

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **D15 Specific** **sites**

D05852193

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1. Introduction

Throughout the Randwick LGA there are several areas that for a variety of reasons possess special qualities warranting specific controls that supplement those generally applying in this DCP. These areas may be identified for any number of reasons, including, but not limited to, historic, landscape and/or scenic or localities where it may be desirable to retain or provide for particular uses or characteristics.

In these situations, Council has taken the initiative to:

- Identify such areas of special significance in terms of their landscape, scenic, historic or other development qualities.
- Formulate objectives and design controls for development in each of the identified areas of special significance.

This part of the DCP must be read in conjunction with:

- Part A – Introduction
- Part B - General Controls
- Other parts of the DCP for specific development types, locations or sites, if relevant to the application.

To the extent of any inconsistency between this part and any other DCP parts, this part will prevail.

2. Coral Sea Park Estate, Maroubra

Explanation

The Coral Sea Park Estate is a distinctive and historically important precinct. It is in Maroubra and generally bounded by Fitzgerald Avenue, Malabar Road, Beauchamp Road and Anzac Parade. The Estate is characterised by a mixture of single storey bungalows and low to medium rise multi-unit housing, most of which harmonises with the single storey detached bungalows.

The relative scale, placement and configuration of buildings in the Estate is testimony to careful urban design and how low scale residential precincts can sustain increased density and housing choice. The Estate was developed by the then NSW Housing Commission in the early to mid 1950's. It is an early example of a planned neighbourhood in Australia. Subsequent private development has occurred, also within the low-medium rise scale of the original development.

The significant characteristics of the Estate are:

- It is a neighbourhood made up of a balanced combination of dwelling types, housing a diverse population demographic ranging from young families to aged persons
- The provision and spatial arrangement of facilities whereby open space, schools, shops and community facilities are centrally located on the Estate
- The arrangement and mix of cottages, duplexes and blocks of flats. An important feature is the open rear gardens of cottages and flats which provide quality access to sunlight and maintain high levels of privacy
- The curvilinear street pattern responding to the local topography forming an amphitheatre type effect to the central open spaces.

Objectives

1. Ensure new development reflects the scale and massing of existing development in the Estate
2. Ensure new development maintains the characteristics of building setbacks and garden areas prevalent throughout the Estate
3. Maintain the planned neighbourhood and garden suburb characteristics of the Estate.

Controls

- a) Building materials and external finishes are to be consistent with the dominant themes in the Estate
- b) Site area and dimensions, particularly width, are of sufficient size to allow and maintain the existing themes of large rear garden areas and open spaces between buildings to continue
- c) Sites have a minimum frontage of 20m for development of more than two dwellings.
- d) Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than 1m high
- e) Front setbacks of development must consider consistency with the surrounding buildings. Front façade design must consider compatibility with the form, massing and articulation of existing development.

Figure 1: Built form example



Residential flat buildings with similar form, roof pitch, material finishes and colour as other housing of the estate

Source: Randwick City Council

Figure 2: Built form example



Row housing with open front yards and grassed roadside verges

Source: Randwick City Council

Figure 3: Built form example



Source: Randwick City Council

3. 58-64 Carr Street, Coogee

Explanation

The land at 58-64 Carr Street, Coogee comprises three separate lots located between Kurrawa Avenue and Beach Street, Coogee. The sites are currently zoned for residential purposes and are developed with the following uses:

- 58-60 Carr Street: eight storey RFB, strata titled (with ground level parking)
- 62 Carr Street: two storey shop top building with café at ground floor and yoga studio on first floor
- 64 Carr Street: Private hotel (heritage listed)

The subject sites form the southern end of the horseshoe shaped built form of the Coogee business centre and residences, opposite the foreshore reserve of Coogee Beach. The local context includes the north and east sections of the business centre providing an active street edge of commercial, retail and food related uses which services resident and visitor needs.

Figure 4: 58-64 Carr Street, Coogee



Source: Randwick City Council

Land uses immediately to the west of these sites include ground floor retail and café and visitor accommodation. Land uses to the south of the block along Kurrawa Avenue and Beach Street comprise multi-unit housing and some single dwellings.

These sites are zoned R3 Medium Density Residential, while permitting restaurants or cafes, subject to development consent. The purpose of this section is to provide site specific controls to ensure that any development of these sites for restaurant or cafe use does not adversely

impact on residential amenity of surrounding residences. The zoning also permits other limited business premises including a neighbourhood shop for which these provisions are also relevant. Development for residential purposes must address other relevant parts of this DCP relating to medium density residential.

Objectives

1. Enable ground level small scale neighbourhood shop, restaurant or cafe development whilst protecting the amenity of nearby residents
2. Ensure any development improves the public domain of Carr Street
3. Promote pedestrian activity and safety in the public domain
4. Encourage high quality design and enhance the street frontage of buildings.

Control

- a) Proposals for a neighbourhood shop, restaurant or café must be limited to the ground floor of these buildings and must present an active street front to Carr Street only
- b) Any outdoor seating must be limited to the Carr Street frontage only
- c) Business signage must address Carr Street only and must be limited to the ground or first floors
- d) Proposals must specify likely sources of noise or odour generated from the premises and measures to be implemented in order to minimise these and other amenity impacts on adjoining residents
- e) The standard hours of operation for non-residential uses will be limited to 7am – 10pm
- f) Outdoor lighting must limit light spillage, including light emitted from signage to minimise impacts on residents, living on, or adjoining the subject sites
- g) High quality awnings, complimentary to the adjoining building design shall be provided along Carr Street to achieve a continuous awning with adjoining properties
- h) Awnings should be a minimum three metres deep and setback a minimum 600mm from the kerb
- i) Cantilever awnings from the building must have a minimum soffit height of 3.5m
- j) Colonnades along the street edge are inappropriate
- k) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection
- l) Signage on canvas blinds is inappropriate
- m) Ensure all awnings are structurally sound and safe and comply with relevant NCC requirements
- n) The minimum floor to ceiling heights for the ground floor must be 3.5m
- o) The loading and unloading of goods associated with a proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street shall be from Carr Street frontage only
- p) Development including upgrading of existing buildings shall be designed to achieve high quality urban design and a high level of pedestrian amenity at street level having regard to the coastal context, adjoining heritage item and pedestrian traffic movement

Note

Any proposal for 58-60 Carr Street will be referred to the Randwick Design Excellence Advisory Panel (DEAP). The ADG is relevant to development proposals for upgrading works to this building. Refer to:

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/apartment-design-guide>

- q) New development including upgrading of buildings shall incorporate passive surveillance of public and communal spaces (including, but not limited to balconies over public spaces, effective lighting, landscaping to reduce opportunities for crime prevention, design with clear boundaries between private and public areas) and shall have regard to the principles of Crime Prevention Through Environmental Design (CPTED)
- r) Any alterations and/or refurbishment proposals for 58-60 Carr Street must address the following:
 - i. Retain current side and rear building setbacks for residential uses onsite
 - ii. Minimise change to the size and location of balconies
 - iii. Minimise overlooking and privacy impacts on other balconies and adjacent dwellings.
- s) Any proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street must be within the developable area as shown in Figure 5, subject to meeting all other site requirements including parking assessment, and:
 - i. Provide for a continuous street façade and zero lot line to Carr Street and extend to the corner of Carr Street and along Kurrawa Avenue, as shown in Figure 5
 - ii. Remove the existing driveway crossing along Carr Street to improve pedestrian amenity and safety
 - iii. The street facade should display proportions and detailing which respect the prevailing building facades of the sites at 62 and 64 Carr Street.

Figure 5: Developable area for proposed neighbourhood shop, restaurant or café



Source: Randwick City Council

4. Barker Street / Willis Street, Randwick

Explanation

This subject site is rectangular in shape, split in two by Kennedy Lane. It is bound by Barker Street to the north, Willis Street to the west, a five storey RFB to the east and four storey RFB as well as a single storey dwelling to the south. Kennedy Lane reduces in width as it passes through the block, facilitating pedestrian connections only. There are existing services located in Kennedy Lane. The block falls approximately 7m to 9m on either side of the ridge at Kennedy Lane (see the figures below on Building envelope – typical section).

The site comprises six lots, with six single storey detached dwellings and a two storey flat building. The five storey strata titled RFB to the east of the site is unlikely to redevelop.

There are excellent views from the block towards the city to the northwest and outlook to the southwest towards Botany Bay. Due to the topography of Barker Street, there is no direct pedestrian or vehicular connection from the block to Barker Street. There is a footpath along Barker Street adjacent to the block, accessed by Willis Street and Kennedy Street. Due to the steeply sloping topography, Willis Street is characterised by blank retaining walls with dwellings above.

The sites have unique opportunities and constraints. A building envelope has been developed for the sites that respond to context, streetscape and the sites characteristics.

Objectives

1. Encourage residential uses including affordable housing that reflect the needs of key workers and students in the adjacent Randwick Education and Health Specialised Centre
2. Reinforce Kennedy Lane as part of the urban structure
3. Maintain public pedestrian access and visual connection along Kennedy Lane
4. Locate residential lobbies along Kennedy Lane
5. Locate private open space at ground floor.

Controls

- a) **Building envelope plan:** The building envelope plan shows the maximum envelope including balconies (while excluding the roof structure and roof envelope). DAs are to demonstrate that the proposed building fits within the envelope. Sites must be developed holistically as shown in the plan for Blocks A and B
- b) **Height:** Randwick LEP identifies a maximum height of 15m. The building envelope illustrations show four storeys, excluding the roof envelope and structure. Between Willis Street and Kennedy Lane, with the building envelope is articulated as four equal forms, stepping with the sloping topography. Any habitable roof space provided above the maximum building envelope must be setback an additional 4m from the street front at Barker Street, Kennedy Street and Kennedy Lane
- c) **Building depth:** Refer to setbacks

e) **Setbacks:**

Block A

Barker Street	5m	Ground floor and above
Kennedy Lane	4m	Ground floor and above
Willis Street	0m 5m	Ground floor First floor and above
Rear	6m	All floors

Block B

Barker Street	5m	Ground floor and above
Kennedy Lane	5.5m 2.5m	Ground floor and above First floor and above
Willis Street	0m 5m	Ground floor First floor and above
Rear	6m	All floors
Side	6m	Ground floor and above

- f) **Form and articulation:** For Block B, the built form envelope may comprise two separate buildings or demonstrate sufficient articulation. Vertical articulation is to be provided between stepped forms along Barker Street to reduce the apparent length of the facade to a proportion that is compatible with the surrounding built form

- g) **Building Uses:** Residential only

- h) **Mix:** The following residential mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum. An additional 50% can be provided if they are dual key units.
3 Bed	No requirement.

- i) **Parking and access:** Access to parking is to be provided from Willis Avenue. Depending on how these sites are amalgamated, there are two options:
- Develop the two blocks concurrently and provide all parking in a basement within Block A, or
 - Provide parking directly to each Block. At grade parking may be provided for Block B provided it is not visible from the public domain

j) **Open Space:**

Communal open space	15% of site area. Roof top communal open space is encouraged for Block A. Communal open space at first floor is encouraged.
Deep soil zone	25% of communal open space.

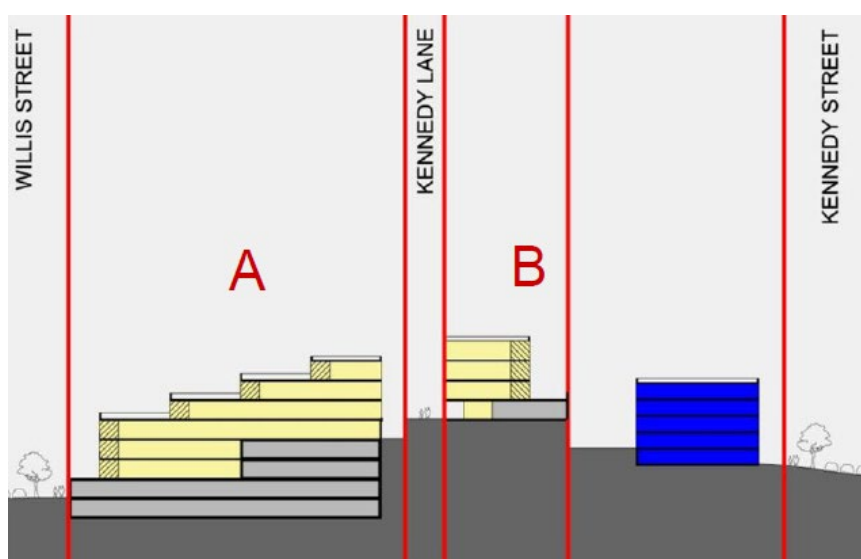
- k) **Public dedication:** A public dedication is to be provided in the form of a 2.5m road widening to Kennedy Lane to provide better pedestrian amenity and visual connection along Kennedy Lane.

Figure 6: Existing site plan



Source: Randwick City Council

Figure 7: Building envelope - plan



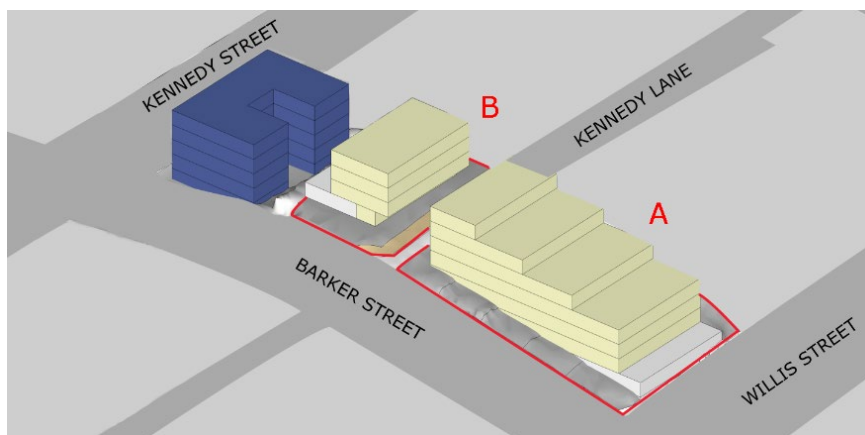
Source: Randwick City Council

Figure 8: Building envelope – typical section



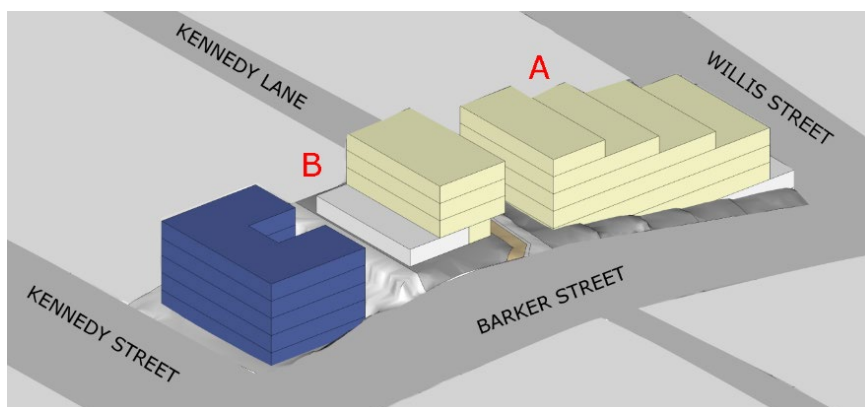
Source: Randwick City Council

Figure 9: Building envelope – 3D view from northeast



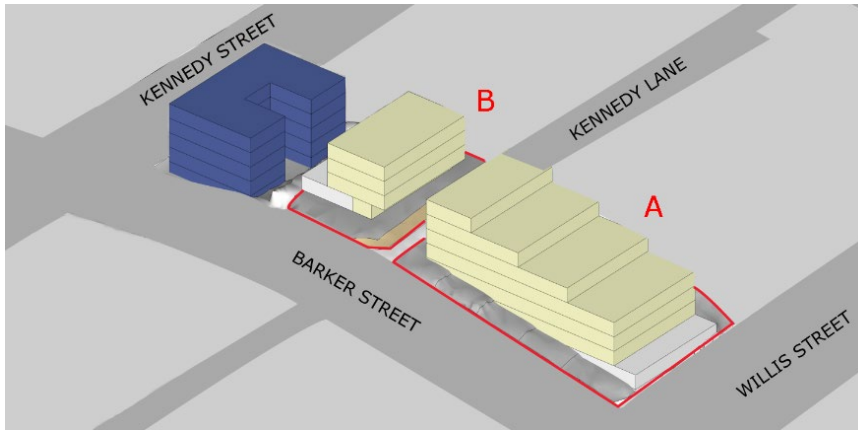
Source: Randwick City Council

Figure 10: Building envelope – 3D view from northwest



Source: Randwick City Council

Figure 11: Building envelope – 3D view from southwest



Source: Randwick City Council

5. 15 Blenheim Street, Randwick

Explanation

Located at 15 Blenheim Street is a single lot, rectangular in shape with a single frontage to Blenheim Street. It is bound by a four storey RFB to the west, single detached dwellings and a three storey RFB to the north. Immediately to the east is Blenheim House and its former stables building, listed as heritage items under Randwick LEP 2012. The site falls approximately 1m towards the west across the site.

Most lots along Blenheim Street are strata titled, with only a few lots remaining in single ownership. Blenheim Street is lined with large street trees. Existing buildings within the block comprise single detached dwellings, attached dwellings and RFBs, ranging in size from one storey to four storeys. There are some health services facilities located within the block, but the predominant use is residential.

Blenheim House (17 Blenheim Street) is Randwick's oldest remaining house and was completed in early 1848 by Simeon Pearce who later became the first Mayor of Randwick. The two storey sandstone building is a fine example of simple Colonial Georgian design. Blenheim House was originally constructed on 1.6ha with its main façade and entrance facing west with a driveway providing access from Botany Street. Subdivisions of the original site of Blenheim House have resulted in Blenheim House having a Blenheim Street address to its south, and a west boundary with 15 Blenheim Street. Both Blenheim House and its stables building are well set back from Blenheim Street. A double carport at the front of the site encloses a private garden to the south of the dwelling.

The height, length and setbacks of the existing RFB at 15 Blenheim Street have significantly impacted on the amenity and heritage curtilage of Blenheim House. The siting and envelope of the existing building affects sunlight and privacy to Blenheim House, blocks views towards its original front façade, and detracts from its setting. Redevelopment of the site presents the opportunity to improve the curtilage and amenity of Blenheim House and to allow it to be viewed in a more sympathetic setting. A building envelope has been developed for the sites that respond to the heritage context, streetscape and site characteristics, while retaining potential development floor space and improving amenity.

Objectives

1. Improve the curtilage and amenity of Blenheim House
2. Create a strong built edge to Blenheim Street
3. Provide articulation to the built edge along Blenheim Street
4. Manage stepping of built form with the topography behind the primary building line to Blenheim Street.

Controls

- a) **Building envelope plan:** The building envelope plan shows the maximum envelope including balconies. DAs are to demonstrate that the proposed building fits within the envelope
- b) **Height:** Four storeys along Blenheim Street and two storeys at the rear of the site
- c) **Building depth:** Refer to building envelope plans

e) **Setbacks:**

Blenheim Street	3m	All levels
East boundary	3m	All levels
Rear	3m	All levels

For west boundary setbacks, refer to Building Envelope – Plan.

i) **Building uses:**

All levels	Residential
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ii) **Mix:** If residential units are provided the following mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
3 Bed	No requirement.

f) **Parking and access:** If parking is provided, no parking is to be located within the front setback zone. There is no requirement for car parking on the site for studio or 1 bedroom units and their visitors

g) **Open space**

Communal open space	25% of site area
Deep soil zone	25% of communal open space

Figure 12: Site plan - existing



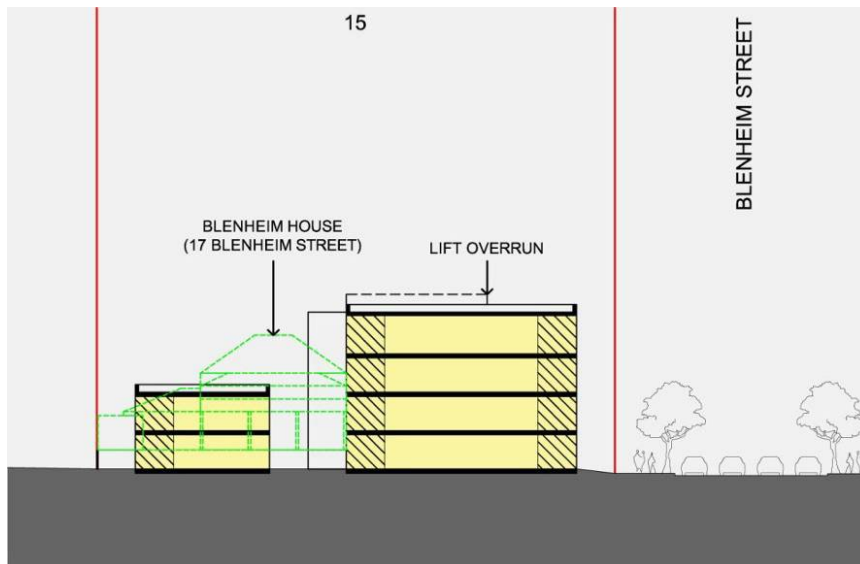
Source: Randwick City Council

Figure 13: Building envelope - plan



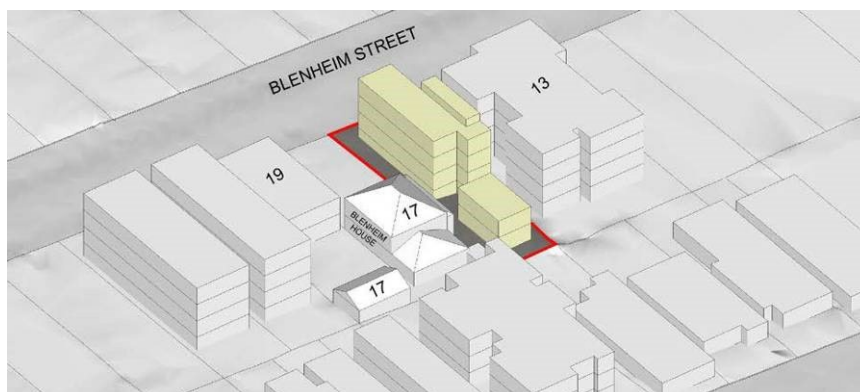
Source: Randwick City Council

Figure 14: Building envelope – section through Block A



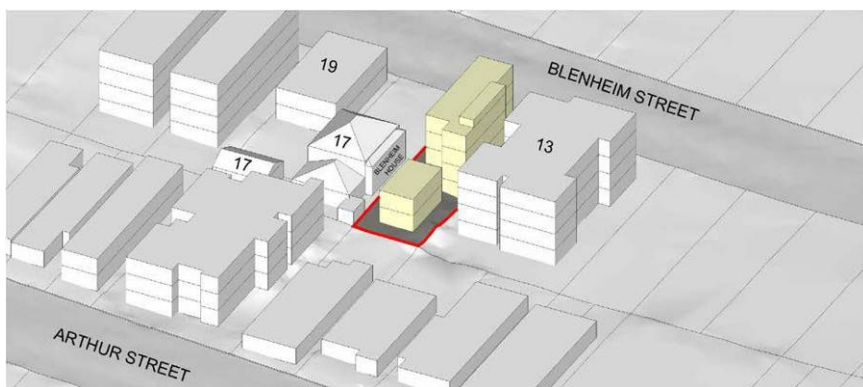
Source: Randwick City Council

Figure 15: Building envelope – 3D view from northeast



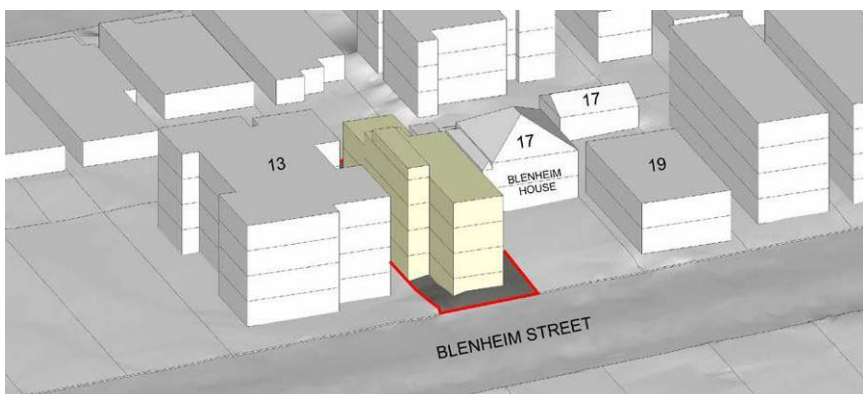
Source: Randwick City Council

Figure 16: Building envelope – 3D view from northwest



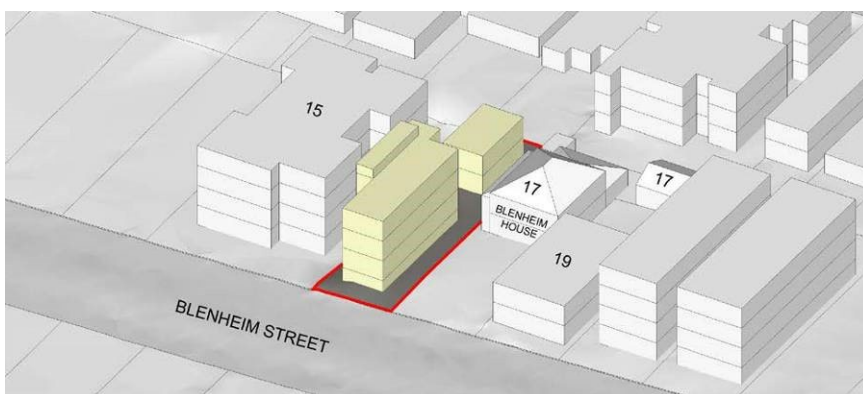
Source: Randwick City Council

Figure 17: Building envelope – 3D view from southwest



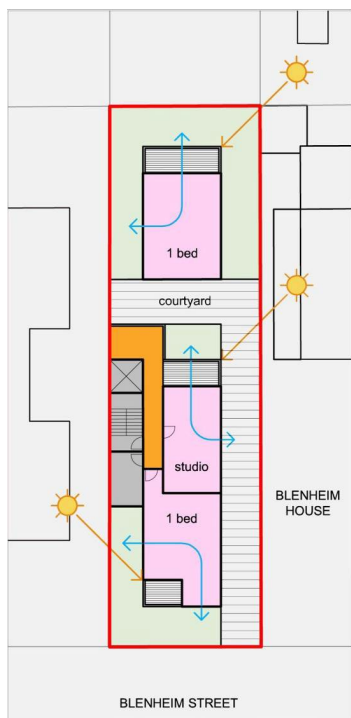
Source: Randwick City Council

Figure 18: Building envelope – 3D view from southeast



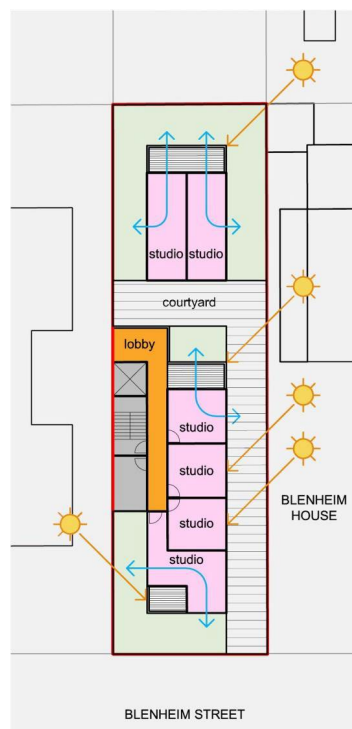
Source: Randwick City Council

Figure 19: Indicative layout plans



Indicative Layout – Plan (Residential)

Source: Randwick City Council



Indicative Layout – Plan (Boarding Houses)

6. Hill 60, La Perouse

Explanation

The land at known as Hill 60 has a total site area of approximately 12ha and comprises the following parcels:

- 9-23 Karoo Avenue (Lot 5300 DP 48768)
- 1-7 Karoo Avenue (Lot 5299 DP 48768)
- 42 Yarra Road (Lot 5235 DP 821317)
- 2-14 Koorngai Avenue (Lots 56-62 DP 752015), along with several Crown road reserves adjoining these parcels.

Figure 20: Aerial View of Hill 60



Source: Randwick City Council

Hill 60 is an undulating, predominantly vacant site and its topography has been greatly altered through its history of sand mining and landfill. There are pockets of remnant vegetation retained towards the south end of the site. The site is bounded by the Chinese Market Gardens to the north (which is listed on the State Heritage Register), the Yarra Bay Beach and Bicentennial Park to the west (a local heritage item and conservation area), La Perouse Public School to the east and a row of dwelling houses along Yarra Road to the south.

The site also comprises internal unmade/informal access roads known as Karoo Avenue and its unnamed extension connecting to Baragool Avenue. The site may contain Eastern Suburbs Banksia Scrub (ESBS), listed as an endangered ecological community under the Threatened Species Conservation Act, 1995. This requires further investigation.

The site is owned by the La Perouse Local Aboriginal Land Council (LPALC) and has significant social and cultural significance for the Aboriginal community.

The majority of the site has a residential zoning that permits low to medium density housing development as well as a range of community uses including child care centres, churches, schools and recreation facilities. A portion of the site on the southwest side is zoned for public recreation (along Koorringai Avenue).

The Randwick LEP cl.6.12 requires that a site specific DCP must be prepared for large sites (over 10,000m²). This section of the DCP provides guidance on the key issues for any such future planning for the site.

Objective

1. Ensure any future development on the site is planned in a holistic and orderly manner
2. Ensure any identified biodiversity value of the site is protected and conserved
3. Promote, recognise and protect the cultural and social significance of the site to the Aboriginal community
4. Provide for appropriate and legible public access and open spaces through the site
5. Maintain appropriate view corridors from surrounding development including the public domain
6. Provide key design principles for any future planning and development of the site
7. Encourage a diverse range of housing, including affordable and adaptable dwellings.

Controls

- a) Prepare a site-specific DCP for the entire Hill 60 site to guide any future redevelopment in a holistic, suitably staged manner, and address (but not limited to) the following specific matters:
 - i. Overall vision and design principles for the site in the context of its significant Aboriginal history, social and environmental considerations
 - ii. Identification of and provision for the social and cultural needs of the Aboriginal community and consideration of Council's La Perouse Needs Study
 - iii. A suitable and clearly dimensioned buffer zone to the adjacent Chinese Market Garden site
 - iv. Clarification of the existence and extent of Eastern Suburbs Banksia Scrub (ESBS) at the site, appropriate curtilage and future zoning and management measures to ensure its ongoing conservation
 - v. Provision for a minimum of 10% of the total site area as public open space that suitably connects with existing open space and serves the needs of the new and existing community. Open space provision should have regard to the existing open space zone boundary and extent of any identified biodiversity significance.

Note

The 10% threshold requirement for public open space does not include any land identified for connections/pathways or environmental conservation purposes (e.g. ESBS).

- vi. Clear street hierarchy and legible street network
- vii. Strong pedestrian and cycle linkages through the site and connections to the surrounding street network
- viii. Legible access and entry points to the site that aim to integrate the site with the surrounding neighbourhood
- ix. Potential soil and groundwater contamination, potential flooding and stormwater management.

Note

Variations to the existing zoned open space boundaries will require a rezoning application. When clarified, the specific ESBS locations should also be zoned for Environmental Conservation.

