



# CITY OF RANDWICK

DEVELOPMENT CONTROL PLAN NO.18

CORNER OF KING AND DANGAR STREETS  
RANDWICK

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## 1.0 INTRODUCTION

### 1.1 The Development Control Plan

This Development Control Plan (Plan) has been prepared under Section 72 of the Environmental Planning and Assessment Act, 1979 (EP & A Act) and Clauses 19-25 of the Environmental Planning and Assessment Regulations, 1980. The primary purpose of the Plan is to provide detailed provisions which supplement Randwick Local Environmental Plan No.105 (LEP No.105) to facilitate development control within the subject site.

### 1.2 Land to Which This Plan Applies

This Plan applies to land to which LEP No.105 applies, referred to as that part of the King Street Bus Depot site surplus to the requirements of the State Transit Authority, as shown edged heavy black in Figure 1.

### 1.3 Background to LEP No.105

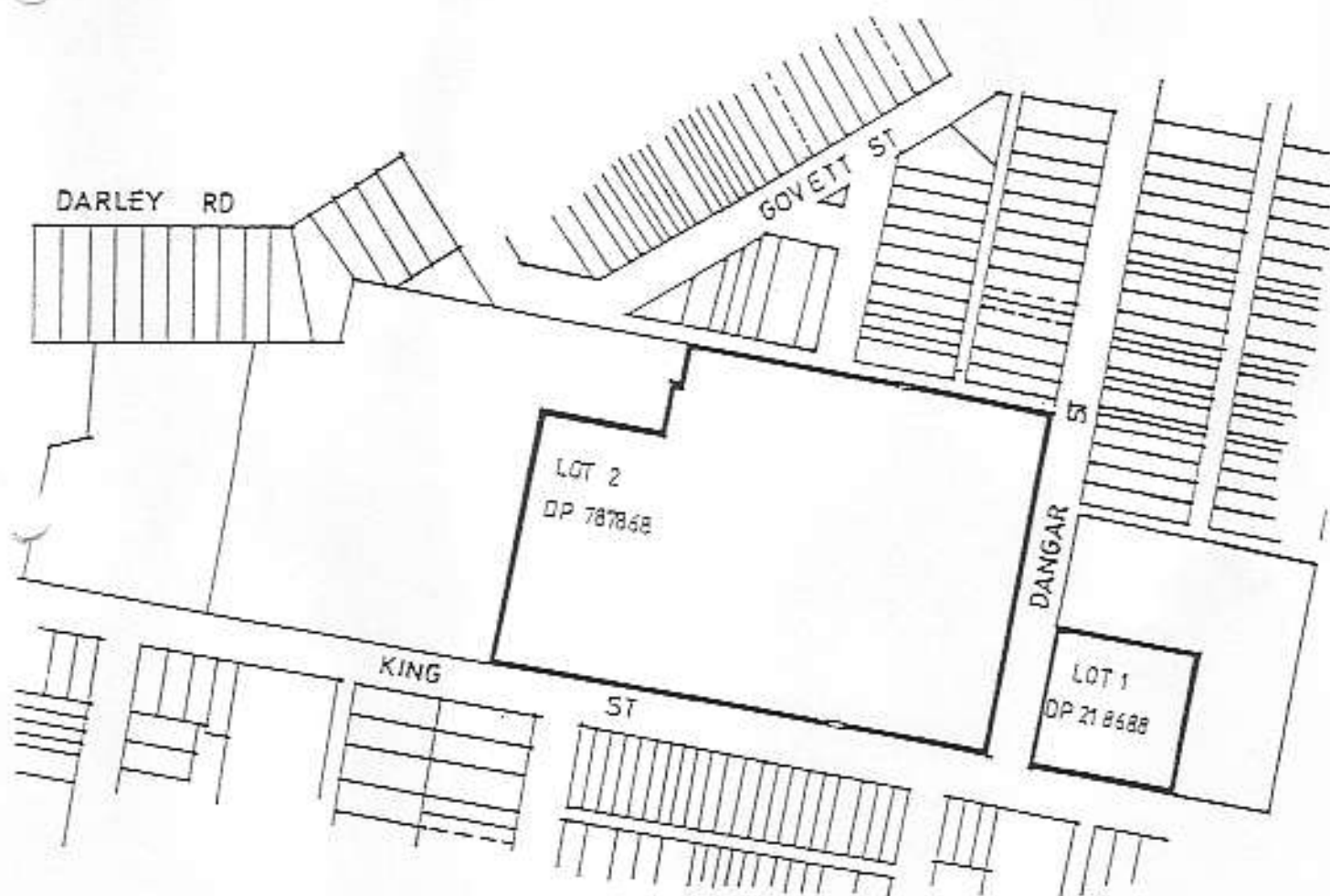
The site was previously zoned Special Uses "A" (Transport) and could only be used for this purpose or for ancillary uses.

LEP No.105 zones the subject site for medium density housing - part Residential "b1", part Residential "b2" and part Residential "c1" under the Randwick Planning Scheme Ordinance. Additionally the LEP provides that Clause 55, which requires a minimum allotment size of 325 m<sup>2</sup> and a minimum frontage measured at the front alignment of the dwelling house of 9 metres for construction of a dwelling house, does not apply. Development consent is required for subdivision and the erection of dwelling houses.

### 1.4 Relationship to Other Environmental Planning Instruments

This Plan supplements the provisions of the Randwick Planning Scheme Ordinance and LEP No.105. The Plan has statutory force/significance in so far as it is a matter for consideration under Section 90 of the EP & A Act in its own right when the Council is determining any development application for the subject site.

FIGURE 1 : THE SITE



## 2.0 GENERAL ADVICE TO APPLICANTS

### 2.1 Aims and Objectives

This Plan aims to:

- \* Provide detailed development standards and guidelines for the development of this site for medium density housing
- \* Ensure the orderly and efficient use of land
- \* Minimise the potential of development within the site to adversely affect the amenity of residential properties in the vicinity
- \* Encourage development which is compatible with the character of the existing residential environment
- \* Ensure high standards of design for buildings on site and ensure satisfactory on-site residential amenity
- \* Encourage mixed development to provide housing choice
- \* To ensure the heritage value of the buildings on site is thoroughly assessed and recorded
- \* Provide adequate open space and community facilities

### 2.2 Concept Plan

Prior to submission of a Development Application to either subdivide or develop the site a Concept Plan must be prepared and submitted to the Council for assessment. The Concept Plan should adopt a principles approach indicating the likely location on a site plan of probable development including indicative location of buildings, public open space, cross site links, community facilities, road pattern etc. The background or reasons behind the decision making process for the planning of the proposed development should also be addressed. This Concept plan requires the Council's endorsement prior to detailed plans being submitted.

### 2.3 Conservation

A Conservation Plan must be prepared for the chimney located on the King Street frontage of the site and conservation work is to be undertaken prior to sale of the land by the State Transit Authority.

A Conservation Feasibility Study for the recycling of the 1910-20 buildings on the site must be undertaken and the whole site be examined for archaeological potential. Any buildings to be demolished must be fully recorded prior to demolition.

## 2.4 Development Application Submissions

To proceed with development on the site a development application submission incorporating a full set of architectural plans, Statement of Environmental Effects and fees in accordance with the requirements of the EP & A Act must be submitted to the Council.

Attention is drawn to the Council's handout "Requirements for Submission of Development Applications" which must be complied with to ensure that the application is complete and can be accepted. This brochure outlines the requirements contained within the EP & A Act for development applications and can be obtained from the Planning Department.

## 2.5 Application of Controls.

In assessing development proposals, the Council will consider all those matters specified under Section 90 (1) of the EP & A Act, the provisions contained within LEP No.105, this Plan and other relevant planning instruments.

The Council may refuse a development application which does not comply with the requirements of this Plan, or may seek to modify a non-complying development by imposing conditions. The Council may also approve a development which does not comply with this Plan when, in its view, a certain control is not appropriate or relevant in a particular case.

Where an application departs from these controls, justification must be supplied.

## 2.6 Advertising

Development applications will be advertised for a period of 14 days, pursuant to Section 30(4) of the Environmental Planning and Assessment Act.

## 2.7 Building Applications

Following development consent, a building application must be submitted and approved before building work may commence.

### 3. DEVELOPMENT GUIDELINES

#### 3.1 Introduction

This Plan provides design standards for multi unit development - townhouses and two and three storey residential flat buildings, and for small lot residential subdivision.

The development of the site for multi unit housing requires compliance with the requirements of the Council's "General Policy for Control of the Siting, Design and Erection of Residential Flat Buildings" and the setback requirements contained within State Environmental Planning Policy No.20 "Minimum Standards for Residential Flat Development".

The subdivision and development of the site for dwelling houses or dual occupancy requires compliance with Randwick Development Control Code No.4 - "Dwelling House Controls", Sydney Region Environmental Plan No.12 - "Dual Occupancy", State Environmental Planning Policy No.25 - "Residential Allotment Sizes and Dual Occupancy Subdivision" and the Council's Dual Occupancy Development Control Code.

The deletion, by LEP No.105, of the minimum allotment size (325 m<sup>2</sup>), required by Clause 55 of the Ordinance, would also permit the development of the site for small lot residential subdivision. Any application for this type of development should comply with the environmental performance standards contained in the Australian Model Code for Residential Development.

Development is also required to comply with the Council's Section 94 Contributions Plan which became effective on 2 July, 1993. The Council is empowered (under s94 of the Environmental Planning and Assessment Act, 1979, as amended) to levy contributions towards the cost of providing, extending or increasing facilities to meet increased demands created by development and/or increases in workforce or residential population.

#### 3.2 Land Subdivision

Considering the extensive nature of the site, the Council encourages the subdivision of the site under the Community Land Development Act, 1989. Community title has a number of advantages not only for the Council but for the developer.

This type of subdivision enables community property to be created within a conventional subdivision and managed by an Association made up of lot owners. The legislation facilitates the promotion of theme developments and mixed developments.

Community schemes can be completed in stages permitting initial development costs and purchase prices to be reduced, because one stage can be used to finance the construction of later stages.



### 3.3 Density

The site area required for the erection of dwellings (the site density) is contained within the Council's "General Policy for the Control of the Siting and Erection of Residential Flat Buildings".

The minimum site area required by the Building Code of Australia for the erection of a dwelling house is 232 m<sup>2</sup>. Such development may be subdivided as torrens title or community title.

### 3.4 Site Topography

Advantage should be taken of the existing levels of the site to minimise the effect of development on the existing streetscape.

### 3.5 Site Frontage

The subject land is a large site which, if developed unsympathetically, could have significant detrimental impact on the adjoining residential environment. The site has long frontages which are adjacent to the existing residential area. The treatment or design of buildings along the street frontages is particularly important.

The site has three street frontages - King Street, Dangar Street and Govett Lane.

Dangar Street is characterised by single level residential properties generally of a federation style. This frontage should generally be modelled on the existing environment of Dangar Street extending the style/character of housing and the pleasant residential environment. Dwelling house development is required to be constructed along the western frontage of Dangar Street.

Govett Lane predominantly provides rear access to existing residential properties fronting Dangar, Mort and Govett Streets. The development should ensure that the amenity of these properties is not affected particularly by traffic or parking congestion. New development should be oriented away from this laneway rather than using it as a main street frontage.

King Street is characterised by single and two level residential properties both attached and detached with a number of residential flat buildings and commercial properties. Residential flat buildings to the south of the site are also visible due to the increasing ground levels from King Street to Cowper Street. The depression in the ground levels on the site off King Street should be used to provide basement car parking for residential flat buildings and minimise the effect of the height of buildings in this location.



### 3.6 Building Lines and Setbacks

#### 3.6.1 External Frontages

For residential development the minimum front building line shall be 6 metres to any existing residential road. Concessions can be considered in some circumstances depending on the proposed design.

In regard to the dwelling houses to be constructed on Dangar Street the Council building line which pertains to the adjacent existing houses shall be applied - 4.6 metres.

Where the development backs onto Govett Lane and impact on the amenity of the surrounding residential properties has been minimised, building lines can be reduced, particularly for the garaging of vehicles.

In all cases of buildings having an external street frontage there should be sufficient setback to permit vehicular access to the site and avoid car parking within the fixed building line. The number of vehicular crossings should be minimised.

#### 3.6.2 Internal Frontages

For the construction of dwelling houses, a building line of 10 metres from the centreline of the road applies if the road is less than 20 metres wide. Where it can be shown that the merits of the design warrant concessions, the Council can consider relaxing this requirement.

Where building lines are reduced, fencing, including retaining walls, on the boundary must be minimised or reduced in height. Staggered alignments should be used to provide variation in streetscape.

The minimum building line for residential flat development shall be 6 metres.

#### 3.6.3 Side and Rear Setbacks

Side and rear setbacks should comply with the requirements contained within State Environmental Planning Policy No.20 - "Minimum Standards for Residential Flat Buildings". A survey of the site indicating natural and existing ground levels along the wall of the proposed building will be required to properly assess setbacks from side and rear boundaries.

The setbacks between buildings will be considered in the overall context of building design and siting.

### 3.9 Pedestrian Access

The development of the site should ensure that a number of pedestrian/bicycle links have been incorporated into the layout of the project to provide access to the main focus points within - the community facilities, public open space; and external to the site - Centennial Park, Randwick Racecourse, Randwick Commercial Centre, University of NSW. At least one cross site link between King Street and Govett Lane should be provided to facilitate access to Centennial Park.

Pedestrian accessways should not have a straight alignment between origin and destination points. Long narrow walkways should be minimised especially adjoining private fenced yard spaces and adjoining industrial buildings. Adjacent space within the pedestrian links should be suitably landscaped.

Pedestrian/bicycle access should be incorporated within the public open space and the road system as shared zones.

### 3.10 Traffic Management

A Traffic Management Plan must be developed for internal and external movements of vehicles generated within the site and at the intersection of the proposed access roads. Vehicular access from King Street is preferred for the western portion of the site and Dangar Street for the smaller eastern section. This plan may include the provision of a roundabout in King Street at the proposed access road intersection to discourage bus movements and reduce vehicle speeds. This Plan must be submitted with the development application.

With regard to the internal road pattern of the part of the site west of Dangar Street a loop design is preferred. Culs de sac are not encouraged where the carriage way width is less than 8 metres. The design of culs de sac in previously approved projects containing small lot subdivision has created access problems for the Council's service vehicles since residents park within the required turning circle. If culs de sac are provided they should be especially designed to ensure that this problem does not occur and additionally should minimise the number of dwellings gaining vehicular access from such roads.

Provision of shared zones is encouraged with thresholds to restrict vehicle speed. Long straight roads and accessways incorporating speed humps are to be avoided and paving materials should be used to identify pedestrian zones and parking areas. Landscaping should also be used to reinforce this design approach. The reduction or deletion of through traffic would provide greater opportunities for improved pedestrian/ bicycle usage. Appropriate signage should also be considered when developing a Traffic Management Plan for the development.

### 3.11 Roads

With regard to roads the developer must also provide, without cost to the Council, road widening of two metres in Govett's Lane, kerb gutter and footpath construction, reinstate redundant vehicular access, etc. The Council's Engineering Services Department should be consulted regarding it's requirements.

Design parameters for the construction of roads within the site and the status of these roads will also be determined with any future development application.

Main access streets within the development should have a minimum carriageway width of eight metres. Six metres may be permitted where the traffic flows are low.

### 3.12 Parking Requirements

The car parking requirement for development of the site is contained within Council's Development Control Plan No.2 "Parking Controls".

Two spaces per dwelling is preferred for the development of the site for dwelling houses. The amount of on-street car parking will also be assessed to ensure adequate provision of visitor car parking. On street car parking must be integrated with the design of the road system including any shared zones.

Geometric Standards for the provision of car parking and car parking areas is provided within Randwick Development Control Plan No.2 - "Parking Controls"

### 3.13 Drainage Works

Detailed drainage works are required to be provided and the applicant should seek advice from the Council's Engineering Services Department to ensure compliance with these requirements at the development application stage.

The drainage requirements include: provision of easements and their relocation at the developers expense, on-site drainage detention, etc.

### 3.14 Services

With a development of this size undergrounding of electricity and telephone services and common trenching is encouraged.

### 3.15 Facilities and Amenities

Under Section 94 of the Environmental Planning and Assessment Act developers are required to contribute to the provision of community facilities to cater for the increase of residents in the area as a result of the development of the site. When a development application is submitted the likely impact of the development on the local needs of the community for community facilities and services can be assessed by the Manager, Community Services, in line with the Council's Section 94 Contributions Plan and recommendations made concerning the required facilities to be provided. If the facility is to be provided on site the preferred locations are either adjacent to the chimney or by re-use of the existing Administration Building to the satisfaction of the Council's Manager of Community Services.

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