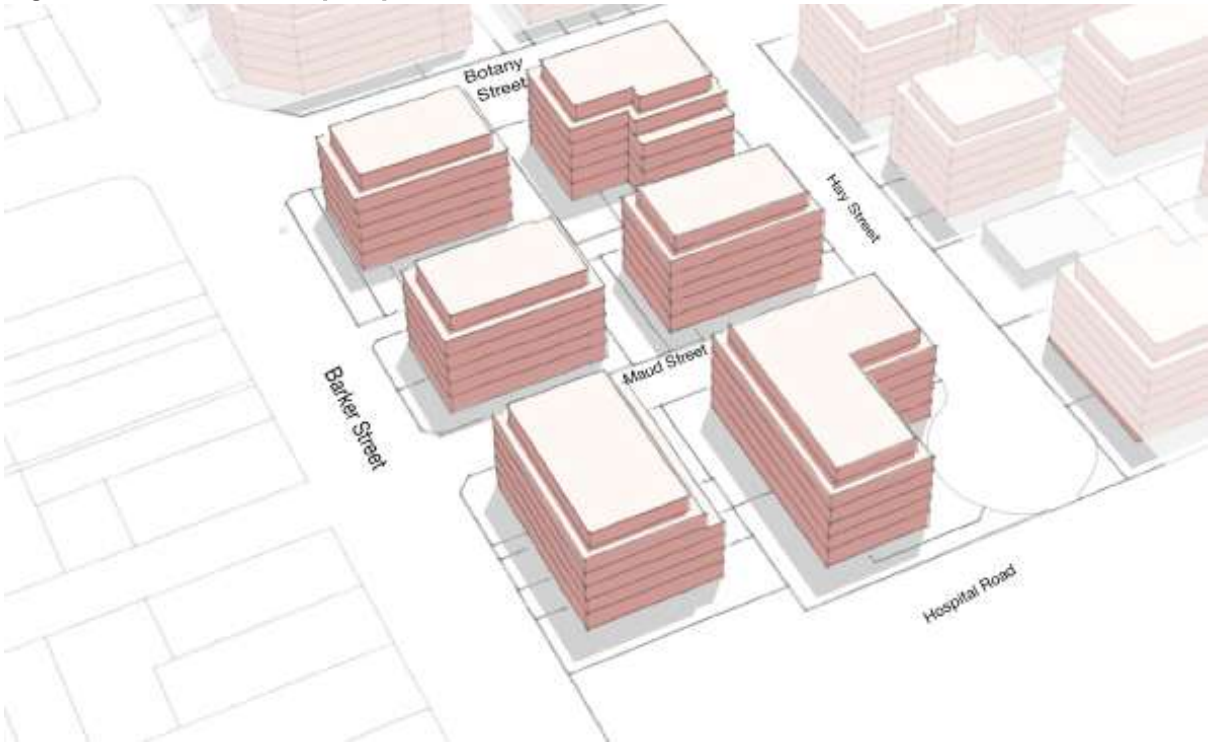
Block D

Figure 31: Block D control plan



Source: Randwick City Council 2023

Figure 32: Block D – 3D perspective



Source: Randwick City Council 2023

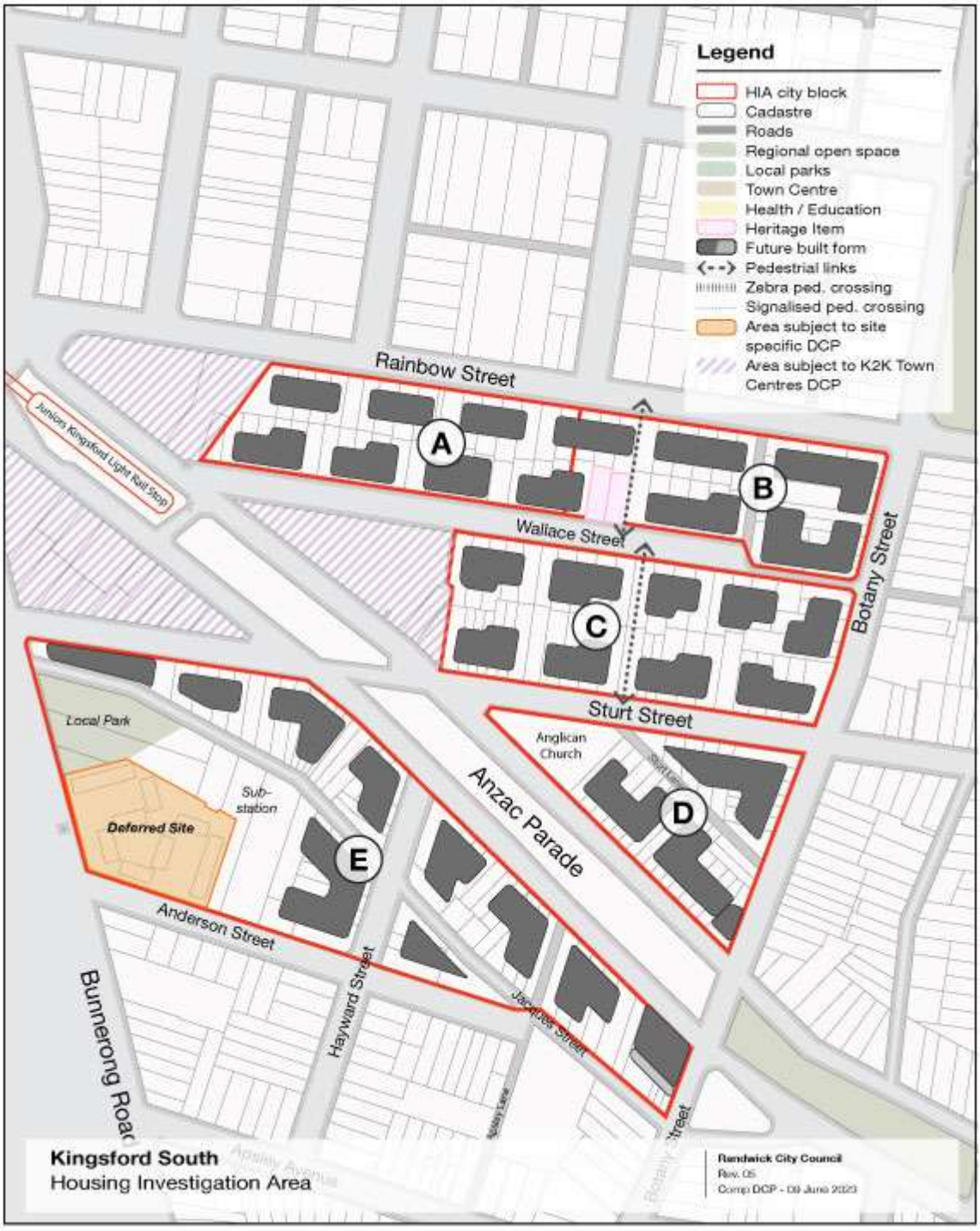
9.4 Kingsford South WLHA (H4)

The Kingsford South WLHA will be a new midrise residential neighbourhood drawing on the opportunities presented by ready access to the Juniors Kingsford Light Rail transport hub, proximity to Kingsford Town Centre, The Juniors club, and to Dacey Gardens and Jacques Street Park. Heritage properties, church buildings, an electricity substation and social housing will be integrated within the new neighbourhood. New pedestrian links will improve access through the WLHA, breaking down the existing large block structure, and upgraded local parks will improve access to quality open space. The WLHA will embody best practice urban planning, architectural and landscape design, and showcase sustainable practices.

The residential apartment buildings will be set back from the street, with resident parking provided in basements. Communal green spaces will be provided at ground and roof level, and ground floor family apartments will open out to private court gardens. Corner shops and cafes with alfresco seating will enliven key street corners within the neighbourhood.

Kingsford South WLHA - Artist impression - View north along Anzac Parade

Figure 33: Kingsford South WLHA plan



Source: Randwick City Council, 2022

The Kingsford South Well Located Housing Area (WLHA) is centrally located within the LGA, in the suburb of Kingsford. The subject city blocks are illustrated in Figure 33 and are generally bounded by Rainbow Street, Botany Street, Anderson Street and Bunnerong Road.

The site at 47-55 Bunnerong Road is identified as a Deferred Site and is not subject to Amendment 9, of the Randwick LEP 2012. The landowner, Land and Housing Corporation (LAHC) has submitted a site specific planning proposal to the NSW Government under rezoning pathway for social and affordable housing program. The proposal seeks to increase the residential density on the site to a maximum height of 28m (8 storeys), a maximum floor space

ratio of 2.7:1 and 50% social and affordable housing. The proposal will deliver 185 dwellings. At the time of preparation of this DCP, a decision on the rezoning was pending.

9.4.1. Future character

The WLHA will evolve into a renewed residential neighbourhood, that offers a variety of medium density housing types complemented by small-scale retail businesses that meet local needs. The proposed mid-rise typology will enhance the character of the area by promoting high quality outcomes in urban design, architectural and landscape design.

The key features of the desired future character include:

- generous setbacks to support natural light, landscaping and residential amenity
- a permeable pedestrian network that responds to existing street patters and desire lines
- built form and building heights that transition appropriately to surrounding urban conditions

Given its accessible location, most of the Kingsford South WLHA is expected to undergo progressive redevelopment. The Anglican Church group of buildings at the corner of Anzac Parade and Sturt Street, and the electricity substation at 12-14 Anderson Street are expected to remain unchanged over the medium to long term.

Access

The precinct will prioritise active transport with safe and convenient pedestrian and cycling access supported by proximity to the light rail terminus and to public bus services operating along east-west and north-south corridors .

Planned cycling infrastructure will provide direct connections into the broader Randwick LGA integrated cycling network. The WLHA benefits from access to major roads such as Anzac Parade, Bunnerong Road and Rainbow Street.

The precinct will be highly permeable for pedestrians and cyclists, maintaining existing street connections and introducing new convenient and safe through-block pedestrian links aligned with desire lines. These will enhance and create a safe, integrated public domain.

Private vehicle access will be via local streets with basement parking provided within new developments to minimise visual and spatial impacts at street level.

Built form

The proposed new built form of the precinct will be mid-rise in scale, with residential buildings up to five storey height. Key design elements include setbacks between buildings to allow for landscaping, natural light and cross ventilation. The block layout will support residential buildings with gardens on all sides of buildings, with deep soil zones for mature tree planting.

A consistently of 6m setback from the primary and secondary street frontages will allow ground floor apartment courtyard gardens, communal open space and areas for mature tree planting. New apartment buildings will have generous front, side, and rear gardens.

Small scale mixed-use buildings (with ground floor shops and apartments above) are proposed at the northwest and southwest corners of the Anzac Parade and Botany Street intersection (where shops are currently located). These new mixed-use buildings will also be of five storey height and built to the street edge, reinforcing the local character with active street frontages, will service the local community and provide apartment accommodation above.

The mid-block areas will feature sunny private and communal gardens with mature tree plantings in deep soil conditions. These green spaces will provide a buffer from traffic along

Anzac Parade and other busy streets contributing to a leafy, residential character and improved amenity.

Figure 34: Corner cafes in residential areas can provide a social focus and bring street activation

Source: Randwick City Council, 2022

Interface with surrounding areas

The Kingsford South WLHA will provide a graduated transition in built form from the taller buildings of the Kingsford Town Centre situated to the northwest of the WLHA to the surrounding low-density residential areas. The built form will step down from the Juniors Kingsford Light Rail station of 9 and 17 storeys to a consistent five storey scale within the WLHA. This transition in scale will ensure a sensitive interface with the established low-density residential neighbourhoods to the south and east of the WLHA.

There are currently many examples of three and four storey apartment buildings along the north side of Rainbow Street. New development on the south side of Rainbow Street will be built to five storeys, providing a balanced and appropriate scale for the streetscape and reinforcing the area's evolving residential character.

9.4.2. Local character area

The Kingsford South WLHA is located within the North Anzac Local Character Area (LCA which encompasses parts of Kensington and Kingsford along the northern section of Anzac Pde. The area is defined by its proximity to major institutions such as UNSW, the Randwick Hospitals campus and the Royal Randwick Racecourse as well as its evolving urban form shaped by recent infrastructure investment including the light rail.

Further information on the relevant character principles are contained in the Local Character Section of this Randwick DCP. Proponents must demonstrate how their proposals align with the desired future character and contribute to the distinctive identity of the North Anzac LCA.

9.4.3. Built form

Objectives

The built form objectives of the Kingsford are to:

1. Position built form with generous setbacks to surrounding streets, to support well-scaled streetscapes, private and communal gardens and deep soil zones for vegetation
2. Ensure buildings are orientated and designed to achieve a high environmental performance and sustainability outcomes

3. Deliver residential buildings that demonstrate design excellence and respond positively to the surrounding residential, parkland and streetscape context
4. Ensure that new buildings, in height and scale, provide a transition between the higher buildings proposed in K2K and the lower scale residential areas to the south, and west
5. Provide a graduated transition in height and scale between taller buildings of the K2K corridor and the lower scale residential areas to the south and west
6. Ensure built form transitions sensitively at the interfaces with existing sensitive land uses, such as the Anglican Church properties
7. Position buildings to wherever possible to retain on the site existing mature trees and vegetation
8. Position buildings to retain existing mature trees and vegetation on-site wherever possible
9. Support orderly site consolidation to realise optimum urban and built form outcomes that are ADG compliant
10. Respect the residential amenity and character of adjacent lower scale residential areas to the west, east and south, and the heritage-listed properties at 42 and 44 Wallace Street
11. Provide visual interest and variety in the streetscape through articulated building design within the permitted development envelope

Controls

a) Setback buildings in zone R3 must be setback 6m from the primary and secondary street frontages to accommodate private and communal garden areas and retain mature trees and vegetation
b) Architectural corner elements and detailing (awnings and material variation) must be used to define street corners at Botany Street and Anzac Parade
c) The minimum site dimensions of amalgamated redevelopment sites within the WLHA shall have no street frontage less than 40m, and minimum depth of 25m. For triangular sites the minimum dimension of the consolidated site shall be no less than 25m at the mid-point. E1 zoned properties are excepted from this control.
d) Reduce the visual bulk at the top level of buildings (above the fourth storey of the building) by setting back 2m on all sides
e) Building separation must comply with ADG standards and at least one of the building-to-building faces must be designed as a habitable facade.

9.4.4. Public domain and access

Objectives

The public domain and access objectives for the Kingsford South WLHA are to:

1. Improve pedestrian permeability through the city blocks by incorporating new and enhanced public pedestrian links
2. Enhance city block wayfinding by introducing new through-block connections that open sightlines between residential areas and key destinations
3. Improve the landscape quality along all streets to enhance the pedestrian experience
4. Investigate options to strengthen the landscape design quality and connectivity of existing local parks and green spaces .

Controls

a) Create a public pedestrian link from Sturt Street to Rainbow Street, aligned with heritage-listed properties at 42 and 44 Wallace Street (I161 and I162) by providing two

aligned through-block links in accordance with Figures 38 and 40: Block B and C control plans

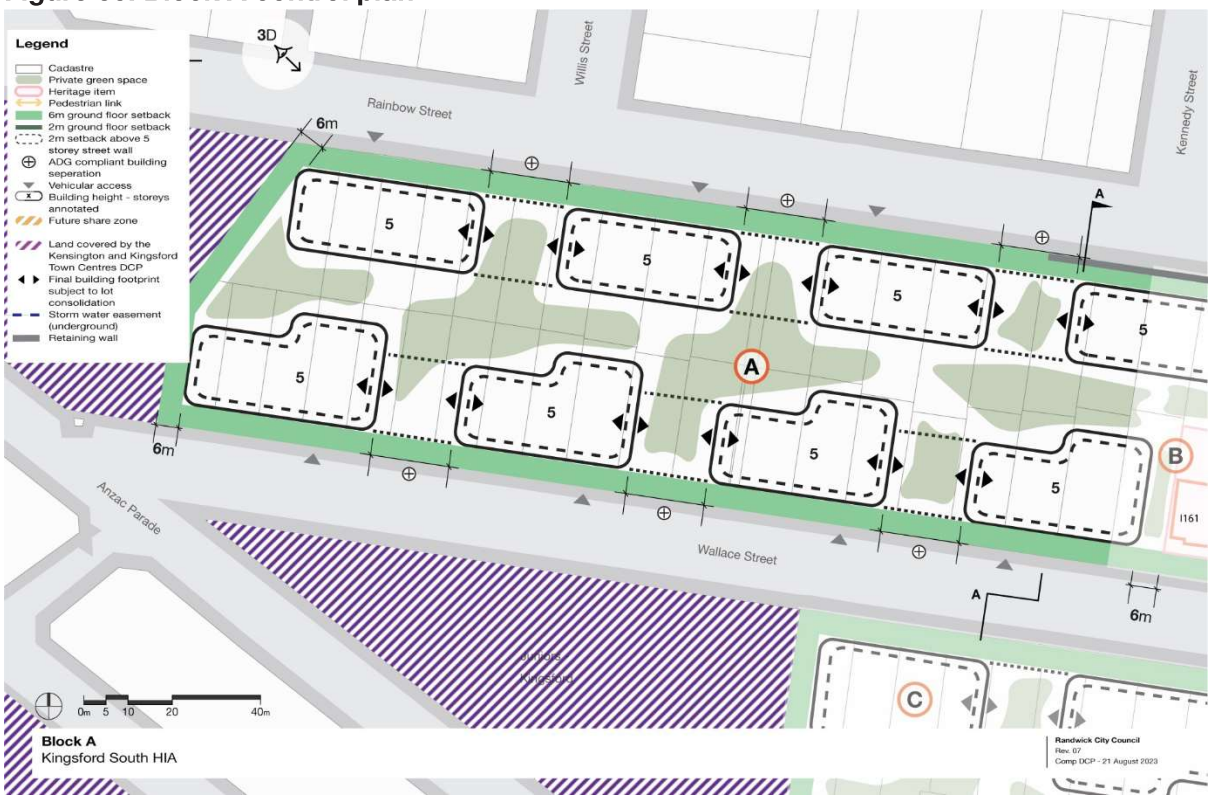
b) Locate active ground floor uses at the northwest and southwest corners of Botany Street and Anzac Parade to activate the public realm and support local retail and employment

c) Support connectivity and useability of Jacques Street Park to facilitate local recreation and outdoor activities, enhancing its role as a neighbourhood green space for the growing community.

9.4.5. Individual city block plans

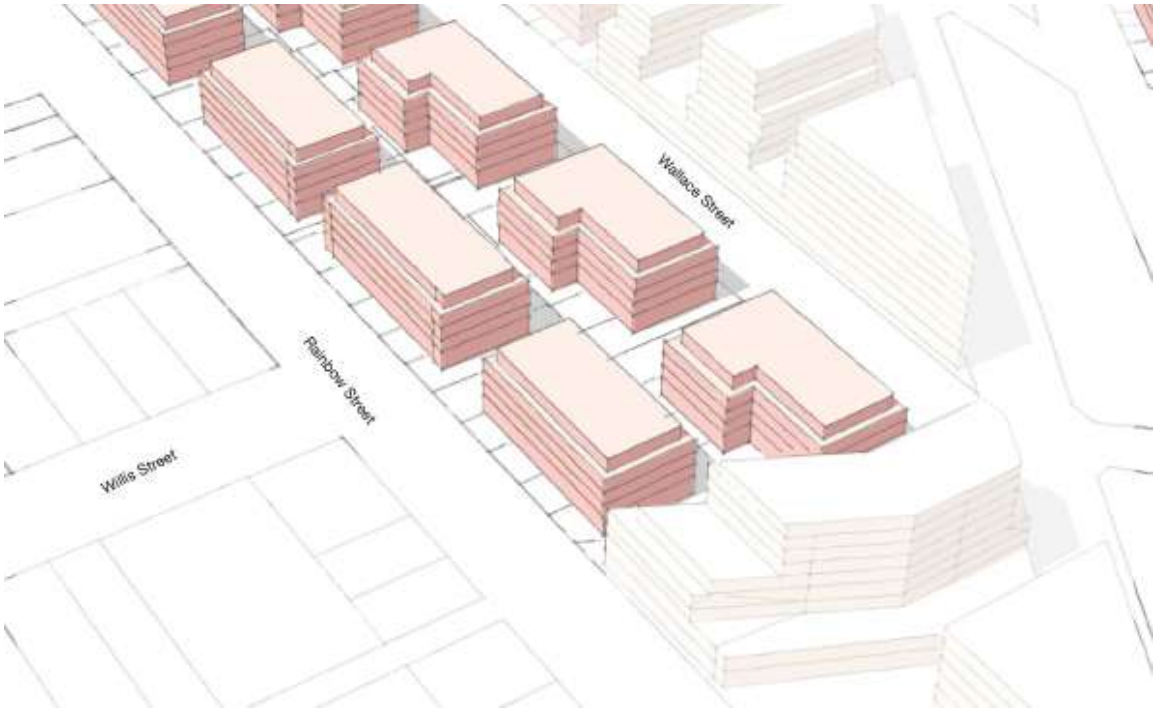
Block A

Figure 35: Block A control plan



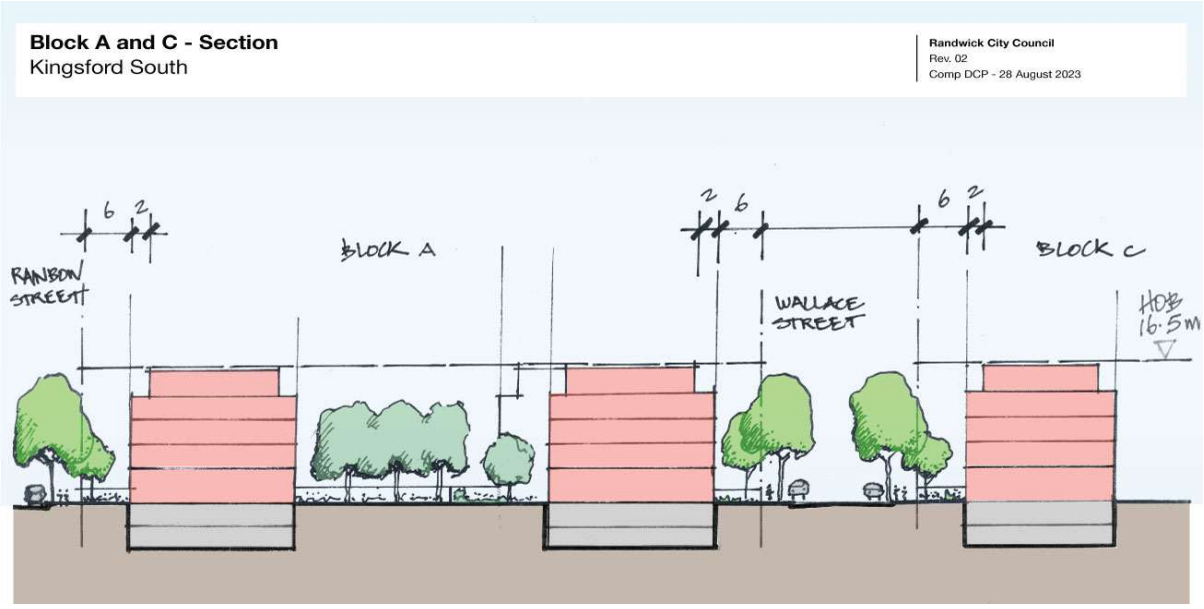
Source: Randwick City Council 2023

Figure 36: Block A – 3D perspective



Source: Randwick City Council 2023

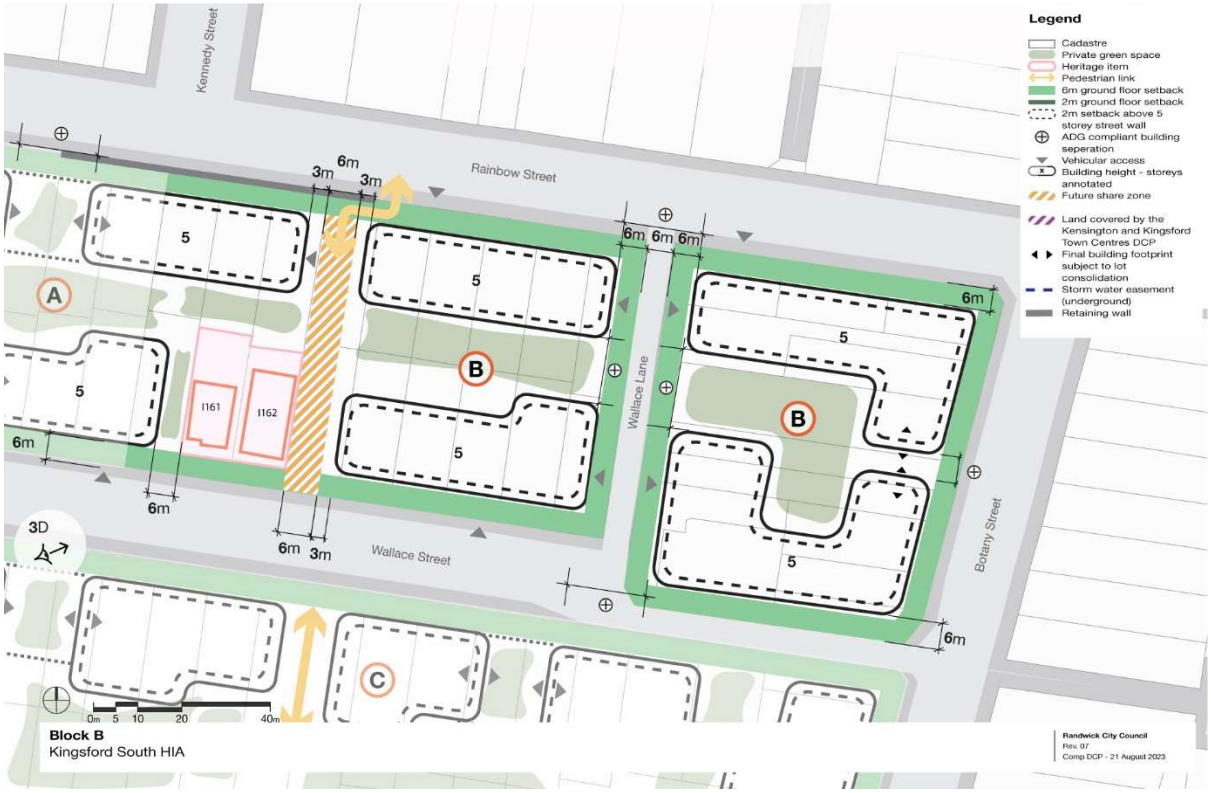
Figure 37: Typical cross section A-A



Source: Randwick City Council, 2023

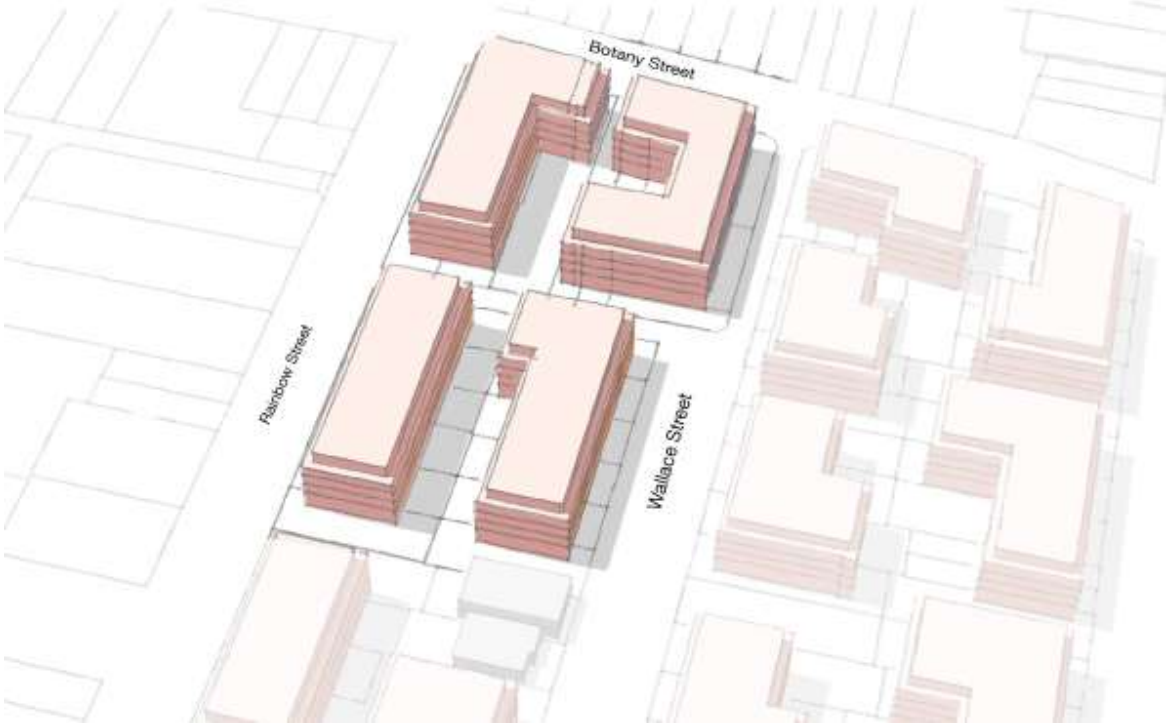
Block B

Figure 38: Block B control plan



Source: Randwick City Council 2023

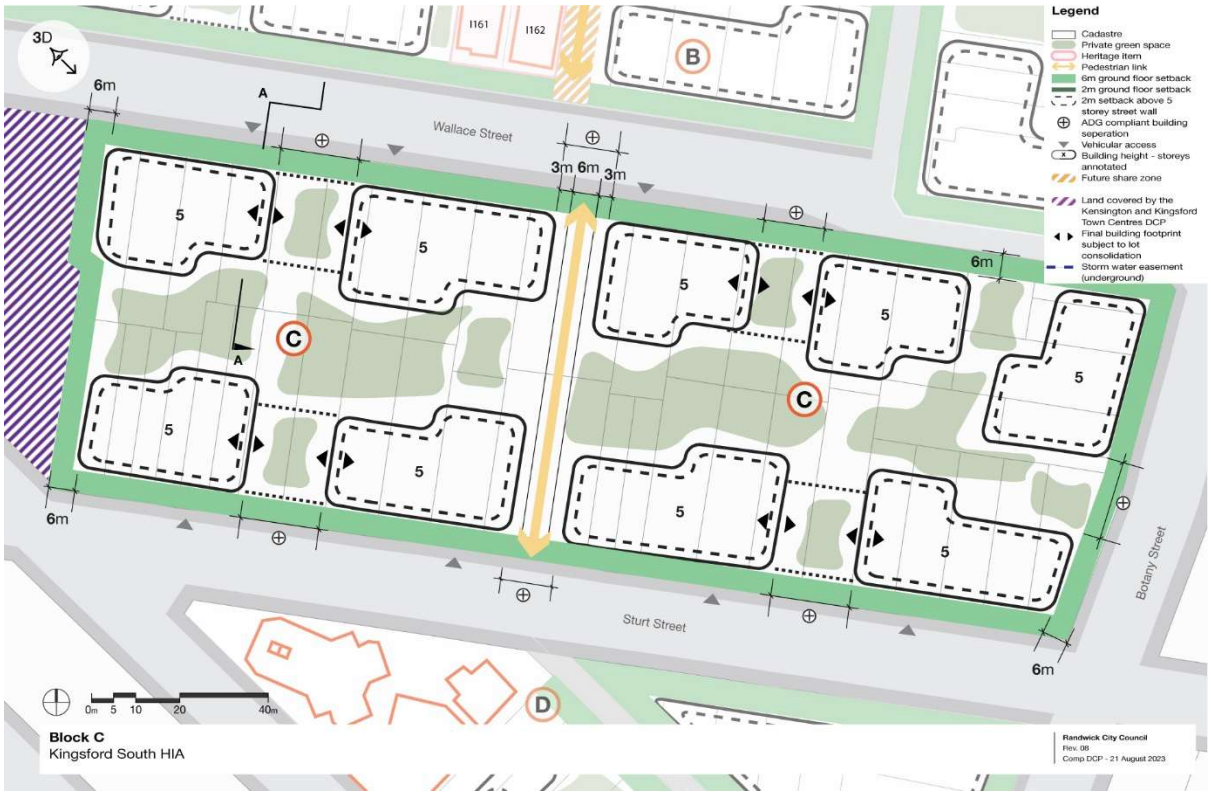
Figure 39: Block B – 3D perspective



Source: Randwick City Council 2023

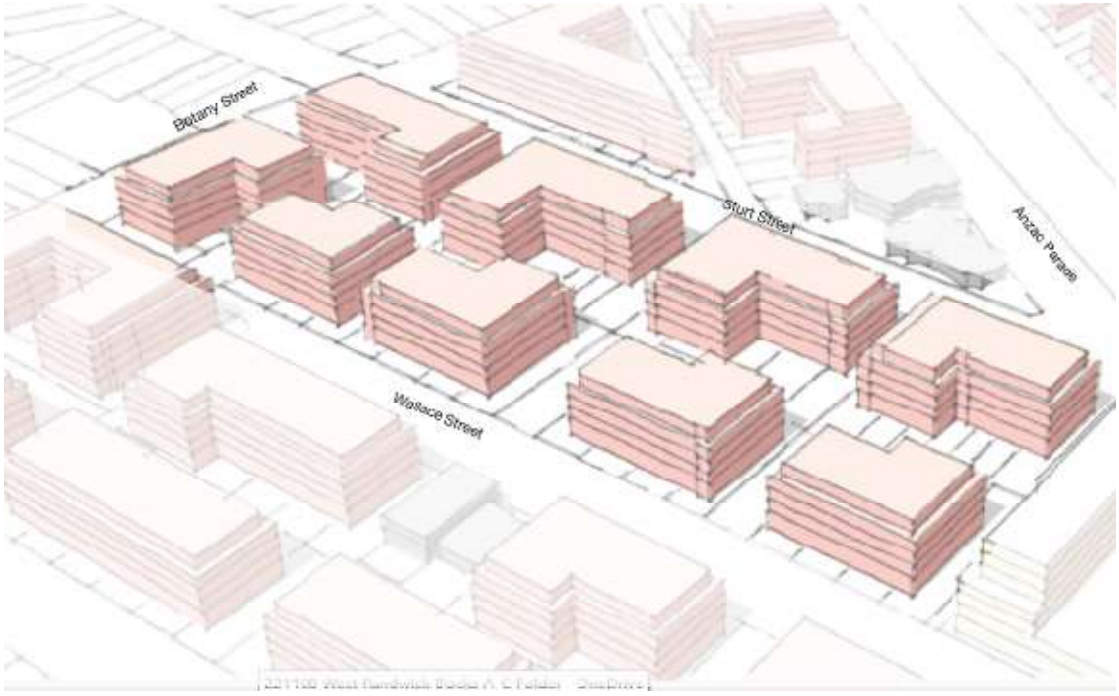
Block C

Figure 40: Block C control plan



Source: Randwick City Council 2023

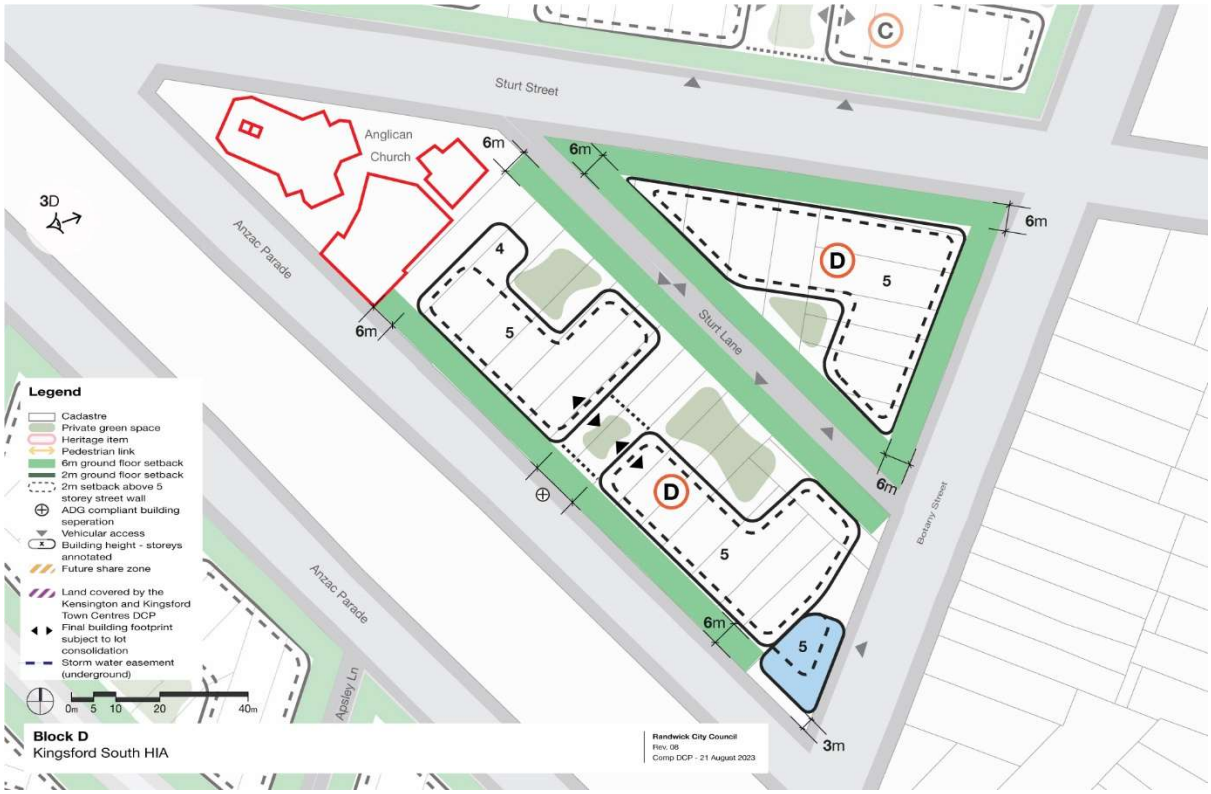
Figure 41: Block C – 3D perspective



Source: Randwick City Council 2023

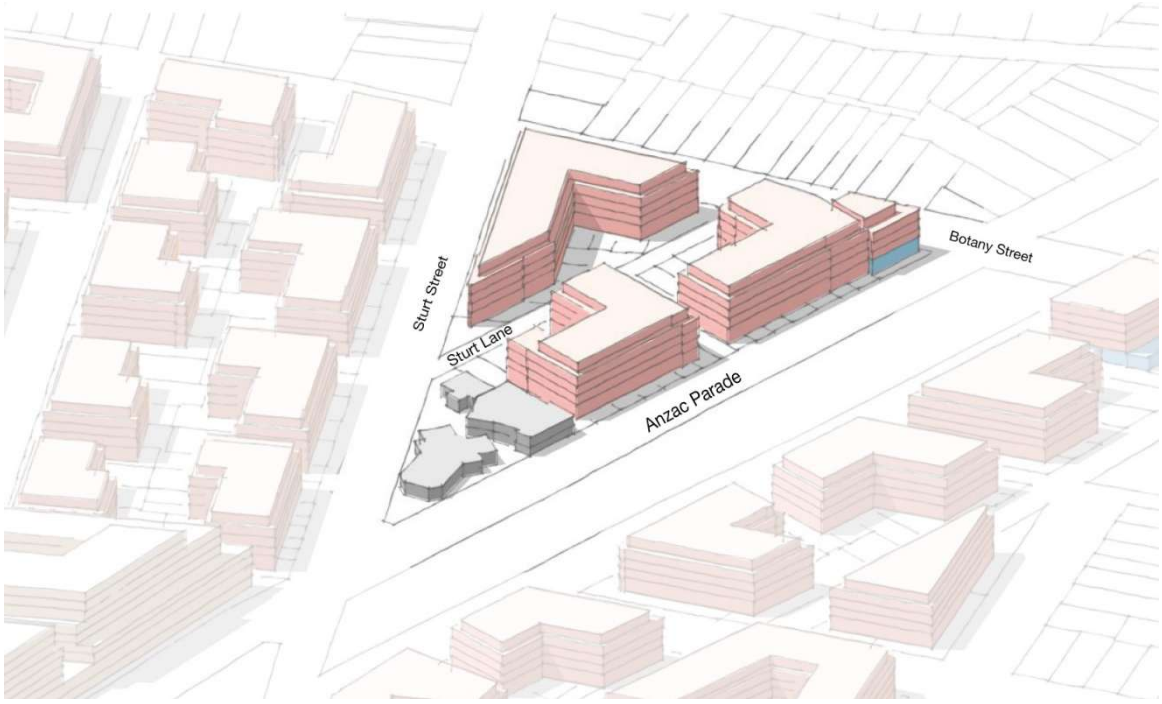
Block D

Figure 42: Block D control plan



Source: Randwick City Council 2023

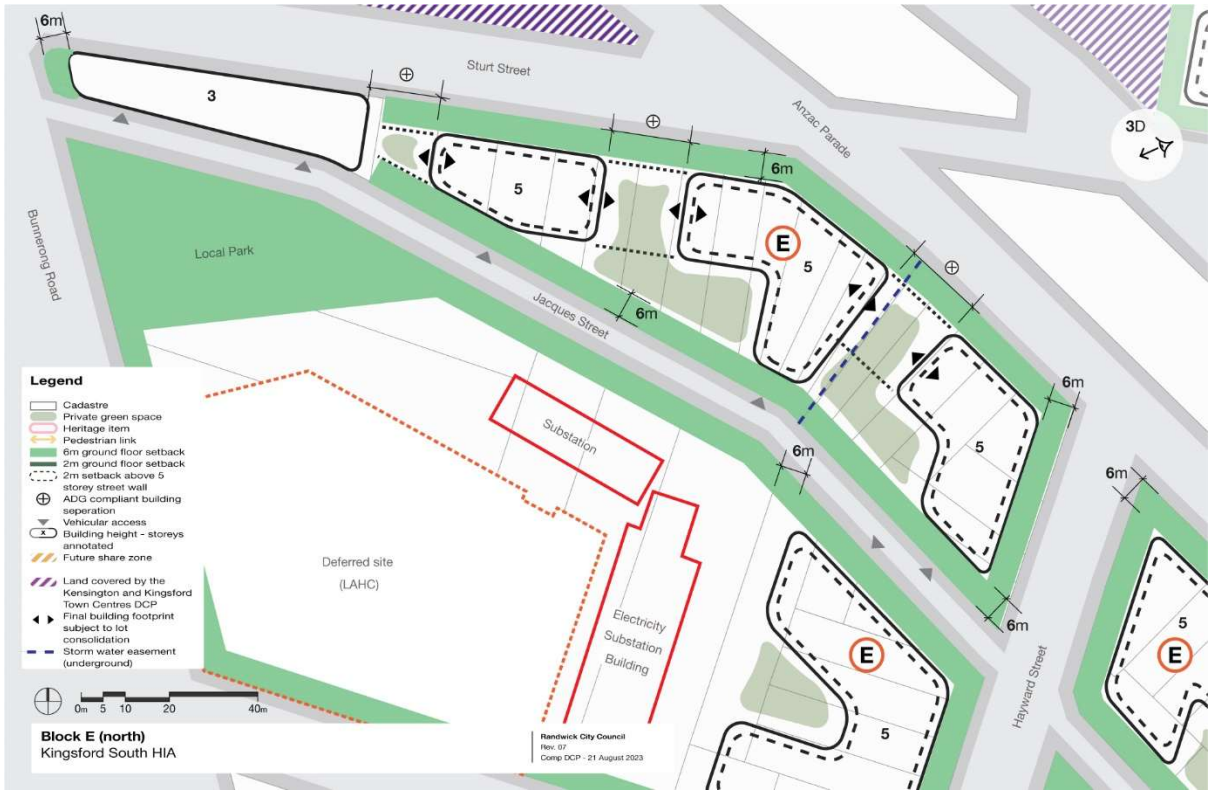
Figure 43: Block D – 3D perspective



Source: Randwick City Council 2023

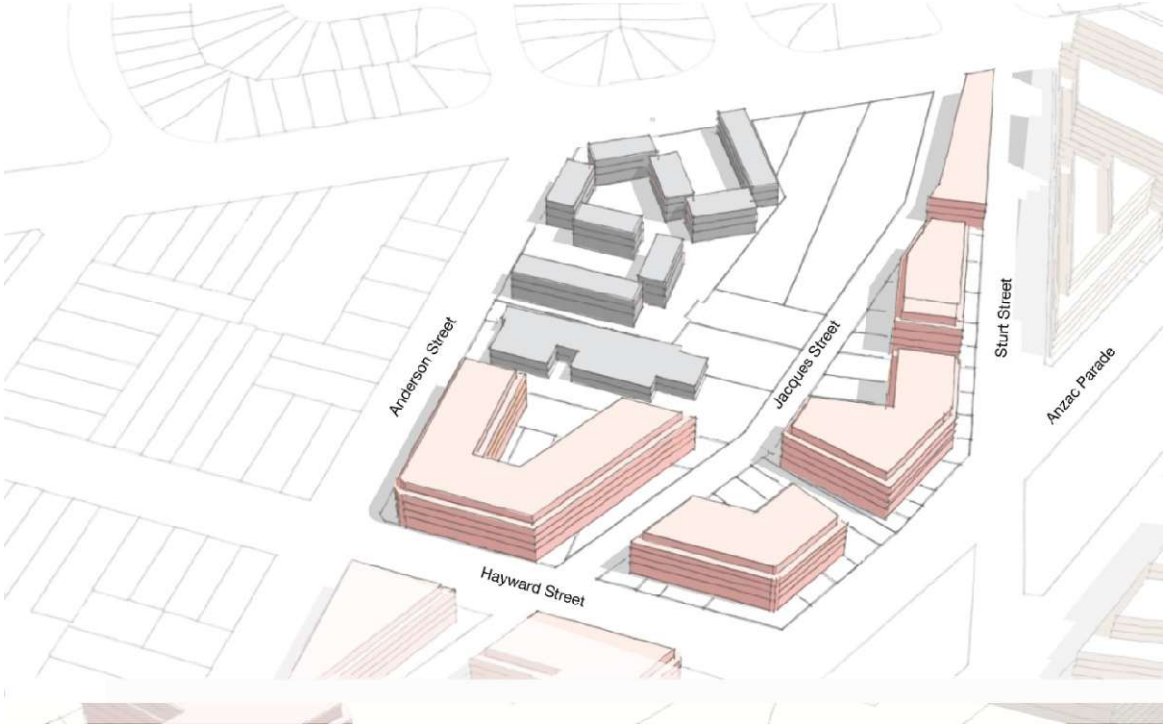
Block E

Figure 44: Block E control plan (north)



Source: Randwick City Council 2023

Figure 45: Block E (north) – 3D perspective

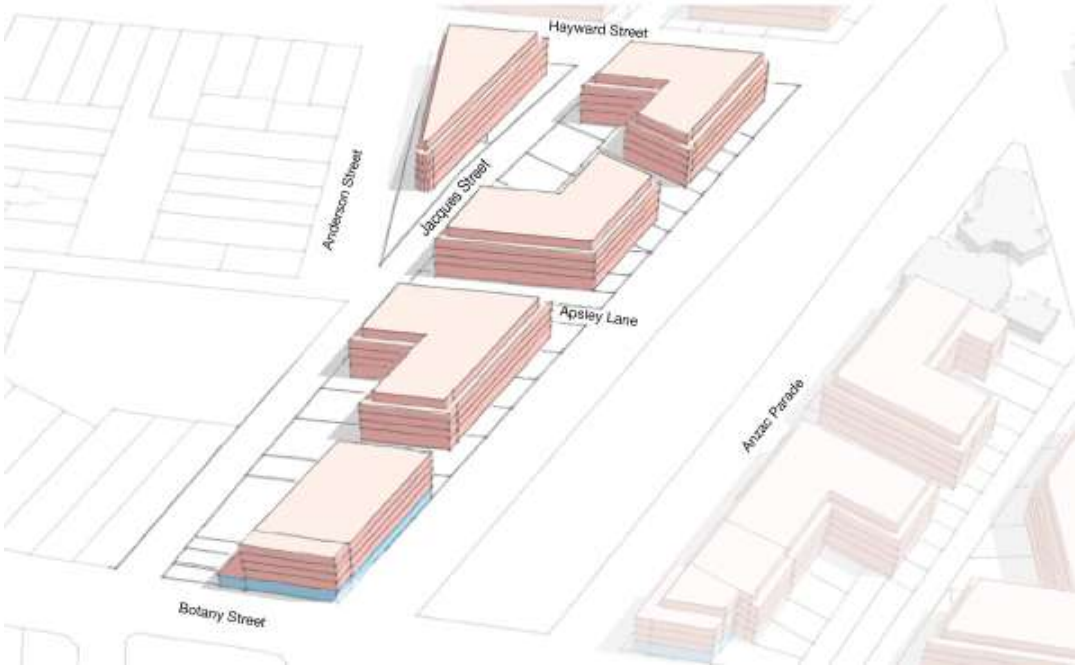


Source: Randwick City Council 2023

Figure 46: Block E control plan (south)

Source: Randwick City Council 2023

Figure 47: Block E (south) – 3D perspective



Source: Randwick City Council 2023

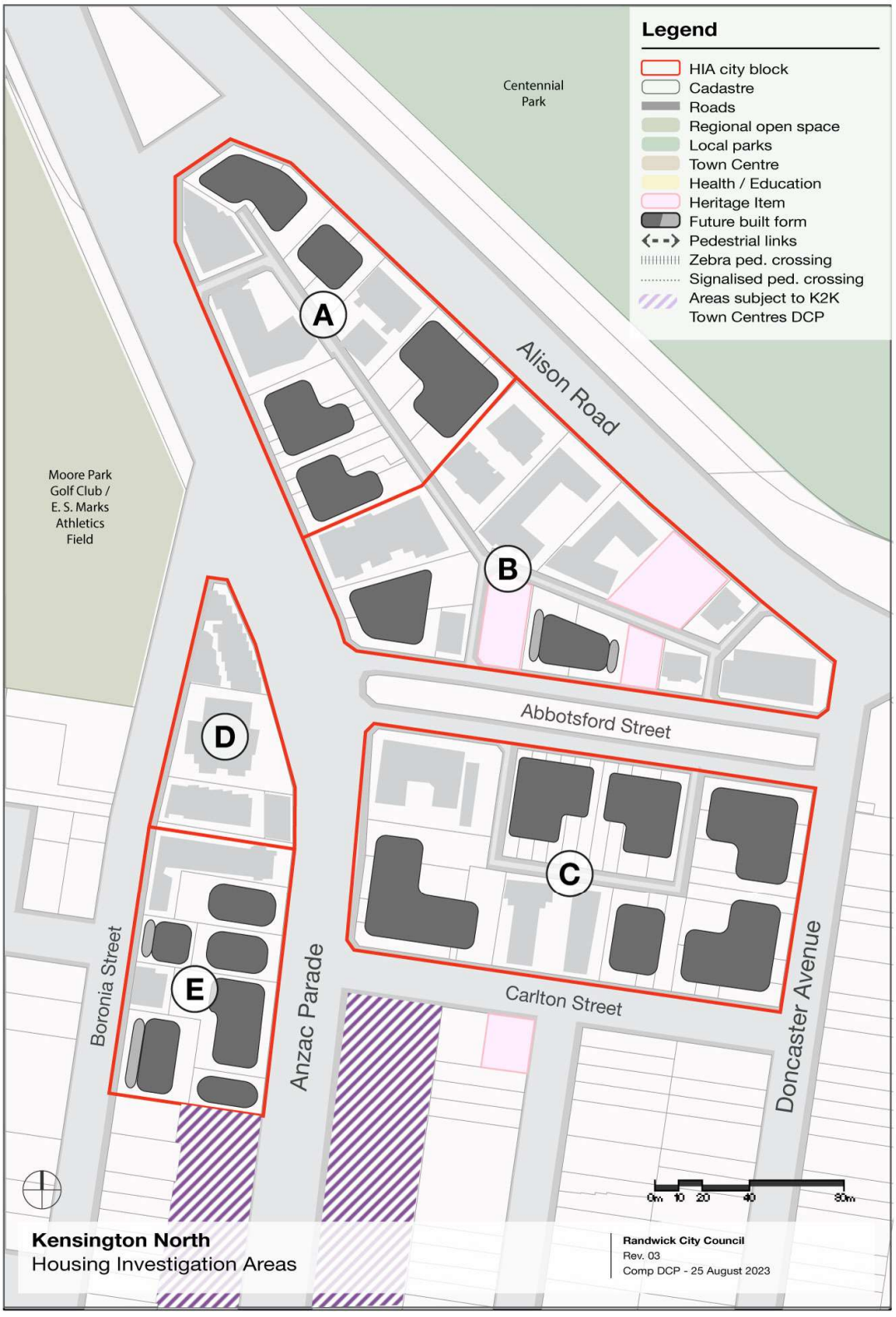
9.5 Kensington North WLHA (H5)

The Kensington North WLHA will be a new midrise residential neighbourhood drawing on the opportunities presented by convenient access to two Light Rail stops (ES Marks and Royal Randwick), an interface with Kensington Town Centre and proximity to Centennial Park, Royal Randwick Racecourse and the ES Marks Athletics Field. Heritage buildings and existing large apartment buildings in strata ownership will likely remain in the medium term and will be integrated within the new neighbourhood. Development will respond to the local topography and the sense of an arrival 'gateway' formed at the junction of Anzac Parade and Alison Road, when travelling south. Buildings will step down in height to integrate within the adjoining lower scale streetscapes of Boronia Street and Doncaster Avenue.

The residential apartment buildings will be set back from the street, with resident parking provided in basements. Communal green spaces will be provided at ground and roof level, and ground floor family apartments will open out to private court gardens. The WLHA will embody best practice urban planning, architectural and landscape design, and showcase sustainable practices.

Kensington North WLHA - Artist impression - View north of Carlton Street and Doncaster Avenue.

Figure 48: Kensington North WLHA plan



Source: Randwick City Council 2023

The Kensington North Well Located Housing Area (WLHA) is located in the northern part of the Kensington, generally bounded by Alison Road, Doncaster Avenue, Carlton Street, Boronia Street and Anzac Parade. The subject city blocks are Illustrated in Figure 48.

9.5.1. Future character

The future desired character of the WLHA is a mid-rise residential neighbourhood, offering a variety of medium density housing types that responds to the unique conditions of each location. These include views over Centennial Park, the Tay Street corner and gateway to Kensington defined by the two existing residential towers, topographical transitions such as the level change between Boronia Street and Anzac Parade and sensitive interfaces with low scale and/or heritage streetscapes.

The proposed mid-rise typology (5-7 storeys) will enhance the character of the neighbourhood by promoting high quality urban design, architectural and landscape design. These will be achieved through generous setbacks to support natural light, landscaping and high residential amenity. Site consolidation will enable communal open space with deep soil zones for significant tree canopy. A design excellence approach will respond to the surrounding context, including parks, heritage properties and existing residential character. The precinct will be attractive to residents due to its proximity to the light rail, proximity to the CBD, Centennial Park and the Kensington Town Centre.

While most of the Kensington North WLHA is expected to undergo progressive redevelopment, the following are expected to remain in the medium term:

- heritage listed properties
- residential strata buildings of eight apartments or more
- recently completed apartment buildings
- established residential towers are expected to remain

These assumptions are reflected in the block control plans.

Access

The Kensington North WLHA precinct will prioritise active transport (pedestrian and bicycle use and access) with bus stops and a light rail station within easy walking distance. Future cycleway infrastructure will connect directly to the Randwick LGA cycling network.

The precinct will be highly permeable, maintaining existing street and laneway connections and enhancing pedestrian links to create an integrated and connected place. Private car access will be via rear laneways and secondary streets and basement parking will be required to minimise impacts on the public domain.

Built form

The proposed built form will help define the Anzac Parade ‘spine’, the key residential street frontages (Alison Road, Doncaster Avenue, Abbotford Street, Carlton Street and Boronia Street) and the street corners of the WLHA. Prominent built form features include the Tay Street corner at the intersection of Anzac Parade and Alison Road and two residential tower buildings (9 and 12 storeys), immediately south of Abbotford Street that form a ‘gateway’ to Kensington Town Centre.

New mid-rise residential apartment buildings (5 and 7 storey), will be setback between 4.5m - 6m from street frontages, as indicated in the block control plans, allowing for ground floor private courtyard gardens, landscaping that permeates the WLHA, and communal gardens incorporating deep soil areas for tree planting. These green spaces will provide social and

recreational amenity for residents, break up the built form and contribute to leafy character of the precinct.

At the interface with heritage properties at 29 and 31 Alison Road, and 5, 5A, 11 and 13 Abbotford Street, generous side setbacks and landscaped areas are required to ensure a transition in building height and an appropriate heritage setting.

Interface with surrounding areas

The WLHA provides a graduated transition in building height along Anzac Parade. From the 9 storey buildings in the Kensington Town Centre to the south, to 7 storey buildings in the WLHA. There is a further stepping down to 5 storey buildings, at the eastern interface with Doncaster Avenue and Carlton Street. The surrounding R3 zoned areas to the west and south are generally characterised by 3-4 storey residential buildings and the WLHA built form must respond sensitively to this context.

9.5.2. Local character area

The Kensington North WLHA is located within the North Anzac Local Character Area (LCA) which forms part of the broader Anzac Parade corridor. This area is undergoing transformation in response to infrastructure investment, population growth and evolving community aspirations.

The North Anzac LCA is defined by its proximity to major institutions such as UNSW, Centennial Park, and the Kensington Town Centre, and is characterised by a mix of residential, educational, and recreational uses. The area's identity is shaped by its built form, landscape, cultural heritage, and community values.

Proponents must demonstrate how their proposals align with the desired future character and contribute to the distinctive identity of the North Anzac LCA.

Further information on the relevant character principles are contained in the Local Character Section of this Randwick DCP.

9.5.3. Built form

Objectives

The built objectives for Kensington North WLHA are to:

1. Position buildings with generous setbacks to surrounding streets, to support well-scaled streetscapes, private and communal gardens, and deep soil zones for vegetation
2. Ensure built form is orientated and designed to achieve a high levels of environmental performance and sustainability
3. Deliver residential buildings that demonstrate design excellence and respond positively to the surrounding urban, landscape and heritage context
4. Provide visual variety and interest in the streetscape through articulated building forms within the permitted development envelope
5. Respect the lower scale residential character along Boronia Street and Doncaster Avenue, and ensure sensitive interfaces with heritage-listed properties at 29-31 Alison Road and 5, 5A, 11 and 13 Abbotford Street
6. Retain existing mature trees and vegetation wherever possible to enhance the green character of the precinct
7. Support orderly site consolidation to enable optimum urban and built form outcomes that are ADG compliant.

Controls

a) Consider landmark properties of buildings, located at key urban nodes, such as the Tay Street corner and the 'gateways' to the town centre formed by the two existing residential tower buildings along Anzac Parade

b) Set buildings back between 4.5m and 6m from primary and secondary street frontages, as shown in the block control plans, to accommodate private and communal garden areas and to maintain existing mature trees and vegetation

c) Where adjacent to heritage buildings, provide a minimum 3m setback, and stepping down building height to match the 1 and 2 storey heritage houses along Alison Road (29 and 31) and Abbotford Street (5, 5A, 11 and 13) as indicated in the block control plans

d) Along the west side of Anzac Parade, the ground floor setback zone of buildings must incorporate landscaped terraces to screen basement carparking and building services. Vehicular entries for buildings must be consolidated with a maximum width of 6m. No individual garage doors are to be visible from the street. All retaining walls visible from the public domain must be constructed or faced with natural sandstone

e) Use the built form to define the primary and secondary frontages and reinforce the identity of street corners within the WLHA and surrounding streets

f) Architectural corner elements and detailing (e.g., changes in materiality or finishes) must be used to define prominent street corners.

g) The minimum street frontage for an amalgamated redevelopment site within the Kensington North WLHA is 20m. Individual sites with less than the required frontage width, must be incorporated within a consolidated redevelopment. For corner sites, both frontages shall achieve this minimum length.

9.5.4. Public domain and access

Objectives

The public domain and access objectives for the Kensington North WLHA are to:

1. Improve pedestrian permeability through the city blocks by upgrading existing 24/7 public laneways and introducing open to the sky pedestrian links
2. Enhance the quality of footpaths and landscaping in surrounding streets and pedestrian links to improve the pedestrian experience and support active transport.

Controls

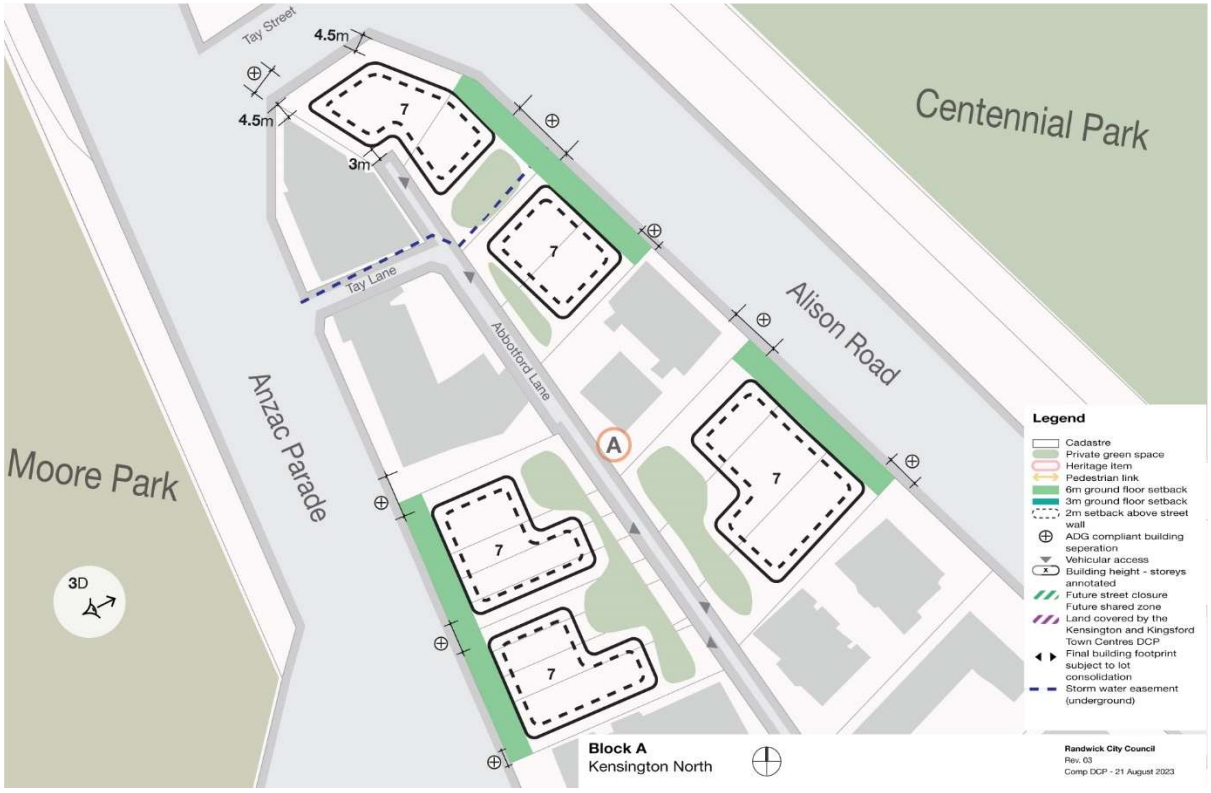
a) Upgrade the existing pedestrian link from Anzac Parade to Boronia Street, ensuring clear sightlines, high quality surface finishes

b) Upgrade the paved surfaces, landscaping and lighting of laneways to improve their aesthetic appeal and safety supporting their role as pedestrian corridors

9.5.5. Individual city block plans

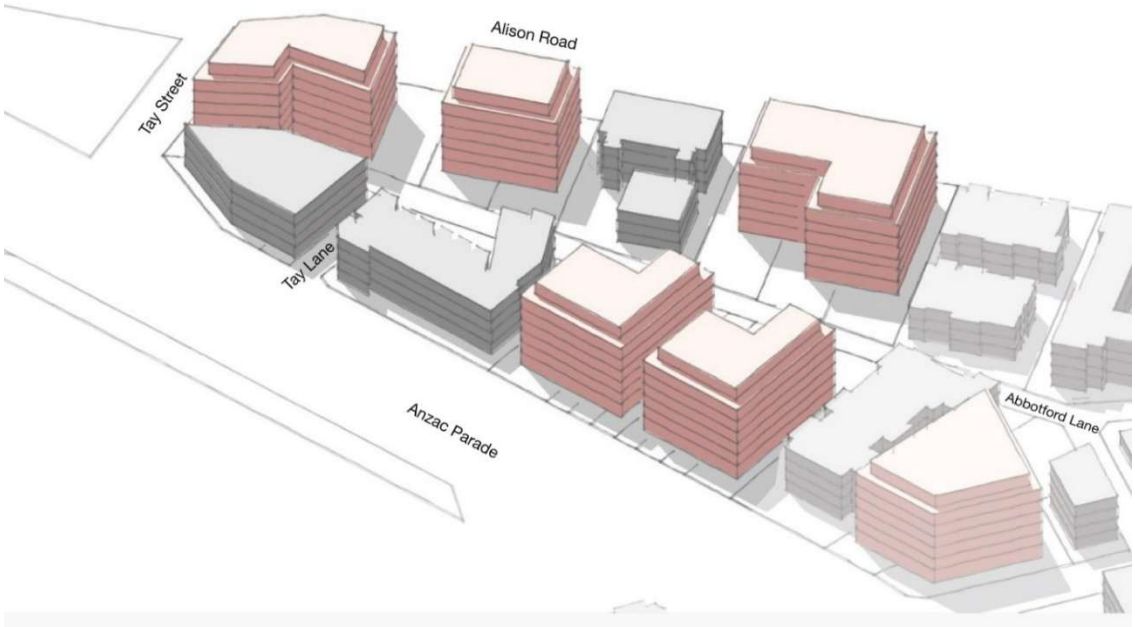
Block A

Figure 49: Block A control plan



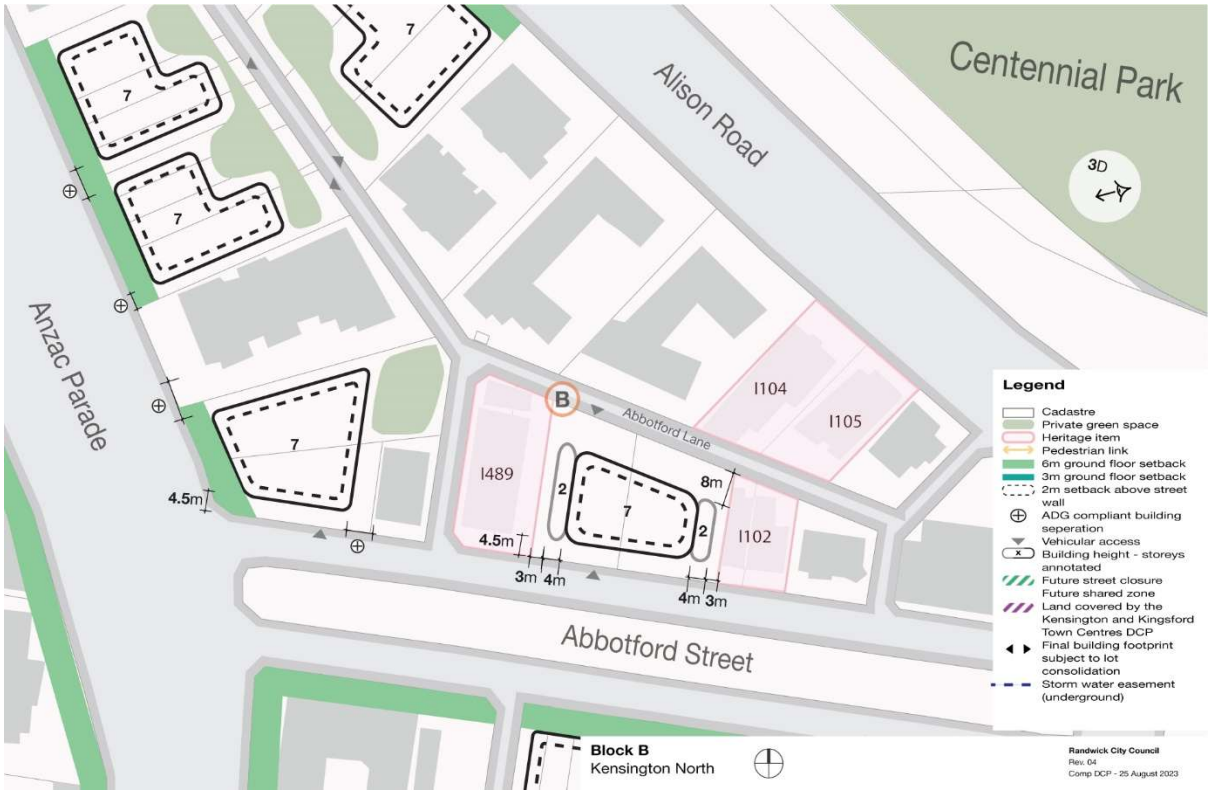
Source: Randwick City Council 2023

Figure 50: Block A – 3D perspective



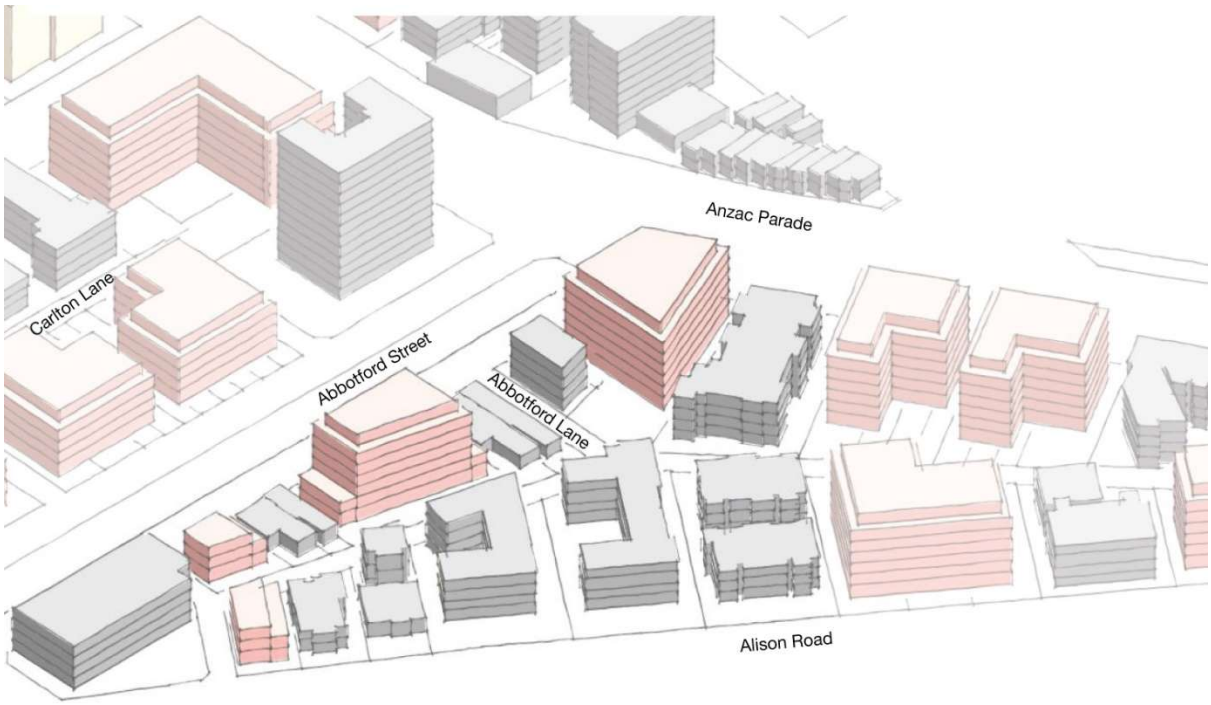
Source: Randwick City Council 2023

Figure 51: Block B control plan



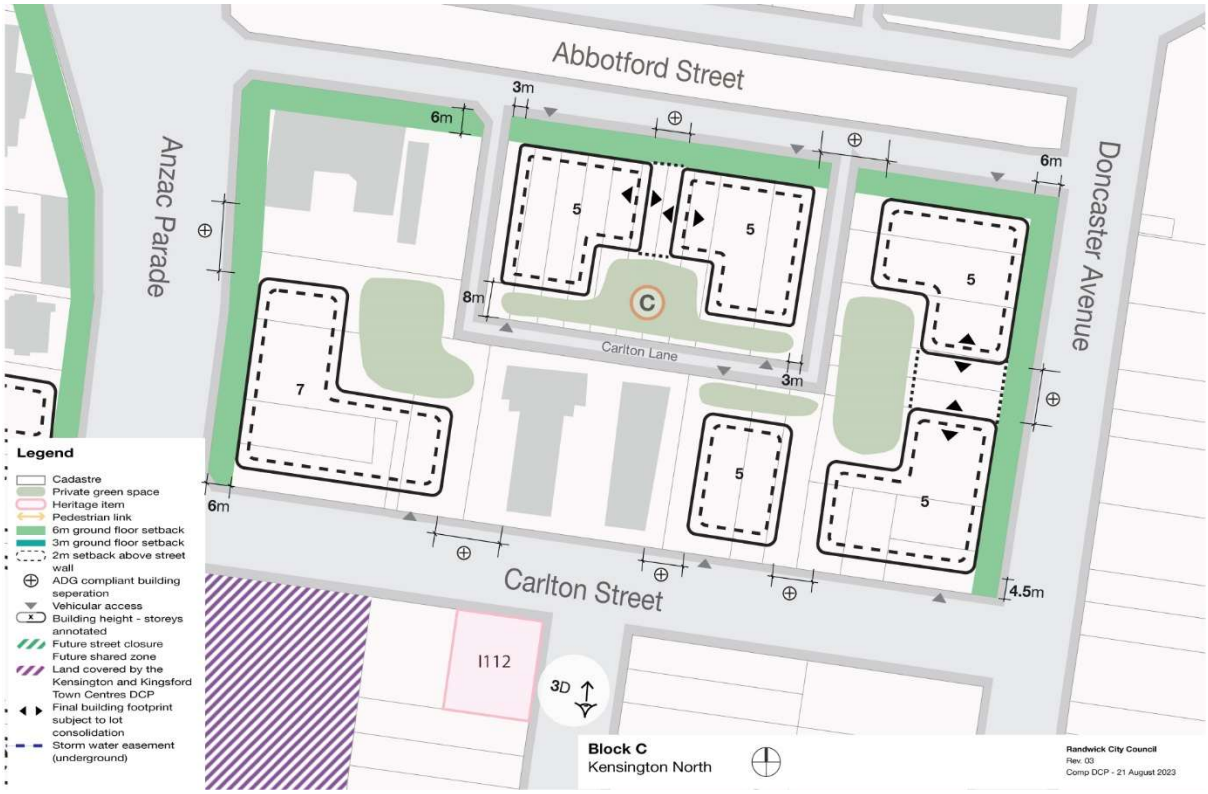
Source: Randwick City Council 2023

Figure 52: Block B – 3D perspective



Source: Randwick City Council 2023

Figure 53: Block C control plan

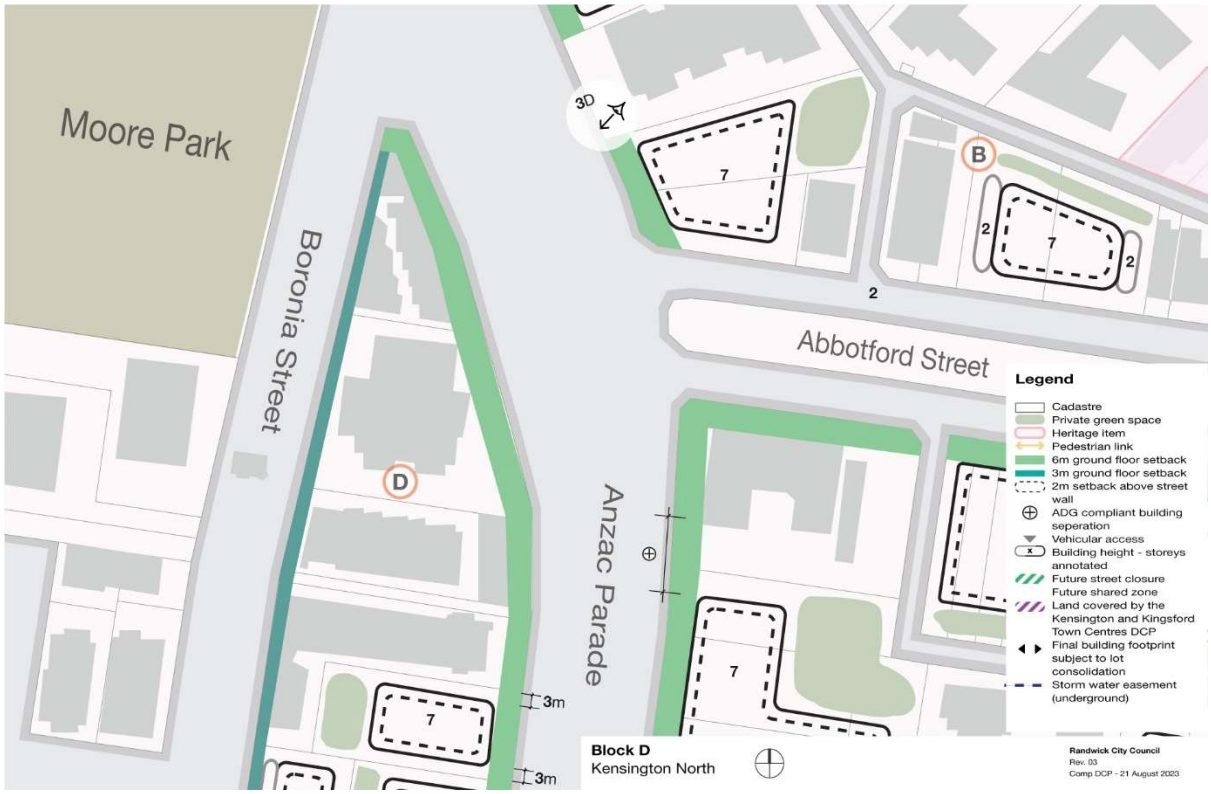


Source: Randwick City Council 2023

Figure 54: Block C – 3D perspective

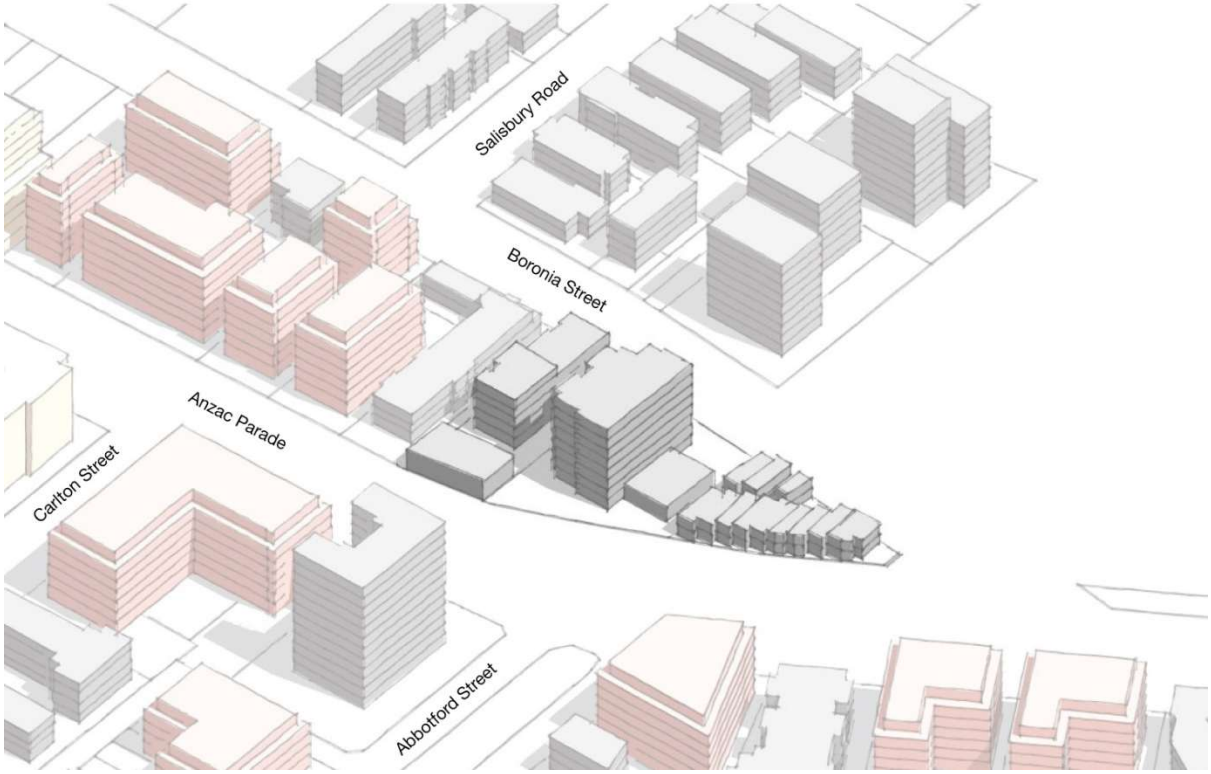
Source: Randwick City Council 2023

Figure 55: Block D control plan



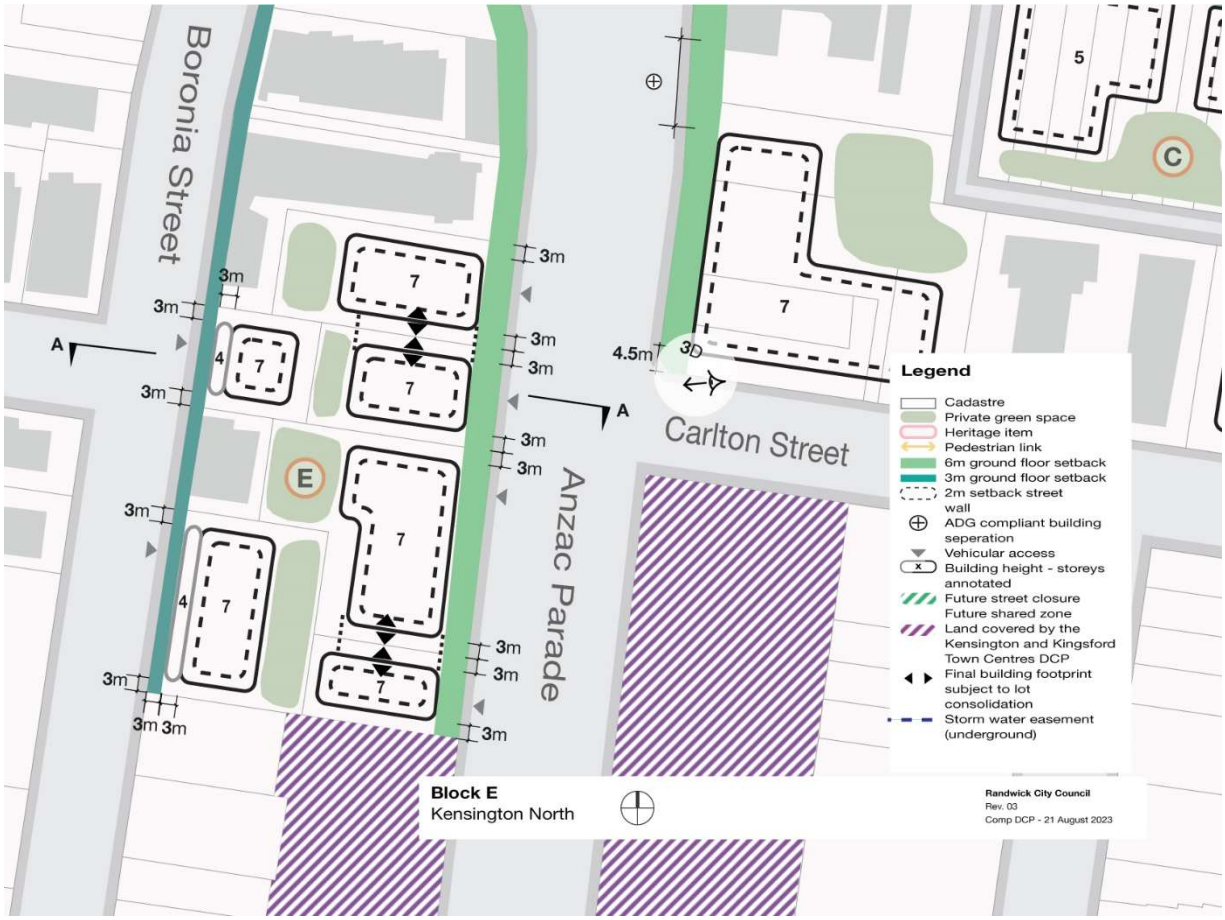
Source: Randwick City Council 2023

Figure 56: Block D – 3D perspective



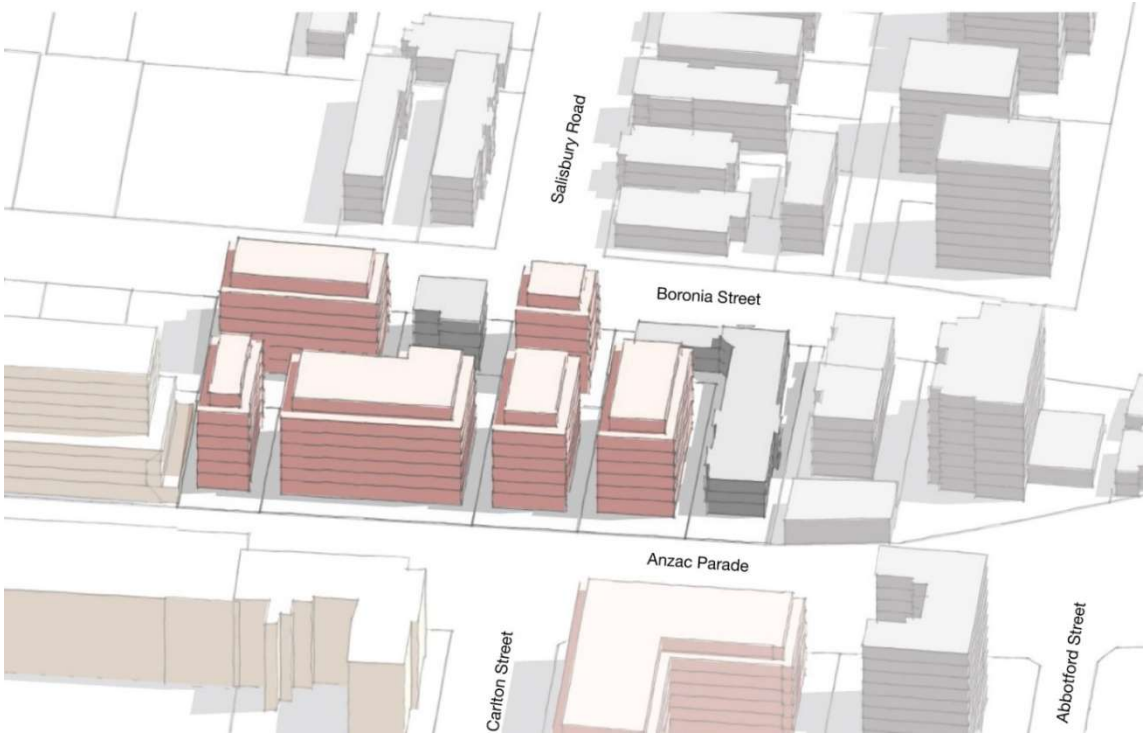
Source: Randwick City Council 2023

Figure 57: Block E control plan



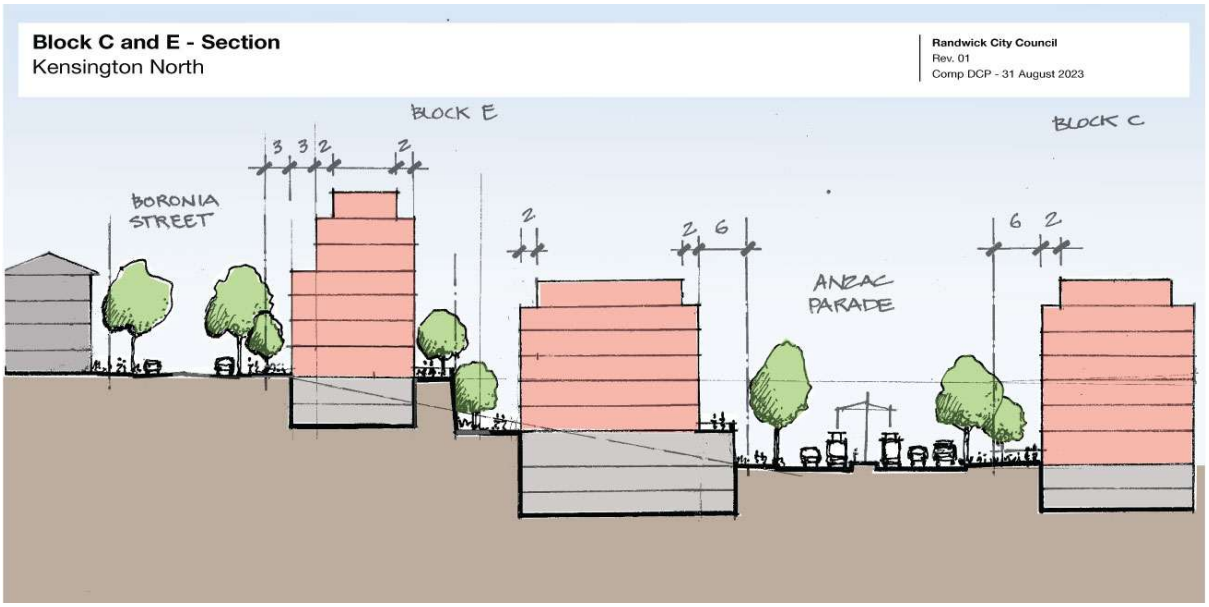
Source: Randwick City Council 2023

Figure 58: Block E – 3D perspective



Source: Randwick City Council 2023

Figure 59: Typical cross section A-A



Source: Randwick City Council, 2023

Part C
Design detail

10. Housing mix

Explanation

As the population grows and changes there is a greater demand for apartment living within well serviced, high amenity areas within Randwick City. The WLHAs are designed to meet this demand, being located within easy walking distance of high-quality, high frequency public transport that provides access to services, jobs and proximity to the Sydney CBD.

As outlined in Vision 2040, the Randwick Local Strategic Planning Statement (LSPS) the future population will comprise a mix of household types including single, couples only and families with children.

It is therefore essential that residential flat buildings and mixed-use developments provide dwelling diversity to ensure the market caters for different living needs, expectations and household budgets. A mix of one, two and three bedroom apartments are needed to help meet the specific needs of people of different age groups, lifestyles, incomes, physical abilities and life stages.

Note:

For controls relating to Housing Mix, please refer to Part C2 - Medium Density Residential DCP.

11. 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 also allowing flexibility for future uses.

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

Figure 61: 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 should be 3.1m, unless detailed cross sections and engineering justifications are provided that establish the feasibility of a lesser height.

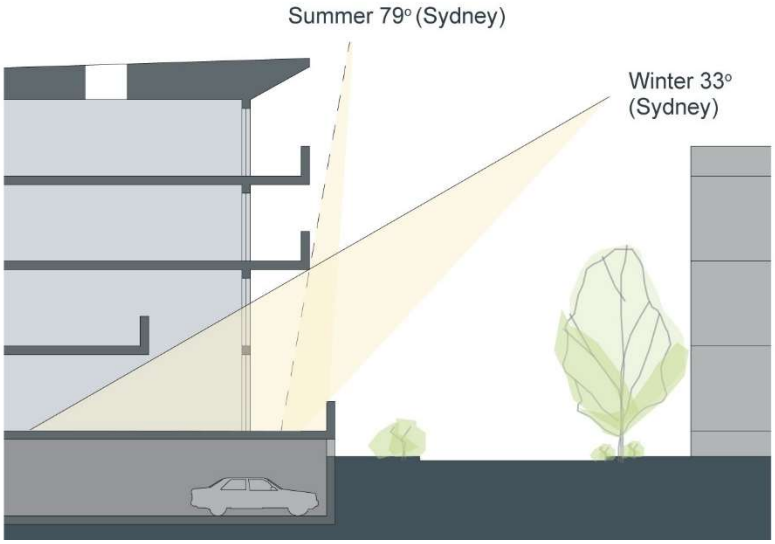
12. Solar and daylight access

Explanation

Direct solar access to living spaces and open spaces is a key factor influencing residential amenity and is integral to achieving a good design outcome. Good solar access reduces the reliance on artificial lighting and heating, improves energy efficiency and environmental sustainability.

Given the north-south orientation of many lots within the WLHAs, it is important to design new buildings that optimise sunlight access and achieve or exceed the minimum standards specified in the ADG. Solar access requirements for student accommodation and boarding houses will differ from the ADG as the bedroom layouts are more constrained in this building type.

Figure 62: Solar access



Source: Adapted from Apartment Design Guide

Objectives

The objectives for solar and daylight access are to:

1. Achieve a high standard of solar access in residential apartments, co-living and boarding house developments.
2. Maximise solar and daylight access in mid-winter throughout open spaces, communal living areas and lounge rooms.

Controls

a) Developments must be designed and constructed to reduce the need for active heating and cooling systems by incorporating passive design measures through site planning and building design

b) Developments must be orientated to achieve optimum solar access and natural ventilation. To achieve this:

   i. Shade north facing windows from direct summer sun with external horizontal shading devices such as awnings, upper floor balconies, eaves and overhangs

   ii. Utilise vertical shading devices such as vertical louvres or fins on east and west facing windows that consider the oblique angles of the sun.

c) Solar access is to be provided in accordance with the recommendations of the Apartment Design Guide (ADG)
d) Buildings must ensure that areas of private or public open space are oriented to achieve the ADG recommended level of solar amenity
e) In relation to Co-Living (or student accommodation) proposals:
    i. The design is to ensure that at least 60% of rooms achieve solar access during mid-winter for sites that have a north-south orientation
    ii. Common spaces such as lounge rooms or communal study areas are designed with a northerly aspect where possible
    iii. Atriums, roof windows, skylights or slots in the façade are to be designed to maximise solar access to rooms.

13. Acoustic amenity

Explanation

Protection from unreasonable noise is an important quality of life consideration for new development. Developments should consider the orientation, siting, and material construction of buildings to maximise the degree of acoustic mitigation.

Additional examples of controls and criteria to achieve an appropriate level of internal amenity in residences in the Randwick LGA are found for road and rail noise in the Infrastructure SEPP and for aircraft noise in Australian Standard AS 2107. Reference can also be made to the Development Near Rail Corridors and Busy Roads – Interim Guideline (NSW Government, Department of Planning, 2008).

For new development in proximity to town centres and licensed premises (particularly those that operate at night) the adoption of the same approach at the design stage is required to address acoustic issues and maintain a vibrant environment for town centres.

Internal noise limits are set for residential receivers to address noise from external commercial sources that are both from an external source and from within a mixed-use building. Internal noise targets which align with the existing and future uses within the town centres, are set to assist in determining appropriate noise controls and a mechanism to limit future noise emission sources, whilst still permitting them to be viable.

Note

A comprehensive review of noise management is underway. The new DCP Part B13 – Noise Management will override the above controls, once endorsed by Council.

Objectives

The objectives for acoustic amenity are to:

1. Ensure a high level of acoustic amenity is achieved for residents occupying development adjacent to town centres and main transport routes, and at the same time not compromising the operation of the various business uses
2. Recognise the need to provide mutual noise criteria for both source and receiver locations and order of occupancy/future planning
3. Recognise the different types of existing noise criteria already applicable to different noise sources and be consistent with current Council policies
4. Ensure consideration at the development stage of potential noise impacts as a result of commercial activities within a mixed-use building.

Controls

<u>Residential uses</u>

a) All new development is to be constructed to achieve (at a minimum) the following acoustic amenity criteria for the residential component of the building in accordance with Australian Standard AS 2107:2016 based on an acoustic report specified in clauses d) and k). Applicants are encouraged to apply higher acoustic insulation to improve internal amenity for future occupants. For the purposes of this clause, the residential component includes dwellings situated within shop top housing, mixed use buildings, or occupancies in student housing, boarding houses, serviced apartments, hotel and motel accommodation.

b) In naturally ventilated spaces for the residential component, the repeatable maximum Leq (1hour) should not exceed:

   i. 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
   ii. 40 dB(A) in sleeping areas when windows are open (24 hours)
   iii. 45 dB(A) in living areas (24 hours) when the windows are closed
   iv. 50 dB(A) in living areas (24 hours) when the windows are open.

c) Where natural ventilation cannot achieve the limits listed in clause b) the development is to include mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia and Australian Standard AS 1668.2-2012), when doors and windows are shut. In such circumstances the repeatable maximum Leq (1hour) with the alternative ventilation operating should not exceed:

   i. 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
   ii. 46 dB(A) in living areas (24 hours)
   iii. 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm.

d) Notwithstanding the general noise criteria for environmental noise set out in clauses b) and c) for habitable rooms in the residential component of the proposed development, the building designer is to incorporate noise control measures to ensure the standard LA10 Condition imposed by Liquor & Gaming NSW is satisfied inside those occupied spaces with doors and windows closed and the alternative ventilation is operating as follows:

   i. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 dB between 7am and midnight
   ii. The cumulative LA10* from licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between midnight and 7am
   iii. The noise from licensed premises shall be inaudible in any habitable room of any residential premises between the hours of midnight and 7am
   iv. For this clause, the LA10* can be taken as the average maximum deflection of the noise level emitted from the licensed premises.

e) For the purpose of acoustic assessment with respect to clauses a), b), c) and d) the assessment must identify the noise environment for the site as a result of the existing situation (including any business operations that include outdoor areas for use by patrons, and/or the provision of music entertainment) and noise generated by commercial premises within the mixed use building (this may involve consideration of potential uses if the commercial use is unknown at the time of the application for the mixed-use building)

f) All development is to be designed to minimise noise transition between apartments by adopting general noise concepts of:

   i. Locating busy, noisy areas next to each other and quieter areas next to other quiet areas, for example, living rooms next to living rooms, bedrooms with bedrooms

ii. Locating bedrooms away from busy roads and other existing or potential noise sources
iii. Using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas
iv. Minimising the amount of party (shared) walls with other apartments.

g) Noise transmission is to be reduced from common corridors by providing seals at entry doors
h) Conflicts between noise, outlook and views are to be resolved using design measures such as double glazing, operable screening and ventilation taking into account noise targets for habitable rooms as identified in clauses b), c) and d) above being assessed inside the rooms with doors and windows closed and ventilation operating
i) The design of the building is to address the requirements of clause d) with respect to noise from licensed premises and noise/vibration from mechanical plant and ventilation ducts associated with plant and equipment (including kitchen exhausts) serving the commercial spaces
j) The design of new buildings or substantial alterations to existing buildings are to take into account the following noise conditions that would apply to each commercial tenancy in the development:

i. Noise from commercial plant and the use of the premises when assessed as an LAeq, 15 minute must not exceed the LA90, 15 minute background noise level by more the 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises when in use
ii. Noise from the provision of entertainment and patron noise when assessed as an LA10* enters any residential use through and internal to internal transmission path is not to exceed the existing internal LA90, 15 minute level in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use within the mixed use development between the hours of 7am and midnight, and is to be inaudible between midnight and 7am
iii. For any gymnasiums or similar facilities in mixed use development the above noise conditions would apply, noting that the noise limits include the creation of noise as a result of any vibration induced into the building structure is to be inaudible in any residence between the hours of 10pm and 7am the following day
iv. The noise limits in this clause applies with doors and windows closed and mechanical ventilation operating.

k) A noise and vibration assessment report, prepared by an appropriately qualified acoustic consultant/engineer, is to be submitted with DAs for new buildings or substantial alterations to existing buildings that include residential units or occupancies in co-living (or student housing), boarding houses, serviced apartments, hotel and motel accommodation and any other sensitive land uses, addressing appropriate measures to minimise potential future noise and vibration impacts permissible in business zones including amplified music associated with restaurants, small bars, cafes, and noise from light rail movements. This assessment is to:

i. Be prepared having regard to the NSW Environmental Protection Authority's Noise Policy for Industry, the DECC (EPA) Assessing Vibration, a Technical

Guideline, and relevant Australian Standards pertaining to noise measurements and the noise conditions identified above

ii. Incorporate an assessment of external noise sources and internal noise sources (such as mechanical ventilation) with respect to the criteria specified in b), c) and d)

iii. Address relevant standards relating to road noise and rail operations or vibration for developments with sensitive noise as contained within the State Environmental Planning Policy (Transport and Infrastructure) 2021

iv. Detail the design measures needed to achieve the required internal acoustic amenity specified in b), c) and d).

Note:

The Noise and Vibration Assessment report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent assessments of the entire mixed use building (or existing buildings subject to substantial alterations). Any individual DAs for commercial occupation within the mixed-use building or the altered existing building (for an accompanying acoustic assessment) is required to rely on the acoustic benchmark described above.

v. To maintain the intent of the acoustic objectives, prior to the issue of a Construction Certificate or an Occupation Certificate, a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design base for the mixed use building or alterations to existing buildings is to be submitted to Council

Commercial Uses

l) The assessment for consideration of the future development within a business zone is to also consider an external noise target of 70 dB(A) for general noise and an L10* level of 80 dB(A)/ 88 dB(C) when assessed at 1 metre from the future development, noting that future venues where entertainment is to be provided will be subject to the standard LA10 Condition in relation to the operation of those premises

m) The site and building layout for new development in a business zone is to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings.

Notes:

The Noise and Vibration Report prepared at the DA stage will identify a noise design baseline for the entire mixed use building and would become the benchmark for subsequent acoustic assessments of that building.

To maintain the intent of the acoustic objectives prior to the issue of a Construction Certificate or an Occupation Certificate there will be a requirement for a Certificate of Acoustic Compliance confirming compliance with the specified noise limits referred to above and the noise design baseline for the mixed use building.

14. Natural ventilation

Explanation

Passive buildings are designed so that windows, walls, and floors can collect, store, and distribute solar energy in the form of heat in winter and reject solar heat in summer. A passive house reduces the need for the use of mechanical and electrical (active heating and cooling) systems, saving energy and running costs. For more information on passive design refer to: http://www.yourhome.gov.au/passive-design

Natural ventilation is the movement of fresh air through internal spaces enabled by the provision of suitable openings. Achieving adequate cross ventilation to habitable rooms is an essential building design criteria because it contributes to thermal comfort, allows for passive cooling and creates a comfortable and healthy indoor environment. Cross ventilation can be maximised by suitable building orientation, good apartment layout, suitable room depth, higher ceilings and appropriately located and sized window openings.

Objectives

The objectives for natural ventilation are to:

1. Ensure that all habitable rooms are designed with direct access to fresh cross air flow to assist in promoting thermal comfort for occupants
2. Provide occupants the choice and flexibility to manage natural ventilation of dwellings and avoid the need to use mechanical ventilation or air conditioning
3. Provide natural ventilation to other spaces such as communal areas and basements
4. Reduce energy consumption and contribute to sustainable building design

Controls

a) Building must be designed to comply with the ADG to maximise opportunities for natural ventilation by providing a combination of:
   i. corner apartments
   ii. dual aspect apartments
   iii. shallow, single-aspect apartments
   iv. openable windows and doors
   v. other ventilation devices

b) Window placement, size, glazing selection and orientation are to maximise opportunities for cross ventilation and the capture of prevailing breezes in summer

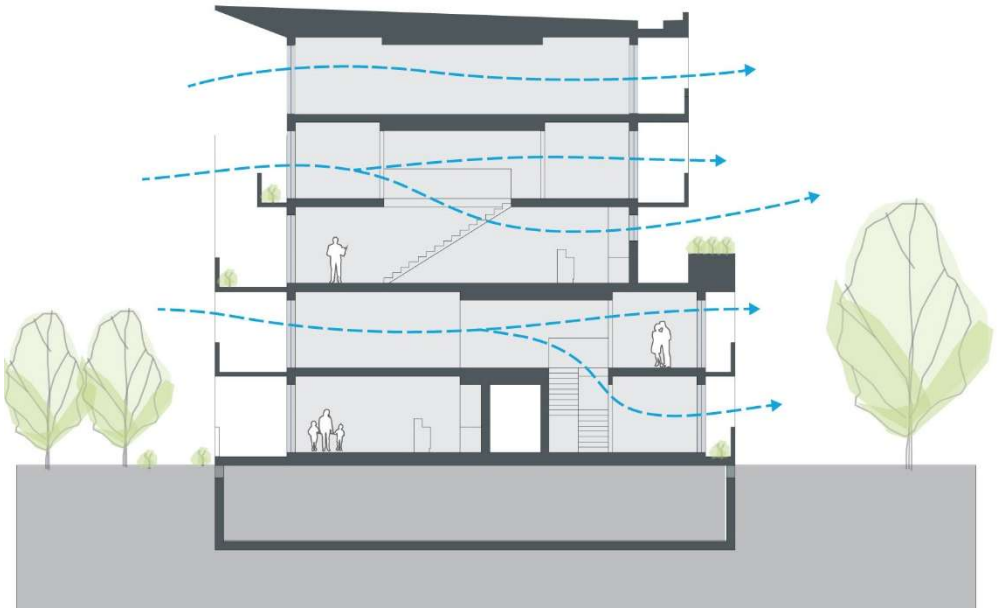
c) Internal corridors, lobbies, communal circulation spaces and communal areas shall incorporate adequate natural ventilation

d) Basements levels, including spaces used for storage, garbage areas or commercial activities, are to be designed to include natural ventilation wherever possible

e) Apartment configuration and apartment depth is to be limited to maximise the opportunity for cross ventilation and airflow

f) Where mechanical ventilation is considered necessary, prioritise ‘low-tech’ solutions, such as ceiling fans, over more complex and high energy use air conditioning systems.

Figure 63: Showing cross flow ventilation



Source: Adapted from Apartment Design Guide

15. Articulation and modulation

Explanation

New buildings in the WLHAs should be carefully designed to ensure an appropriate scale, articulation and proportion within the streetscape and in relation to heritage and contributory items and surrounding lower scaled residential neighbourhoods.

Modulation and articulation of street facing building façades is important as it assists with the perception of scale and the impact upon the public domain. For side and rear facades, articulation and modulation is important in achieving a high level of amenity for adjoining buildings and private garden spaces.

Corner buildings should be thoughtfully designed to reflect their prominent location, ensuring they address all street frontages, provide interest, and express their residential and retail functions and maximise passive surveillance.

Objectives

The objectives for articulation and modulation are to:

- Create visually interesting, well-articulated building facades that make a positive contribution to the residential character of the WLHAs and respect the scale and character of heritage and contributory buildings
- Ensure a human-scale response is provided through the design of the building and its component elements
- Promote high architectural quality in buildings
- Ensure corner buildings are well designed and respond to the different characteristics of the streets they address.

Controls

a) All buildings are to provide articulation by incorporating a variety of window openings, balcony types, balustrades, fins, blade walls, parapets, sun-shade devices and louvres to add visual interest and light and shade to the façade
b) The design of buildings should include modulation to a similar dimension as the historical subdivision pattern of the site
c) The design of buildings are to avoid large areas of blank walls. Where blank walls are unavoidable, they must be treated and articulated to achieve an appropriate presentation to 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 should be designed to add variety and interest to the street and mark an important junction in the urban fabric.

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.

16. Materials and finishes

Explanation

Well-designed developments using high quality materials, finishes and detailing contribute to, and enhance the character and quality of an urban area. They also contribute to the longevity and long term appearance of development and represent a more sustainable design approach (as per Randwick DCP Part B3). The materials used in construction, renovation and/or refurbishment can significantly enhance or impact on the environment and/or the health and wellbeing of building occupants.

Objectives

The objectives for materials and finishes are to:

- Ensure building materials and finishes complement and enhance the streetscape character of the WLHAs and surrounds
- Ensure high quality, contemporary building materials are adopted for new development
- Provide healthy indoor environments
- Encourage the use of materials that are non-polluting in manufacture, use and disposal.

Controls

a) External walls are to be constructed of high quality and durable materials and finishes
b) Materials that may be subject to corrosion, degradation or high maintenance are to be avoided
c) The architectural treatment of street facades is to provide a well-resolved composition that breaks down the building scale and expresses a clear hierarchy of architectural elements
d) A complimentary combination of finishes, colours and materials are to be used to articulate building facades
e) The design of windows should be such that they can be cleaned from inside the building
f) For sites adjoining heritage and contributory buildings, materials and finishes of the new building is to compliment and respect the heritage or contributory building
g) Roof levels of buildings should be expressed in a contemporary mansard roof style, employing sloped faces, ribbed metal finish and be of a colour that is mid-to-dark grey (i.e. visually recessive). The mansard roof form should have windows and balconies that are crisp and simply detailed, and expressed as secondary elements to the overall mansard roof form
h) The use of face brickwork is encouraged, due to its capacity to contribute scale, detail, texture and a rich colouring to the building façade – a limited and well-considered palette is encouraged
i) Materials with low embodied energy and comprised of recycled content should be prioritised
j) Low Volatile Organic Compound (VOC) emitting materials should be selected e.g. paints, adhesives, sealants and flooring (as per Randwick DCP Part B3 Section 2).
k) The adaptive re-use of existing building facades, building structures and fittings should be considered
l) FSC certified timber from plantation or sustainable managed re-growth forests, should be utilised wherever possible.

17. Building awnings, entry and circulation

Explanation

Well-designed building entries and circulation provide intuitive wayfinding, improve the presentation of the development to the street and help create a sense of identity. Well-designed entries and generous circulation are welcoming, encourage social interaction and support safe and convenient access for occupants and visitors.

Objectives

The objectives for building awnings, entry and circulation are to:

1. Ensure safe, clear and weather protected access for occupants and visitors
2. Create buildings with clearly defined entry points
3. Promote building entry design that improves building identity
4. Encourage the design of entryways that prevent pollutants from entering the building.

Controls

a) Design building entry points to be clearly identifiable and visible from the public domain, provide shelter from elements and assist in defining public and private space
b) Provide clear sightlines into and out of building entries (consider CPTED)
c) Building entry points and circulation spaces should be naturally lit and have a source of natural ventilation
d) Position stairs to provide a convenient and intuitive alternative to mechanical lifts for vertical movement throughout the building
e) Where ground floor dwellings face street frontages, encourage individual entrances to assist in modulating of the building frontage and to improve passive surveillance
f) Locate utility services away from building entries and main street frontages to reduce presenting blank walls to public areas
g) Building signage should contribute to the contemporary architectural expression, rather than detract
h) A building entrance should include a system to capture pollutants from occupants' shoes and from outdoor air which can be easily maintained e.g. entryway grills, mats and air seals.

18. Landscape

Explanation

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, as the WLHAs are located within established residential areas, landscaping will assist the WLHAs to integrate within their surroundings and to provide buffers and transitions in building scale, and to heritage items.

Refer to Part C2 Medium Density Residential and 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 the WLHAs by providing landscaped spaces for shared amenity and green spaces for relief from urban environments
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 the WLHAs, whether provided horizontally or vertically.

Controls

a) The minimum Gross Landscape Area, Deep Soil Permeable Area and Tree Canopy Cover must be met for development proposals, as per Table 2 below.

Table 2: Gross landscape area, Deep soil permeable area and Tree canopy cover requirements

WLHA	Gross landscape area	Deep soil permeable area	Tree canopy cover
West Randwick (E1) and Kingsford South (E1)	50%	7%*	25%
High Street	50%	15%	25%
West Randwick (R3), Magill Street (R3), Kingsford South (R3) and Kensington North (R3)	60%	35%	25%

* *Note – Minimum as required by ADG*

b) 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

c) 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

d) Deep soil permeable surfaces must have a width of not less than 900mm
e) Native species must comprise at least 50% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area
f) Rooftops may include communal food farms and food production areas
g) 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 Development Application (DA) documentation
h) Where green roofs and green walls are provided, these shall comply with requirements contained in Part B4 – Landscaping and biodiversity of the Randwick DCP
i) Despite the provision of a green wall, all facades are to meet design excellence requirements including building articulation and modulation specified in Part 15 of this E7 section of the DCP

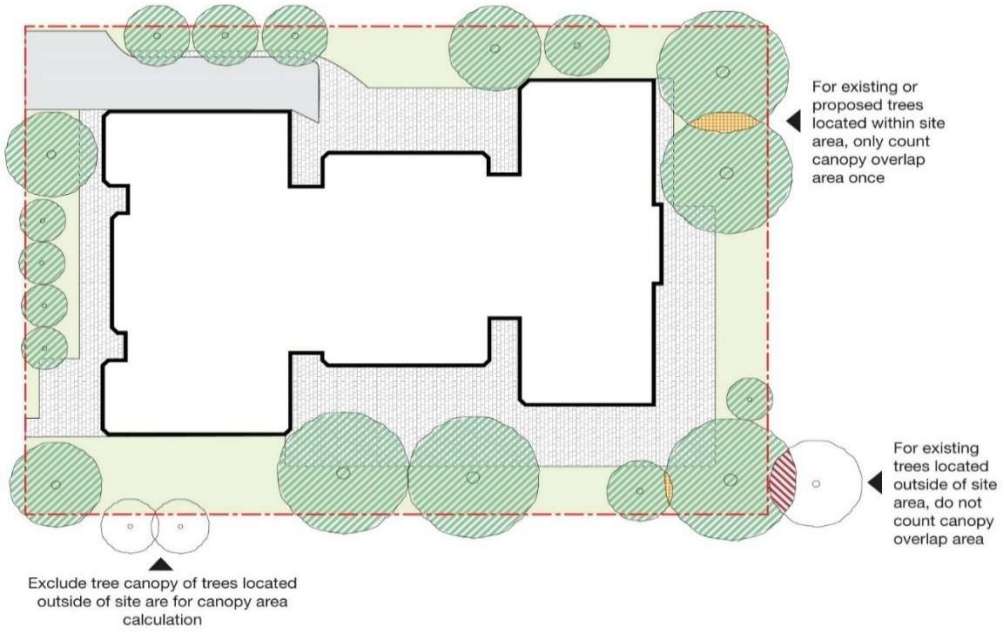
Definitions:

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 64: Calculating canopy cover - typical apartment development with 25% canopy cover



Source: Randwick City Council 2022

j) In addition to the requirements of *Section B4 Landscaping and Biodiversity* of the Randwick DCP, all DAs for sites within the WLHAs 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' ie. 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 contain a minimum soil depth of:
   - 450mm for grass and ground covers
   - 600mm for shrubs
   - 900mm for small trees
   - 1200mm for large trees.

k) A minimum of one indigenous canopy street tree that will attain a minimum mature height of 6m, 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.

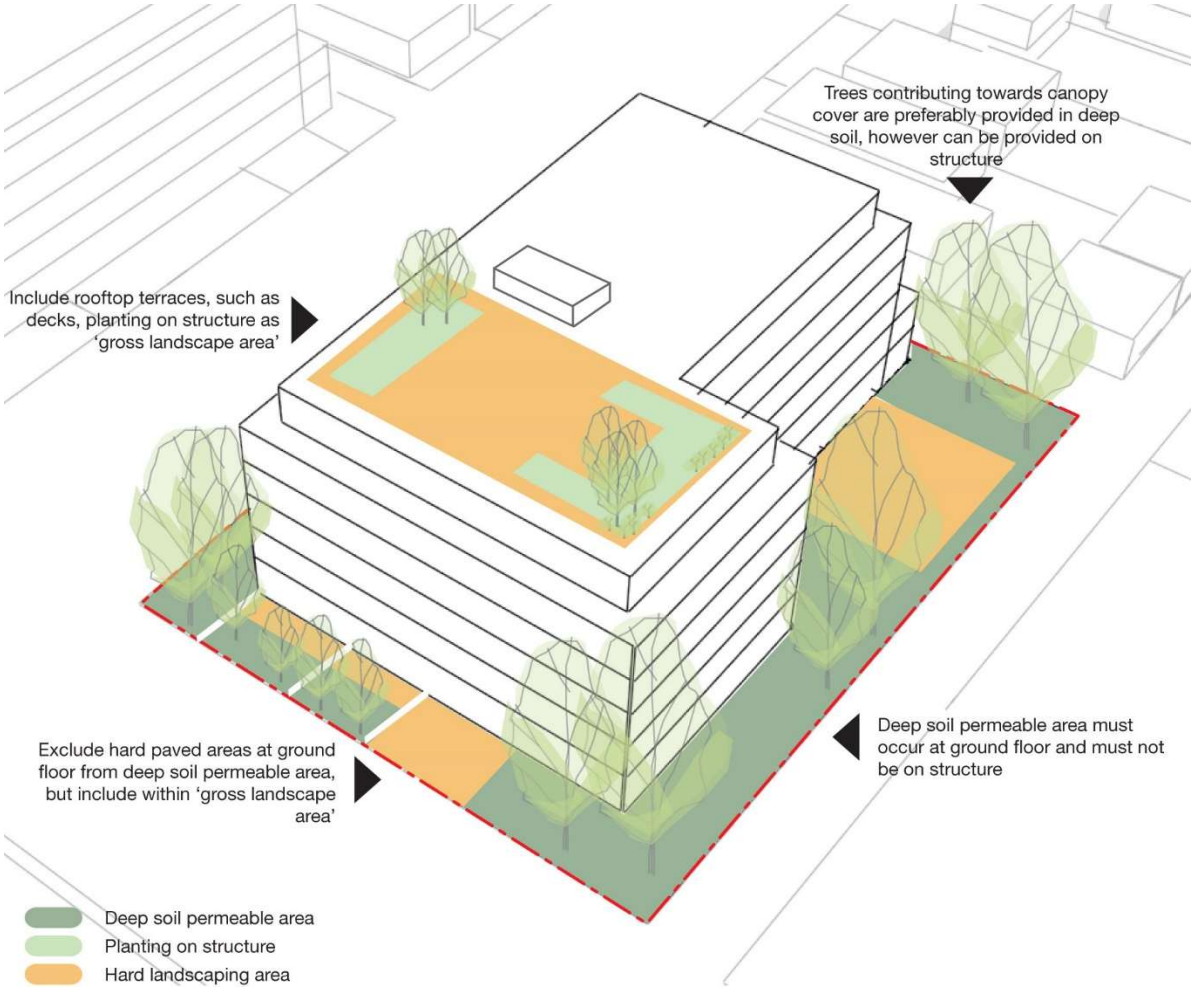
Note:

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.

Figure 65: Landscape area components



Source: Randwick City Council 2022

19. Transport, parking & access

Explanation

An increase in sustainable transport use, decreases reliance on private vehicles, improves health and well-being outcomes and the efficiency of existing transport networks. It also importantly reduces environmental impacts associated with greenhouse emissions, improves localised air quality and reduces congestion.

The strategic aim for the Well Located Housing Areas (WLHA) is to increase sustainable transport use, including walking, cycling, the use of public transport and car sharing initiatives. This aim brings benefits for the WLHAs and surrounding areas through reduced car use and the associated environmental benefits.

Part B7 – Transport, Traffic, Parking and Access of the Randwick DCP contains relevant objectives, controls and options for development proposals to investigate, design and manage parking demand, access and parking space allocation and provide for alternative modes of transport. In addition to Part B7, the following Objectives, Controls and parking rates apply to the WLHAs.

Note

For controls relating to Transport, parking and access, please refer to Part B7 – Transport, Traffic and Parking of the Randwick DCP All development within WLHA must comply with the relevant controls specified in Part B7 of the Randwick DCP.

20. 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.

Note

In addition to the below controls, all development must comply with requirements outlined in Part B3 – Sustainability and Part B6 - Waste Management of the Randwick DCP

Objectives

The objectives for sustainability are to:

1. Establish the WLHAs as model 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

<u>General</u>

a) All development must address the requirements of Part B3 – Sustainability of the Randwick DCP
b) 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.

<u>Energy</u>

c) 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
d) New developments are encouraged to be 100% electric (no natural gas)
e) All development is encouraged to incorporate PV rooftop solar and battery storage for the capture and use of energy for lighting, ventilation and services within communal spaces and for residential apartments
f) Where photovoltaic (PV) panels are proposed it is desirable that the panels be parallel and incorporated into the design of the building
g) Efficient lighting (LED), rainwater tanks and building insulation are to be included in the design of buildings.

h) New development must provide a screened outdoor area with an appropriate orientation for the purpose of communal clothes drying
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

Waste

i) All development must address the requirements of Part B6 Waste Management of the Randwick DCP
j) All developments must provide a space for:
    i. Storage and sorting of problem waste such as E-waste, clothing, and residential hazardous waste
    ii. FOGO (Food Organics and Garden Organics) household rubbish collection bin storage and handling
k) New developments must provide an internal bulky waste storage area of 10m² with an additional 2m² per additional 10 units for the temporary storage of periodic bulky waste collection. The internal bulky waste storage area must:
    i. Be situated in a location that is easily accessed by external waste collection services
    ii. Be weatherproof and screened from public areas
    iii. Remain visible from general waste / bin storage areas to encourage re-use of items by other residents

Materials

l) 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.
m) Use of recycled materials, such as bricks, timber and concrete, are encouraged
n) 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

o) Reduced car parking rates apply to the WLHAs to reduce basement parking structure and in recognition of the proximity to public transport. Refer to Section 19 Transport, parking and access of this DCP for applicable rates
p) Car share provision is strongly encouraged within a development and WLHA car parking rates can be further reduced when car share spaces are provided. Refer to Part B7 Transport, Traffic, Parking and Access of the Randwick DCP
q) 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 Section 19 Transport, parking and access of this DCP section.

Design and landscaping

r) ADG solar access and cross ventilation standards are to be met in the development
s) All development should incorporate passive and low-tech solutions to managing solar access and heat load and cross ventilation. These may include:

iii. Appropriate shading of the building's windows with fixed overhangs
iv. Shading blades for respectively north and east facing facades
v. Limiting openings on the west facing facades of buildings
vi. Provision of ceiling fans to limit the need for air conditioning

t) Minimum tree canopy requirements apply to new developments to realise the Randwick City 22% tree canopy target for the LGA by 2040. Refer to *Table 2* in Section 18 of this DCP.

Notes:

In anticipation of proposed changes by the Green Building Council in 2026 to achieve a 4 Star Green Buildings certification rating, new developments are 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.

21. Water management

Explanation

All development within the WLHAs 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.

Note:

For controls relating to water management, please refer to Part B8 - Water Management of the Randwick DCP.

22. Aircraft operations

Explanation

The proximity of Sydney's Kingsford Smith Airport and the high frequency of 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 F3 – Sydney Airport 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 within the corridor that exceeds "prescribed airspace".

Note:

For controls relating to Aircraft operations, please refer to Part C11 – Sydney Airport DCP.

23. Affordable housing

Explanation

All new development within the WLHAs is required to make a contribution towards affordable housing to cater for a mix of income groups including very low, low and middle income households. Without provision of more affordable forms of housing, the market can be expected to continue to produce more expensive housing in the area, so that housing will only be affordable to households on relatively high incomes.

The HIA Affordable Housing Plan aims to ensure that lower income households continue to live and work locally within the Randwick LGA.

Objectives

The objectives for affordable housing are to:

1. Increase the amount of affordable rental housing for very low, low and moderate income households
2. Encourage housing diversity and choice
3. Help retain very low, low and middle income households in the local area including key workers and students

Controls

a) All development within the WLHAs must contribute towards the provision of affordable housing at a contribution rate of either 3% or 5% as stated in the Plan
b) Affordable housing contributions are to be provided in accordance with the WLHA Affordable Housing Plan 2023
c) The affordable housing contribution rate is to apply to the total residential floor area component of the development
d) Contributions towards affordable housing are to be provided through a dedication of affordable housing units on site / 'in-kind' or as a monetary contribution 'in-lieu' of affordable housing units.

For further detail on affordable housing requirements, please see the Well Located Housing Areas: Affordable Housing Plan prepared by Randwick City Council.

Note:

All units to be dedicated to Council for the purposes of affordable housing must align with Council's Affordable Housing Design Guidelines.

24. 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 Transport and Infrastructure SEPP 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.

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