

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **B10 Foreshore** **Scenic** **Protection Area**

D04579651

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Explanation

The Randwick Local Government Area (LGA) encompasses almost 30km of stunning and unique coastline. Under the Randwick Local Environmental Plan 2012 (RLEP) visually prominent coastal residential areas and commercial centres have been designated as the Foreshore Scenic Protection Area (FSPA) and identified on the FSPA map. This designated area aims to recognise, protect and enhance the scenic qualities of the Randwick City coastline, ensuring that development within these areas complements and preserves the natural beauty and environmental integrity of the foreshore

Development on any land located within the FSPA must be carefully sited and designed to minimise visual impact on public areas, including views to and from the coastline, foreshore reserves and open space.

This Part includes controls to ensure future development is of high architectural quality and is sensitive to the aesthetic values of the foreshore areas.

Note

This Part of the DCP should be read in conjunction with Randwick LEP 2012 *clause 6.6* Foreshore Building Line and 6.7 Foreshore Scenic Protection Area and the LEP 2012 Foreshore Scenic Protection Area Map.

These provisions are derived from the Eastern Beaches Sydney Regional Environmental Plan 14 which was developed in 1988 to recognise the significance of the Eastern Beaches coastline of Sydney.

Objectives

The objectives of the FSPA are to:

1. Recognise, protect and enhance the natural, visual and landscape qualities and aesthetic appeal of foreshore areas
2. Encourage high quality designs for dwellings that are sensitive and sympathetic to the natural landform, colours, and landscape character of the foreshore areas
3. Ensure that development complements and enhance its setting and the coastal environment
4. Retain and provide an ambient landscape that is suitable to the coastal conditions and enhances the scenic qualities of the foreshore
5. Protect the environment of land visible from coastal open space areas, particularly areas adjoining the coast, and land along the approaches to significant coastal destinations
6. To protect significant public views to and from the coast, particularly areas adjoining the coast and land along the approaches to significant coastal destinations.

Controls

- a) The design statement submitted with the development application is to address the matters below demonstrating consistency with these controls

- b) The design of buildings must consider their visual presentation to the surrounding public domain, and avoid obstructing significant views from streets, lanes, parks, reserves, foreshore walkways and coastal areas. All elevations visible from the public domain must be well designed and suitably articulated in their façade treatments
- c) Outbuildings and ancillary structures must be integrated with the design of the main dwelling in a coherent architectural expression. They must not present as temporary or make-shift structures, nor constructed with non-durable, low-quality materials
- d) The exterior colour scheme must complement the natural elements in the coastal areas, with a colour palette that predominantly consists of light toned neutral hues and avoid highly reflective surfaces and bright colours that could detract from the scenic quality
- e) Low reflective glass must be used in windows and doors visible from the public domain
- f) Finishing materials to buildings must be capable of properly withstanding deterioration and weathering accelerated by the coastal conditions
- g) Indigenous native plant species selected for landscaping must be capable of withstanding the exposed and windy coastal environment. See list provided in Part B4 Landscaping and biodiversity of the DCP
- h) Adequate deep soil areas must be provided around buildings, to support gardens and soft landscaping
- i) Any exposed coping structures of swimming and spa pools must be minimised and screened from view from the public domain
- j) Any rock outcrops, shelves and large boulders must be retained on the site and integrated into the landscape design
- k) Any retaining walls within the foreshore area (that is, encroaching upon the Foreshore Building Line) must be constructed or clad with sandstone.

