CONTENTS

1 INTRODUCTION

1.1 WHAT IS THE PURPOSE OF THIS DCP?

This Development Control Plan (DCP) has been introduced to provide guidance on single dwelling house and dual occupancy development, to guide new development and/or additions and alterations, and to provide a high quality design and internal amenity, whilst ensuring amenity of neighbouring dwellings and the streetscape.

1.2 WHAT IS THE NAME OF THIS DEVELOPMENT CONTROL PLAN (DCP) AND WHEN DID IT COME INTO EFFECT?

This Development Control Plan (DCP) is known as the "Dwelling Houses and Attached Dual Occupancy Development Control Plan" and supports the objectives and controls identified in Randwick Local Environmental Plan (LEP) 1998.

This plan has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 2000.

The provisions of this DCP are a key consideration when Council determines development applications for new or major alterations and additions to a single dwelling house or attached dual occupancy.

This plan was adopted by Randwick City Council on ****** and came into effect on ******.

1.3 WHERE DOES THIS PLAN APPLY?

The DCP applies to dwelling house development on land zoned Residential 2A, 2B or 2C under the Randwick LEP 1998 and to attached dual occupancy development where permitted on land zoned Residential 2A.

Dwelling house and attached dual occupancy development includes the construction of new dwellings as well as alterations and additions to existing dwellings, including garages, carports and ancillary structures to dwellings.

1.4 WHAT RELATIONSHIP IS THERE TO OTHER PLANS AND POLICIES?

This DCP is a policy document, which supports Randwick LEP 1998. The DCP should be read in conjunction with Randwick LEP 1998 and the Randwick Development Application Guide.

The DCP contains detailed Objectives and Performance Criteria for the development of dwelling houses, attached dual occupancies, alterations and additions and ancillary structures.

Development guidelines for multi-unit housing are contained in a separate DCP – Multi-unit housing.

A number of State Environmental Planning Policies (SEPPs) may apply and will need to be read in conjunction with this DCP. In particular, the following SEPPs may be relevant:

- SEPP 1 – Development Standards
- SEPP – BASIX
- SEPP 55 – Contaminated Land

Development applications may also be subject to a number of other Council Plans, Codes and Policies. In particular, the following documents may be relevant.

- Randwick City Council - Exempt and Complying Development DCP
- Randwick City Council - Section 94 Contributions Plan
- Randwick City Council - Car Parking DCP
- Randwick City Council - The Spot and Surrounds DCP 22
- Randwick City Council – Randwick Heritage DCP (draft)
- Randwick City Council - Private Stormwater Code
- Tree Preservation Orders

Applicants should check with Council to determine what other documents may need to be considered when preparing an application.

1.5 WHAT ARE THE OBJECTIVES OF THIS DCP?

Randwick LEP 1998 contains the strategic objectives for the City and for each zone. Dwelling houses are permitted in all residential zones and attached dual occupancy developments are permitted in the Residential 2A zone. Being a form of low scale housing, the objectives of the Residential 2A zone are appropriate for dwelling houses and attached dual occupancy.

Randwick LEP 1998

Clause 10 – Residential 2A zone objectives

a) to enable redevelopment of low density housing types, including dwelling houses and attached dual occupancy, where such development is compatible with the surrounding environment.

This DCP contains advice and controls for the planning and design of dwelling houses, attached dual occupancy, alterations and additions and ancillary structures within the City of Randwick and aims to support Randwick LEP 1998 objectives for the residential 2A zone.

The objectives of this DCP are:

- To provide for single dwelling houses and attached dual occupancy housing forms for diversity of household sizes and types
- To provide a variety of low density residential housing sizes and types to assist in maintaining housing affordability and choice
- To encourage the provision of low scale housing forms that are sensitive to the local environment, responsive to social needs and that make better use of existing infrastructure

- To promote environmental design standards that respect and enhance the existing and potential future character of existing neighbourhoods, subdivision and block patterns and streetscapes
- To provide clear and consistent requirements and guidelines for the design of dwelling houses, attached dual occupancy , alterations and additions and ancillary structures in Randwick City.

1.6 HOW IS THIS PLAN ORGANISED?

This DCP is divided into a number of parts, commencing with general requirements, followed by controls to be applied to all low scale housing, then controls for specific development types.

Each part contains an explanation of the controls and their relevance, design objectives and Performance Criteria.

The controls are structured in seven parts as outlined below:

Part 1 – Introduction

Explains the purpose of the DCP, the aims of the DCP, how to use this DCP and how it relates to other plans and policies in Randwick City.

Part 2 – Development Context

Part 3 – General Development and Design Controls

Part 4 – Development for Special Areas

- Development on Laneways
- Development on Laneways Nominated for Road Widening
- Foreshore Scenic Protection Area
- Foreshore Building Line

Part 5 – Dictionary

Part 6 – Summary of Key Controls

Part 7 – Appendices

- Streetscape Character Assessment
- Drainage and Stormwater Management

1.7 HOW TO USE THIS PLAN

Applicants should obtain a copy of Council's '*Development Application Guide*' to use in conjunction with this plan.

Development within this DCP is guided through a range of key development and design elements. Each design element contains a brief explanation of its relevance, lists key objectives and uses a combination of specific controls and a performance approach to design guidance and development control. The 'performance criteria' includes design based provisions which allow for flexibility and innovation in building design and, where appropriate, specific controls. The performance criteria provide the means by which development will achieve the objectives. Thus, where performance criteria cannot be met the applicant must demonstrate how the proposal meets the related objectives.

Applicants will need to read all parts of the DCP in order to understand the broader planning context in conjunction with the specific controls and to make sure that they have met all the DCP requirements.

Where relevant, references to the provisions of Randwick LEP 1998 have also been included. Development standards contained in the LEP must be complied with and may only be varied by an objection prepared under State Environmental Planning Policy (SEPP) 1 that justifies the variations in the particular circumstance.

Development proposals must demonstrate that they have met all the objectives and performance criteria, where relevant.

The flow chart opposite provides a general guide to using this document. Please contact Council's Development Assessment Unit if you have any questions.

1.8 WHAT IS REQUIRED TO BE SUBMITTED WITH THE DA?

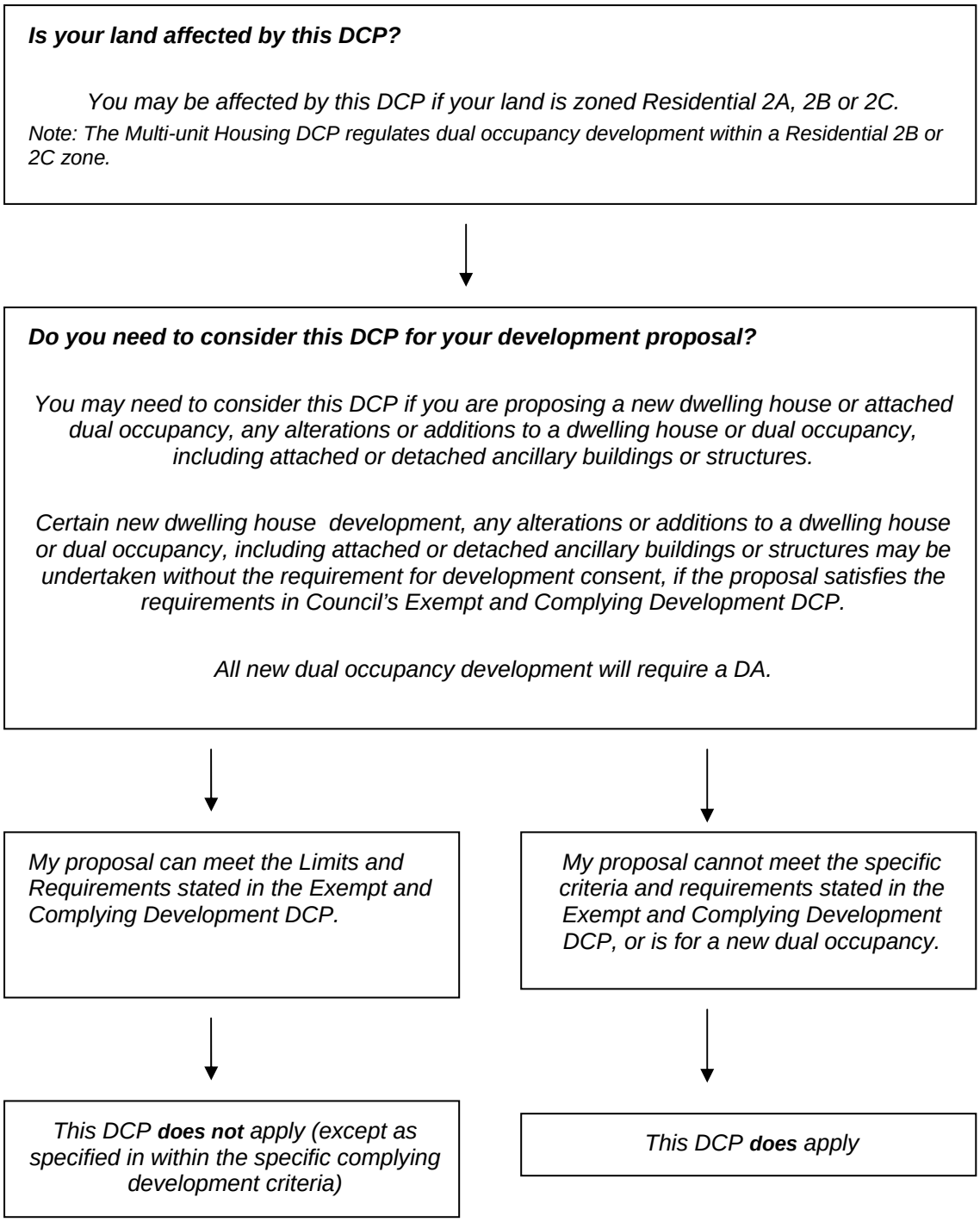
*Applicants are advised to obtain a copy of **Council's Development Application Guide & DA Checklist,** which provides comprehensive guidance on the process for lodging a DA, what plans and details are required, site analysis requirements and Statement of Environmental Effects requirements.*

Prior to lodging a development application (DA), applicants are encouraged to discuss their proposal with Council's planning officers. Council offers a Prelodgement DA service. Applicants are encouraged to take advantage of this service. The pre DA meeting provides a forum for identification of issues at an early stage and clarification of the requirements and intent of this development control plan.

One of the key elements of a DA submission is the **Statement of Environmental Effects** (SEE). An SEE is a report which accompanies all development applications, and which explains the development application as well as the likely impacts of the design proposal and the measures proposed to minimise these impacts. The SEE should demonstrate how the design proposal has responded to the site analysis, the streetscape character assessment and met the objectives and performance criteria of this DCP.

The SEE must address a development proposal's compliance with the relevant objectives and requirements of the Randwick LEP and relevant DCPs. If a Performance Criteria cannot be met the applicant should describe in the SEE how they still meet the objectives.

Fig 1 – Flow Chart For Using This DCP



2 DEVELOPMENT CONTEXT

The first step in good design is to understand the character and development context of the site. The design of the proposal should then be able to respond to the characteristics of the site and locality.

The context of the site includes:

- The site itself – its constraints and opportunities and special qualities; and
- The streetscape – including the surrounding built and natural environment and the character of the neighbourhood.

2.1 STREETSCAPE CHARACTER ASSESSMENT

Explanation

*Development within a **Heritage Conservation Area** does not require a streetscape character assessment. These conservation areas have been identified as they exhibit significant and valued character. Applicants are advised to confirm with Council any heritage status of their property and refer to the **Randwick City Heritage DCP**.*

Applicants are to consider the context of the site and development proposal. This DCP requires development to recognise and respond to the character of the neighbourhood, subdivision patterns, block patterns, landscaping and vegetation patterns and streetscape to ensure that the development is the best possible solution for the site and makes the best possible contribution to the surroundings.

Streetscape character is represented by the collective visual elements of the built form and the spaces surrounding the built form, such as setbacks, landscaping and trees, fences and walls, driveways and the street elements.

The visual character of Randwick's residential areas is varied. Some areas of heritage significance are recognised through conservation areas. Areas may present a streetscape of mixed and eclectic value, for example in the style of housing. Similarly, some areas may display consistent, but low value characteristics. Infill development in areas which exhibit very consistent streetscapes of high amenity should respect and contribute to the established character, whilst development character may be more flexible in areas with limited consistency of character, or areas in 'transition'. Local streetscape values must be considered when preparing a site analysis and design proposal. Responding to streetscape character assessment does not exclude quality contemporary design.

Objectives

- To ensure that the dwelling design is sensitive to the streetscape character consistency and value.
- To recognise the opportunity for design flexibility in areas with a mixed residential character or undergoing development 'transition' whilst acknowledging and respecting those areas which exhibit an established and valued local streetscape character.

Submission Requirements

A streetscape character assessment is required for all DAs involving external building work (except minor additions, ancillary structures and outbuildings) and should inform the site analysis. It should demonstrate a clear understanding of the elements of the built form and their relationship with the streetscape and the spaces surrounding this. It should provide an explanation of how the design proposal has responded to the analysis of the streetscape character assessment.

Guidelines and considerations for preparing a Streetscape Character Assessment are located in Appendices 1

2.2 SITE ANALYSIS

Explanation

Council's Development Application Guide *provides guidance on the requirements for a Site Analysis and should be read in conjunction with this DCP.*

A site analysis is the process and outcomes which may include plans, diagrams and notes, used for understanding the context of the development. A site analysis identifies and documents the key opportunities and constraints of a site and its surroundings and shows how these, in conjunction with the DCP requirements, have determined a design proposal for the site that will make a positive contribution to the neighbourhood, minimise negative impacts on adjoining developments and provide a high standard of design on site.

Objectives

*The **Randwick City Heritage DCP** provides supplementary development controls and guidelines for those properties which are listed as a heritage item or within a heritage conservation area. Applicants are advised to confirm with Council any heritage status of their property.*

- To ensure that the opportunities and constraints of a site and its surroundings are fully considered and incorporated into the proposed design.
- To ensure development is the best possible solution for the site and makes a positive and harmonious contribution to its surroundings.
- To ensure development results in a design that is sensitive to its environment and is of a high design quality.

Submission Requirements

*If in doubt as to the **level of detail** required applicants should consult with a Council Assessment Officer.*

a) A site analysis is required for all DAs, involving external building work, except minor additions, ancillary structures and outbuildings and should demonstrate an understanding of the opportunities and constraints of the site and its surrounds.

b) A site analysis should be presented in the form of sketch plan(s) and written documentation addressing how the final proposed design has responded to the site analysis. It may also include photographs and perspectives.

c) Site analysis plans should be drawn at a standard scale such as 1:100 or 1:200 and cover all relevant criteria in Council's DA Guide.

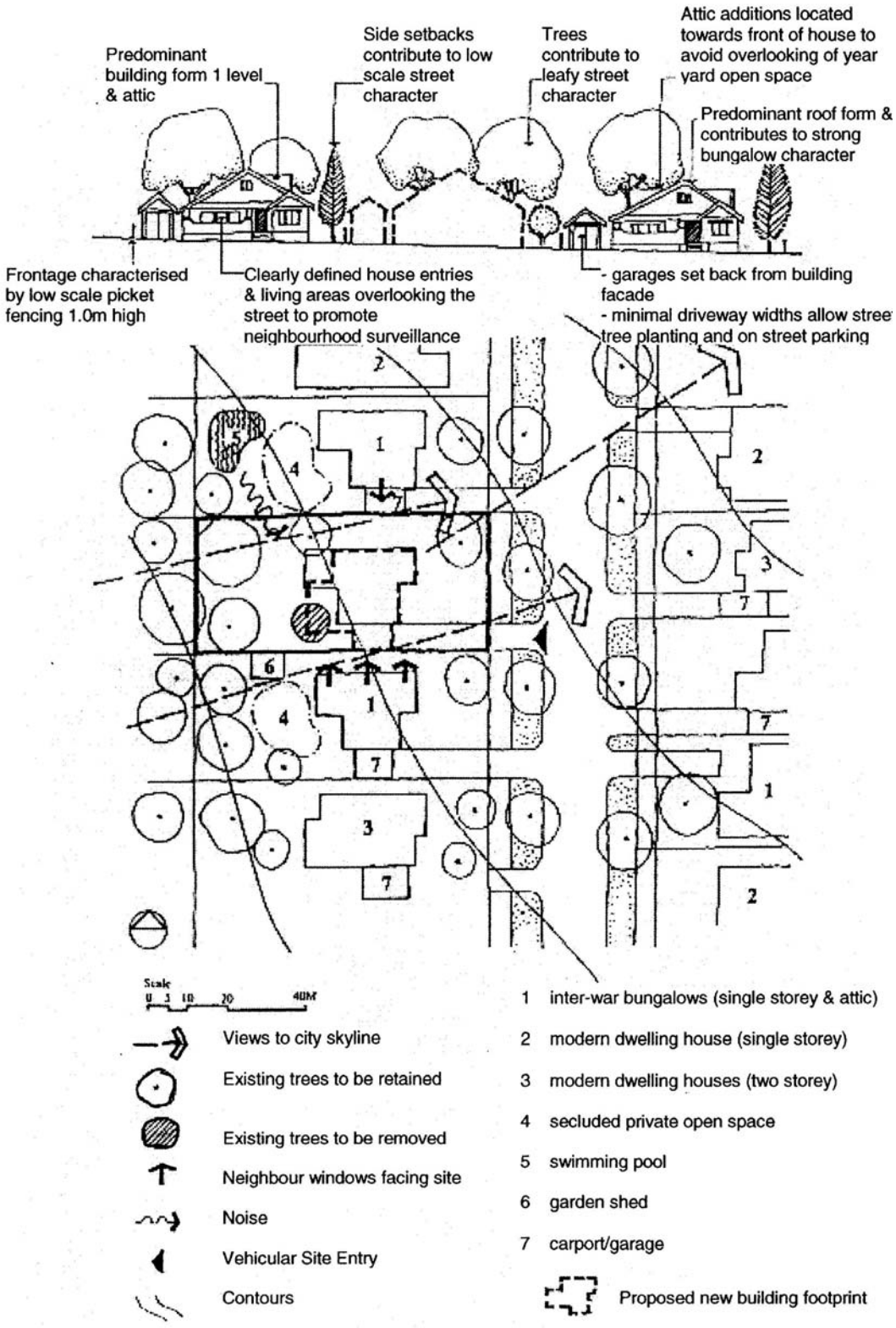


Figure 1 – Typical Site Analysis Plan and Street Elevation Plan

These plans provide an example of some elements to be considered in assessing and documenting the site analysis. (Source: Amcord)

3 GENERAL DEVELOPMENT & DESIGN CONTROLS

This part identifies criteria that are applicable to all single dwelling houses and attached dual occupancy development and broadly includes:

- Environmental Performance
- Site Requirements
- Building Design
- Ancillary Development
- Social Performance
- Specific Design Controls

Randwick LEP 1998 provides a number of controls which apply to the development of attached dual occupancies and are referred to in the appropriate parts of this DCP.

This part should be read in conjunction with Part 4 – *Specific Design Controls*, which provides further criteria for development on laneways and within the foreshore areas.

3.1 ENVIRONMENTAL PERFORMANCE

3.1.1 BASIX

Explanation

Applications for new single dwellings and attached dual occupancies are to include a BASIX Certificate.

Applicants are advised to check with DIPNR or Council officers prior to submitting a DA if unclear about these requirements.

State Environmental Planning Policy - (Building Sustainability Index: BASIX) 2004 (BASIX SEPP) was effective from 1 July 2004. This State policy aims to encourage the provision of more sustainable homes in NSW. The policy will be integrated into the planning system in a number of steps over the next 2 years and replaces Council policies in relation to Ecologically Sustainable Development.

What is BASIX?

BASIX is an internet based planning tool designed to assess the potential performance of residential development against a range of sustainability measures. The first stage of BASIX focuses on energy (including thermal comfort) and water conservation. Some aspects of landscaping, stormwater are incorporated in the indices due to their relationship with water and energy efficiency.

BASIX Certificate

Through the internet assessment tool, a development proposal is allocated scores for different components of water conservation and energy efficiency, and a BASIX Certificate is issued only if the proposed development meets the required conservation and efficiency standards set out in the BASIX SEPP. The BASIX certificate must be lodged with the development application.

Applicants are responsible for undertaking a BASIX assessment for each residential development proposal as part of the development application process. The BASIX assessment tool and a range of practice notes may be accessed via the BASIX website at www.basix.nsw.gov.au. As subsequent stages of the BASIX SEPP are implemented, Council's DCPs will be amended accordingly.

Objective

- To ensure new dwelling houses meet the State Government prescribed water conservation and energy efficiency targets.

Performance Criteria

a) Development applications for new single dwelling houses and dual occupancies are to be in accordance with the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, and must be accompanied by a BASIX Certificate.

3.2 SITE REQUIREMENTS

3.2.1 Allotment size and frontage

Explanation

The subdivision pattern can contribute to the streetscape character of a locality. Single dwelling houses and attached dual occupancies are low scale forms of residential development. A minimum allotment size assists in retaining the predominant subdivision patterns and streetscape character and ensures adequate space for dwelling amenity and use by residents for their leisure, recreation, clothes drying and car parking needs.

Randwick LEP 1998
Clause 30 – Minimum Allotment Sizes

1) The minimum size for allotments resulting from the subdivision of land (whether or not by strata plan), other than for the purpose of public utility undertakings or roads, within Zone No 2A is 400 square metres and each allotment must have a frontage of at least 12 metres.

4) The minimum allotment size for the erection of an attached dual occupancy within Zone No 2A is 450 square metres and each allotment must have a frontage of at least 15 metres.

Objectives

- To ensure that subdivision respects the predominant subdivision pattern of that street.
- To ensure that sites are of sufficient size and shape to provide adequate amenity for new dwellings and neighbouring properties.

Performance Criteria

a) Proposed subdivision configurations should consider existing subdivision patterns and potential configurations for housing.

3.2.2 Landscaping and Open Space

Explanation

Landscaping assists the process of integrating a development into the surrounding neighbourhood. The selection of plants and materials which complement the existing streetscape and reflect a similar size and scale helps blend new development into the surrounding environment.

Similarly the landscape areas of a site, when designed as part of the total site design, can provide an attractive and useable link between the site, dwelling and its public surrounds.

The landscaped area may assist in moderating the sun and shade impacts on a dwelling and soft landscaped areas enhance natural infiltration of water.

Landscaped areas may consist of soft landscaped areas such as gardens, trees and grass and hard landscaped areas such as swimming pools and paved areas.

*Landscaped areas are contributory elements to the **objectives of BASIX** (see Section 3.1.1). Applicants should refer to the BASIX practice notes for environmental performance objectives.*

Randwick LEP 1998
Clause 31 – Landscaped Area

Attached dual occupancy development in the 2A zone must provide at least 50% of the site as landscaped area. Not more than half of the required landscaped area may be over podiums or excavated basement areas.

***Street trees** positively contribute to the amenity and character of individual sites and streetscapes, as well as providing environmental benefits. As such, it is expected that street trees will be retained as part of any proposed development. Applicants are advised that should a development application necessitate the removal of a street tree, they will be required to cover Council's costs associated will the removal, loss of amenity and replacement.*

Objectives

- To provide adequate and useable open space to each dwelling, that provides for privacy, shade, outdoor activities, accessibility, outlook, views and service functions.
- To enhance the appearance and amenity of dwellings through integrated landscape design.
- To maximise soft landscaping to soften the appearance of dwellings, complement the streetscape, maximise water infiltration and reduce water run off.
- To retain and enhance significant trees and established vegetation.
- To preserve and enhance native wildlife populations and habitat, and minimise water use, through appropriate planting of indigenous water-tolerant vegetation.

Performance Criteria

a) A landscape plan is required for all new single dwellings and dual occupancy development
b) Landscaped area must be a minimum of 50% of the site area.

c) A minimum of 25% of the site area must be a permeable, soft landscaped area.

d) Each dwelling should have at least 25m2 of useable private open space, directly linked to principle living areas and must comprise an area of 3 x 4 metres minimum dimensions, with only minor changes in level.

e) Existing trees and shrubs are to be retained wherever possible. Local indigenous, water tolerant plant species are encouraged in landscaping.

f) The location and design of open space is to take advantage of orientation, outlook and natural features.

g) Planting should not obscure or obstruct dwelling entries, adjoining public space, paths or streets in a way that reduces actual or perceived personal safety.

***Landscape Plans** for all **dual occupancy** development should be prepared by a **qualified landscape architect**. The Randwick DA Guide provides details of the Landscape Plan requirements.*

Note: Alterations and additions to existing dwellings on small allotments may have difficulty in achieving the landscape requirements. In these locations, where the requirements are already exceeded, the aims and objectives are to be met and justified through well considered design.

*Applicants are advised to refer to Council's **Tree Preservation Orders**.*

Note: In order to manage the visual and environmental impact of dual occupancy development, the Randwick LEP 1998 applies additional controls in relation to the landscaped area for dual occupancy development.

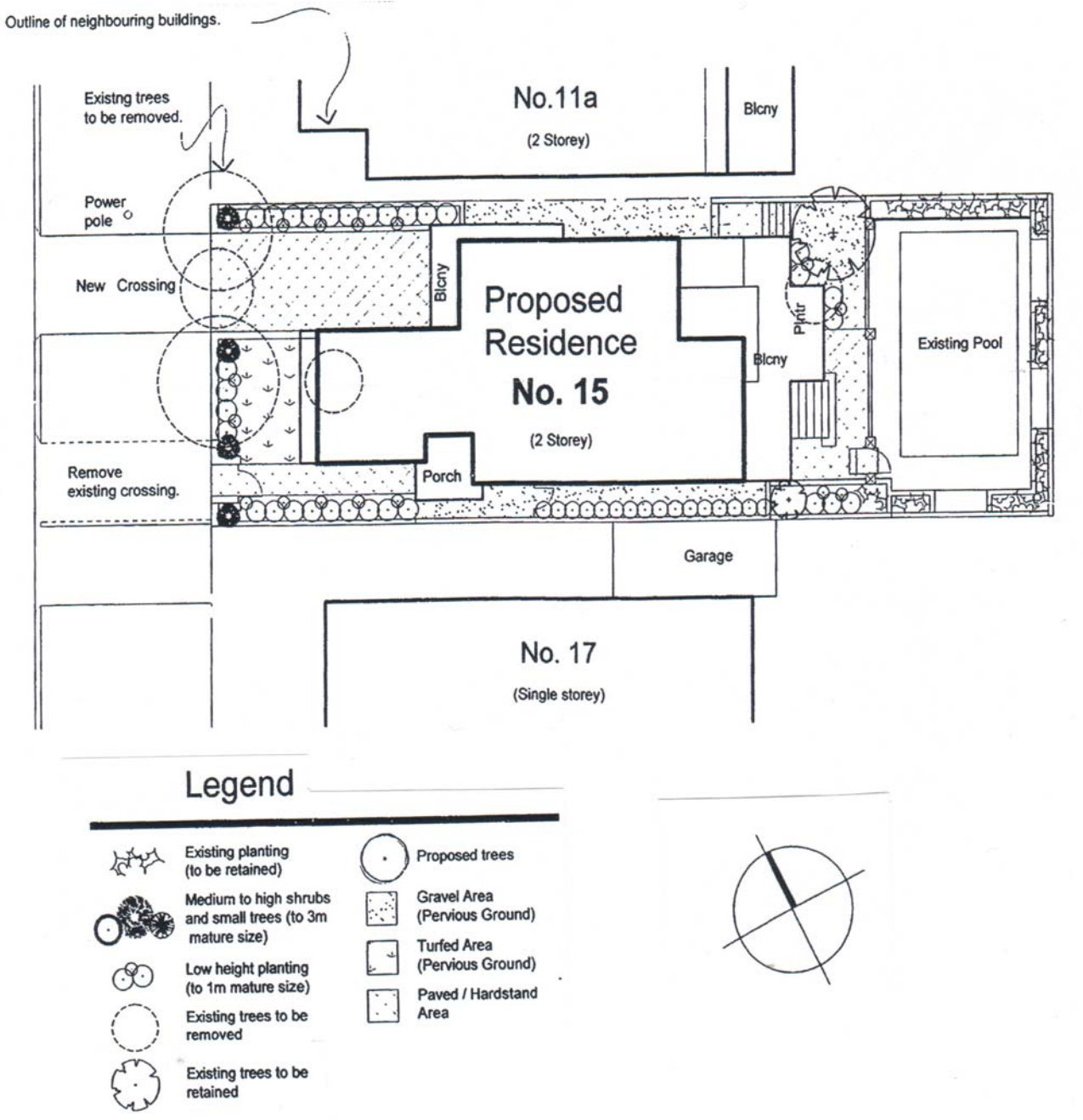


Figure 2 – An Example of a Landscape Plan
(Source: Alex Pappas Architects)

3.2.3 Drainage and Stormwater Management

Explanation

The quality and quantity of stormwater runoff from a development site must be effectively managed to ensure that adjoining properties, Council's infrastructure and the receiving waters are not adversely affected by new development. On site stormwater management should aim to minimise the amount of water discharged from the site and optimise the water quality.

Randwick LEP 1998

Clause 22 – Services

The Council may grant consent to the carrying out of development on any land only where it is satisfied that, when relevant to the proposed development, adequate facilities for the supply of water and for the removal or disposal of sewerage and drainage are available to that land.

***Stormwater management** is a contributory element to the objectives of **BASIX** (see section 3.1.1).*

Applicants should refer to the BASIX practice notes for environmental performance objectives.

Objectives

- To control stormwater quality and quantity and minimise adverse discharge impacts on adjoining properties, Council's infrastructure and receiving waters.

Performance Criteria

*Further information on Stormwater Management can be found in the **Appendices**.*

a) Stormwater drainage systems shall direct runoff to:
   - the street gutter;
   - Council's underground drainage system; or
   - A suitably designed absorption / infiltration system

b) Stormwater drainage systems shall not direct flows onto/through adjoining properties (excluding onto/through drainage easements)

c) Stormwater drainage systems shall comply with the relevant provisions of the Building Code of Australia

d) On-site detention (OSD) shall be provided for:
   - All dual occupancy development (located within the OSD policy area as defined in Council's Stormwater Code); and
   - All new and replacement residential dwellings (located within the OSD policy area as defined in Council's Stormwater Code) where the impervious areas exceed 300sqm or the impervious area on the site exceeds 80% of the total site area.

e) On-site detention and stormwater disposal shall be provided in accordance with the requirements set out in Council's Stormwater Code

3.3 BUILDING DESIGN

3.3.1 Building Design

Explanation

Randwick City is a long established area and development is typically infill development and/or alterations and additions. New dwellings, alterations and additions should be integrated into established residential areas. This is to be achieved through well considered dwelling siting, design, bulk, scale, materials and landscaping.

Well designed attached dual occupancy development provides an alternate form of low-density housing choice, which should integrate with the streetscape and present a similar bulk and scale as a single dwelling house. Dual occupancy has greater potential for environmental impacts than a single dwelling house such as double the garaging required, increased driveways, reduced on street parking (due to additional driveways), increased hard paved areas, reduced onsite water absorption and a loss of backyard vegetation. For these reasons, the floor space ratio (FSR) is lower for dual occupancy development.

Objectives

- To ensure that all development is of high visual and design quality.
- To ensure that all development enhances and addresses the street and the neighbourhood character.
- To ensure alterations and additions to dwellings are complementary to the existing dwelling and the established streetscape character.

Performance Criteria

*Guidelines for preparing a **Streetscape Character Assessment** are located in Appendix 1.*

Building design and materials

a) Buildings should be designed to complement the built form character of the street by adopting or translating into a contemporary form, where relevant and are quality features of existing characteristics of:
   - mass and proportion;
   - materials, patterns, textures, colours and decorative elements;
   - roof form and pitch;
   - façade articulation;
   - window and door location and proportions; and
   - verandahs, eaves and parapets.

b) Windows and doors in front facades should be provided in a balanced manner and respond to the orientation, street address, internal uses and any existing fenestration and door pattern in the street.

c) Dwellings on corner allotments are to address both street frontages.

Two storey attached dual occupancy, where one dwelling occupies the ground floor whilst the other occupies the first floor, will be considered.

For existing semi-detached housing:

d) A second storey addition of an existing semi-detached should be located behind front roof ridge elements, unless there are demonstrated variations in the street.

e) A second storey addition to an existing semi-detached should respect the architectural character and symmetry of the adjoining dwelling and both dwellings as a complimentary pair, including the roof form, articulation, colours, materials and finishes.

Unless otherwise demonstrated in a streetscape character assessment.

3.3.2 Building Height

Explanation

New dwellings, alterations and additions should be integrated into the existing locality in terms of height, bulk, scale of dwellings in an area. In Randwick City, dwelling houses and dual occupancies are generally one to two storeys, while three storeys may be appropriate in certain circumstances, for example sloping sites. Building height is a major factor in relation to the degree of overshadowing and potential loss of privacy or views. The sensitive design of buildings and distribution of building height and bulk is important to ensure adequate access to sunlight is maintained and the principles of view sharing are met.

Note: Randwick LEP 1998 sets the height limits for attached dual occupancy development.

Randwick LEP 1998

Clause 33 – Buildings heights

The maximum building height for an attached dual occupancy in the 2A zone is 9.5 metres measured vertically from any point on ground level.

The maximum external wall height for an attached dual occupancy in the 2A zone is 7 metres measured vertically from any point on ground level.

Objectives

- To ensure development height is compatible with the height of development generally in the street.
- The maximum overall height limit is specified to require any structure above the maximum wall height of a building to be a roof form in order to create visual interest and ensure a clear delineation between levels of the building enclosed by external walls and the roof form above.
- The maximum external wall height will ensure development is a maximum of two storeys at any one point.
- To ensure development relates to the topography of the site and surrounds with minimal cut and fill.

***Views** are assessed separately in Section 3.3.7 of this DCP*

Performance Criteria

a) The external wall height of development should not exceed 7 metres.

b) The maximum overall building height for development should not exceed 9.5 metres.

c) The height of development should relate to that of the surrounding dwellings, with higher or bulky sections distributed to

minimise the impacts on neighbours, the streetscape and public open space areas.

d) Visual perception of development on sloping sites should be limited to a maximum of three levels, with no part of the dwelling exceeding two storeys at any one point. The maximum external wall height at each change in level is 7 metres measured from natural ground. Any garaging is considered a level.

Excavation

e) The location and design of development should relate to the topography of the site, and cut and fill should generally not exceed 1.2 metres.

f) Excavation should not occur within 900mm of a side boundary.

g) Excavation should not occur within 3 metres of a rear boundary.

Note: Maximum building heights are not "as of right" controls. Council may require lower building heights where appropriate to ensure solar access or view sharing.

The achievement of maximum heights depends on how the proposed development meets the objectives of all other criteria and especially the design criteria of all sections of the DCP.

Variations to the maximum external wall height may be considered if it leads to an improved design and there are demonstrated benefits to the amenity of adjoining properties.

3.3.3 Floor Space Ratio

Explanation

Floor space ratio *is calculated based on the* ***gross floor area*** *of a development.*

Floor space ratio (FSR) is a measure that assists in controlling building bulk in addition to controls such as height, setbacks and open space requirements. The FSR is the maximum permissible gross floor area, expressed as a ratio of the total site area.

Note: Randwick LEP 1998 sets the maximum floor space ratio for attached dual occupancy development.

Randwick LEP 1998
Clause 32 – Floor Space Ratios
The maximum floor space ratio for attached dual occupancy development in the 2A zone is 0.5:1.

Objectives

- To provide for low scale residential development appropriate to the areas of low residential density.
- To ensure that building bulk and scale is compatible with the surrounding built forms and enhances the streetscape and public open spaces.

Performance Criteria

Single dwelling houses

a) The floor space ratio should not exceed:

Floor Area	**Floor Space Ratio**
Less than $300m^2$	0.7:1
$300 - 600m^2$	$0.9 - \left[\frac{\text{Site Area } (m^2)}{1500} \right] : 1$
Greater than $600m^2$	0.5:1

Note: The floor space ratio for attached dual occupancy development is controlled through the Randwick LEP 1998. This FSR recognises the potential concentration of impacts arising from dual occupancy development.

Maximum floor space ratios are not "as of right" controls. Council may require lower floor space ratios where appropriate to ensure compatible, low scale residential development.

3.3.4 Setbacks

Explanation

New dwellings, alterations and additions should be integrated into the existing locality through setbacks, which influence the bulk and scale and siting, of dwellings in an area. The massing of the dwelling has the potential to impact on adjoining properties, and adequate setbacks assist in managing these impacts. Setbacks are required to ensure an adequate level of separation, access, privacy, landscaping and natural sunlight between dwellings and should reflect the prevailing established subdivision and development patterns.

Objectives

- To integrate new dwellings, alterations and additions with the established front, rear and side setbacks of the street and maintain the environmental amenity of the streetscape.
- To minimise the bulk, scale and amenity impacts of new and extended dwellings on adjoining properties.
- To ensure dwellings and adjoining properties have adequate access to natural ventilation, privacy and a share of any views and to preserve and enhance established trees and vegetation.

Performance Criteria

a) Front building setbacks should generally conform with the setbacks of adjoining development or the dominant setback along the street. Where there is no adjoining dwelling house or no clear dominant setback, the front setback should be a minimum of 6 metres.

b) Rear dwelling setbacks should generally conform with the setbacks of adjoining development. Where there is no clear dominant setback, the rear setback should be a minimum of 9 metres.

c) Ground floor additions to the rear of existing single storey dwellings may be setback 6 metres from the rear boundary subject to demonstration of satisfactory amenity and impact assessment.

d) Side setbacks to a dwelling are no less than:

    i. 900mm for any part of a building over 1m above ground level and up to one level in height; and,

    ii. 1.5m for any part of a building, the height of which is two levels at that point.

    Consideration will be given to first floor additions which do not comply with the minimum side setback requirement for the first floor level, if the design minimises impacts on the amenity and privacy of immediately adjoining properties, such as overshadowing, overlooking, bulk and scale. The following

design measures to reduce the potential for overlooking should be considered, including:

- Offsetting windows;
- Obscure glazed windows;
- Providing highlight windows with a minimum sill height of 1.5m from the floor level; and,
- Including fixed external louvres directing the angle of sight.

e) External walls should be articulated to minimise the bulk and scale and to break the appearance of blank and/or bland walls.

f) A second storey of a dwelling is not to exceed 12 metres in length/depth, where located less than 1.5 metres from a boundary, unless it can be demonstrated that there is no unreasonable bulk and overshadowing impacts to the adjoining property's northern orientation.

g) In those cases where a site is affected by a Foreshore Building Line (see Part 4.3) the Foreshore Building Line is the prevailing setback.

h) Setbacks to corner allotments should integrate with the established setbacks of both streets.

i) Dwellings may be built to the boundary (no side setback) where it is proposed to extend an existing terrace or semi-detached housing along the alignment of the common wall and where it can be demonstrated that the proposal:

   i. will not have an adverse impact on the streetscape or the adjoining property in terms of resultant bulk and scale; and

   ii. all other performance criteria relating to streetscape, privacy and overshadowing have been reasonably satisfied.

Note: Subject to compliance with the Building Code of Australia (BCA), the following may encroach beyond the side, front and rear setbacks: eaves, gutters, pergolas, screens, sunblinds, light fittings, electricity or gas metres; and unroofed terraces, landings, steps or ramps not more than 1 metre in height.

Note: Minimum setbacks are not "as of right" controls. Council may require increased setbacks if it is required to ensure solar access or view sharing.

Achieving minimum setbacks depends on how the proposed development meets the objectives of the design criteria of all sections of the DCP.

Particular attention should be given to side setbacks on the southern edge of a property where the setback may affect the neighbour's access to northern sunlight or cause overshadowing.

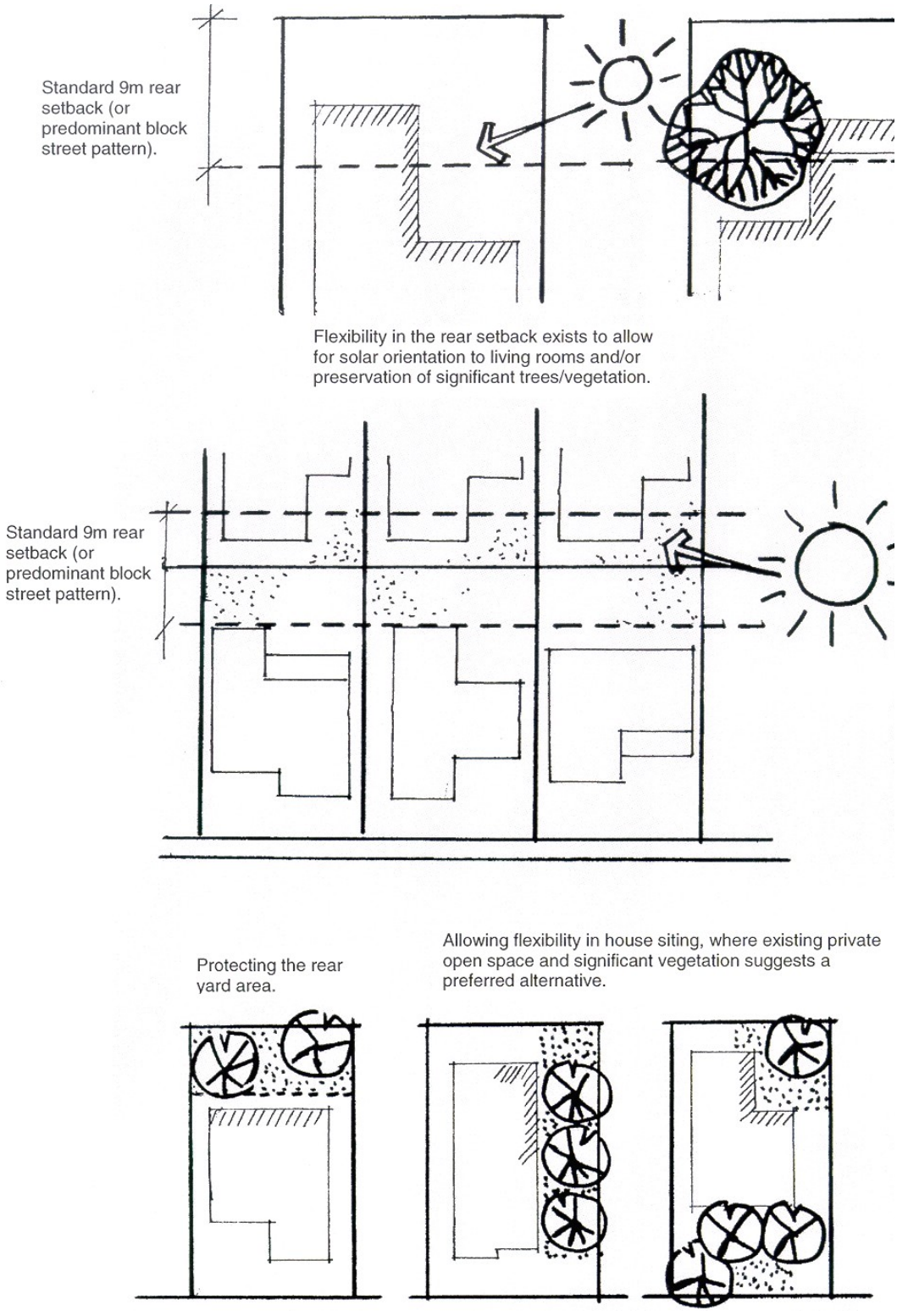


Figure 3 – Application of rear setbacks

3.3.5 Garages, Carports and Driveways

Explanation

The location, type and design of garages, carports and driveways can have a significant impact on the streetscape and building design. It is important that garaging is integrated and considered in the total design of the site and dwelling. Randwick City Council has many areas developed in the late 19th and early 20th centuries, which did not provide garages. New development, alterations and additions, including garages, carports and the like, need to respect the streetscape through sensitive consideration and design of garages, carports or car spaces. It is desirable in all areas, that garages do not dominate the streetscape.

Objectives

- To ensure that the area of access driveways is minimised.
- To provide adequate, convenient and safe car parking and access to dwellings.
- To ensure adequate manoeuvrability for vehicles between the site and the street.
- To ensure garages, carports, on-site car parking and driveways are not visually obtrusive and are designed to be compatible in form, scale, materials and finishes with the associated and adjoining dwellings and streetscape so that they do not detract from the appearance of dwellings or the streetscape.

Performance Criteria

*Applicants are advised to refer to Council's **Parking DCP** for specific vehicle access and parking*

a) Garages and carports should be located a minimum of 900mm from the side boundary, unless it can be demonstrated that the proposed development would not have an unreasonable impact on the adjoining properties.
b) Car parking spaces should have a minimum dimension of 2.5 x 5.5 metres.
c) Parking should be located at the rear of the property, where access from a rear lane is available. Garages and carports to rear laneways should be setback at least 1 metre in order to improve pedestrian visibility and vehicle manoeuvrability.
d) Garages or carports should be located behind the predominant front building line.
e) Hardstand parking areas forward of the front building line are considered preferable to a garage or carport where it may be demonstrated that the hard stand car space does not dominate or detract from the appearance of the existing development and the local streetscape.
f) Basement car parking may be permitted where topography, soil types and water tables permit.

g) Where vehicular access is available only from the front of the allotment, carports and garages must not occupy more than 6m, or 35% of the width of the site, whichever is smaller.

h) Driveways should have a maximum width of 3 metres (single lane width) at the property boundary and footpath crossing.

i) Within the property, driveways should have a minimum width of 3 metres (single lane width).

j) Internal driveway grades should comply with AS 2890.1 (2004). As a guide, the following general criteria should be complied with:

   i. The maximum gradient should be 1 in 4 (25%) (preferred maximum gradient is 1 in 6 (16.7%));

   ii. The maximum gradient across the property line and for the first 5 metres into a property should be 1 in 20 (5%); and

   iii. The maximum change in grade over any 2 metre length shall be 12.5%.

k) Vehicular crossings are to be positioned so that on-street parking and landscaping on the site are maximised, and removal or damage to existing street trees is avoided.

l) The location of driveway entrances should ensure appropriate sight distances and pedestrian safety.

m) Car parking areas and access ways should have porous pavements and be designed and sloped to facilitate stormwater infiltration and reduce runoff on the site.

n) Uncovered car parking spaces should be suitably paved/landscaped to enhance visual amenity.

o) No rooms to the front section of a dwelling are to be demolished to accommodate any form of carport, garage or parking space.

p) Carports are encouraged to be visually light and unobtrusive structures.

Note: Council's Parking DCP sets out the on-site parking requirements. The Parking DCP requires that each 1 or 2 bedroom dwelling is to provide one on site car parking space. Each dwelling of 3 or more bedrooms is to provide 2 on-site car parking spaces.

3.3.6 Solar Access and Overshadowing

Explanation

Access to sunlight needs to be balanced with shading of windows in the summer months.

*Solar access and orientation are contributory elements to the **objectives of BASIX.***

Applicants should refer to Section 3.1.1 and to the BASIX practice notes for environmental performance objectives.

The liveability of a dwelling is enhanced with natural sunlight, particularly to main living spaces and private open space areas, and particularly in the winter months. Access to natural light and ventilation reduces the need for a dwelling to rely on artificial lighting during daylight hours, heating in winter and cooling in summer. Natural sunlight to private open space areas provides the opportunity to use outdoor spaces year round for recreation and clothes drying.

Objectives

- To maximise sunlight access to the living areas and private open space of the dwelling.
- To minimise overshadowing of living areas and private open space to the adjoining properties.
- To minimise the need for artificial lighting of dwellings during daylight hours.

Performance Criteria

*For information on shadow diagram requirements please refer to Council's **DA Checklist** and **DA Guide***

a) The proposed development is to demonstrate that a minimum of 3 hours solar access is achieved between 9am and 3pm on 21 June to at least 50% of the private open space and to principle living, dining, family and rumpus room(s) of the proposed dwelling and the adjoining dwellings/properties. Where this cannot be achieved, applicants are to demonstrate that the design maximises solar access.

b) Possible ways buildings may be sited and/or designed to avoid overshadowing on adjoining properties should be addressed, including, but not limited to, increasing setbacks, articulation, variations in roof forms and/or reducing building bulk or minimising height.

Note: It is acknowledged that in established urban areas, such as Randwick City, it is often inevitable that certain development (ie two storey developments) may result in some loss of solar access and increased overshadowing to adjacent properties, particularly for allotments of east-west orientation.

Where a proposed development, due to the orientation of the allotments, cannot meet the required solar access, the proposal is to achieve a balance and minimise the extent of the potential impact through appropriate and well considered design.

Similarly, where the above requirements for solar access to the proposed dwelling cannot be demonstrated, Council may consider alternative sources of natural light such as skylights, solar tubes and light spill from adjoining rooms and/or secondary windows.

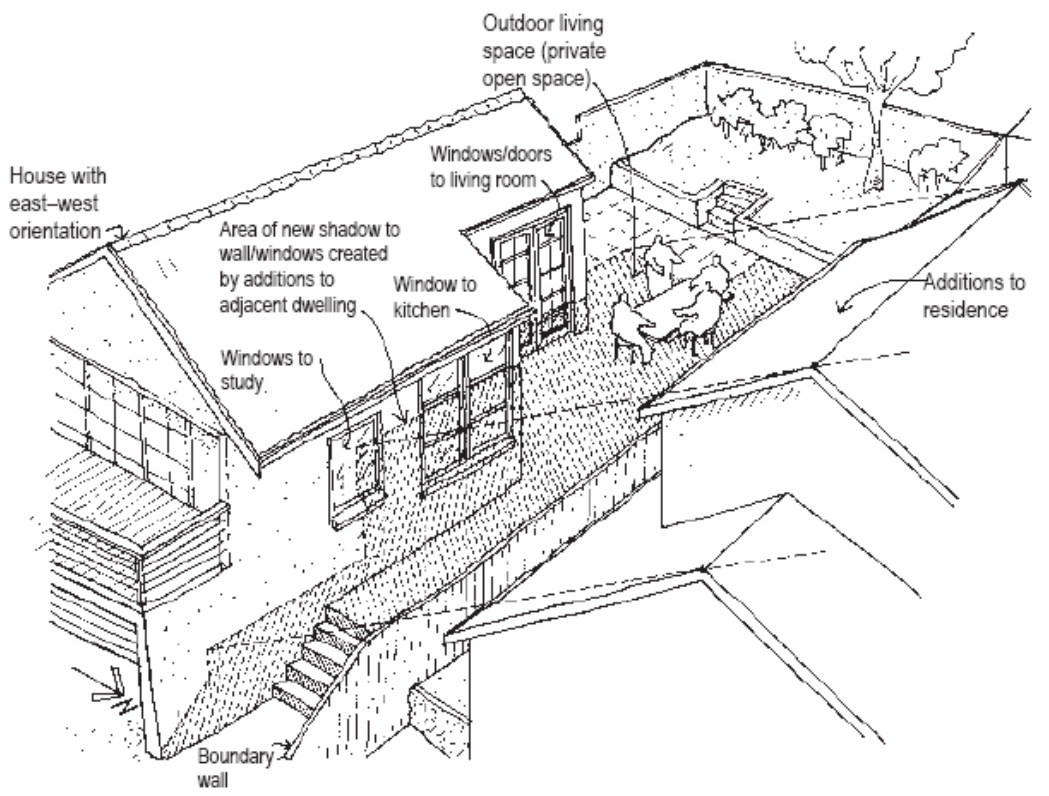


Figure 4 – Solar Access and Overshadowing

This diagram illustrates consideration of the proposed dwelling impacts on the adjoining living room windows and private open space areas.

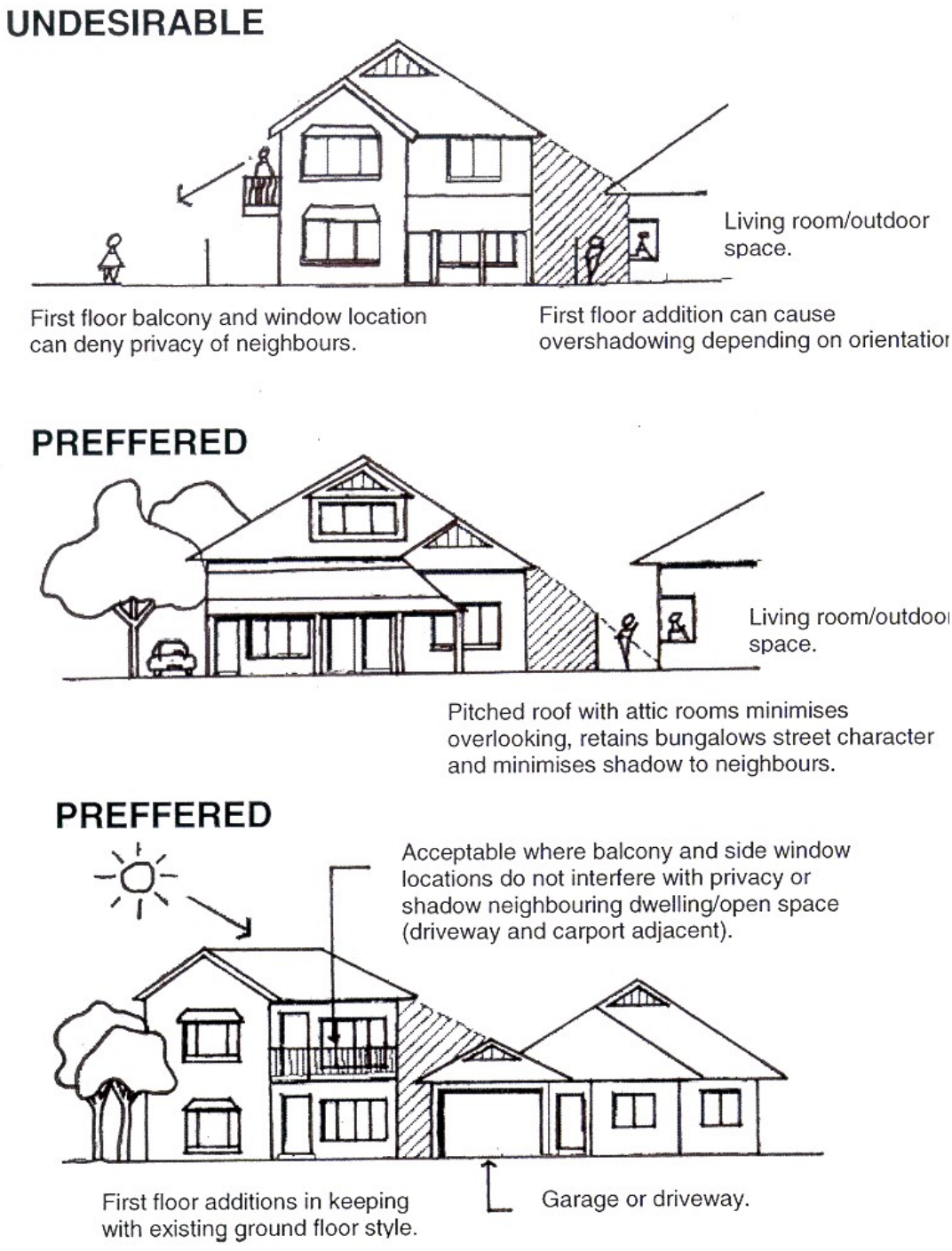


Figure5 – Overshadowing and Privacy Examples for First Floor Additions

3.3.7 Views

Explanation

Many dwellings in Randwick City enjoy views. Maintaining views from dwellings and open space areas forms the basis of the principles of view sharing. In order to determine the reasonableness of new development and the impact on views, the following four step consideration process will be applied (based on the Roseth Land and Environment Court Judgement NSWLEC 140 of 07/04/04):

1. Views to be affected – water views are more highly valued than land views, similarly whole vistas are more highly valued than partial views.
2. Parts of the property which enjoy views – views across side boundaries are more difficult to protect than views from front or rear boundaries, similarly sitting views are more difficult to protect than standing views.
3. Extent of the impact on views – is to be considered for the whole property, not just the view affected. The impact on living areas is considered more significant than bedroom or service areas (though views from kitchens are highly valued due to the time spent in kitchens). View loss shall be assessed qualitatively as negligible, minor, moderate, severe or complete.
4. Assessment of the reasonableness of the proposal causing the impact – a development which complies with all planning controls is considered more reasonable than one which breaches some controls. With a complying development, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity, while reducing the impact on the views of neighbours.

In established areas enjoying coastal views, such as Randwick City, some view loss may be inevitable. Proposals should aim to achieve view sharing and minimise view loss through appropriate and well considered design.

Objectives

- To ensure continued private and public access to the expansive views of the city, ocean, bushland, open space, recognised landmarks and buildings.
- To minimise view loss from adjoining or nearby properties and public places, whilst still recognising the development potential of a site.
- To maintain and share views for existing and future residents.

Performance Criteria

a) The design of any dwelling or outbuilding should minimise view loss from adjoining and adjacent properties, streets and open

space areas whilst still providing opportunities for views from the new development.

b) Views between and over buildings are to be maximised.

Note: Assessment of the extent and nature of views will be made from a standing position (that is at an eye level of 1.5 metres) within the main living areas and from associated terraces and balconies of existing and proposed developments.

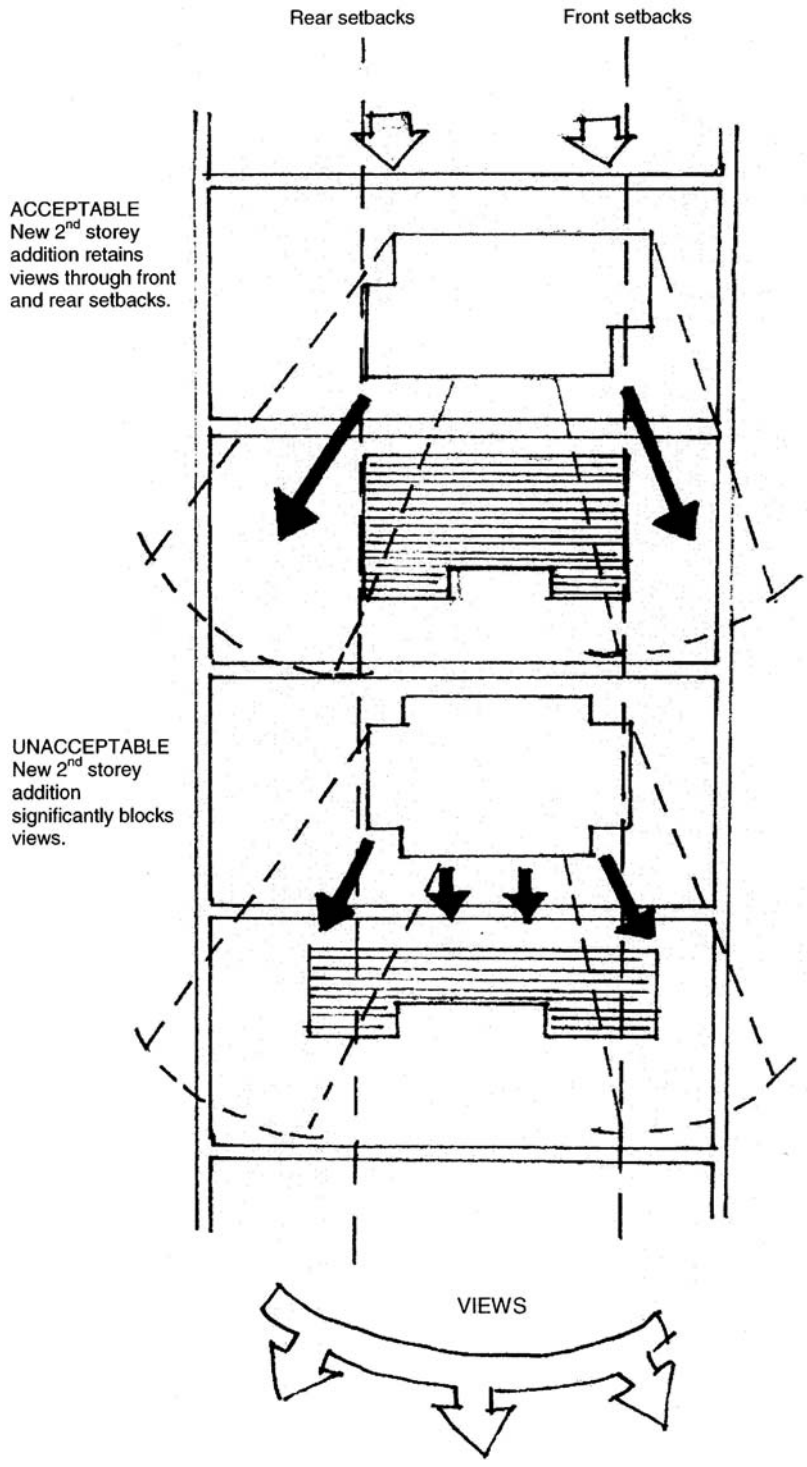


Figure 6 – View Sharing

3.4 ANCILLARY DEVELOPMENT

3.4.1 Ancillary Structures and Outbuildings

Explanation

Ancillary structures and outbuildings should be integrated into total site design to ensure minimal impact on adjoining properties and views to and from the site. The structures should remain discreet rather than be a dominant feature.

*Outbuildings will not be permitted within the **Foreshore Building Line -** see Section 4.4*

*Applicants are advised to refer to Council's **Exempt and Complying Development DCP** in addition to this Section, as consent may not be required.*

*Applicants proposing **outbuildings to laneways** are to refer to Section 4.1 of this DCP, which contains additional controls for development on laneways.*

Objectives

- To minimise the visibility of ancillary structures and outbuildings from the street, adjoining properties and public areas.
- To ensure that the appearance of ancillary structures and outbuildings is of high quality and, where appropriate, integrates with the streetscape.
- To ensure ancillary structures and outbuildings are compatible in height, bulk and scale with the existing or proposed development on site and the residential locality.

Performance Criteria

a) All ancillary structures and outbuildings should be of quality construction and have minimal visual impact on adjoining properties.

b) Ancillary structures and outbuildings are to be positioned to optimise backyard space and may not be located within the required soft soil landscaping areas.

c) Ancillary structures and outbuildings are limited to a single storey.

d) The maximum wall height for ancillary structures and outbuildings is 3 metres and the roof height is not to exceed 4.5 metres at any point.

e) Enclosed ancillary structures and outbuildings with an external wall height greater than 2.7 metres are to be setback 900mm from any boundary.

f) Open walled ancillary structures and outbuildings may extend to the boundary subject to there being no adverse impact on amenity of the adjoining properties.

g) Ancillary structures and outbuildings may be used for habitable space, but must not be used as a separate residential occupancy or for business premises.

3.4.2 Fences and Walls

Explanation

Fences and walls define boundaries between private and public spaces. The design of fences and walls has an impact on the real and perceived safety and security of residents as well as contributing to the streetscape and the identity of the dwelling.

Section 4.4 ***Foreshore Building Line*** *and 4.3* ***Foreshore Scenic Protection Areas*** *contain additional controls in relation to fences and walls.*

Objectives

- To ensure front fencing does not dominate the streetscape and that it is integrated with, and positively contributes to, the character of the streetscape and the locality.
- To ensure front fencing is integrated with the landscaping and building design.
- To ensure a balance of privacy, safety and security for occupants of new and existing dwellings, whilst encouraging the opportunities for visual and social interaction.
- To minimise the opportunity for graffiti.

Performance Criteria

Specific controls apply to ***heritage items*** *or* ***conservation areas*** *(se draft Heritage DCP).*

a) Fencing should not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.

b) Front fences should conform to the predominant streetscape and locality fencing character. Many areas in Randwick City Council contain either no or low front fences.

c) Solid fences on the front allotment boundary or forward of the building line should be no higher than 1.2 metres.

d) Fences on the front allotment boundary or forward of the building line may be permitted up to 1.8 metres where designed with the upper two thirds of the fence at least 50% transparent. This is to ensure some surveillance of the street is maintained to and from the dwelling.

Applicants are advised to refer to Council's ***Exempt and Complying DCP*** *requirements for fences, as consent may not be required.*

e) Fences and walls are to contribute to the amenity and character of the streetscape and dwelling design and are encouraged to incorporate articulated design elements and landscaping.

f) Expansive, flat and blank surfaces to street frontages are to be minimised to reduce the opportunity for graffiti.

g) Side fences which project forward of the front building line should step down to the adjoining front fence.

h) Side and rear boundary fences should generally have maximum height of 1.8m. Allowance may be considered for 'step downs' and variations in ground level between properties.

Note: A front fence to 1.8 metres is not an "as of right" control. Council will not permit a front fence to this height if the predominant streetscape character contains low or no front fences.

3.4.3 Satellite Dishes

Explanation

Satellite dishes provide access to communication opportunities that many consider important. However, large satellite dishes have the potential to be visually intrusive to the streetscape and/or adjoining residents.

Objective

- To minimise the visual obtrusion of satellite dishes within the streetscape and to adjoining properties.

Performance Criteria

*Satellite dishes less than 900mm in diameter may be classified as exempt development (see full requirements in Council's **Exempt and Complying DCP**).*

a) One satellite dish may be permitted per property. The dish must be within the property boundaries and not encroach onto or over any adjoining property, public space or road.
b) The satellite dish is to be for domestic residential use only.
c) The satellite dish colour should be sympathetic / compatible with the background wall or roof material.
d) Satellite dishes are to be located behind the building line or, if on the roof, below the ridgeline of the roof.
e) Satellite dishes may not be located on the front or side street elevation of a dwelling roof.
f) The satellite dish should not be visible from the street or public areas.
g) Where attached to a dwelling, the dish may not exceed 8 metres above natural ground level.
h) Where freestanding in a rear yard, the dish may not exceed 2.7 metres above natural ground level.
i) No part of the satellite dish is to be located within 900mm of a property boundary.
j) Satellite dishes are to be installed in accordance with the manufacturer's requirements and the Building Code of Australia.

3.5 SOCIAL PERFORMANCE

3.5.1 Visual and Acoustic Privacy

Explanation

Sensitive design of dwellings can minimise the intrusion of noise and overlooking impacts into new dwellings and adjoining dwellings. Noise and overlooking impacts may also be further minimised through landscaping and screening treatments external to dwellings, while recognising that it is neither possible or desirable to achieve total privacy in an urban environment, and that a degree of visual and social interaction between neighbours contributes to a safe and healthy community.

Objectives

- To ensure that the siting and design of buildings, including terraces and balconies, minimises the overlooking of adjoining properties and to ensure that adjoining properties will have a reasonable level of privacy to their dwellings and private open space areas.
- To ensure the siting and design of terraces and balconies provides adequate privacy for the occupants of the building when viewed from the street or open space areas.
- To ensure that the siting and design of buildings contains noise within the dwelling and outdoor areas without unreasonable transmission to adjoining dwellings.
- To ensure that dwellings close to noise sources such as roads or industry are sited and designed to provide a comfortable living and sleeping environment.

Performance Criteria

a) Windows and balconies should be designed and oriented to minimise overlooking of main living areas and private open spaces between dwellings. Effective design is preferred to the use of screening devices, high sills or obscured glass.

b) Habitable room windows that cannot avoid a direct outlook to the habitable room windows in an adjacent dwelling within 12 metres:
    i should be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows; and
    ii have sill heights of 1.6 metres above floor level; or
    iii have fixed obscure glazing in any part of the window below 1.6 metres above floor level.

c) The outlook from windows of habitable rooms, balconies, stairs, landings terraces and decks or other private areas are to be screened where there is direct overlooking into the private open

space of an adjoining or affected dwelling. Site lines are to be shown on the plans, elevations and sections to demonstrate the effectiveness of the proposed screening within a 12 metre radius and beyond a 45° angle from the plane of the wall containing the window/opening.

d) Dwellings are to be sited and designed to limit the potential for noise transmission to the living and sleeping area of adjacent dwellings.

e) Dwellings are to satisfy all the relevant noise transmission requirements in the Building Code of Australia (BCA)

f) Careful consideration should be given to the location of noise generating activities/items such as air conditioning units, swimming pool equipment, recreation areas, driveways and car spaces to minimise the impact on the amenity of adjoining properties.

g) Dwellings that are subject to road or industry noise are to be designed to acceptable internal noise levels, based on the Department of Environment and Conservation (DEC) – Environmental Criteria for Road Traffic Noise; Australian Standard 3671 – Road Noise Traffic Intrusion – Building Siting and Construction; and Australian Standard 2107 – Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.

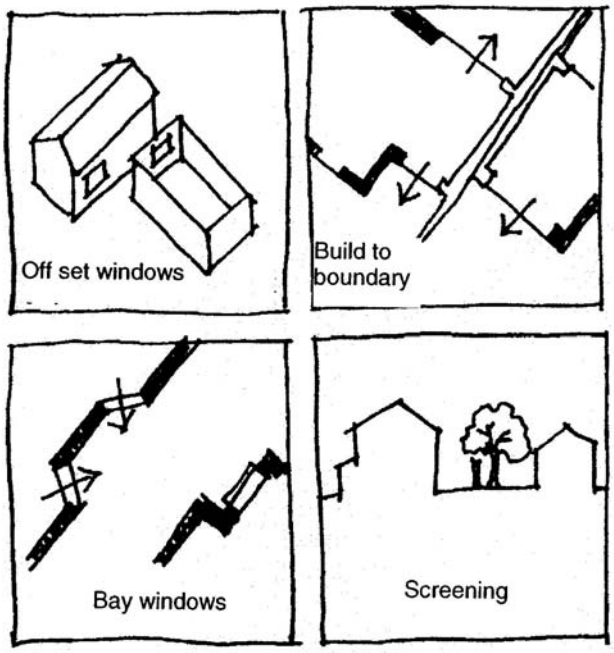


Figure 7 – Suggested design measures to improve visual privacy

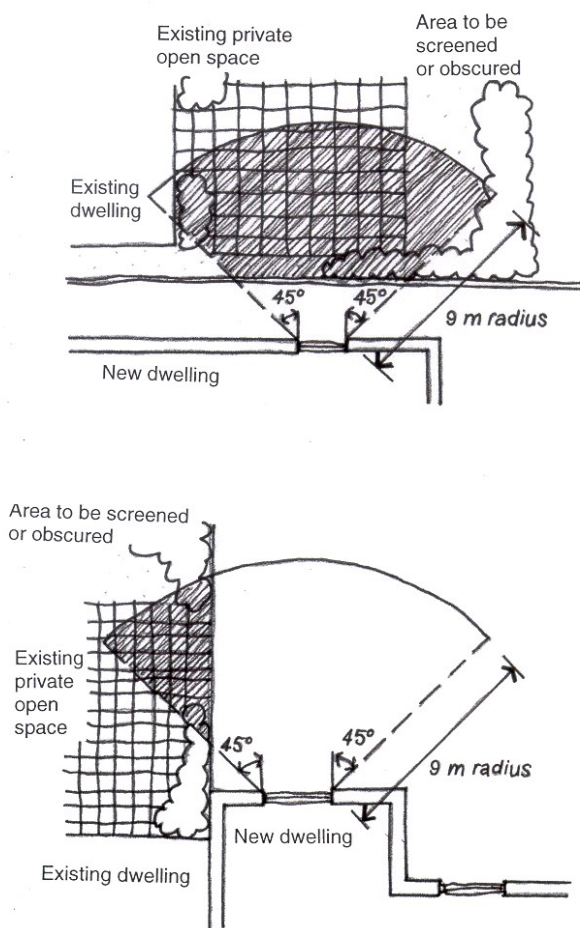


Figure 8 – Screening can reduce the need for separation and improve the level of privacy

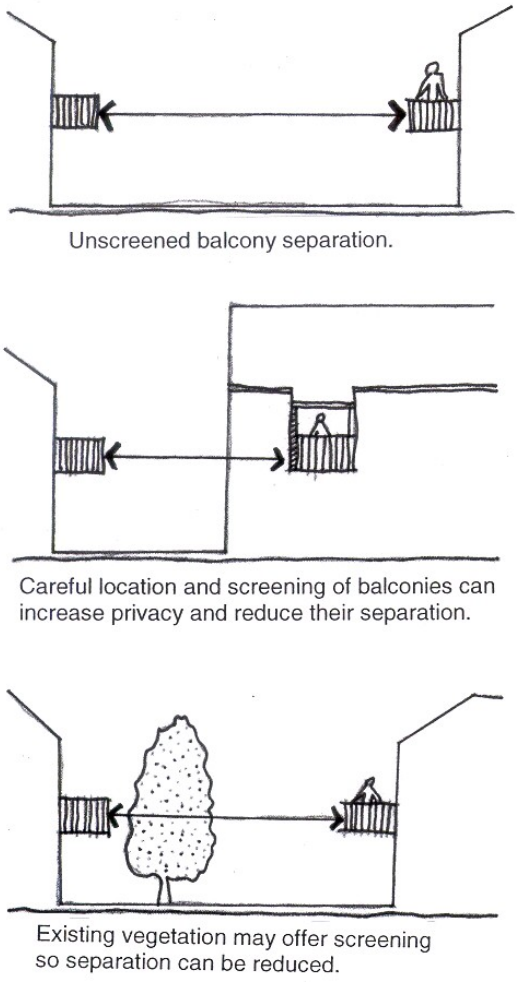


Figure 9 – Screening views to adjacent open space

3.5.2 Safety and Security

Explanation

Good design incorporates elements that contribute to the actual and perceived safety and security of residents and visitors.

Objectives

- To ensure a safe physical environment by promoting crime prevention through design.
- To ensure that the siting and design of buildings and spaces contributes to the actual and perceived personal and property safety of residents, workers and visitors.

*Dwelling design should incorporate the principles of **Crime Prevention through Environmental Design (CPTED),** which provides the basis for design and managing the environment to reduce the opportunity for crime to be committed.*

*Further information is available in DIPNR's **Crime Prevention and Assessment of Development Applications Guidelines.***

Performance Criteria

a) Buildings should be designed to face the street, with at least one habitable room window which can overlook streets and other public areas to provide casual surveillance of the public domain.

b) Individual dwellings and entries are to be readily identifiable by visitors and emergency services through design and conspicuous house numbering.

c) Front fences, garages and landscaping elements are to be designed not to obstruct casual surveillance to and from the dwelling and to permit safe access by residents and visitors to the dwelling.

d) Lighting to the exterior is to be provided to enhance the amenity and security around the dwelling; however, light spill must not adversely impact on adjoining properties.

3.5.3 Access and Adaptability

Explanation

In order to provide for disabled people and an ageing population, new dwellings should be capable of being easily adapted so as to accommodate residents who may have special needs, declining mobility or sight.

Applicants and developers are encouraged to consider the access needs of all residents, including those who may be mobility impaired and to provide greater than the minimum requirements for access and safety.

Some ways this may be achieved include:

- Consider providing access ramps and paths instead of steps and stairways, where practicable.
- Access pathways should have a non-slip finish.
- Ground level areas, hallways and central areas are sufficiently wide to permit wheelchair access.
- Consider dwelling design that provides for future low cost modifications to bathrooms and kitchens.

4 DEVELOPMENT FOR SPECIFIC AREAS

This part contains additional requirements for specific areas. Should any inconsistencies arise with Part 3, this Part 4 should prevail.

4.1 DEVELOPMENT ON LANEWAYS

Explanation

Much of the residential development in Randwick City Council dates from the late 19th and early 20th centuries. A feature of the period is narrow, long blocks, often semi-detached housing, serviced by rear laneways. On site parking is rare and vehicular access is often limited to a single carport or access from the rear lane. Laneways are narrow and shared by pedestrians, cars and service vehicles, such as garbage trucks. Though frequently in use, laneways often do not meet standard road widths and the amenity and perceived safety of many laneways is limited. These constraints limit the type of development achievable. This part provides guidance on appropriate forms of general development for laneways which have NOT been specifically nominated for widening (see Section 4.3).

Objectives

- To ensure that the key function of access to and from the site is not compromised and, where possible, improved in any development.
- To encourage casual surveillance to improve the safety of laneways.
- To allow appropriate forms, bulk and scale of development facing laneways.
- To ensure provision and/or retention of landscaped areas.
- The purpose of the maximum overall height limit is to require any structure above the maximum wall height of a building to be a roof form in order to create visual interest and ensure a clear delineation between levels of the building enclosed by external walls and the roof form above.

Performance Criteria

a) Buildings, ancillary structures and outbuildings on laneways should clearly read as secondary to the primary residence on the same allotment.

b) Buildings, ancillary structures and outbuildings are to be set back consistently with existing setbacks and at least 1 metre from the laneway boundary in order to improve pedestrian visibility and vehicle manoeuvrability.

c) A first floor level above a garage may be permitted where it can be demonstrated there are no adverse privacy impacts to adjoining properties. First floor windows are encouraged to face

the laneway, subject to subsequent privacy impacts, to increase casual surveillance and improve safety and security.

d) The maximum wall height of development on the laneway is 4 metres.

e) The maximum roof height of development on the laneway is 6 metres.

f) Separate pedestrian access to the allotment from the laneway is to be retained.

g) Suitable rear lane structures may be used for home activities but must not be used as a separate business premises or as a separate residential accommodation or occupancy at any time.

Note: Laneway development should not contravene the general controls in Part 3.

4.2 DEVELOPMENT ON LANEWAYS NOMINATED FOR ROAD WIDENING

*Please refer to **Randwick LEP 1998** and Council's **Section 94 Contributions Plan** for further information.*

Explanation

A number of narrow laneways within Randwick City have historically been identified for widening. In many of the laneways the widening has substantially commenced and development is in a transitional phase. The widening of these laneways, identified below, is to continue and development of residential dwellings to the laneway is encouraged. Therefore, subject to the dedication of land for the purpose of laneway widening, subdivision for a dwelling to the rear lane may be permitted, notwithstanding the minimum allotment sizes required for subdivision in the 2A Zone and subject to the development meeting the objectives and performance criteria of this DCP where possible. These nominated laneways include:

1. Glanfield Street, Maroubra - between Bunnerong Road and Bruce Bennets Place;
2. Green Street, Maroubra - between Anzac Parade and Cooper Street;
3. Galvin Street, Maroubra - between Cooper Street and Flower Street;
4. Mason Street, Maroubra - between Bunnerong Road and Anzac Parade;
5. Alma Road, Maroubra - between Anzac Parade and Cooper Street;
6. Metcalfe Street, Maroubra - between Garden Street and Flower Street, with the exception of 217 and 237 Storey Street;
7. Eastmore Place, Maroubra - between Bunnerong Road and Marjorie Crescent; and,
8. Bundock Lane, Randwick - between Avoca Street and Canberra Street.

Objectives

- To encourage widening of specifically nominated laneways.
- To create an opportunity for the development of quality dwellings and improved residential streetscape amenity in the nominated laneways.
- To achieve the dedication of land for the purpose of laneway widening through permitting subdivision of the site for a dwelling addressing the laneway.

Performance Criteria

a) Notwithstanding the required minimum allotment size and minimum frontage, subdivision for a dwelling which fronts a nominated laneway, may be permitted subject to merit assessment and compliance with the objectives of this DCP.

b) A laneway frontage depth of 4.57m is to be dedicated to Council for the purpose of lane widening, as required in Council's Subdivision Code (Policy).

4.3 FORESHORE SCENIC PROTECTION AREA

Explanation

Randwick City covers over 25 kilometres of coastline. This is recognised in the Randwick LEP 1998, which identifies certain parts of the City of Randwick as a Foreshore Scenic Protection Area. Access to the foreshores, protection of the areas of environmental sensitivity and quality development adjacent foreshore areas are key objectives to maintain and enhance this natural feature of the local area.

Randwick LEP 1998

Clause 29 – Foreshore Scenic Protection
(refers to the area as shown on the zoning maps)

2) The consent of the Council is required to erect a building within the foreshore scenic protection area which exceeds 5 metres in height measured vertically from any point on ground level to the highest point of the building.

3) The Council may only grant consent referred to in subclause (2) after it has considered the probable aesthetic appearance of the proposed building in relation to the foreshore.

4) Subclause (2) does not apply to development which, in the opinion of Council, is of a minor nature and will not adversely affect the amenity or the character of the locality.

Purpose: To identify visually prominent residential areas along the coast and establish consent requirements for development in these areas to protect and enhance their visual qualities.

Objectives

- To protect and enhance the visual characteristics and qualities of the foreshore areas,
- To minimise the visual impact of new development upon the shoreline and ensure building form is generally sympathetic with the scenic qualities, natural from and character of the foreshore area.
- Conserve and cultivate vegetation which adds significance to the visual character of the area and/or stability of the land.

Performance Criteria

*In accordance with the DA Checklist and DA Guide a **colour and materials sample board** is to be submitted for all development within the Foreshore Scenic Protection Area.*

a) Building form, colours, materials and finishes should be sympathetic and complementary to the surrounding landscape and visual qualities of the foreshore.

b) Fences and retaining walls visible from foreshore areas are to be of scale, colours, materials and finishes which are sympathetic and complementary to the surrounding landscape and visual qualities of the foreshore.

c) Stepped buildings on sloping sites should be articulated so that the massing and scale is minimised and sympathetic to the prevailing built and landscape character of the area, as seen from the foreshore.

d) Ancillary structures should not dominate the scenic quality and open space of the foreshore and should be sympathetic with the landscaped and built character of the foreshore.

4.4 FORESHORE BUILDING LINE

Explanation

In addition to the foreshore scenic protection areas, Randwick City Council has identified, through specific foreshore building lines, a number of key coastal locations where development is subject to additional controls.

The properties affected by these foreshore development controls are specifically shown in the Maps 1-7 (pages 53-59) and include:

1. Liguria Street, Lurline Bay
2. Waterside Avenue and Marine Parade, Lurline Bay
3. Mermaid Avenue, Lurline Bay
4. Surfside Avenue, Park Street, Eastbourne Avenue, Clovelly
5. Gordon Avenue, Gordons Bay
6. Wolseley Road, Coogee
7. Seaside Parade, South Coogee

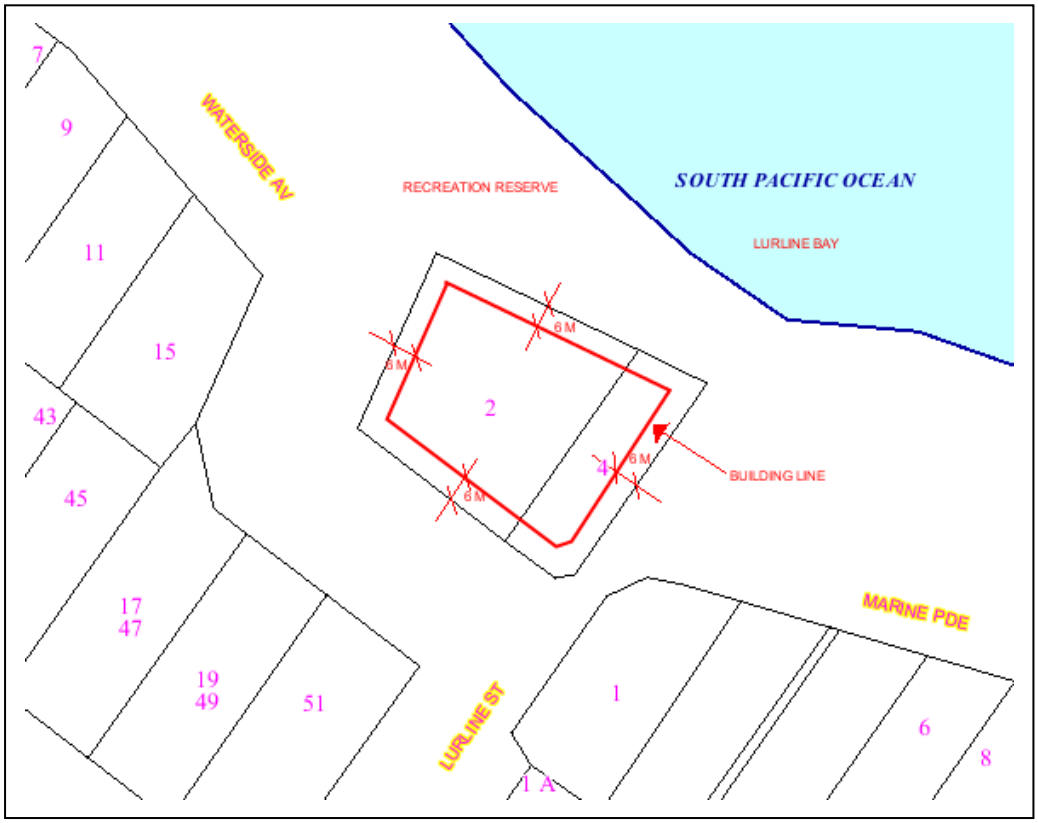
Objectives

- To protect the landscape qualities and aesthetic appearance of coastal foreshore areas.
- To conserve the natural form of the land and water interface and reinforce the established character of the area.
- To minimise the obstruction of views by new development from adjoining buildings and public spaces.

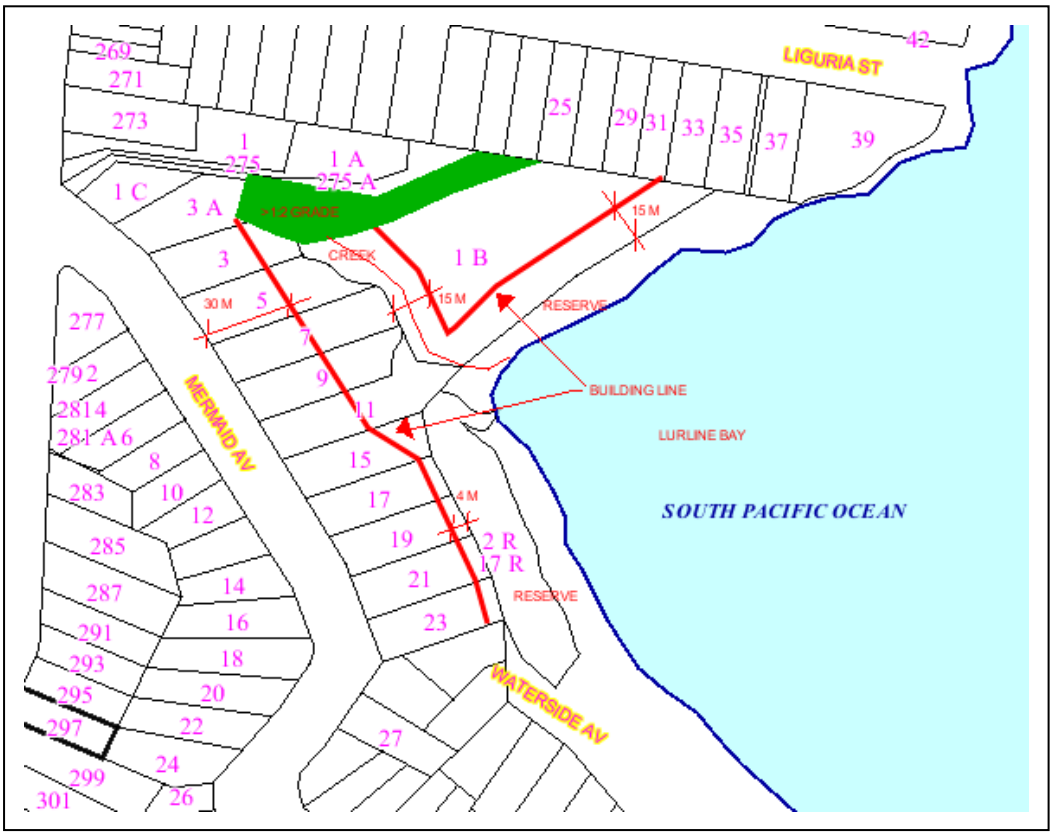
Performance Criteria

a) Apart from inground swimming pools and other unobtrusive minor structures, development, ancillary buildings and outbuildings including pergolas, sheds and cabanas should not encroach within the Foreshore Building Line, Maps 1 through 7.

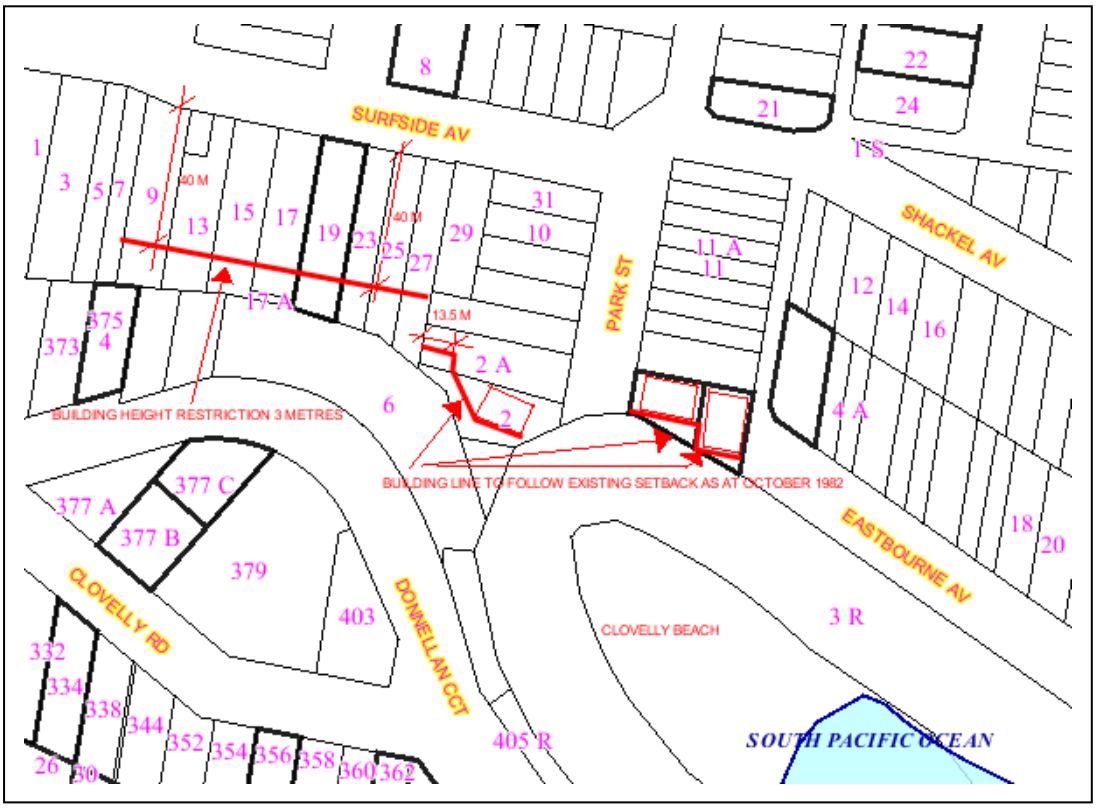
Map 1 – Liguria Street, Lurline Bay



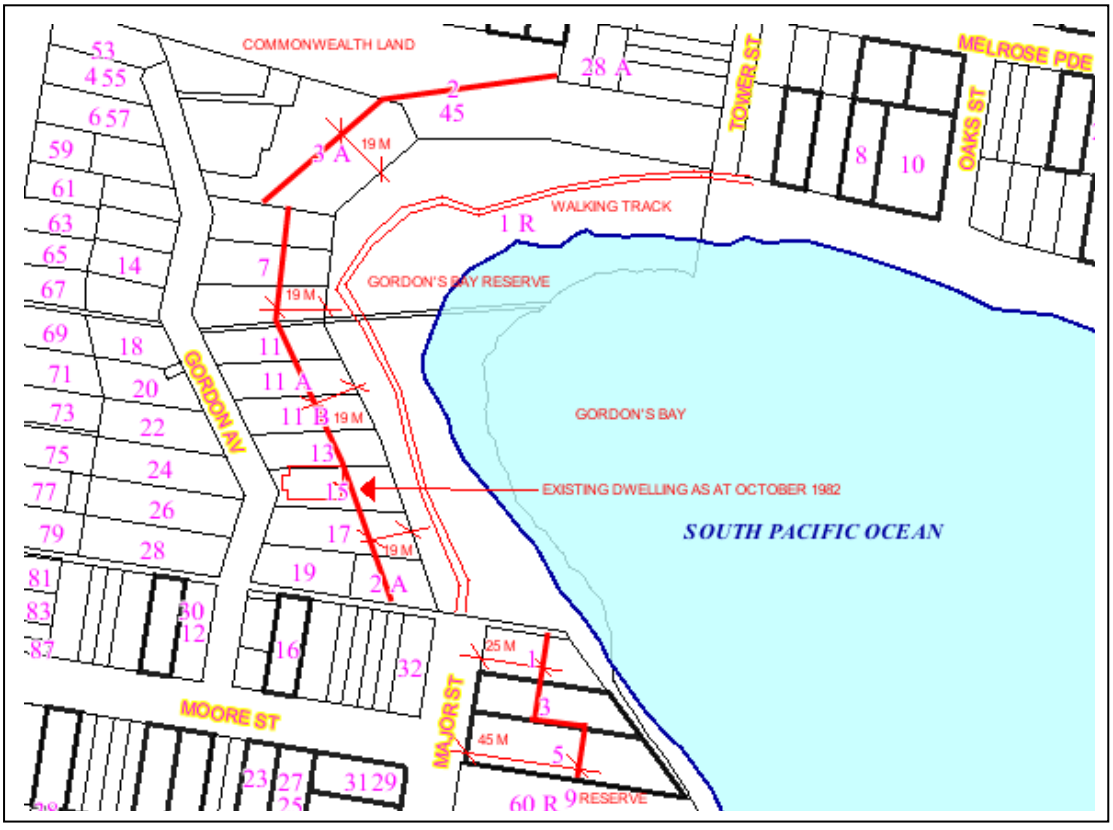
Map 2 – Waterside Avenue & Marine Parade, Little Bay



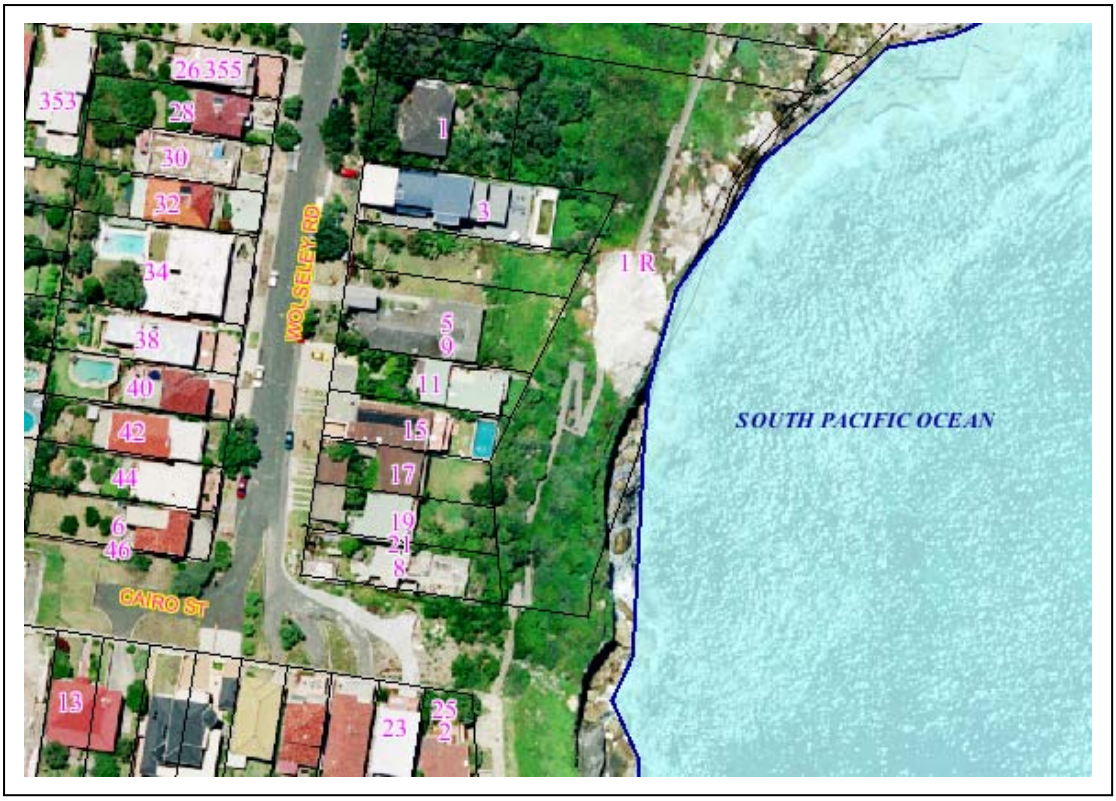
Map 3 – Mermaid Avenue, Lurline Bay

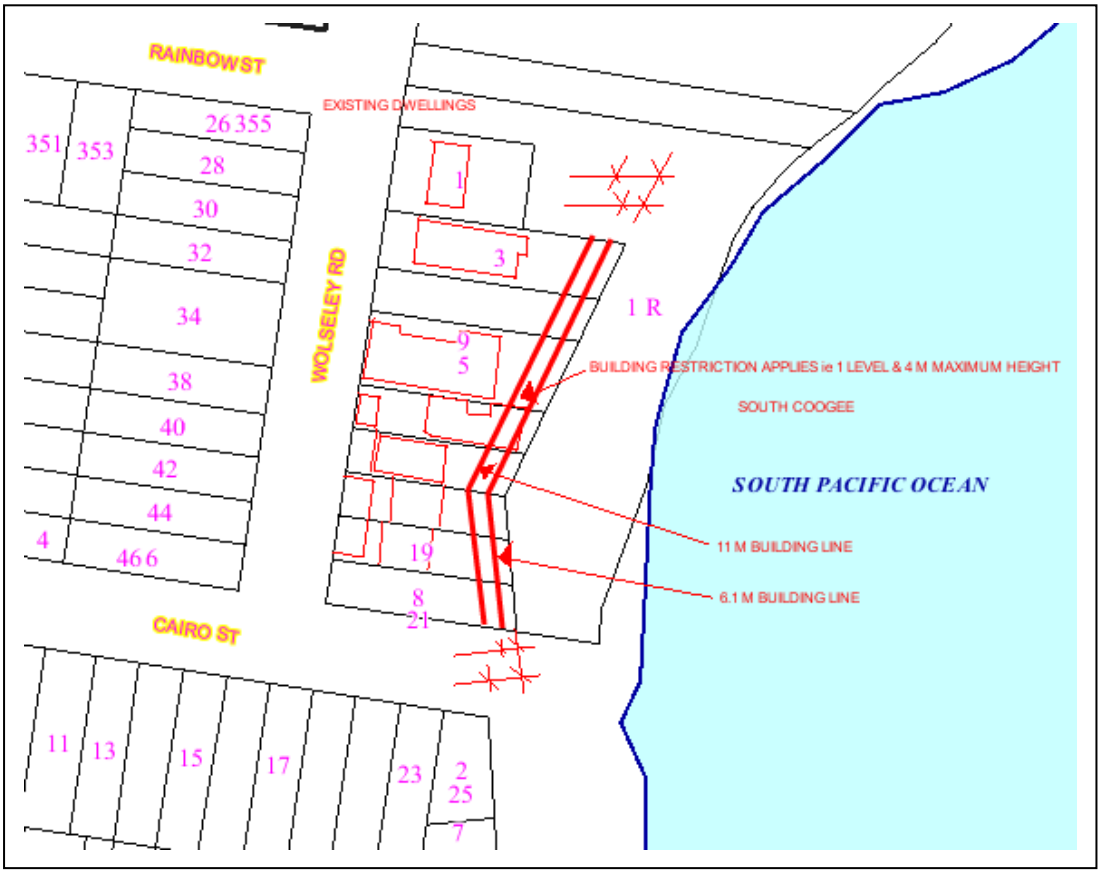


Map 4 – Surfside Avenue, Park Street and Eastbourne Avenue, Clovelly

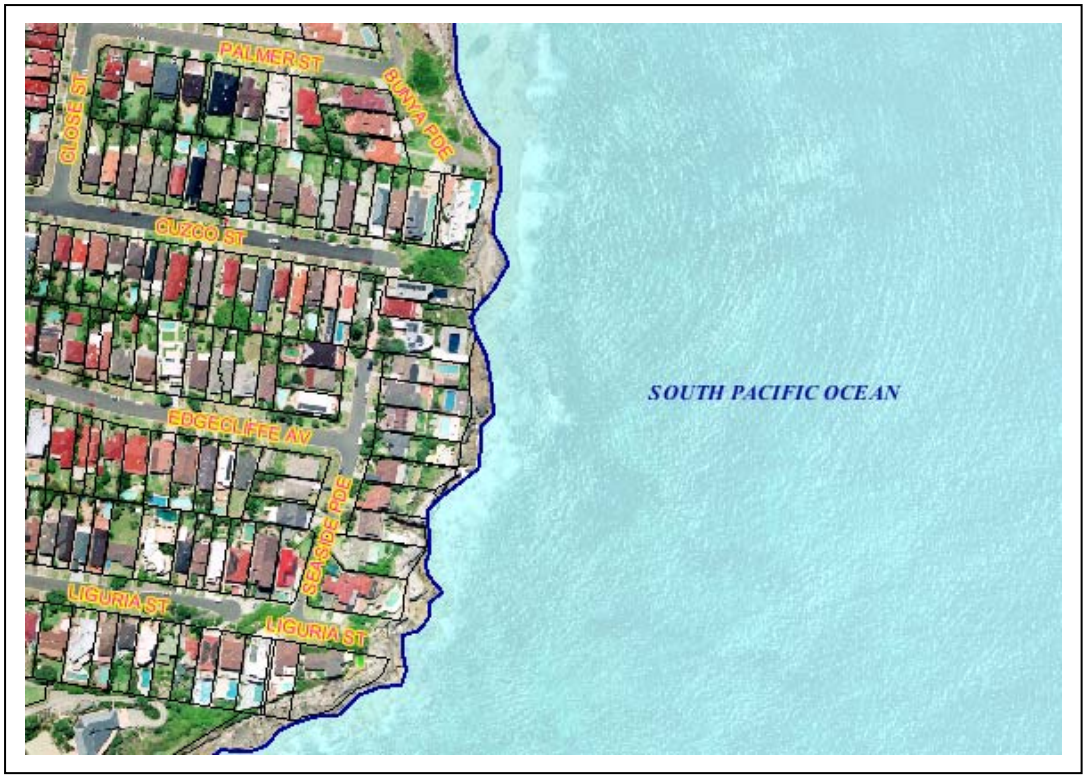


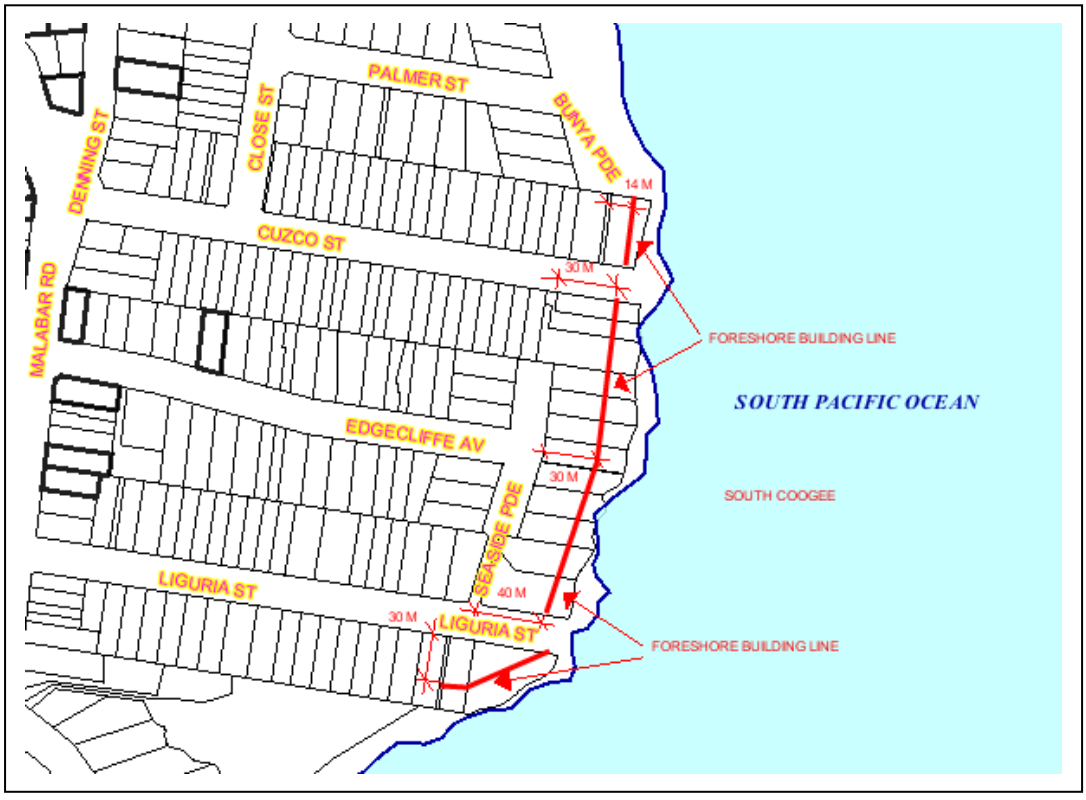
Map 5 – Gordon Avenue, Gordons Bay





Map 6 - Wolsely Road, Coogee





Map 7 – Seaside Parade, South Coogee

5 DICTIONARY

BASIX (Building Sustainability Index) - Is an internet based tool designed to assess the potential performance of development against a range of sustainability measures. The Department of Infrastructure, Planning and Natural Resources (DIPNR) is responsible for the implementation of BASIX and issuing of compliance certificates through the State Environmental Planning Policy (SEPP) - BASIX

Building Height - The vertical distance from any point on the ground, excluding chimneys, vents and other service installations, to the ground level.

Council - Means Randwick City Council

Development Control Plan (DCP) - A Development Control Plan is a commonly used town planning document, made under Section 72 of the Environmental Planning and Assessment Act 1979, which provides detailed guidance for the design and assessment of development.

External wall height - The vertical distance from the topmost point on an external wall, other than a gable wall or the wall of a dormer window, to the ground level.

Frontage - The width of an allotment of land measured at the public road boundary.

Gross floor area - The sum of all the areas of each level of a building where the area of each level is taken to be the area within the outer face of the external enclosing walls, excluding:

- columns, fin walls, shading devices, awnings, balconies and any other elements, projections or works outside the general lines of the outer face of the external wall, and
- lift towers, cooling towers, machinery and plant rooms and air-conditioning ducts, and
- associated car parking less than $40m^2$ in area and any internal vehicular or pedestrian access to that parking, and
- space for the loading and unloading of goods, and
- void levels up to 10% of the total floor area.

Note: decks and terraces more than 1 metre above ground level and exceeding a total of $40m^2$ are included in the gross floor area.

Ground level - The level of a site as it existed on 26 June 1998.

Habitable room - A room in a dwelling used for normal domestic activities including:

a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, play room, rumpus room, family room and sun room or the like;

but excluding:

a bathroom, laundry, toilet, food storage pantry, walk-in-wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

On site detention - A method of retarding stormwater flows from a site during minor and major storm events by temporarily storing stormwater and restricting discharge rates. Detention systems usually consist of below ground tanks (and/or above ground storage areas) which have a low level outlet designed to release flows (at a predetermined rate) from the onset of a storm event until there is no water left in the storage facility.

Private open space - An area of land or of a building (such as a balcony or roof garden) associated with a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed to offer visual privacy to the occupants.

Randwick Local Environmental Plan (LEP) 1998 - A plan made under Section 70 of the Environmental Planning and Assessment Act 1979, that generally controls land use by zones and contains Council objectives and development standards for different types of development.

Soft landscaped area - Means a specified area of the development site, not covered by any impervious surface, including lawns, mulch, gardens and mature tree planting, and excluding areas over podiums and basement car parking, that allows for water on the site to infiltrate naturally to the groundwater and allows for the provision of mature vegetation.

Streetscape - Refers to the collection of visible elements in a street, including: the form and treatment of buildings; setbacks; fences and walls; landscaping and trees; driveway and street layout and surfaces; utility services and street furniture such as lighting, signs, barriers and bus shelters.

6 SUMMARY OF KEY CONTROLS

*This summary of numeric controls **does not** replace the Objectives and Performance Criteria of the Dwelling Houses and Attached Dual Occupancy DCP*

	Single dwelling house	**Attached dual Occupancy**
Minimum Subdivision Size	The minimum size for allotments resulting from the subdivision of land (whether or not by strata plan) within the 2A zone is 400m^2 and each allotment must have a frontage of at least 12 metres. [LEP]	
Minimum Allotment Size	400m^2 [LEP]	450m^2 [LEP]
Minimum Allotment Frontage	12 metres [LEP]	15 metres [LEP]
Floor Space Ratio	Where the site area is less than 300m^2 the maximum FSR is 0.7:1 Where the site area is 300-600m^2 the maximum FSR is 0.9 – [Site Area (m^2)/ 1500] : 1 Where the site area is greater than 600m^2 the maximum FSR is 0.5:1 [DCP]	The maximum FSR for attached dual occupancy in the 2A zone is 0.5:1 [LEP]
Building Height	External wall height 7 metres. Maximum height 9.5 metres. [DCP]	External wall height 7 metres. Maximum height 9.5 metres. [LEP]
Setbacks **- Side**	900mm for any part of a building over 1m above ground level and up to one level in height. 1.5m for any part of a building, the height of which is two levels at that point.	
- Front	Predominant street setback or 6 metres.	
- Rear	9 metres or matching the established block rear setbacks. [DCP]	
Landscaped Area	Landscaping must be 50% of the site area. With 25 % of the site soft landscaping. [DCP]	Landscaping must be 50% of the site area. With 25% of the site soft landscaping. [LEP]
Private Open Space Dimensions	Minimum 25m^2 with minimum dimension of 3x4 metres. [DCP]	