STRATEGIC PLANNING

DRAFT Randwick Development Control Plan D11 Prince Henry site, Little Bay

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Randwick City Council
a sense of community

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Contents

Part A
Overarching controls

1. Introduction

This section provides a framework for the redevelopment of land at the Prince Henry Hospital site at Little Bay (see Figure AA). It provides controls to guide the built form, environmental and amenity standards, and requirements for appropriate heritage protection for the site.

The following documents may be relevant:

- Prince Henry Master Plan adopted with variations May 2003 and subsequent amendments. The principles of the master plan are reflected in this Section
- The Prince Henry Site, Little Bay – Conservation Management Plan (CMP) prepared by Godden Mackay Logan, May 2002 (amended February 2003), and any subsequent amendments endorsed by the NSW Heritage Council
- The Prince Henry Site, Little Bay – Archaeological Management Plan (AMP) prepared by Godden Mackay Logan, August 2002
- Any Specific Elements Conservation Policy (SECP) for the site, as required by the CMP (see Appendix F)
- The Bushland Plan of Management (POM) and the Little Bay Geological Reserve Plan of Management (POM)

This section of the DCP should be read in conjunction with:

- Part A - Introduction and Part B - General Controls
- Other sections of the DCP for specific development types, locations or sites, if relevant to the DA.

To the extent of any inconsistency between this section and any other DCP sections, this section will prevail.

1.1. Objectives

The objectives of this section are:

1. To create a sustainable neighbourhood that integrates new and existing development
2. To ensure design reflects the site's unique location and characteristics
3. To conserve the heritage significance of the Prince Henry site and the natural and cultural elements that contribute to the significance of the site and its setting
4. To protect the visual amenity and scenic value of the coastline
5. To ensure development reflects the principles of the adopted master plan for the site
6. To ensure development demonstrates architectural merit and incorporates high quality materials and finishes
7. To ensure development promotes and incorporates the principles of ecologically sustainable development (ESD)
8. To provide for a mix of land uses and dwelling types
9. To provide for housing choice to accommodate the needs of current and future households and affordability
10. To protect and enhance remnant native vegetation, habitat corridors, riparian buffers and wetland area

1.2. Heritage Requirements

Most DAs for development within the Prince Henry site will constitute Integrated Development, due to the site's listing on the NSW State Heritage Register, and sometimes because approvals may be required under other Acts. Applicants should check with Council to determine Integrated Development requirements prior to lodging any DA.

A Statement of Heritage Impact (SOHI) prepared by a suitably qualified professional must be included with any DA, together with a Specific Elements Conservation Policy (SECP) (where applicable).

Applicants should refer to the Conservation Management Plan (CMP), the Archaeological Management Plan (AMP) and any relevant Specific Elements Conservation Management Policy (SECP) when preparing a DA.

Key requirements identified in these plans/policies are noted below:

Built and Landscape Elements

- Significant built and landscape items and elements should be retained, conserved, managed and interpreted in accordance with the detailed policies in the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) as well as the requirements of the NSW Heritage Act 1977

Aboriginal Archaeology

- Identified and potential Aboriginal archaeological objects and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW National Parks and Wildlife Act 1974
- Damage or destruction of any Aboriginal object or place is only permitted where a permit or consent has been issued by the Director of the National Parks and Wildlife Service (NPWS), Office of Environment and Heritage
- Any proposals affecting known or discovered Aboriginal objects or places on the Prince Henry site or proposals that will disturb the ground within identified Aboriginal Archaeological Zones must be referred to the La Perouse Local Aboriginal Land Council (LPLALC)
- Prepare an Aboriginal Heritage assessment if required (see Section 2.7)

Historical Archaeology

- Identified and potential archaeological relics and sites are to be conserved and managed in accordance with the Archaeological Management Plan (AMP) and the requirements of the NSW Heritage Act

Where the archaeological assessment determines that the development would disturb a potential historical archaeological resource, an application for an excavation permit issued under the NSW Heritage Act is required.

1.3. Affordable Housing Requirements

A minimum of 1% of all dwellings (i.e. an estimated 8 dwellings) within the site (except the aged care dwellings) will be made available for affordable housing. The suggested mix will be:

Affordable Housing Requirements	
Number of Apartments	**Type of Apartment**
One	One-bedroom
Five	Two-bedroom
Two	Three-bedroom

The above affordable housing units are the negotiated outcome between Council and Urban Growth NSW (formerly Landcom) as set out in a Deed of Agreement endorsed by both parties in 2005. Under this Deed of Agreement, a combination of land dedication and works-in-kind has been undertaken in lieu of a lump sum monetary contribution under Section 94 of the Environmental Planning and Assessment Act.

Apart from the 8 affordable housing units, the land dedication and in-kind contribution also include:

- Multi-purpose community centre (Prince Henry Centre)
- Public parks
- Stormwater infrastructure
- Little Bay beach and foreshore
- Public toilet, shower and stairs at Little Bay Beach
- Public roads and footpaths, including street trees and street lighting

These facilities and land dedication are considered appropriate to support the anticipated residents on the Prince Henry Site, as well as providing facilities for other Randwick residents.

2. Site Context

This subsection outlines the context and key features of the Prince Henry site as well as the key design principles for the DCP area.

2.1. Regional and Local Context

The Prince Henry site is located on Anzac Parade at Little Bay, at the southern end of the Randwick Local Government Area and the Eastern Beaches. The Prince Henry DCP area is part of the broader Prince Henry site. The DCP area is bound by the residential development site at 1406-1408 Anzac Parade to the north, The Coast Golf Course and Little Bay beach to the east, the Spinal Injuries Australia and Golf Driving Range to the south, St Michaels Golf Course to the south-east, and Anzac Parade to the west.

The Little Bay-La Perouse area is characterised by detached dwellings in a mix of styles, with some Department of Housing apartment buildings.

The DCP area has a rich Aboriginal and European history. From 1881-1934 this area was occupied by the Coast Hospital, built for the isolation and treatment of infectious diseases. Apart from archaeological evidence, the main evidence of this phase that remains within the DCP area includes Pine Avenue (including alignment, pine trees and sandstone kerbing) and the Artisans Cottages and associated water reservoir. 1915-1934 saw the expansion of the Coast Hospital, which included the construction of the Flowers Wards. The Flowers Wards and all other mentioned aspects remain within the DCP area today and are to be adapted for residential and community re-use.

In November 1934 it was announced that the Coast Hospital was to be renamed the 'Prince Henry Hospital' in honour of Prince Henry, the Duke of Gloucester, who had recently visited Sydney. The period from 1935-1959 saw the hospital's capacity increased and the construction of more new buildings. From the 1960s to 2002 saw the role of the Prince Henry Hospital as a general and major teaching hospital established and consolidated. The Interdenominational Australian Nurses War Memorial Chapel is one of the key buildings from this phase that will be retained within the DCP area.

Aboriginal occupation of this area pre-dates European settlement by many years. Evidence of Aboriginal occupation prior to the establishment of the Coast Hospital in 1881, includes a diverse collection of middens, open campsites, rock engravings, axe grinding grooves and a possible fish trap and an ochre source. Most identified sites lie outside the DCP area, however there is potential for previously unidentified artefacts and significant sites to lie within the DCP area.

The Prince Henry Hospital Site (including the DCP area) is listed on the NSW State Heritage Register.

2.2. Precincts

The Prince Henry Site is divided into 6 precincts for the purpose of this DCP. These precincts are shown on Figure 1. The Historic Precinct runs through the core of the DCP area. This precinct contains most of the buildings and landscape items of heritage significance, however the whole of the former Prince Henry Hospital site is a highly significant cultural landscape and other precincts contain items of heritage significance. Precincts P1, P3 and P4 provide for a mix of residential densities. Precinct P2 is located on the corner of Pine Avenue and Anzac Parade, the main entry to the site. This mixed-use precinct comprises local neighbourhood scale shops, such as a supermarket, and commercial uses, with residential uses above. Precinct P5 is located at the eastern end of Pine Avenue on the eastern edge of the DCP area. This precinct

contains a Community Centre that serves the needs of the incoming residents as well as the wider community.

Subsection 6 contains performance criteria and controls that are specific to each of these precincts. These precinct specific requirements provide an additional layer of detail to the general controls contained in the rest of this section (Subsections 1 – 5).

To the extent of any inconsistencies between the general and precinct specific controls the precinct specific controls prevail.

2.3. Transport Links and Access

Anzac Parade links the DCP area to the remainder of Randwick City via various vehicular access points.

The DCP area is currently served by State Transit Authority bus routes that run along Anzac Parade. Figure 1A shows an indicative bus route and bus stops through the DCP area.

It is proposed to make provision for a cycleway along Anzac Parade, connecting the DCP area to its surrounds, including the national park to the south. As shown on Figure 1A, the cycle way will run along Jennifer Street / Harvey Street within the DCP area and along the buffer strip between the DCP area and the golf course, providing a dedicated shared cycle/pedestrian link from Anzac Parade to the eastern end of Pine Avenue. Roads within the DCP area will have a low speed environment and will also be suitable for cycling.

The DCP area has a connective and convenient street layout for both vehicles and pedestrians. In addition, there are several pedestrian paths providing further links (Figure 1A).

Key principles include:

- To promote the use of alternative modes of transport to the car, including walking, cycling and public transport (bus)
- To promote safe and convenient movement throughout the DCP area

2.4. Views and Vistas

Figure 2 shows the key views to and from the DCP area, and as well as views of heritage significance identified in the Conservation Management Plan (CMP). Key views include views of the ocean and coastline, views of heritage buildings, and views along significant streets within the site. Any DA will need to demonstrate that these views and vistas are retained or enhanced.

Key principles include:

- Maintain and enhance significant views and vistas throughout the site
- Buildings are to be designed to maximise view sharing
- To ensure the visual amenity of the coast is protected

Refer to Subsection 6 for detailed objectives and controls.

2.5. Landscape

The Prince Henry DCP area has an open, green and uncluttered landscape quality that contributes to the setting of its heritage buildings, while retaining ocean and coastal views.

Figure 3 shows the key landscape elements of the DCP area. There are two main areas of remnant bushland, both of which contain Eastern Suburbs Banksia Scrub (ESBS), an

endangered ecological community. There is also a stand of ESBS near the former Matron Dickson building (Mayo Street / Pavilion Drive) and smaller pockets of bushland elsewhere in the DCP area.

The DCP area also contains an array of culturally significant plantings, which are predominantly located within the Historic Precinct. These are identified on Figure 3 together with the key public open spaces within the DCP area. Open spaces within the DCP area have generally been located to form links with other open spaces and plantings where possible.

A landscaped buffer runs along the eastern edge of the DCP area, between the residential area and the Coast Golf Course. The buffer plays several important roles including creation of habitat, water management, safety (separation of residential and golf course uses) and public recreation (southern half of buffer only). South of Pine Avenue, the buffer is approximately 18 metres wide and is publicly accessible via a shared pedestrian/cycle path that connects to Pine Avenue and Harvey Street. North of Pine Avenue, the buffer is approximately 10 metres wide. The topography in this area is much steeper and this part of the buffer will not have pedestrian access. Two small parks adjacent to this part of the buffer and located at the end of key view corridors will ensure views across the vegetated buffer to the coast are maintained as publicly accessible views.

Figure 4 identifies the significant landscape curtilages around heritage buildings.

The DCP area has a predominantly easterly aspect, exposed to breezes from the north-east, east and south. These breezes are typically cooling in summer; however, in winter protection from southerly wind is desirable.

Key landscape design principles include:

- Buildings are to be designed so they do not dominate the landscape and are consistent with the Prince Henry DCP area's character of "buildings within an open landscape setting dominated by sky and sea"
- Locate private communal open spaces so they form visual links with other open spaces on the site
- Use local native species and species that recognise the DCP area's coastal location and that complement existing significant and heritage plantings (where appropriate to the heritage context) within the DCP area
- Characterise open space by high quality landscape design that emphasises principles of sustainability and functionality
- Conserve and enhance bushland areas through planting of non-invasive indigenous vegetation in areas adjacent to remnant bushland
- Create a landscape that contributes to the built environment by providing climate amelioration and functional space appropriate to the needs of residents
- Repair and maintain significant riparian land
- Establish and maintain biological linkages between areas of remnant native vegetation
- Create a vegetated link via suitably designed landscaping along the southern boundary of the DCP area, providing a connection between the Jennifer Street remnant bushland and the golf course buffer
- Promote biological diversity and use of local native plants from locally provenanced seed where appropriate

Refer to Subsections 4.7 and 4.8 for detailed objectives and controls on landscape design.

2.6. Heritage Context

The Prince Henry site (of which the Prince Henry DCP area is part) is listed on the NSW State Heritage Register as an item of State heritage significance. RLEP also identifies the former Prince Henry Hospital site as a conservation area. Schedule 5 of RLEP contains a list of heritage items and archaeological sites.

Figure 4 shows built and landscape heritage items, the extent of the Little Bay Geological site within the DCP area, key views identified as having heritage significance, the historic precinct boundary, and parts of the Prince Henry Conservation Area boundary.

The Little Bay Geological site is a site of national significance and provides evidence of topography, relative sea level, vertical land movements and coastal landscape prior to the formation of Sydney Harbour and other coastal valleys (refer to the CMP, and Little Bay Geological Site SECP and Plan of Management).

The different types of elements of heritage significance occurring within the Prince Henry Site are summarised below:

- ***Elements of Built significance*** including, but not limited to, the entrance gateposts, the Clocktower, Henry's Trading Post, the Matron Dickson building and the Flowers Wards. Refer to Figure 4 for a list of items within the DCP area and refer to the CMP for items beyond the DCP area.
- ***Elements of Landscape significance*** including, but not limited to, several natural and cultural plantings such as indigenous vegetation and several species of palms, banksias and Norfolk Island Pines, road alignments, rock outcrops and the Male Lazaret. Refer to **Figure 4** for a list of items within the DCP area and refer to the CMP for items beyond the DCP area.
- ***Elements of Aboriginal significance*** on the site include open and sheltered shell middens, axe-grinding grooves and rock engravings, pathways, a possible fish trap and ochre source. The Prince Henry DCP area may contain further undetected Aboriginal archaeological sites relating to both prehistoric and post-contact periods of occupation (refer to Appendix C).
- ***Elements of Historical Archaeological significance*** within the DCP area include, but are not limited to subsurface features/deposits, rock cut features associated with former activities on the site (i.e. graffiti, drainage, coastal defences etc), and sites of former structures associated with the Coast and Prince Henry Hospitals (e.g. lazarets, mortuary buildings) (refer to Appendix C).

Moveable items of potential heritage significance are identified in the Conservation Management Plan, the Archaeological Management Plan, any relevant Specific Elements Conservation Policy and the Museum Plan.

Subsection 1.3 outlines the heritage requirements for Development Applications. In preparing development applications, applicants should refer to the following documents prepared by Godden Mackay Logan Heritage Consultants:

- Prince Henry Site, Little Bay – Conservation Management Plan (CMP), May 2002 (amended February 2003), and any subsequent amendments endorsed by the NSW Heritage Council
- Prince Henry Site, Little Bay – Archaeological Management Plan (AMP), August 2002, and any subsequent amendments endorsed by the NSW Heritage Council
- Any relevant Specific Elements Conservation Policy (SECP).

The Conservation Management Plan for the site identifies several heritage principles for the Prince Henry site. These key heritage principles include:

- Conserve, manage and interpret the site as an item (place) of State significance
- Recognise the importance of the site as a whole, in addition to the values of individual components (such as natural and cultural landscape values, built and landscape heritage elements, and geological and archaeological features)
- Respect and recapture as much as possible the qualities of the site that contributed to the village atmosphere valued by the community, including significant buildings and landscape features, and the character established by generally low-scaled buildings in an open setting
- Ensure that new development respects, enhances and contributes to the heritage significance of the site and its setting
- Restore and reconstruct built and landscape elements that contribute to the significance of the site and its setting
- New buildings, infill development and alterations/additions to heritage items are to respect the design and scale of existing heritage buildings and elements on the Prince Henry Site
- Significant and heritage trees are to be protected during construction
- New planting should retain and enhance the open landscape character of the site.

Refer to **Subsection 1.3** for detailed objectives and controls.

2.7. Archaeological Context

Figure 5 illustrates the Prince Henry site's aboriginal and historical archaeological features for the DCP area. This aboriginal archaeological resource has high educational, cultural and scientific significance.

Three levels of Aboriginal Archaeological Sensitivity have been identified within the Prince Henry site:

- Aboriginal Archaeological Sensitivity Zone 1 (Very High) – this includes the golf course and beach (mostly outside the DCP area, with the exception of a small part of Precinct P1)
- Aboriginal Archaeological Sensitivity Zone 2 (High) – this includes locations within the built areas of the site (DCP area)
- Aboriginal Archaeological Sensitivity Zone 3 (High) – this comprises the large area of remnant bushland in the southwestern corner of the Prince Henry site. This bushland will be retained and will not be directly affected by the redevelopment of the site

For the full extent of aboriginal and historical archaeological items, including items located beyond the DCP area, refer to the Archaeological Management Plan (AMP). Extract maps from these plans are also attached as Appendix C.

Subsection 2.6 contains key principles for the management of heritage sites. In addition to these principles, key archaeological principles include:

- To conserve, manage and interpret identified and potential Aboriginal relics and sites in accordance with the AMP and the requirements of the NSW National Parks and Wildlife Act
- Development should be planned to minimise impacts on areas of Aboriginal heritage significance and should seek to enhance the values of these areas

National Parks and Wildlife Service (NPWS) recommends that an *Aboriginal heritage assessment* be prepared for land under the following circumstances:

- The Aboriginal Heritage Information Management System (AHIMS) identifies sites in or near the development area, which could potentially be affected during or after the development
- The proposed development is likely to have an impact on areas of bushland or undisturbed ground
- The proposed development is likely to have an impact on areas containing sandstone outcrops, rock shelters, old growth trees, sand bodies and ground adjacent to watercourses, lakes and swamps
- The proposed development is likely to have an impact on an area of importance to the Aboriginal community not included in the above (e.g. story places, missions etc).

Refer to Subsection 6 for precinct-specific objectives and controls.

Note

Applicants should refer to the Archaeological Management Plan (AMP) prepared by Godden Mackay Logan Heritage Consultants for requirements and procedures, and should liaise with NSW NPWS to ascertain whether an Aboriginal Heritage Assessment is required.

2.8. Built Form

The built form controls for the DCP area reflect the master plan principles and the site's unique features, opportunities and constraints identified in the master plan site analysis. This section provides an overview of the rationale on which the built form controls shown in Figures 6 and 7 are based, and the site's desired future character and new development.

Existing road alignments within the Prince Henry DCP area have been retained where possible. New roads and paths have been designed to complement the existing road network.

Pine Avenue is the main entry to the DCP area, forming a central tree lined axis along one of the key vistas. The DCP area's key facilities will be located along Pine Avenue, with shops and offices at the Anzac Parade (western) end, and a community centre and path to Little Bay beach at the eastern end of Pine Avenue. Pine Avenue contains a number of significant built and landscape heritage items, including the Clocktower, entrance gateposts and the Interdenominational Australian Nurses War Memorial Chapel.

Much of the DCP area slopes away from Anzac Parade down towards the coast. The gradient of the land varies across the DCP area, and the built form controls reflect this. The tallest buildings (5 storeys and 4 storeys with loft) are to be located along Anzac Parade and at the southern end of the site, to maintain views and minimise the impact of new development on the heritage buildings.

The built form controls require a consistent setback along and strong address to Anzac Parade to strengthen its townscape qualities. The built form controls also facilitate an appropriate transition in height and scale across the DCP area to facilitate the integration of new development with existing heritage buildings. The future built form of the site will be characterised by simple block building forms, which reflect the existing rectilinear building forms, and reinforces the street pattern.

The new buildings and the adaptive re-use of retained heritage buildings will provide for a diversity of households. Consistent with the master plan, the built form controls make provision

for a range of dwelling types including detached housing, terrace and courtyard housing, garden apartments, apartment buildings of 4 to 5 storeys, apartments for older persons, and a residential aged care facility. There are several community groups who will remain on site.

The open landscape character is to be maintained through buildings that do not dominate the open, coastal landscape setting of the DCP area and surrounds.

Note

Loft means a space within the roof of a dwelling or of a building containing a dwelling, that is open to and part of the dwelling immediately below.

Key built form and urban design principles include:

- Create new residential and community precincts within an area of great natural beauty and heritage significance
- Strengthen the townscape qualities of the Anzac Parade boundary of the DCP area through consistent building setbacks and strong building address to Anzac Parade
- Integrate the new community with the existing community
- New buildings are to comprise simple, block forms which do not dominate the site's open landscape setting
- Encourage a strong sense of continuity through retention of significant built and landscape heritage elements
- Maximise physical and social connection to the surrounding community
- Provide safe access to local open spaces, recreation areas, community facilities, and public transport
- Reinforce safe and convenient pedestrian, cycle and vehicular access for both able and disabled persons throughout open space and public domain

Refer to Subsections 4 and 6 for detailed objectives and controls.

2.9. Sustainable Design

The Prince Henry DCP area and surrounds is a unique environment, and it is important to ensure development occurring within the DCP area complements and enhances the site's unique coastal location. It is also important that development minimises adverse impacts on the environment, particularly given proximity to the ocean, remnant bushland, the Little Bay Geological Site, wetland, and the watercourses to the north, north-east and east of the DCP area.

Key sustainability principles include:

- Incorporate the principles of ESD in all design
- Maximise the opportunities for sustainable development, such as renewable energy use, energy smart features and water sensitive urban design through innovative design
- Minimise the ecological footprint of development and impacts on the environment
- Design sites to optimise the microclimate (i.e. utilising cooling summer breezes, protection from cool winter winds)
- Protect the local occurrence of endangered, threatened or protected native species listed under the Biodiversity Conservation Act 2016 and National Park and Wildlife Act 1974.

- Protect and enhance vegetated riparian corridors, wetland buffers, remnant vegetation and biological linkages between remnants
- Optimise the community services provided
- Minimise impact of noise from roads, open spaces and parking areas
- Satisfy BASIX requirements for residential development.

Refer to Subsection 5 for detailed sustainability objectives and controls.

2.10. Desired Future Character

The desired future character for the redevelopment of the Prince Henry site (DCP area) can be summarised as:

- Development that reflects the DCP area's open, coastal location, and that does not dominate the landscape
- Development that is well integrated with surrounding development
- Development that seeks to minimise impact on the environment and which is environmentally sustainable
- Development which maintains an appropriate setting for the heritage elements to be retained, and which is appropriate in bulk, scale and form and recognises and builds upon the existing character
- Development that presents a strong, consistent edge to Anzac Parade, softened by substantial planting, with height and scale of development then gradually decreasing towards the coast
- Development that comprises a variety of dwelling types, including affordable housing, characterised by high quality, sustainable design
- Development that includes a mix of residential, open space, community, and neighbourhood scale retail
- Development that provides significant views and vistas throughout the site, towards the coast.

Figure AA: Land to which this plan applies

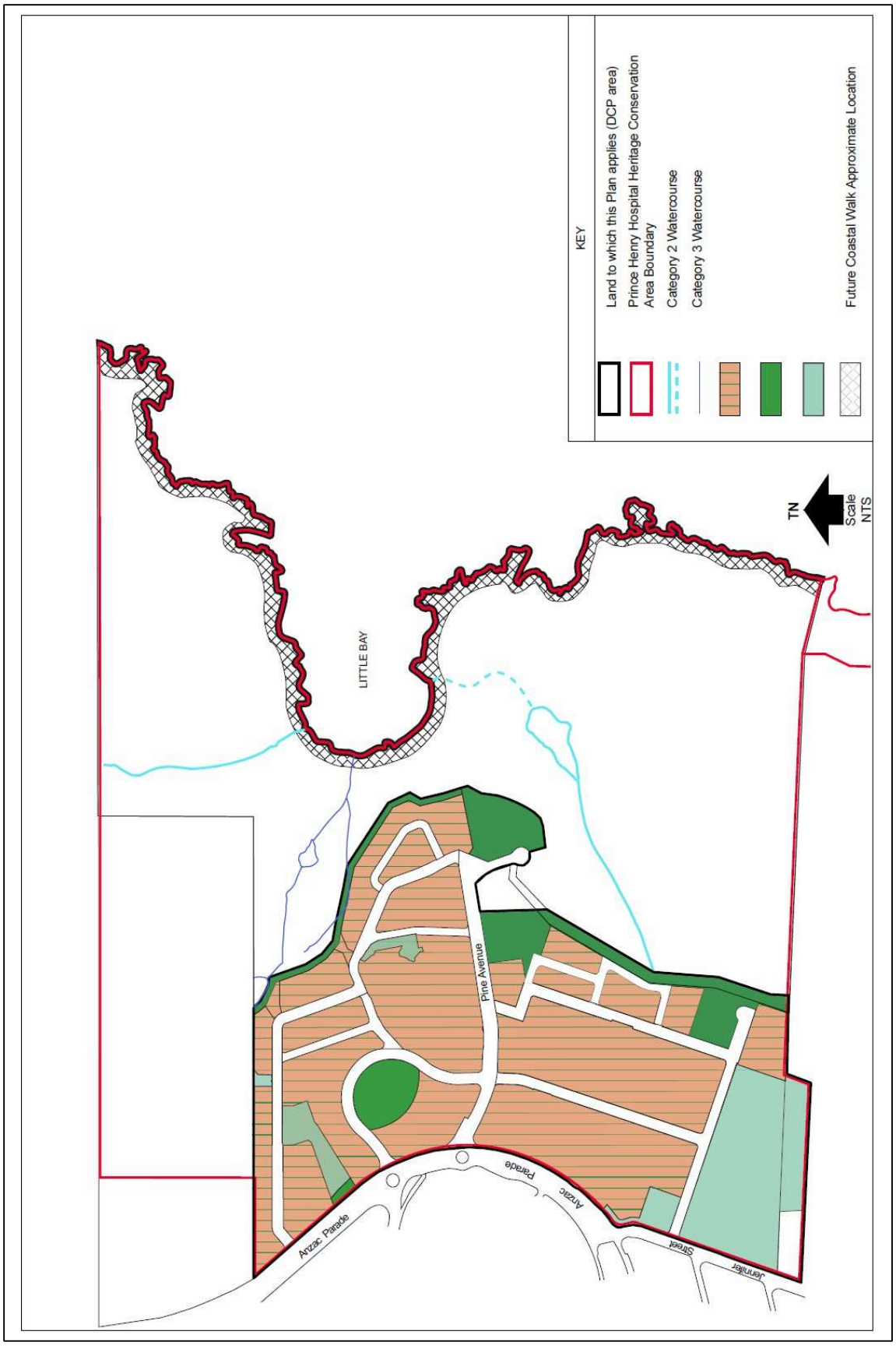
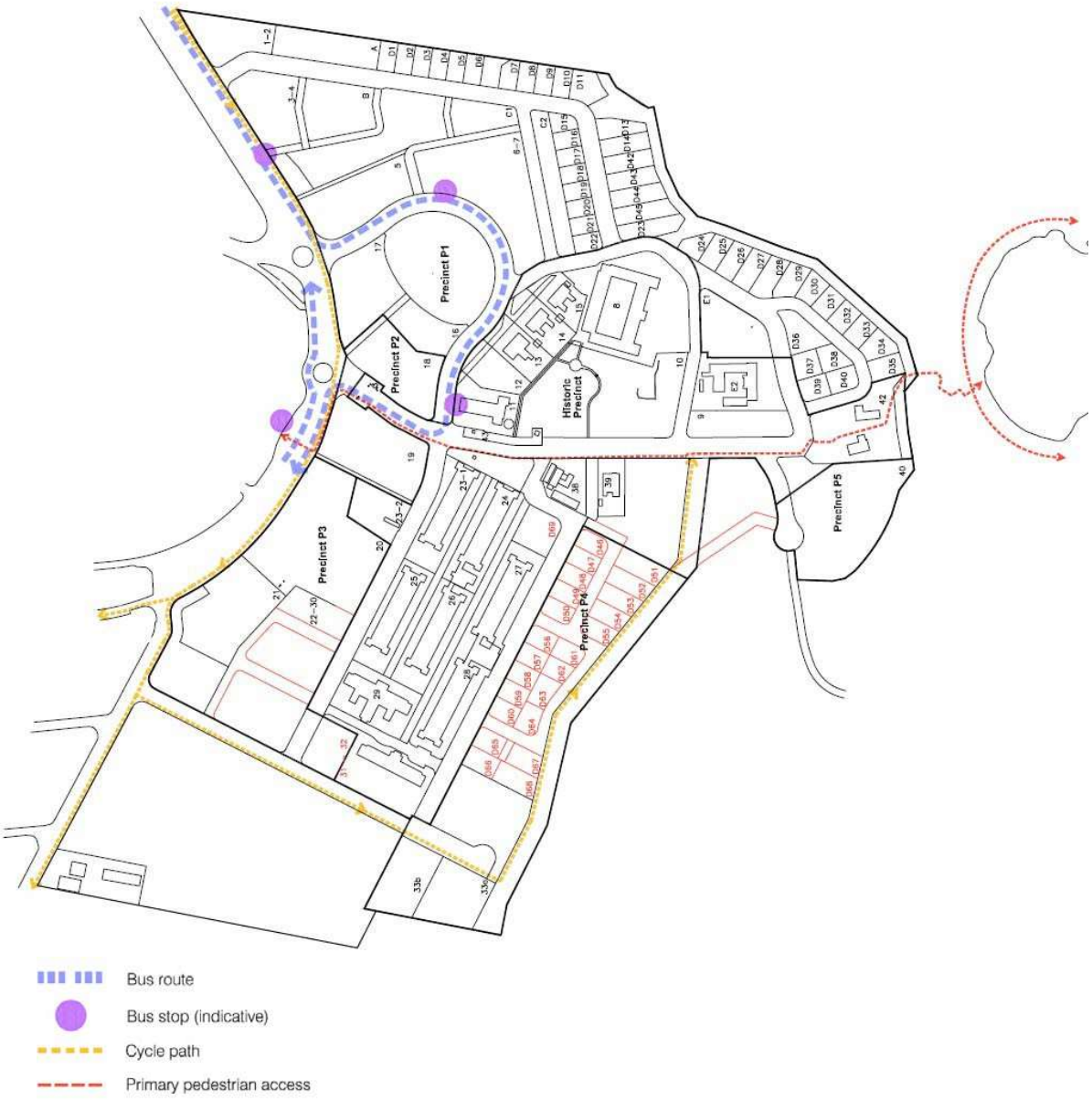


Figure 1: Key plan precinct and lot numbers

Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 1A: Transport links and access



Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 2: Views and vistas

Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 3: Key landscape structure

Note

1. The lot numbers and boundaries may be superseded as subdivision continues across the site.
2. Refer to the RLEP Biodiversity Map for the current mapping of ESBS.

Figure 4: Built and landscape heritage

Note

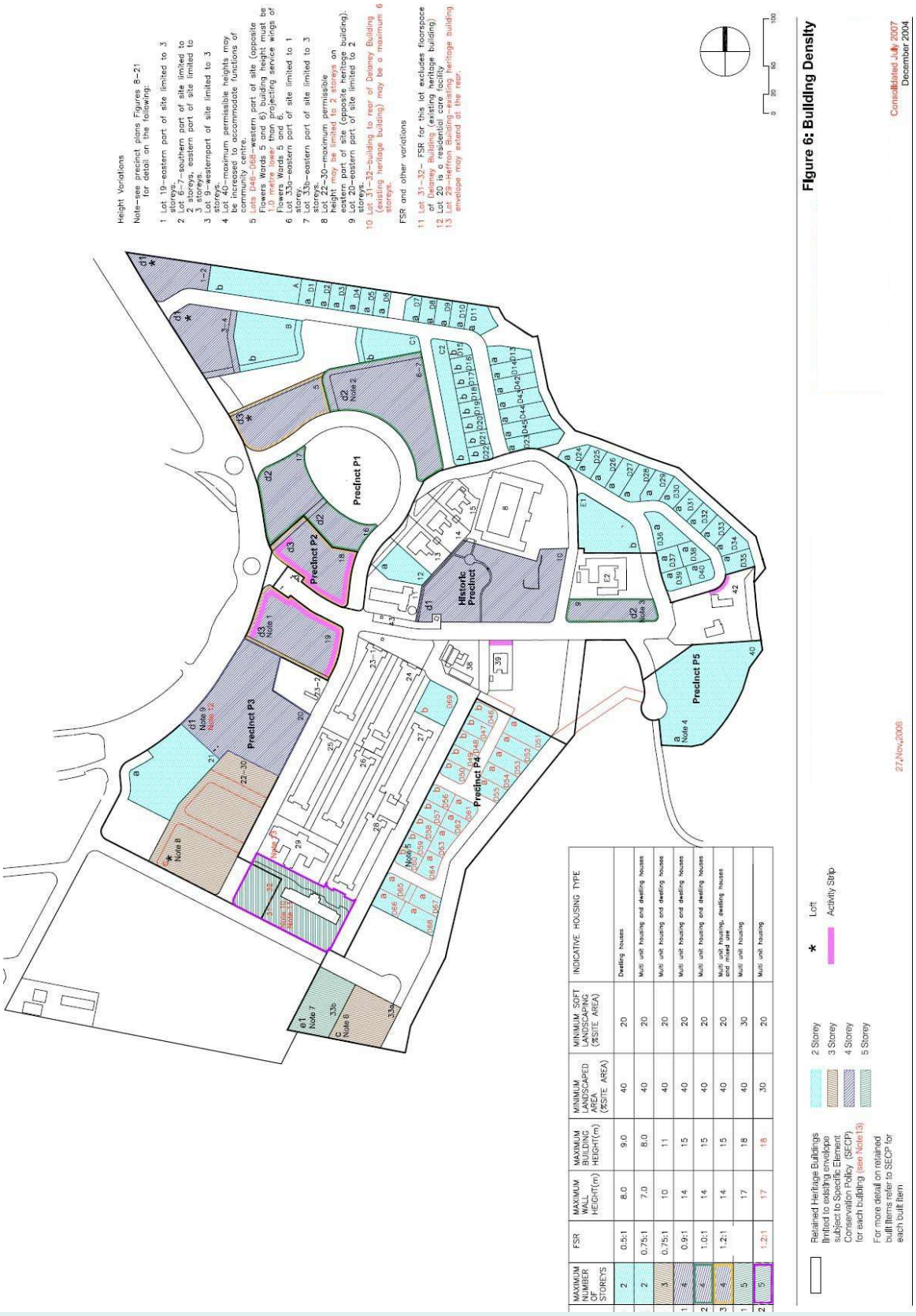
The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 5: Identified aboriginal and historical archaeology

Note

The lot numbers and boundaries may be superseded as subdivision continues across the site.

Figure 6: Built Form Controls

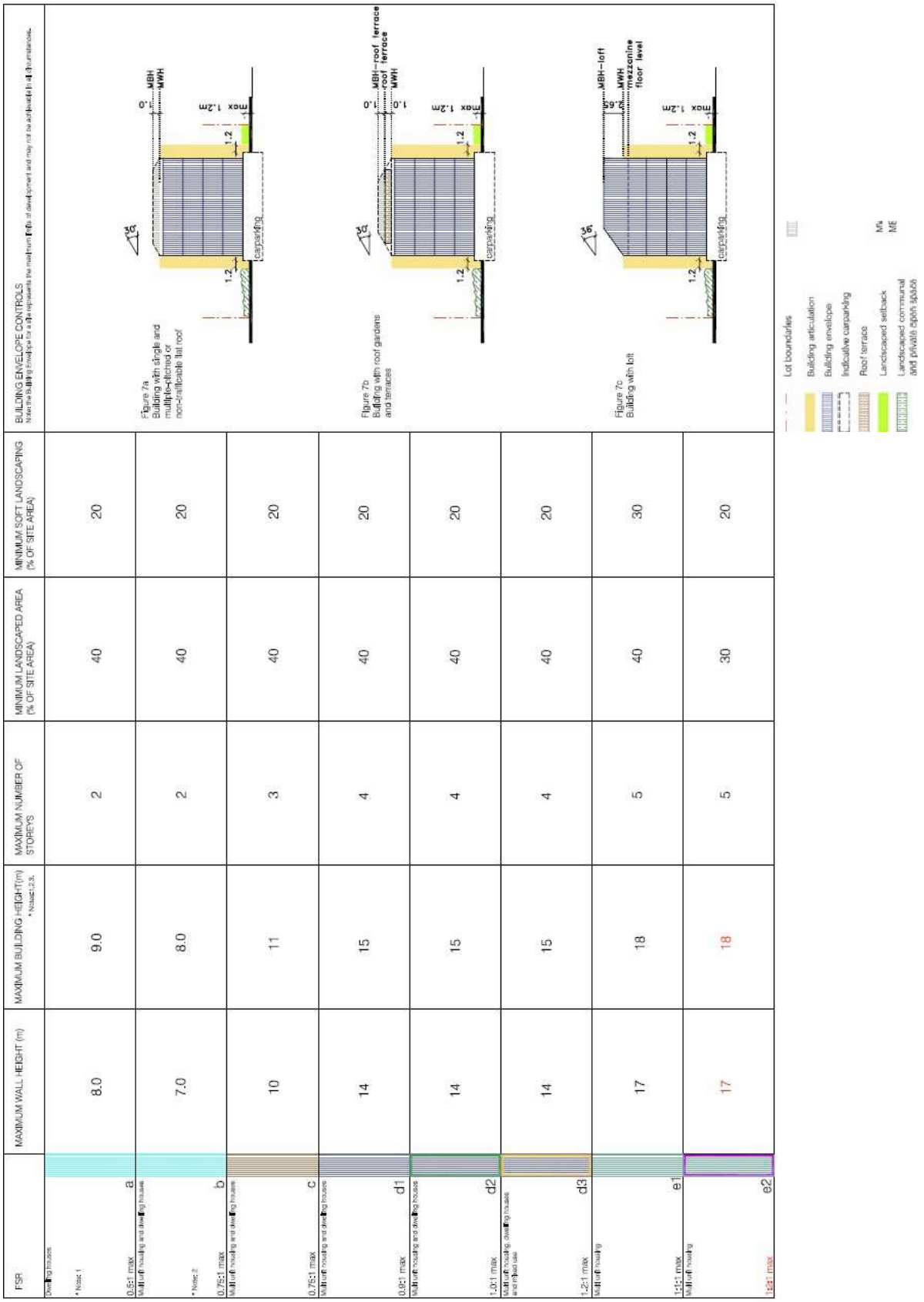


MAXIMUM NUMBER OF STOREYS	FSR	MAXIMUM WALL HEIGHT(m)	MAXIMUM BUILDING HEIGHT(m)	MINIMUM LANDSCAPED AREA (%SITE AREA)	MINIMUM SOFT LANDSCAPING (%SITE AREA)	INDICATIVE HOUSING TYPE
2	0.5:1	8.0	9.0	40	20	Dwelling houses
2	0.75:1	7.0	8.0	40	20	Multi unit housing and dwelling houses
3	0.75:1	10	11	40	20	Multi unit housing and dwelling houses
4	0.9:1	14	15	40	20	Multi unit housing and dwelling houses
4	1.0:1	14	15	40	20	Multi unit housing and dwelling houses
4	1.2:1	14	15	40	20	Multi unit housing, dwelling houses and mixed use
5		17	18	40	30	Multi unit housing
5	1.2:1	17	18	30	20	Multi unit housing

Note

The lot numbers and boundaries may be superseded as subdivision continues across the

Figure 7: Built Form Controls



3. Subdivision and Amalgamation

Objectives

1. To provide a range and mix of lot sizes with areas and dimensions suitable for the permitted land uses and a variety of building types
2. To enable lot sizes that facilitate housing diversity and choice
3. To promote and facilitate ecologically sustainable development and microclimate management by providing lots that are appropriately oriented
4. To ensure that all lots have a primary street frontage
5. To arrange lots in a manner that facilitates personal and property safety and security
6. To ensure lots have total areas and dimensions that allow dwellings, ancillary buildings, private outdoor open space, landscaped areas, and vehicle access and parking to be located and constructed appropriately, and significant built and landscape elements to be retained within an appropriate setting.

Controls

a) Lots with direct vehicle access to car parking areas from a public road are to have a minimum width of 9 metres (this control does not apply if parking access is not on the primary street frontage)

b) All lots are to provide frontages oriented to streets and public open spaces to provide a clear address so that personal and property security, deterrence of crime and vandalism, and surveillance of footpaths and public open space is facilitated

c) Lots are to be oriented so that dwellings can take advantage of micro climatic benefits and can have dimensions that allow adequate on-site solar access and access to breezes

d) Lots are to be designed to maximise efficiency in house design and useable external areas by having a regular shape.

4. Building and Site Design

This subsection contains objectives and controls for building and site design. These apply to *all* development on the Prince Henry site.

Building height, density (FSR) and landscaped open space requirements are contained in the Built Form Control Table (Figures 6 and 7). These requirements are explained in more detail in the following sections, as well as other general requirements.

Subsection 6 contains detailed objectives and controls that apply to specific precincts within the site, in addition to these general controls.

4.1. Building Envelope

Explanation

The proportion of a building envelope that a building can occupy is detailed in the building density controls in Subsection 4.4.

The building envelopes shown in this section illustrate the absolute maximum envelope allowed on a site, within which all other criteria in this DCP must also be satisfied. Maximum building envelopes may not always be able to be achieved as requirements such as minimum landscaped open space, solar access, overshadowing, and other individual site constraints may reduce the building envelope.

Where there is inconsistency between building envelope and minimum landscaped open space requirements, minimum landscaped open space requirements prevail.

The building envelopes vary across the Prince Henry site. These envelopes have been designed in response to topography, heritage items, landscape elements, street pattern and width, all of which vary across the site.

Objectives

1. To provide a built form that respects the site's characteristics and its neighbours including existing significant heritage items and the natural environment
2. To ensure that the distribution of built form responds to the site topography, attributes, and heritage significance
3. To define building bulk, height and scale of development across the site
4. To ensure building scale is suited to the scale of the street.

Controls

a) New buildings must comply with the requirements in the Built Form Control Table (Figures 6-7) and the building envelopes indicated in the Precinct Controls in Subsection 6.

Note

Refer to Subsection 6 for the specific building envelopes for each precinct within the site.

Note

Refer to Subsection 4.7 Landscaped Open Space and Private Open Space for landscaping requirements.

4.2. Height

Explanation

Building heights on the Prince Henry site generally decrease in scale towards the coast, in response to site topography, and to encourage views from both public and private viewpoints. Heights also vary across the site to respect the scale of existing heritage items.

The maximum building heights (in both metres and number of storeys) are shown on Figures 6 and 7. More detailed height requirements for each precinct are contained in Subsection 6.

In some cases where there are potential view loss or overshadowing impacts, the maximum building heights may not be able to be achieved. It is important that each site analysis correctly identifies these issues and demonstrates how they are addressed by the proposed building design.

Objectives

1. To ensure building height relates to the context of the building, including street type, surrounding buildings, heritage items, landscape, and views
2. To minimise the impact of development on heritage items and remnant bushland by providing for appropriate building heights in adjacent areas
3. To ensure reasonable daylight and solar access to all development and the public domain.

Controls

a) The external wall height of a building must not exceed the maximum wall height for that lot indicated in the Built Form Control Table (Figures 6-7)

b) The number of storeys in any building must not exceed the number of storeys indicated in the relevant Precinct Control diagram in Subsection 6. The controls provide for a loft in certain situations. This provision is not to be construed as a means to gaining additional storeys in the building

c) A minimum floor to ceiling height of 2.7 metres is required for all habitable rooms in new buildings and the extension to the Delaney Building (existing heritage buildings are excluded). Minimum floor to ceiling height of 3 metres is to be provided for the ground and first floor levels of buildings on Lots 18 and 19 (neighbourhood centre, mixed use development)

d) Where fill is required, it must not be introduced to artificially elevate (or excavate) the site for other than essential recontouring to establish suitable grades for access, landscape, infrastructure/services and drainage.

4.3. Building Depth

Explanation

Building depth is the horizontal cross section dimension of a building. It generally refers to the dimension measured from front to back (from the street side to the inside of the block).

The depth of a building will have a significant impact on the amenity of the building for its occupants. Buildings with slim floor plans and dual aspect apartments provide better sunlight and daylight access and natural ventilation than deep floor plans or single aspect apartments.

Subsection 6 contains building depths on a precinct-by-precinct basis, designed in response to site conditions.

Objectives

1. To ensure that the bulk of the development is in scale with its surrounds
2. To encourage dual aspect apartments with good amenity in terms of sun access and natural ventilation.

Controls

a) Building depth is to be consistent with the requirements specified in Subsection 6 – Precinct Controls of this section

b) Building depths must provide for dual aspect apartments, allowing optimal natural ventilation of apartments.

4.4. Density

Explanation

Building density is defined by maximum floor space ratio (FSR). The maximum allowable FSR varies across the site, in response to site topography, potential views, preferred building types, and relationship to heritage buildings and open space.

In some instances, it may not be possible to achieve the maximum allowable FSR for a particular site, due to potential impacts on views, overshadowing, minimum landscaped open space requirements, and other design considerations.

Note:

Where there is any inconsistency between maximum allowable FSR and minimum landscaped open space requirements, the minimum landscaped open space requirements prevail.

Objectives

1. To ensure development scale is compatible with the surrounding built form and minimise the impact of building bulk on existing buildings in the locality, open spaces and streetscape
2. To encourage a mix of dwelling sizes and types.

Controls

a) The maximum floor space ratio for a building must not exceed the floor space ratio indicated for that Lot in the Built Form Control Table (Figures 6-7).

4.5. Setbacks

Objectives

1. To minimise the impact of development on adjoining land and to ensure adequate separation between buildings

2. To provide strong street edges in the activity strips
3. To provide adequate space for landscaping, visual and acoustic privacy, and solar access
4. To encourage the retention of significant views.

Controls

a) Building setbacks must comply with the setbacks contained in the precinct controls in Subsection 6

b) New buildings are to be sited so that they maintain significant views as identified in Subsection 2 and to maintain an open landscape setting

c) New buildings are to be sited and designed to form a strong, predominantly continuous built edge to the primary street frontage and public parks and pathways. Where an allotment has frontage to two or more streets (or vehicular thoroughfares), the primary street frontage is the widest, public street adjoining that allotment. Where an allotment has frontage to a street and public park or pathway, a strong, built edge is to be provided to both/all.

4.6. Building Articulation Explanation

Buildings can be articulated using architectural elements such as balconies, entries, bay windows, sun shading devices, privacy screens and similar architectural elements.

Objectives

1. To promote building facades that make a positive contribution to the design character of the street
2. To promote high quality architectural design
3. To promote integration of buildings and private open space.

Controls

a) Building articulation is to be consistent with the articulation areas identified in the precinct specific controls in Subsection 6

b) Building articulation must not extend forward of the identified building articulation area

c) Building articulation should respond to the environmental conditions of the site including orientation, breezes and privacy

d) The maximum unarticulated building length is 9 metres along the primary street frontage and 10 metres along the secondary street frontages

e) Buildings are to be aligned predominantly parallel to the street and provide a clear street address

f) Building entries are to address the primary street frontage and should form an integral part of the façade

g) All facades, including rear facades, must include windows

h) Residential flat developments must provide street entrances to at least 50% of the units that face the street or public open space

i) A minimum of 30% and a maximum of 60% of the building articulation area for the building may be used

j) Up to 30% of the building articulation of any floor on any façade may comprise lifts, stairwells and associated lobby space

k) Up to 20% of the articulation of any floor on any façade may comprise glazed stairwells

and lobby space to allow such vertical elements to establish the major rhythm of façade compositions and to function as lanterns along the streets at night

l) Large areas of glazing should be modulated by louvres, fins or the like

m) Windows and other glazing must be set back from the structure by a minimum of 80mm

n) Predominantly clear glazed shopfronts are to be provided to ground floor local shops

o) Grilles and transparent security shutters are to have a minimum of 70% transparency. Solid roller shutters, screens or grills on shopfronts and dwellings are not appropriate.

4.7. Landscaped and Private Open Space

Explanation

This subsection contains the landscaped open space requirements, minimum private open space dimensions (including balconies), and the location of private spaces. The RLEP contains a definition for "landscaped area", which means a part of the site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

The previous definition for "landscaped area" contained in the superseded Randwick LEP 1998 (Consolidation) carried a different but broader meaning encompassing open space areas that are capable of supporting recreation activities and landscape planting. This definition was adopted in the former Prince Henry Site DCP and was the basis of a key control for regulating the amount of built-up areas within a development site.

The concept of this former "landscaped area" control has been carried forward and translated in the Comprehensive DCP. However, to avoid confusion with the current terms used in the RLEP, the control is now entitled "landscaped open space".

Under this subsection of the DCP**,** landscaped open space includes communal (in the case of residential flat and multi- dwelling housing development), and private open space. Landscaped open space requirements ensure adequate spaces between buildings. Generous landscaped open space should be provided between buildings to retain the Prince Henry site's original character of buildings in a strong, open landscaped setting. The landscaped open space requirements ensure that this character is carried through to new development on the site, as well as ensuring private open spaces are adequate in size and provide amenity for residents. Landscaped open space incorporates landscaped areas (as defined in the RLEP), as well as other paved open spaces within the development. Refer to the definition below:

Definition

Landscaped Open Space means the part of a site area which is used, or capable of being used, for outdoor recreation or garden uses (such as lawns, gardens, unroofed swimming pools, clothes drying areas, barbeque areas, footpaths and the like) and includes landscaped podium areas and water tanks located at the ground level. It does not include areas used for parking, driveways, balconies, rooftop gardens or areas used for garbage or recycling material storage or sorting.

It is also important to ensure that private and communal open spaces are sustainable in design. Subsection 4.8 contains requirements to ensure development incorporates sustainable landscape design and irrigation practices.

Objectives

1. To locate buildings so that the provision and use of outdoor areas is maximised
2. To provide adequate space for landscaping, visual and acoustic privacy, sunlight

penetration and private open space

3. To ensure that all residents have access to useable and well-designed private open space
4. To ensure that new landscaping does not visually dominate significant built and landscape heritage items, or obscure key views.

Note:

Where there is any inconsistency between minimum landscaped open space and the maximum FSR requirements, the minimum landscaped open space requirements prevail.

Controls

a) General Requirements:

i. A Landscape Plan, prepared by a suitably qualified professional, must be submitted as part of any development application

ii. Landscaped open space on each site must not be less than the minimum percentage indicated in the Built Form Control table (Figures 6-7)

iii. Permeable surfaces on each site must not be less than the minimum percentage indicated in the Built Form Control table (Figures 6-7).

b) Detached Dwellings; Terrace and Courtyard Housing (i.e. attached dwellings or multi-dwelling housing):

i. Detached dwellings are to have a minimum contiguous private open space area of 60m2; and terrace and courtyard houses (i.e. attached dwellings or multi-dwelling housing) are to have a minimum contiguous private open space area of 45m2

ii. The minimum dimension of private open space for detached dwellings, and terrace and courtyard houses (i.e. attached dwellings or multi-dwelling housing) is 4m and the maximum gradient permitted is 1 in 10

iii. The private open space areas should be directly accessible from a living area and preferably be north facing

c) Apartments (i.e. residential flats):

i. Each apartment (i.e. residential flat) should have at least one balcony or courtyard area directly accessible from the living area of the dwelling

ii. The minimum balcony depth for new buildings must be 2.4m

iii. The minimum area for the main balcony (for apartments) is as follows:

Landscaped Open Space	
Dwelling Size	**Minimum balcony/courtyard size/area**
Up to 60m2	10m2
More than 60m2	12m2

d) The main balcony must:

i. be located adjacent to the principal living area

ii. be sufficiently large and well-proportioned to promote indoor/outdoor living

iii. be able to accommodate a dining table and chairs

iv. include sunscreens, pergolas, shutters, operable walls, where appropriate

v. improve visual privacy and allow casual surveillance over the street, where applicable

e) Balconies should be north facing where possible

f) Additional balconies may be provided, including Juliet and French balconies

g) Balconies must not be so deep that they stop sunlight entering the lower apartments in a building

h) Continuous wrap-around balconies are not appropriate

i) For the adaptive re-use of heritage buildings for residential development, applicants should refer to the Conservation Management Plan (CMP) and the relevant Specific Elements Conservation Policy (SECP) for guidance on the provision of private open space for these dwellings.

4.8. Landscape Design and Biodiversity

Explanation

Landscape design and practices play an important role in designing for microclimate, the efficiency of water consumption and infiltration, protecting and conserving plant species, and providing habitat. Landscaping should be designed to serve multiple functions and should be an integral part of site design.

The use of local native plant species is encouraged as they require less water and are suited to the coastal microclimate of the Prince Henry site. Irrigation practices can also be made more water efficient, for example, by using a drip irrigation system rather than sprinklers.

Permeable surfaces are an important way of reducing the impact that development has on natural water flows and processes. These surfaces include garden areas, lawn, gravel and semi porous paving.

Biodiversity refers to protecting and conserving the biological diversity of species, as well as the diversity of species within ecological communities.

There are several landscape elements (refer to **Subsection 2**) in certain areas of the Prince Henry site. It is important that new landscaping design does not detract from the heritage significance of these landscape elements.

Objectives

1. To promote sustainable landscape design and irrigation practices
2. To ensure landscape design takes into account the site's microclimate
3. To protect, improve and enhance the natural environment of the site, including remnant native vegetation, biological links between remnants and buffer areas
4. To regenerate and conserve the local threatened ecological communities
5. To provide landscape design consistent with any relevant Specific Elements Conservation Policy (SECP).

Controls

a) Landscaping must include a predominance of:

i. native plant species (refer to Appendix A for guidance)

ii. species that are drought resistant, and require minimal watering once established, or

species with water needs that match rainfall and drainage conditions

iii. water conserving landscape practices/designs, including plant selection, mulching, hydro zoning and multi storey planting

iv. native ground covers and grasses in garden beds and path surrounds (turf is to be confined to useable outdoor areas)

v. where applicable, landscaping must be consistent with any relevant Specific Elements Conservation Policy (SECP) or Plan of Management (POM).

Note

Landscape plans are to demonstrate how and where these species/features have been incorporated into the landscape design.

b) Landscape plans are to demonstrate how the proposed design responds to the site's microclimate to ensure that species survive and provide protection from wind and sun

c) A minimum of one large tree of sufficient height and canopy spread at maturity to effectively screen or soften buildings or other structures must be provided on each dwelling house site, and clearly marked on the Landscape Plan submitted with the DA. Additional large trees are to be provided where multi-unit development is proposed

d) Trees and shrubs are to be selected and positioned to maximise solar penetration in winter and minimise it in summer (e.g. deciduous plants on the north side of private open space)

e) Pergolas and awnings should be located to shade external areas and control sunlight into buildings

f) Landscape areas are to be contoured to encourage stormwater runoff to infiltrate to ground

g) Garden irrigation and watering systems are to be connected to rainwater storage facilities, where applicable

h) Avoid planting that may obscure building entries or the surveillance of the street and pedestrian paths

i) Minimise the impact of driveways through materials selection and appropriate screen planting

j) Garden structures such as gazebos, clothes lines, play equipment, swimming pools, and spa baths, are not permitted in front gardens. These structures and paved areas must be sited to avoid damage to existing trees and their root systems

k) Landscaped open space must include a space dedicated to on-site composting of a size relevant to the number of dwellings and the landscaped area it contains.

4.9. Development Adjacent to Watercourses

Explanation

Four watercourses have been mapped on the Prince Henry site, see Figure AA. Inappropriate development in, on, or adjacent to these watercourses will be detrimental to its ecological function.

Objectives

1. To ensure appropriate measures have been identified for ongoing protection, conservation and management to enhance the watercourse or wetland and its riparian land over time
2. To ensure riparian land width maximises and enhances its potential as a habitat corridor

3. To ensure riparian land width retains and incorporates within it, wherever possible, existing areas of remnant native vegetation
4. To ensure the provision of public access is to be located and designed to minimise disturbance of the habitat corridor and existing native vegetation.

Controls

a) Landscape plans are to demonstrate how the above objectives have been incorporated into the landscape design

b) Riparian land widths are to be provided in accordance with Appendix E.

4.10. Activity Strip

Explanation

An activity strip identifies location suitable for non-residential uses permitted by the RLEP, such as shops, a medical centre or restaurants.

Activity strips within the Prince Henry site are marked on Figure 6 in this section and permits these non-residential uses on ground and first floor in identified locations.

Objectives

1. To enable certain non-residential uses permitted by RLEP, such as shops, medical centre or restaurants, on land marked as an activity strip within Figure 6
2. To encourage neighbourhood convenience type retail use with active frontages
3. To ensure non-residential use of land does not have an adverse effect on residential amenity
4. To provide for local scale businesses and services only, which primarily serve the local community.

Controls

a) The non-residential use of a building is limited to the ground and first floor areas of a building on a site marked with an activity strip on Figure 6

b) The first and ground floors in the Precinct P2 activity strip are to have minimum floor to ceiling heights of 3 metres

c) In the Precinct P2 activity strip, buildings are to present active frontages to the street or pedestrian path at ground floor level. Blank and unarticulated facades are not to be provided to street and pedestrian frontages

d) A small to medium size supermarket (between 1,500m^2 - 2,500m^2) may be permitted within Precinct P2 subject to:

   i. supporting economic analysis which, at minimum, addresses the sustainability of the proposed supermarket size in relation to economic feasibility and impact on other nearby centres, and measures to integrate this proposed development with the E1 Local Centre land opposite the Prince Henry site on the western side of Anzac Parade
   ii. the provision of active facades to all street and pedestrian path frontages (i.e. where an activity strip is identified in Figure 6) within Precinct P2
   iii. the design consistent with all heritage and other objectives and design principles set out in Subsection 2

e) Awnings over a public footway are to be:

   i. a minimum clear height of 3 metres above the footpath

ii. a depth of 2 metres where non-residential uses adjoin
iii. not less than 600mm from the edge of the road/kerb.

4.11. Solar Access

Explanation

Solar access forms an integral part of the design process. Buildings should be sited and designed to provide adequate daylight and sunlight access to habitable rooms and private and communal open space areas. Good solar design improves amenity and energy efficiency.

Objectives

1. To ensure adequate access to sunlight is provided to adjoining properties and the public domain
2. To ensure reasonable solar access is provided to solar energy collectors
3. To encourage passive solar design that minimises energy consumption
4. To reduce the need for mechanical heating and cooling, and artificial lighting.

Controls

a) Shadow diagrams, including elevations showing shadow impacts on any walls (and windows) of adjoining development and any remnant bushland, must be submitted with the development application for all new buildings of two or more storeys. Any adverse overshadowing impact may require a reduction in the height of the proposed development

b) Dwelling orientation, siting, layout and landscaping are to ensure solar access to living areas and private open space, and maximise use of cooling breezes

c) The principal living room/s of a new dwelling must be designed to achieve not less than three (3) hours of sunlight between 9am and 3pm on 21 June

d) Residential re-use of existing heritage buildings should demonstrate that a reasonable level of solar access is provided, where it cannot meet the minimum requirements specified above

e) Sunlight access to at least 50% of the primary private and communal open space area of adjoining properties must be achieved for at least three (3) hours between 9am and 3pm on 21 June

f) The development is to maximise north facing roofs on new buildings. The roof areas shall be of an appropriate size, orientation and pitch, suitable for the installation of solar collectors.

4.12. Acoustic Privacy

Explanation

Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces. Acoustic privacy is particularly important for the amenity of apartments in residential flat buildings and mixed-use developments. Designing for acoustic privacy relates to the location and separation of buildings and the arrangement of apartments and internal spaces within apartments.

Objectives

1. To ensure a high level of amenity by protecting the privacy of residential dwellings within residential flat buildings, attached dwellings and multi-dwelling housing, both within the

dwellings and in private open spaces

2. To ensure that dwellings close to noise sources such as roads are sited and designed to provide a comfortable living and sleeping environment.

Controls

a) A noise and vibration assessment report is to be submitted with development applications involving residential flat buildings, attached dwellings and multi- dwelling housing, addressing appropriate measures to minimise potential noise and vibration impacts for any proposed development. This assessment is to:

   i. be prepared having regard to the NSW Environmental Protection Authority's Industrial Noise Policy, the NSW Environmental Protection Authority's Noise Control Manual (or relevant update) and relevant Australian Standards

   ii. incorporate external noise sources (such as traffic, plant & equipment) and internal noise sources (such as mechanical ventilation)

   iii. specify if the findings and recommendations can be achieved and demonstrate how such can be achieved.

b) All residential flat buildings, attached dwellings and multi- dwelling housing are to be constructed so as to achieve the following internal acoustic amenity criteria, when tested in accordance with Australian Standard AS2107: 2016 (or updated version)

   i. In naturally ventilated residential units; the repeatable maximum $L_{Aeq\ (1hour)}$ should not exceed:
      - 35 dB(A) between 10.00 pm and 7.00 am in sleeping areas when the windows are closed
      - 45 dB(A) in sleeping areas when windows are open (24 hours)
      - 45 dB(A) in living areas (24 hours) when the windows are closed
      - 55 dB(A) in living areas (24 hours) when the windows are open

   ii. Where natural ventilation cannot be achieved, in residential units provided with mechanical ventilation, air conditioning or other complying means of ventilation (in accordance with the ventilation requirements of the Building Code of Australia), when doors and windows are shut, the repeatable maximum $L_{Aeq\ (1hour)}$ should not exceed:
      - 38 dB(A) between 10.00 pm and 7.00 am in sleeping areas
      - 46 dB(A) in living areas (24 hours)
      - 45 dB(A) in sleeping areas between 7.00 am and 10.00 pm

c) The site and building layout are to maximise acoustic privacy by providing adequate building separation within the development and from neighbouring buildings. All development should comply with Subsection 4.5 Setbacks

d) Developments are to be designed to minimise noise transition between apartments by:

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

   ii. using storage or circulation zones within the apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas

   iii. minimising the amount of party (shared) walls with other apartments

e) Noise transmission is to be reduced from common corridors or outside the building by providing seals at entry doors

f) Any conflicts between noise, outlook and views are to be resolved using design measures such as operable screening and the like

4.13. Visual Privacy

Explanation

Visual privacy plays a significant role in the perceived level of enjoyment of living in an urban environment. It is important to ensure residents have a reasonable level of privacy without compromising views, outlook, ventilation or solar access. Visual privacy is influenced by topography, site configuration, scale of the proposed development, dwelling layout and relationship to adjoining development.

Objectives

1. To maximise outlook and views from habitable rooms and private open spaces without compromising visual privacy
2. To ensure that new development respects the existing level of privacy of adjoining and nearby properties and minimises adverse privacy impacts.

Controls

a) Direct overlooking of main internal living areas and private open spaces of other dwellings is to be minimised by building layout, location and design of windows and balconies, screening devices, landscape elements or remoteness. Effectively locating windows and balconies to avoid overlooking is preferred to screening devices, high sills or obscured glass. Where these are used, they should be integrated with the building design and have minimal impact on residents' or neighbours' amenity

b) Habitable room windows with a direct outlook to the habitable room windows of any floor above ground floor in an adjacent dwelling within 12m:

i. are to 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
ii. have an appropriate permanent privacy screening
iii. have sill heights of 1.6m above floor level; or
iv. have fixed obscure glazing in any part of the window below 1.6m above floor level

c) The outlook from windows, balconies, stairs, landings, terraces and decks or other private or communal areas within a development is to be screened where a direct view is available into the private open space of an existing or other proposed dwelling. If screening is used, site lines are to be provided in development application plans and sections to demonstrate its effectiveness. No screening is required where:

i. windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.6m
ii. windows are in habitable rooms, and they have sill heights of 1.6m or more above floor level or translucent glazing to any part of a window less than 1.6m above floor level

d) Windows and balconies of an upper-level dwelling are to be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development

e) Direct views may be obscured by solid translucent screens, perforated panels, trellises or the like which have a maximum of 25% openings, and which are:

i. permanent and fixed
ii. of durable materials
iii. designed and painted or coloured to blend in with the development.

4.14. Dwelling Layout and Mix

Explanation

Dwelling layout has a significant influence on environmental sustainability and residential amenity. This is particularly important for apartments, and dwellings on small lots. An efficient layout should minimise circulation space and should allow flexible furniture arrangements.

A mix of housing and apartment types provides housing choice and accommodates a range of household types. This assists in integrating new development with the existing community.

Maximising opportunity for natural ventilation is an important part of building design. Building orientation, dwelling layout and external building facades are key elements in achieving optimal natural ventilation. Designing for natural ventilation enhances building sustainability by responding to the local climate and reducing the need for mechanical ventilation. The building envelopes in Subsection 6 have been designed to encourage dual aspect apartments (including cross-through and cross over apartments) through slim building depths.

Objectives

1. To ensure dwelling layouts are efficient and provide high standards of residential amenity
2. To maximise the environmental performance of apartments and dwellings
3. To provide a diversity of housing types which cater for different household requirements now and in the future
4. To encourage optimal natural ventilation through dual aspect apartments
5. To reduce energy consumption by minimising the need for mechanical ventilation, particularly air conditioning.

Controls

a) Dwelling layouts are to respond to the natural environment and optimise site opportunities by:

   i. locating primary open space adjacent to the main living area
   ii. orienting main living spaces towards the primary outlook and aspect

b) Dwelling layouts, and particularly apartments, are to maximise opportunities for natural ventilation and natural light, through the provision of corner apartments, cross- over or cross-through apartments, and split level or maisonette apartments

c) Dwelling layouts must be designed to:

   i. provide appropriate room size for their use
   ii. accommodate a variety of furniture arrangements
   iii. ensure efficient circulation
   iv. maximise natural ventilation

d) Innovative technologies to naturally ventilate internal building areas or rooms such as bathroom, laundries and underground car parks are to be explored

e) The following minimum apartment sizes (internal area) apply:

Minimum apartment sizes (internal area)	
Apartment Type	**Size**
Studio	40m^2

1 bedroom cross-through	50m^2
1 bedroom maisonette/loft	60m^2
2 bedroom corner	80m^2
2 bedroom cross-through	90m^2
2 bedroom cross over	90m^2
3 bedroom	125m^2
Note: for each additional bedroom above 3 bedrooms, an additional 20m^2 is required.	

f) In residential flat developments, a mix of 1, 2 and 3 or more bedroom apartments is to be provided

g) Optimise safety and security of internal circulation by grouping apartments to a maximum of 10 around a common lobby. Council may consider a variation in the maximum number of apartments per floor where the applicant can demonstrate that a high level of amenity of the common lobby, corridors and apartments is achieved (for example through light wells)

h) Where apartments are arranged off a double loaded corridor, the number of units accessible from a single core/corridor is to be limited to 8

i) Building layouts are to utilise multiple access cores to:

i. maximise the number of pedestrian entries along a street
ii. articulate the building façade
iii. limit the number of units off a circulation core on a single level

j) Long corridors are to be articulated by a change in direction/width, using a series of foyer areas, and/or providing windows/lightwells along or at the end of the corridor

k) The number of accessible and adaptable dwellings is to be optimised to cater for a wide range of occupants.

4.15. Roof Design

Explanation

Roof forms vary with building type and architectural style and can include hip, gable, flat and profiled roofs and articulated parapets. Roof design should consider the context of surrounding development and should add interest to the building.

Objectives

1. To encourage roof design which creates a distinctive silhouette to buildings, while minimising building height and bulk
2. To encourage roof design which can accommodate open space and photovoltaic cells
3. To encourage roof forms with low pitches and skillions to create a contemporary coastal character

Controls

a) Roof design should minimise bulk and overshadowing

b) Roof design must relate to the size and scale of proposed development. Domestic roof forms may not be appropriate on larger buildings

c) The profile and silhouette of parapets, eaves and roof top elements must be considered in the roof design

d) Roof materials should respond to those of surrounding buildings and the identified precinct character

e) Roof terraces and roof gardens are encouraged where the privacy of adjoining properties can be maintained

f) Trafficable flat roofs must be paved or finished with gravel ballasts. Large flat roof areas should not be covered with metal decking or exposed membrane roof systems

g) Lightweight pergolas, sunscreens, privacy screens and planters are permitted on the roof, provided they do not increase the bulk of the building and do not significantly affect the views enjoyed by neighbouring properties

h) Roof top solar heating panels should be installed so as not to be visible from the street

i) All new service elements such as aerials, vent pipes, hot water services, solar collectors, plant equipment, air- conditioning units, telecommunications and satellite equipment and the like are to be integrated into the design of the building and concealed from public view

j) Lift over-runs and service plant equipment must be contained within roof structures and within the maximum building height stipulated by the precinct controls

k) Where gable or hipped roofs are proposed, the angle of the pitch should be compatible with adjacent/nearby heritage buildings, and shall have a minimum pitch of 30° and a maximum pitch of 36°

l) Eaves and overhangs must be provided to pitched roofs to maximise building performance and response to climatic conditions

m) Rooftop signs are not permitted.

4.16. Fences

Explanation

The design of fences has an impact on the amenity of the public domain and the real and perceived security of residents.

It is important that the type and style of fencing on the Prince Henry site is consistent with the principle of buildings in a landscape setting, and continuing the character of the existing heritage buildings on site. Large, blank spaces are to be avoided as they detract from the streetscape and reduce safety through decreased passive surveillance of the street.

For development within or adjacent to the Historic Precinct, Applicants should refer to the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) for any special fencing style or material requirements.

Objectives

1. To define the edges between public and private land
2. To provide privacy and security
3. To contribute positively to the public domain.

Controls

a) Solid front fences facing the street are to be no higher than 1.2 metres. For residential flat buildings, multi-dwelling housing and attached dwellings, this may be increased to 1.8m where the fence has openings that make it at least 50% transparent, provided that

this does not adversely affect the setting of the heritage buildings and the open character of the site

b) Side boundary fences are to have a maximum height of 1.8 metres

c) Fencing should be integrated with the building and landscape design through the use of compatible materials and detailing

d) Fencing should return to the building line on side boundaries

e) Sheet metal and wire fences are not appropriate

f) Preferred materials include masonry, and steel palisade fencing (paint finish)

g) The use of landscaping to soften the appearance and articulate fences is encouraged

h) Consistent low fencing, 700mm high, is to be provided along the Anzac Parade frontage of the site

i) For residential flat buildings and multi-dwelling housing, fencing with a maximum height of 1.5 metres may be used to separate communal open space from private open space (at ground level). Fencing is to be articulated, and is to incorporate landscaping where appropriate.

4.17. Safety and Security

Explanation

Safety and security refer to formal and informal measures that protect properties, residents and visitors. Developments should provide safe ground level entry and exit and enable casual surveillance.

Objectives

1. To encourage building design that provides casual surveillance of streets and open space areas
2. To provide a safe and secure living environment for residents and visitors
3. To promote the design of buildings and open space areas which encourage community safety and reduce the opportunity for crime.

Controls

a) A formal crime risk assessment, consistent with the Department of Planning and Infrastructure Crime Prevention and the Assessment of Development Applications guidelines (or any update), is to be carried out for all residential developments of 20 or more new dwellings

b) Buildings must be designed to enable occupants to overlook streets and public open spaces to provide casual surveillance. Opportunities for casual surveillance should be provided by:

i. orienting living areas so they have views over public or communal open spaces
ii. providing clear lines of sight between building entrances and the street
iii. footpaths, landscaped areas, and driveways must provide opportunities for surveillance and allow safe movement of residents around the site

c) Opportunities for concealment are to be minimised by:

i. avoiding blind or dark alcoves near lifts and stairwells
ii. providing well-lit routes throughout the development
iii. ensuring car parking areas, pathways, and common areas of residential flat and multi-dwelling housing developments are adequately lit at all times

d) High walls and planting around residential buildings and parking areas, which could obstruct views into developments, are to be avoided

e) Entrances to dwellings and buildings must be clearly visible from the street

f) Community buildings and public open space areas are to be provided with sufficient lighting and security

g) Dwellings that face the street must allow for casual surveillance of footpaths and driveways

h) The demarcation between public, communal and private areas in a development is to be clearly recognisable

i) Shared entries should serve a limited number of dwellings and be able to be locked

j) Large expanses of wall and fences which may attract graffiti are to be avoided.

4.18. Materials and Finishes

Explanation

The selection of materials and finishes for development on the Prince Henry site is important for a number of reasons. As the site occupies a prominent position on the coast and is exposed to extreme weather conditions, the selection of building materials and finishes will play an important part in the appearance and longevity of the development.

The selection of materials and colours used on site is also important because of the site's heritage significance. For development within and adjacent to the Historic Precinct, Applicants should refer to the Conservation Management Plan (CMP) and any relevant Specific Elements Conservation Policy (SECP) for any specific requirements for materials and finishes.

Materials and finishes selected should be consistent with the site's coast location and should contribute to the coastal character of the site. It is also important to consider environmental impacts of materials in terms of their whole life cycle (including their manufacture and disposal) when selecting construction and building materials, fittings, fixtures and appliances.

Objectives

1. To select colours and materials that aesthetically relate to the coastal environment and respect the heritage significance of the site
2. To ensure building materials are chosen that can withstand climatic extremes
3. To ensure that new buildings relate sympathetically to neighbouring significant heritage buildings
4. To encourage the use of recycled and environmentally responsible materials.

Controls

a) A sample board, showing colours and finishes is to be submitted with the development application

b) Face brickwork must be limited to smooth face bricks, which range in colour from the cream of the sand-lime bricks of the Flower Wards to the red of the Heffron Building

c) Mottled and highly textured bricks are not appropriate

d) Acceptable wall materials include natural stones, integrally coloured or painted render, face brickwork, timber, painted or coated sheet metals or composite panels, and naturally finished metals such as copper and zinc

e) Where sandstone is proposed as a wall material, a thickness of 75mm to 100mm is required. Adhesive fixing is not appropriate

f) Acceptable roofing materials include sheet metal (zinc, copper, aluminium, colour-coated steel), terracotta tiles and slate. Acceptable colours for tiles and colour-coated metals are greys, neutral greens, and terracotta tones

g) Materials that provide surface relief and articulation are encouraged

h) Changes of colour and texture should be used to complement façade articulation

i) Applicants should refer to any relevant Specific Elements Conservation Policy (SECP) for any requirements for new development within or adjacent to the historic precinct (refer to Appendix F)

j) Consider a colour palette for new buildings which includes:

Walls:

i. Neutral colours with low chroma values (such as colours similar to those of natural soils and stones and indigenous plant materials)
ii. Sandstone
iii. Greys
iv. Low to medium reflectance

Accent colours:

v. Different colours may be used for trims on a limited number of elements, such as external articulation elements
vi. White, black
vii. Bright, primary and secondary colours

k) Where floodlighting is proposed, it must not have any adverse impact on neighbouring properties, and must not provide an excessive upward component of light when mounted in a horizontal position.

4.19. Signs

Explanation

Appropriate signage is required for all uses to ensure the heritage significance of the site is retained and the desired future character is achieved.

Objectives

1. To ensure signage on all buildings is consistent with the desired future character of the Prince Henry Site
2. To ensure signage respects the heritage significance of the Prince Henry Site.

Controls

a) Signage is to comply with B12: Outdoor Advertising of this DCP in so far as it respects the heritage significance of the Prince Henry Site and is consistent with its desired future character

b) Signage for retail, commercial and community group uses must be contained within the building envelope

c) Roof signage is not appropriate

d) Commercial signage on local shops is to be limited to identification signs. These may be located on shop front windows, above entrances or suspended under colonnades or awnings.

5. Sustainable Design

5.1. Total Water Cycle Management

Explanation

Water is a precious resource. Total water cycle management seeks to minimise impacts on the water cycle and sustainably maximise the use and reuse potential of available water sources by maximising stormwater infiltration, reducing stormwater discharge, protecting stormwater quality and facilitating water reuse.

Buildings can contribute to environmental sustainability by integrating measures for improved water efficiency. Landscaping is also a key factor as the types of surfaces and plants used in a development influence water demands, runoff and infiltration.

A total water cycle strategy (Appendix D) has been prepared for the whole Prince Henry site. This subsection of the DCP deals with water cycle management at the lot, building and individual dwelling scale. Applicants need to demonstrate how the proposed development is consistent with the total water cycle strategy for the Prince Henry Site.

a) and b**)** of this subsection currently apply to all development within the Prince Henry site, except for BASIX affected developments.

c) – Stormwater applies to all development within the Prince Henry DCP area.

Objectives

1. To reduce consumption of potable water and encourage water reuse on site
2. To encourage the use of rainwater tanks in accordance with Section B8 of this DCP (excluding BASIX affected developments)
3. To improve stormwater quality and minimise impacts on aquatic receiving environments
4. To ensure stormwater does not cause flooding or damage to any properties, remnant bushland, or public open space
5. To minimise the discharge of sediment and other pollutants during and post construction
6. To promote and encourage the replication of the natural stormwater cycle including infiltration and water quality treatment.

Controls

a) General:

i. Development applications (excluding BASIX affected developments) are to include a report demonstrating how the proposed development is consistent with the Total Water Cycle Strategy (or any update) (see Appendix D) for the Prince Henry site. DA plans and Statements of Environmental Effects are to:

- contain details, including but not limited to, estimated water usage of the proposed development
- demonstrate how the proposal addresses the estimated water usage, and the controls outlined in the following subsections

ii. All developments (excluding BASIX affected developments) are to include a Stormwater Management Plan which demonstrates compliance with the objectives and the proposed method of stormwater management, re- use and disposal

iii. Water efficient plumbing fixtures are to be incorporated into building design

including, but not limited to, dual flush toilets and AAA rated taps and shower heads

iv. In-sink food and waste disposal systems are not to be installed

v. Water efficient local plant species should be used in landscaped areas.

b) Rainwater Tanks

i. Installation of rainwater tanks (excluding BASIX affected developments) is to be generally in accordance with Section B8 of this DCP and relevant Australian Standards

c) Stormwater (applies to all development including BASIX affected developments)

i. All stormwater must be taken through a sediment / silt arrestor pit (or alternative Council-approved pollutant trap) prior to being discharged from the site. Applicants are advised to contact Council's Drainage Engineer to obtain a copy of Council's standard sediment / silt arrestor pit detail

ii. Where possible, at least two thirds of the area occupied by car parks, car parking spaces, driveways, courtyards, pathways or similar must be laid with permeable paving (areas above underground car parking areas and underground car parking areas and driveway ramps steeper than 1 in 10 are excluded from the calculation for this requirement)

iii. Piped stormwater systems shall be designed for a minimum 20-year ARI storm event and provision shall be made for safe overland flow for stormwater runoff up to the 100-year ARI storm

iv. All habitable and storage areas (including garages and car parking areas) shall be raised a minimum of 300mm above the 1 in 100-year flood levels/overland flow depths (or suitably waterproofed up to this same level)

v. All site stormwater (in excess of that being retained on the development site for re-use) shall be discharged by:
- gravity to the street drainage systems; and/or
- as otherwise approved by Council in accordance with the Total Water Cycle Strategy for the site (refer to Appendix D).

5.2. Bushfire Risk Management

Explanation

There are two areas of remnant bushland within and surrounding the Prince Henry site, identified in Section 2.5 and Figure 3 of this Section. They are not classified as Bushfire Prone Land under the *Rural Fires Act 1997*. To manage bushfire risk, the then NSW Fire Brigades (currently Fire and Rescue NSW) nominated Asset Protection Zones (APZ) for development in the vicinity of these bushland areas, which are generally reflected in the site's infrastructure design by way of buffers established by dedicated roads, paths and building setbacks. The requirements of the NSW Fire Brigades Bushfire Hazards Section are contained in Appendix B.

A key requirement is the provision of an Asset Protection Zone between the bushland and any development. An Asset Protection Zone is an area of land that is not built upon, and is measured from the edge of the identified bushland to the edge of the building. It can include roads and private open space.

In addition to the general provisions below, detailed requirements are included in the precinct specific controls in Subsection 6.

Objectives

1. To minimise the risk of fire spread from the bushland areas and impacts on development within the Prince Henry site
2. To ensure development is in accordance with the requirements of Fire and Rescue NSW Bushfire Hazard Section

Controls

a) All new development is to be consistent with the requirements of Fire and Rescue NSW Bushfire Hazard Section (refer also to Precinct Controls in Subsection 6)

5.3. Contaminated Land

Explanation

Based on detailed investigations for the Prince Henry Site, a staged remediation program was undertaken. Individual sites within the staged remediation program must be validated by the Site Auditor as being fit for the purpose for which they are proposed, prior to the commencement of development works.

Objectives

1. To ensure that any contaminated land, after remediation, is suitable for the purpose for which development is proposed to be carried out
2. To ensure that contaminated land is remediated prior to use

Controls

a) The development site must be investigated, remediated, validated and certified prior to development in accordance with:

b) NSW Contaminated Land Management Act 1997

c) EPA's "Guidelines for Consultants Reporting on Contaminated Sites" 1997, and "Guidelines for the NSW Site Auditor Scheme" 1998 (or updated version)

d) State Environmental Planning Policy (Resilience and Hazards) 2021

e) Randwick City Council's *Contaminated Land Policy*.

Part B

Precinct Specific Controls

Introduction

This section contains precinct specific controls. These controls apply in addition to the general controls contained in the remainder of this Section.

To the extent of any inconsistencies between the general and precinct specific requirements, the precinct specific requirements prevail.

Each precinct section comprises:

- objectives
- statement of desired character
- precinct specific controls (text and Precinct Control diagram)
- indicative cross section(s)

Building height, FSR and minimum landscaped open space requirements are set out in the Built Form Control table (**Figures 6 and 7**).

The relevant figures for the Precincts are located at the end of this section. Note that the figures show proposed lot numbering and boundaries that may be subject to change with subdivision applications. Nevertheless, the specified controls will continue to apply. The figures do not show road details (including footpaths, verges, road lanes or parking) for clarity.

Note:

Applicants must demonstrate that the site analysis submitted as part of any DA, addresses the key principles outlined in Subsection 2.