

DEVELOPMENT CONTROL
PLAN No. 22

*“The Spot” and surrounds
Coogee Precinct*

Council Approval: 3 October, 1995
Effective Date: 24 October, 1995

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Section 1 INTRODUCTION

1 PURPOSE

This Development Control Plan has been prepared under Section 72 of the Environmental Planning and Assessment Act, 1979. The primary purpose of the Development Control Plan is to supplement the development controls applying to "The Spot", Coogee to protect and enhance the historical values of the commercial centre and the surrounding residential precinct, in accordance with the Randwick Planning Scheme Ordinance.

2 AIMS AND OBJECTIVES

The aims and objectives of this Development Control Plan are:

- To conserve and enhance the environmental heritage of "The Spot" and surrounding residential area and to conserve and enhance the identified heritage items in accordance with Local Environmental Plan No 102 (Heritage) and the Burra Charter "Conservation requires the maintenance of an appropriate visual setting e.g. form, scale, colour, texture and materials" (Burra Charter Art 8).
- To encourage and facilitate a well designed and appropriate development within "The Spot" commercial centre and surrounding residential area, with new developments or alterations to existing buildings to be designed in a way which is compatible and enhances the traditional historical streetscape.
- To seek to improve the amenity of residential areas and the commercial centre through various civic improvements such as street tree planting, street furniture and roadworks.
- To encourage a harmonious transition (where appropriate) from residential to commercial landuses.
- To increase the availability of car parking and improve the pedestrian environment by reducing pedestrian/vehicular conflicts within the commercial centre.
- Minimise the potential of the buildings within the commercial zone to adversely affect the amenity of the residential land by implementing building height planes and controls around the commercial periphery.

3 AREA OF APPLICATION

This Development Control Plan applies to the land edged heavy black as defined by Figure No.1 and commonly known as "The Spot", Coogee and includes the shopping centre and adjacent residential areas.

4 RELATIONSHIP TO OTHER ENVIRONMENTAL PLANNING INSTRUMENTS

This Development Control Plan supplements the provisions of the Randwick Planning Scheme Ordinance as amended by Sydney Regional Environmental Plan No 14 - Eastern Beaches, Local Environmental Plan No. 71 - Coogee Precinct & Local Environmental Plan No. 102 (Heritage).

***Section 2* DEVELOPMENT GUIDELINES**

1 INTRODUCTION

This Development Control Plan has been prepared having regard to the distinctive character of "The Spot", and the adjacent residential areas, to increase interest in its heritage and to add to the vitality of the commercial sector. The guidelines for the commercial zone and the residential areas will assist in retaining the existing character and scale of the area by ensuring the integrity and historical importance of the older buildings, as elements of earlier streetscapes, are retained.

"The Spot" can be separated into two heritage areas with distinct streetscapes, the commercial centre and the surrounding adjacent residential precinct, these areas contain qualities and a cohesiveness worth preserving for its historical significance.

This Plan provides a description of the character and appearance of the two areas and outlines specific development controls aimed at conserving and enhancing the heritage significance of "The Spot", Coogee.

Buildings identified as items of environmental heritage (see L.E.P No. 102 - Heritage) and contributing facades, enhance the identity and streetscape of "the Spot" and surrounds. Contributing facades, represent examples of the earlier architecture and urban design elements of the types of development in the locality built between the late 1880's to the mid 1930's.

Figure 1: *Land to which this plan applies*

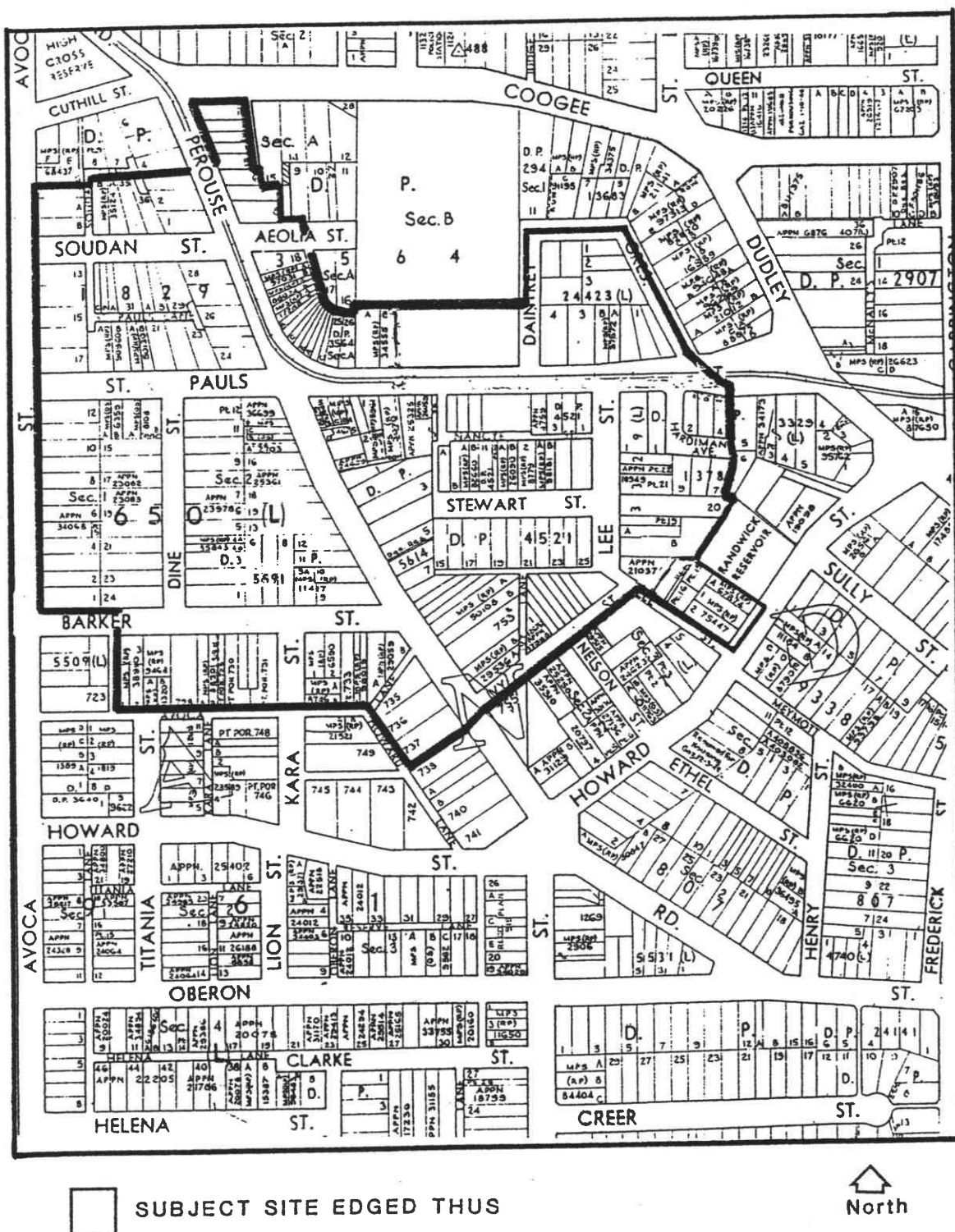
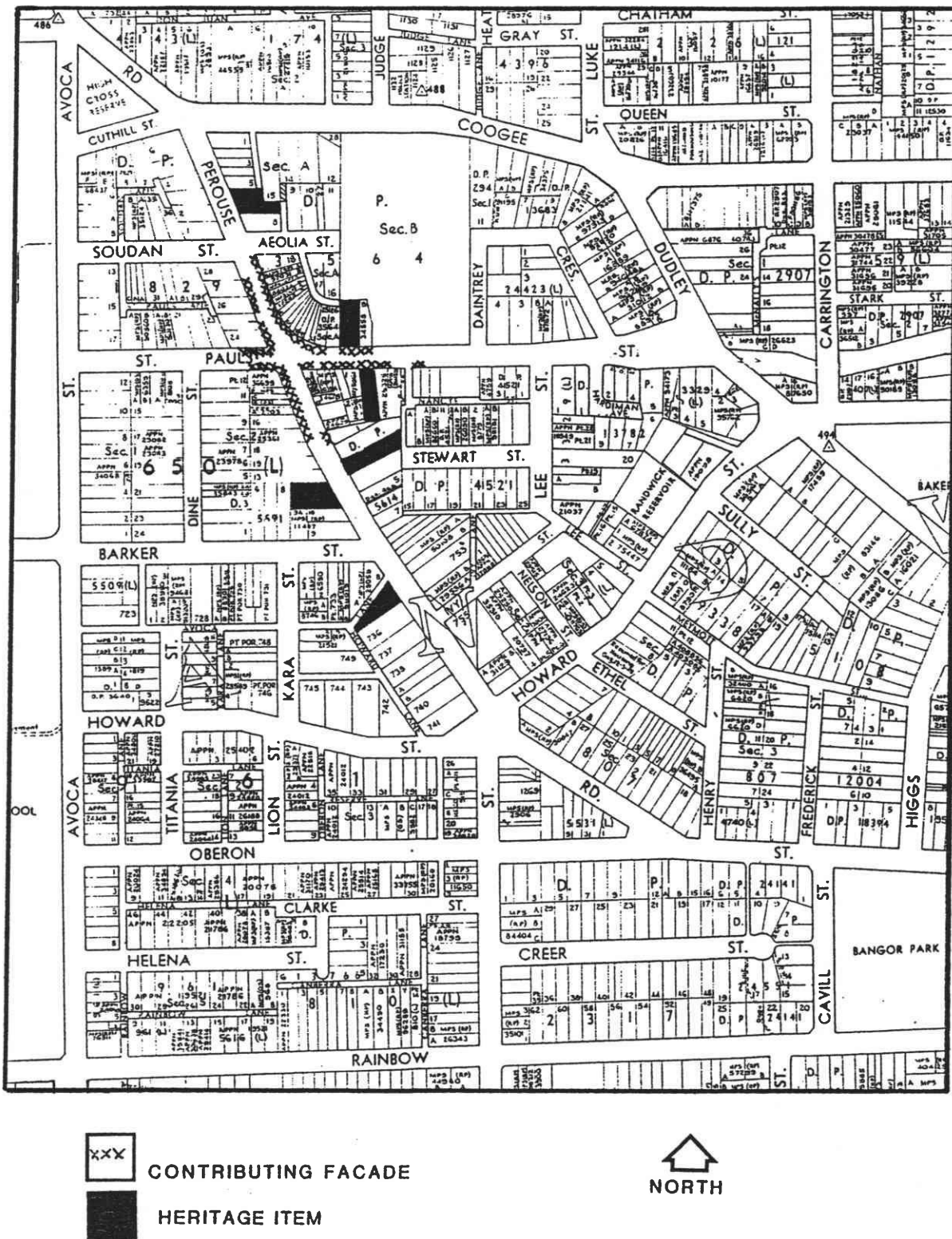


Figure 2: Items of Environmental Heritage (LEP No. 102) and contributing facades



2 ITEMS OF ENVIRONMENTAL HERITAGE/CONTRIBUTING FACADES

Buildings identified as Items of Environmental Heritage by LEP No.102 and the contributing facades are shown in Figure 2. These buildings contribute to the identity of "The Spot" commercial zone and the surrounding residential area.

When considering a development application in respect of a Heritage Item / Contributing facade the following matters will be taken into consideration:

- a. The significance of the item as a component of the environmental heritage of "The Spot" commercial zone and surrounding residential area.
- b. The extent to which the proposed development would effect the significance of the item.
- c. The effect on and the significance of the streetscape of which the item is an essential part.

Local Environmental Plan No. 102 Heritage Items

Heritage Reference No.	Address of Heritage Item	Building Type/Period
138	St Brigidine Convent "Aeolia"	Convent & Chapel
316	43 St Pauls Street "Ritz"	Art Deco Cinema c. 1937
317	44 St Pauls Street	Classical Revival Masonic Temple c.1920's
239	13 Lee Street	Victorian/Edwardian residence c. 1920
294	84 Perouse Road	Edwardian mansion c. 1920
295	85 Perouse Road	Federation house c. 1915
296	98-100 Perouse Road	Edwardian house c. 1915

Local Environmental Plan No. 102 Contributing Facades (Commercial Centre)

22-30	Perouse Road	Shops 20a, b & c St Pauls Road
36-38	Perouse Road	22 St Pauls Road
40-44	Perouse Road	28-32 St Pauls Road
41	Perouse Road	29-37 St Pauls Road
43-51	Perouse Road	34 St Pauls Road
46-50	Perouse Road	36-40 St Pauls Road
52-56	Perouse Road	42 St Pauls Road
60	Perouse Road	43 St Pauls Road
62-64	Perouse Road	44-46 St Pauls Road
65-71	Perouse Road	52 St Pauls Road
66-68	Perouse Road	

3 COMMERCIAL ZONE

3.1 Objectives

The specific planning objectives for the Commercial zone area as follows;

- a. To conserve and enhance the existing commercial streetscape, in particular above the awning level. Any new development should respect the scale and complement the features of adjoining buildings.
- b. To encourage reinstatement of original features such as awnings and windows and remove inappropriate alterations and additions.
- c. To ensure painting/colour schemes of buildings are appropriate to the heritage streetscape.
- d. To take into account the urban design planning for the area (e.g. NSW Heritage Council guidelines and the Urban Design Study of Randwick and the Spot shopping centres Knox & Tanner, February 1994).
- e. To minimise the potential of buildings within the commercial zone to adversely affect the amenity of adjoining residential land.
- f. To maintain a minimum level of commercial floorspace in new development to enhance the commercial viability, retail quality and continuity within the "Spot".

3.2 Development controls

3.2.1 *Application of Building Envelope Planes: Commercial Development*

The building height plane defines the envelope or space within which the building is to be confined. Figure 3 shows various applications of the Building Height Plane control. The areas where specific controls apply are shown in figure 4. The building height plane for new development adjacent to existing residential development applies throughout the business zone. The following explains each of the building height planes.

- ***Building Envelope Plane - 45 degrees above 8 metres***

A building envelope plane of 45 degrees applies in the areas shown in Figure 4, to minimise the effects of overshadowing and overlooking on pedestrian ways and adjacent residential areas. As indicated in figure 3a, this height plane is measured at right angles to the adjacent street frontage and applies above 8m.

- ***Building Envelope Plane - Residential Development in Business Zone***

This building envelope plane also applies where any proposed development shares a boundary with an existing residential property and is overlooked by proposed development. The building height plane applies regardless of the location of the residential development. The reason for this building height plane is to minimise the effects of overshadowing and overlooking on existing residential developments within the commercial centre. This building height plane is illustrated in figure 3b.

- ***Building Envelope Plane - Historic Buildings/Contributing facades***

A third building height plane applies to the heritage items and contributing heritage building facades shown on figure No 3c.

The purpose of this building height plane is to reduce the prominence of new building additions and alterations behind conserved heritage facades and contributing facades and to ensure new buildings will not necessarily or unreasonably intrude upon:

- a. A heritage item.
- b. The existing streetscape.
- c. The existing character of buildings in the locality built between the late 1880's to the mid 1930's.

This height plane is measured at right angles to the building alignment and is projected from a point 1600mm above the kerb line. Its angle is determined by the height of the retained buildings, but not more than 45° as indicated in Figure 3c

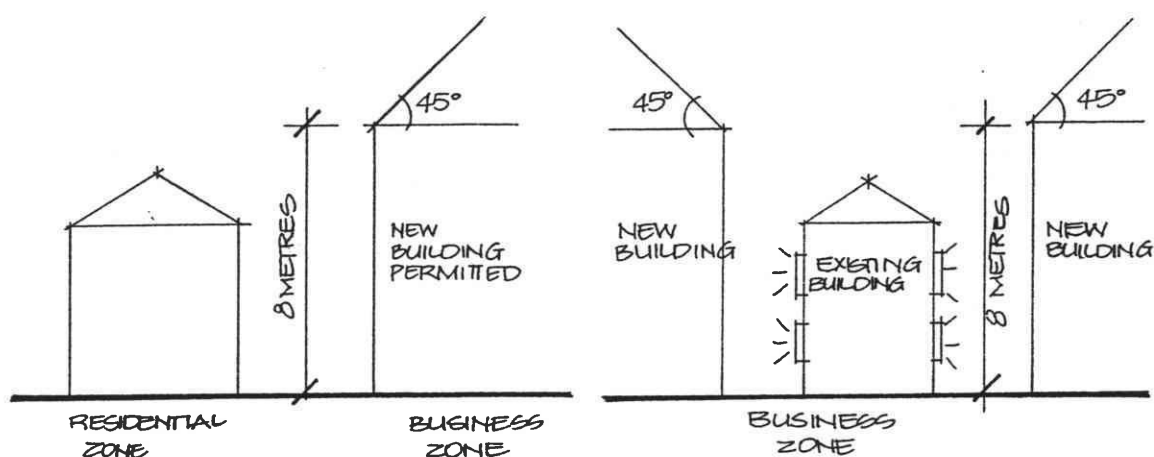
3.2.2 Height Restriction

Within the "Spot" Commercial Centre in the General Business 3(a2) and 3(b2) zones a maximum height of 12 metres above natural ground level will apply, in conjunction with the floor space ratios under the Randwick Planning Scheme Ordinance. This height restriction excludes chimneys, vents and service installations (including lift towers, stairways and plant rooms). The 12 metre maximum height may not be achievable if other development controls such as the building height plane are not satisfied.

Figure 3: Building envelope planes

3(a) BUSINESS - RESIDENTIAL ZONE BOUNDARY

3(b) EXISTING RESIDENTIAL DEVELOPMENT IN BUSINESS ZONE



3(c) HISTORIC BUILDINGS AND CONTRIBUTING FACADES

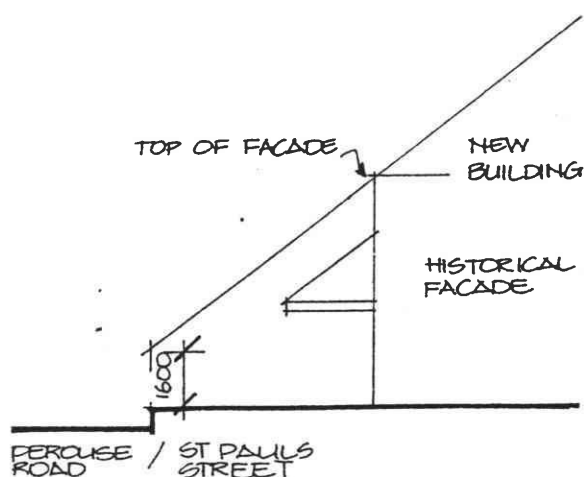
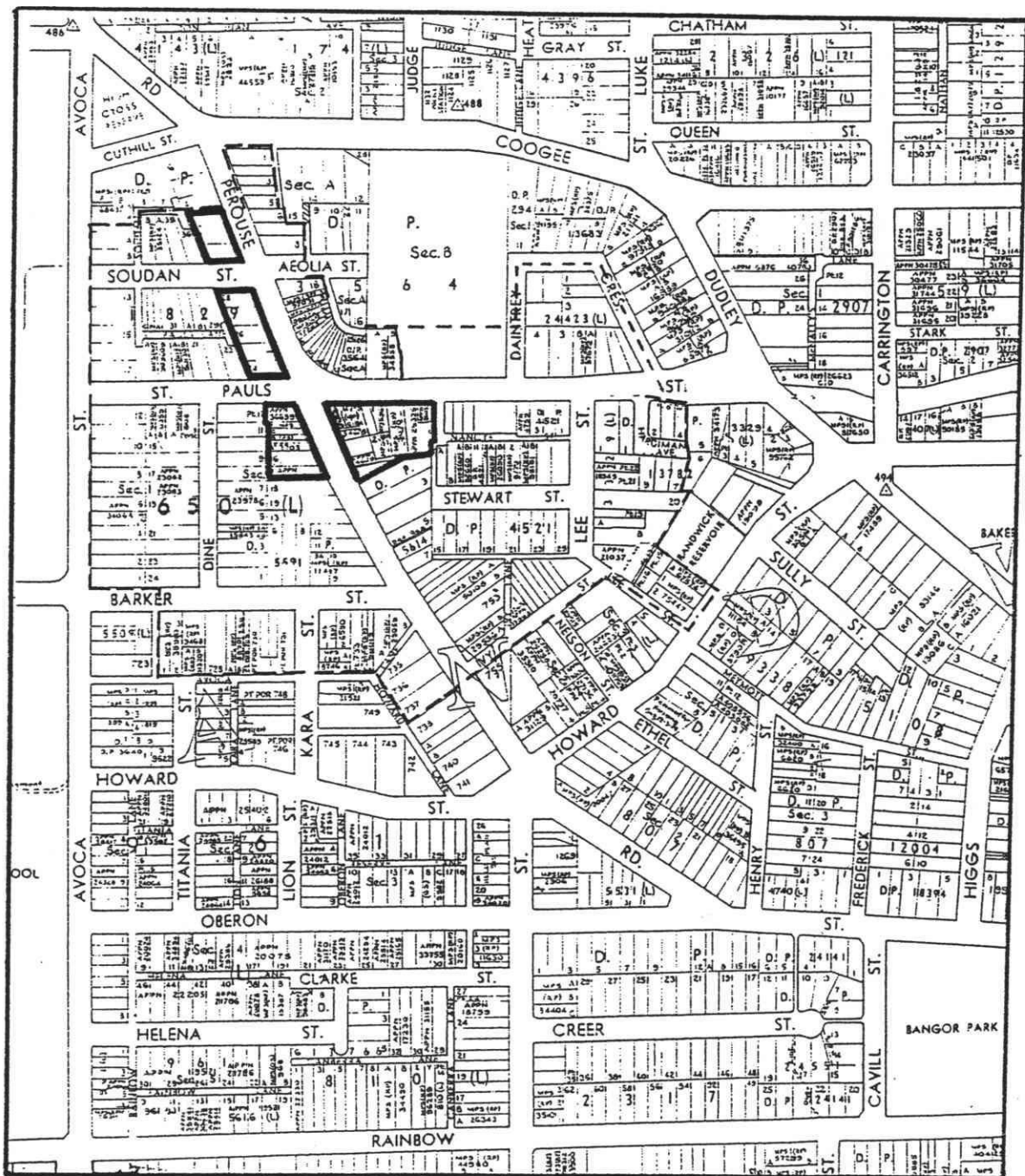


Figure 4: Building envelope planes area of application



AREA OF APPLICATION



3.2.3 Commercial Development

Development in the Business zones are required to provide retail and/or commercial floor space along the length of the commercial street frontage in order to maintain and enhance retail quality, variety and continuity.

Consequently, the ground floor level of development in the business zones are required to provide a retail and/or commercial component other than the frontage required for access. The design of the street facade should promote an attractive and harmonious streetscape and should relate to the scale of pedestrians. In addition to the continuous commercial street frontage, the ground floor commercial area should have a minimum depth of 10 metres in order to achieve a viable shop or office size (except in heritage situations where it may be different).

3.2.4 Side and Rear Boundary Setbacks

Where the commercial component proposed for any development is less than 25% of gross floor area within the General Business zones side and rear setback requirements equivalent to State Environmental Planning Policy No.20 "Minimum Standards for Residential Flat Development" apply.

3.2.5 Shop Fronts and Roller Shutter Doors

Where possible the original heritage shopfront and detailing (e.g doors, tiles, windows and ornamental detailing) should be retained. Sympathetic use of building materials can reduce the impact of a modern shopfront on the streetscape. The use of roller shutter doors detract from the visual and heritage amenity of the area and should not be permitted, shutter grilles can be placed inside the shopfronts to reduce the impact on the streetscape.

3.2.6 Advertising Signs & Structures

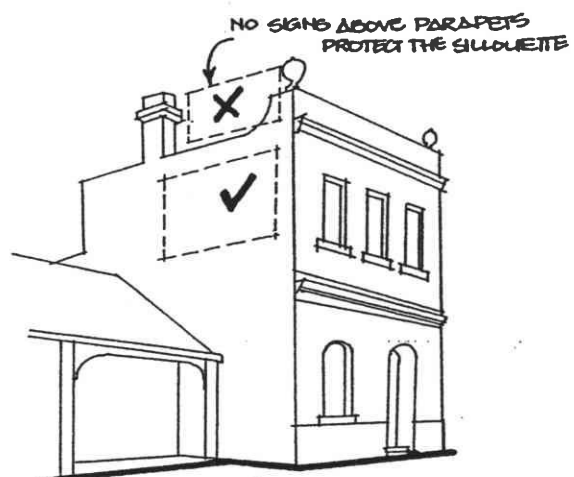
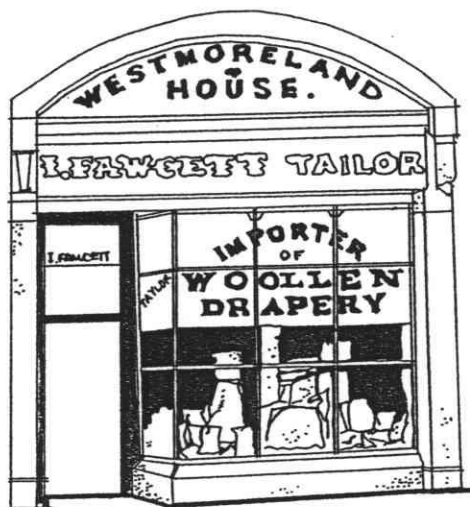
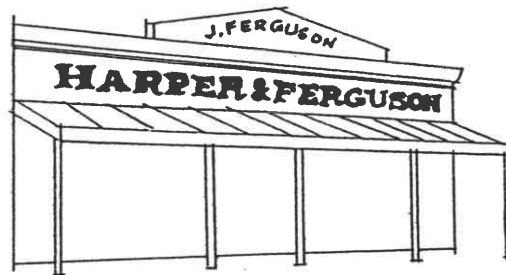
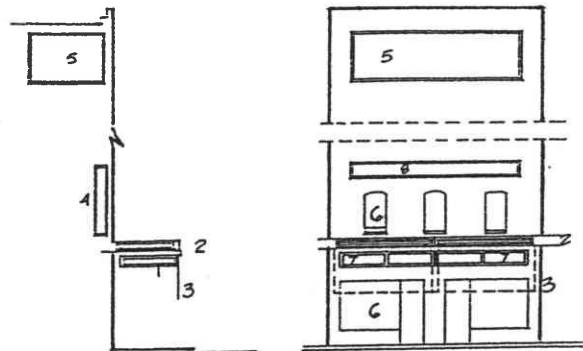
Erection of advertising structures shall be in accordance with the provisions of Clause 9 of Local Environmental Plan No. 71 - Coogee Precinct. Advertising should respect and demonstrate an understanding of the design of the building and should not adversely affect the heritage streetscape values.

Advertising structures shall not be permitted to project above the building to which they are to be attached. If an advertising structure is proposed to be attached to a building, the plans accompanying the application should provide elevations showing windows, awnings or other major architectural features in relation to the advertising structure (see figure No. 5).

The billboard - fence next to St Vincent de Paul, in St Pauls Street should be removed and replaced with a steel palisade to allow views into the site.

Figure 5: Advertising structures

Area	Name	Details	Characteristics
1	Under Awning	Min: 2800 above pavement Max: 450 from kerb, 3000 long 100 deep. Vertical to building	Backlit/neon. Occupant name/LD.
2	Awning	Max: dimension of awning 80 deep. Flush to awning	Paint, backlit or neon. Occupant/LD.
3	Drop Blind	Dimensions of blind	Occupant name/LD. Relevant products.
4	Building Side	3000-6000 above ground 150 from building facade Max 3000 high, 600 wide 80 deep. Flush to building	Paint, backlit or neon Occupant name/LD.
5	Building Top	Max: Dimension of building 1200 high. Max 100 Deep Flush to building	Backlit, neon, concealed floodlit. Building name/ Occupant name/LD.
6	Window	Max 20% glazed area behind glass or on glass surface.	
7	Hamper	Max: 600 high 80 deep.	Backlit or paint
8	Upper building	Max: 6000 above ground Max: 600 high, 80 deep Flush to building. Not on single storey buildings.	Backlit or paint Occupant name/ LD.



Source: NSW Department of Planning Outdoor Advertising, 1991.

3.2.7 Building and Streetscape Colours

Consideration should be given to selecting colour schemes to ensure that new development and restoration/renovation, address the following urban design criteria;

- To conserve older buildings in a manner which reflects their cultural significance.
- To select appropriate colours for heritage buildings from the existing heritage colours in the area e.g. Art Deco Period. In the commercial area detailed recommendations on building colouring and repair are given in the Colour palette and in Appendix C- Building Inventory in - Design Study of Randwick and The Spot Shopping Centres, Knox & Tanner Feb 1994. Please contact the Randwick City Council's Planning Department for further information and advice. Painting or rendering of original face brickwork or stone shall not be permitted.
- In the case of modern buildings select a colour scheme that is based on the colours of the heritage buildings, urban surfaces and the surrounding landscape.

3.2.8 Facades/Infill Development

The building facade is one of the strongest elements which contributes to the character and image of "The Spot". Changes to individual buildings should respect the built heritage and desired townscape character of the commercial centre.

Elements which contribute to the character of "The Spot" include:

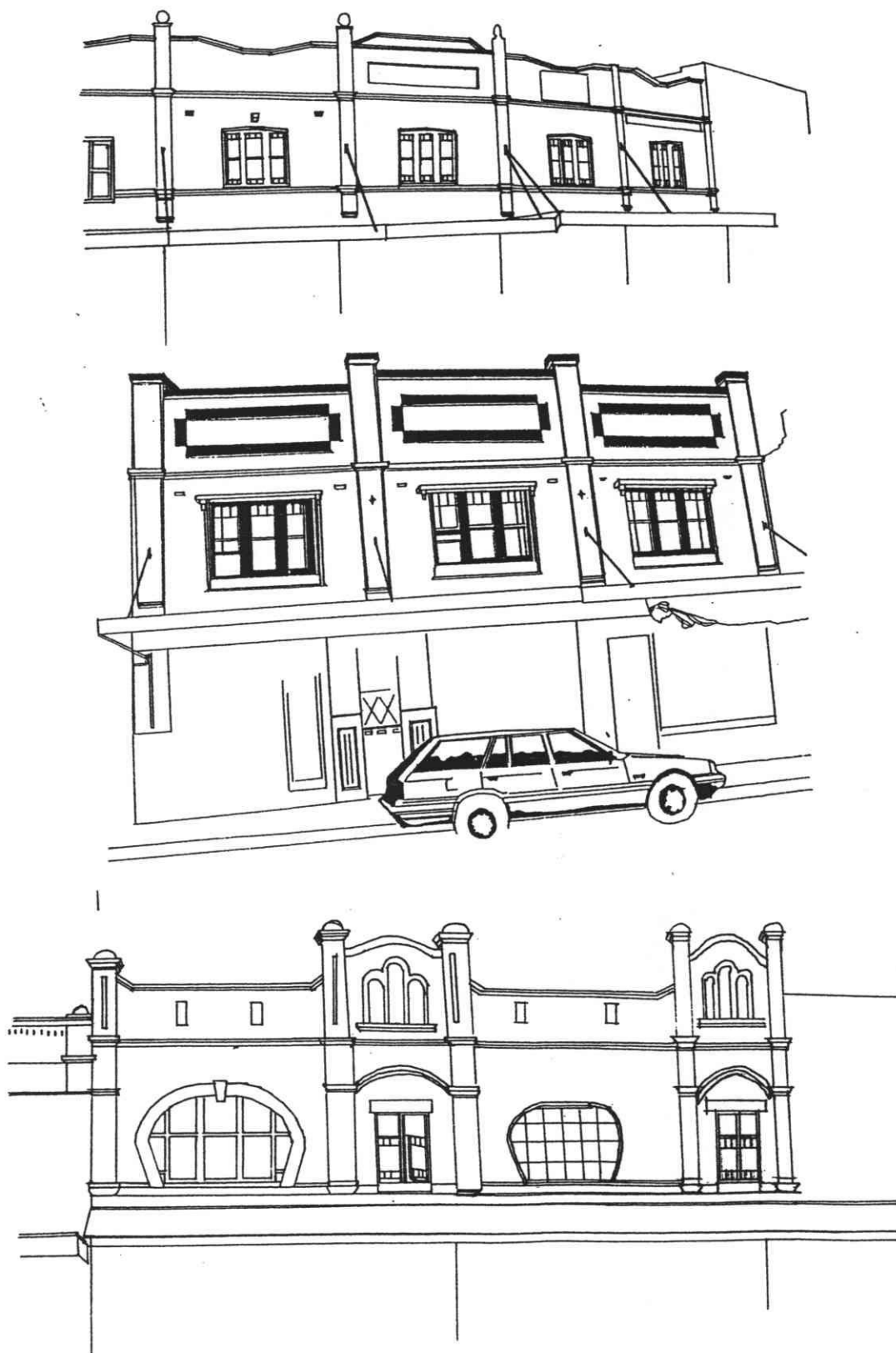
- Building facades that incorporate a vertical emphasis which is reinforced through window design, parapet details, etc.
- Buildings with zero setback to the street frontage and which retain original shop frontages.
- Buildings that incorporate a parapet roof form.

Future development should adopt a fenestration pattern and include architectural design elements which emphasise the vertical proportions of the existing facades. Materials and finishes should complement the existing built character. A parapet roof form should be included which creates an interesting skyline and harmonises with the existing parapets (see Figure No. 6). New parapets should align with the parapets of adjoining buildings and a design that generally relates in bulk and scale.

Balconies above awning level will not be permitted, unless recessed in the style of the original building facades of the area. Windows at above awning level should be returned where possible to original detailing through replacement of sympathetic frames or the reinstatement of timber frames and mouldings. The character of the area can be improved with the removal of inappropriate alterations and additions from the facades.

New buildings should have a colour that is complementary to the neighbouring buildings. A colour palette is shown below and can be used to complement the historical character of the area and can be used in the application of Art Deco motifs for building elements.

Figure 6: *Examples of parapet roof forms*



The "Spot" Building Colour Palette (available from Council's Planning Department)

- | | |
|------------------|-----------------|
| 1. Shining Gold | 4. Sedona |
| 2. Superspice | 5. Silent night |
| 3. Egyptian Blue | 6. Medalion |

Source: Urban Design Study of Randwick & The Spot shopping centres Knox & Tanner 1994.

Note: The colours are from the Pascol Paints dimension range and are a general guide only. This reference has been used because of its comprehensiveness and reproduction quality. The same, or similar colours by other first quality manufacturers would be acceptable)

3.2.9 Awnings/Colonnades

New development should incorporate a flat suspended/cantilevered awning to provide continuous pedestrian shelter. Awning fascias are to match the established height above footpath level of adjoining properties wherever possible so as to align with the awning of adjoining buildings. The depth of the fascia should be uniform with adjoining properties. Design and materials should be light weight complement the building to which the awning is to be attached. Provision may need to be made to the awning design to allow the growth of trees planted on the footpath.

Continuous awnings attached to buildings and covering all main pedestrian routes as shown on Figure No. 7, are desirable for pedestrian comfort. Like many suburban shopping centres of similar age, "The Spot", is characterised by steel-framed awnings, suspended from wall brackets, and covering the 3.5m wide footpath. The traditional box awnings are acceptable as they consolidate the centre's overall character.

Therefore designs which approximate their form are encouraged. Each new development should provide an awning across its street frontage, setback 600mm from the kerb, between 3.5m and 4.5m above the footpath and with openings provided for street tree planting. Gaps between awnings should be closed. Glass or translucent material is not favoured as an awning material because of heat transfer and because of the desirability of creating a shaded enclosed edge to the wide streets. Opaque materials such as ribbed sheet steel are encouraged.

Drop blinds protecting shopfronts and shoppers from low sun angles should be included at the outer edge of awnings. Advertising space on these should be used to diversify the street appearance. The underside of drop blinds should be at least 3m above the footpath level. In cases where it is impractical or unreasonable to require continuous awnings other forms of providing shade and shelter may be considered see figure No.8.

Provision may need to be made to the awning design to allow the growth of trees planted on the footpath. Awning cutouts should have minimum dimensions of 1m x 2m and in general spaced at 10m intervals. This may constitute a condition of development consent.

Figure 7: Awnings

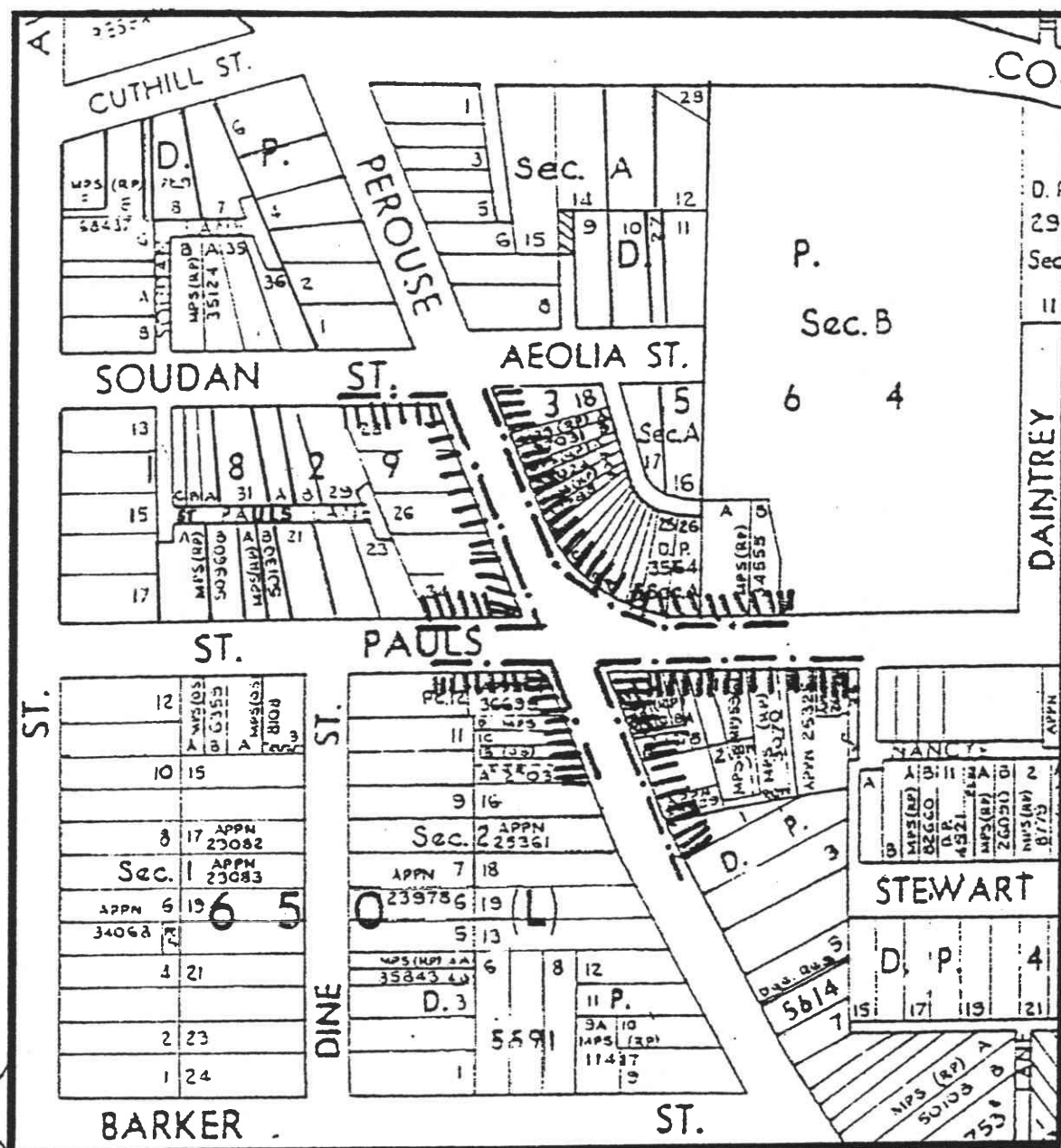
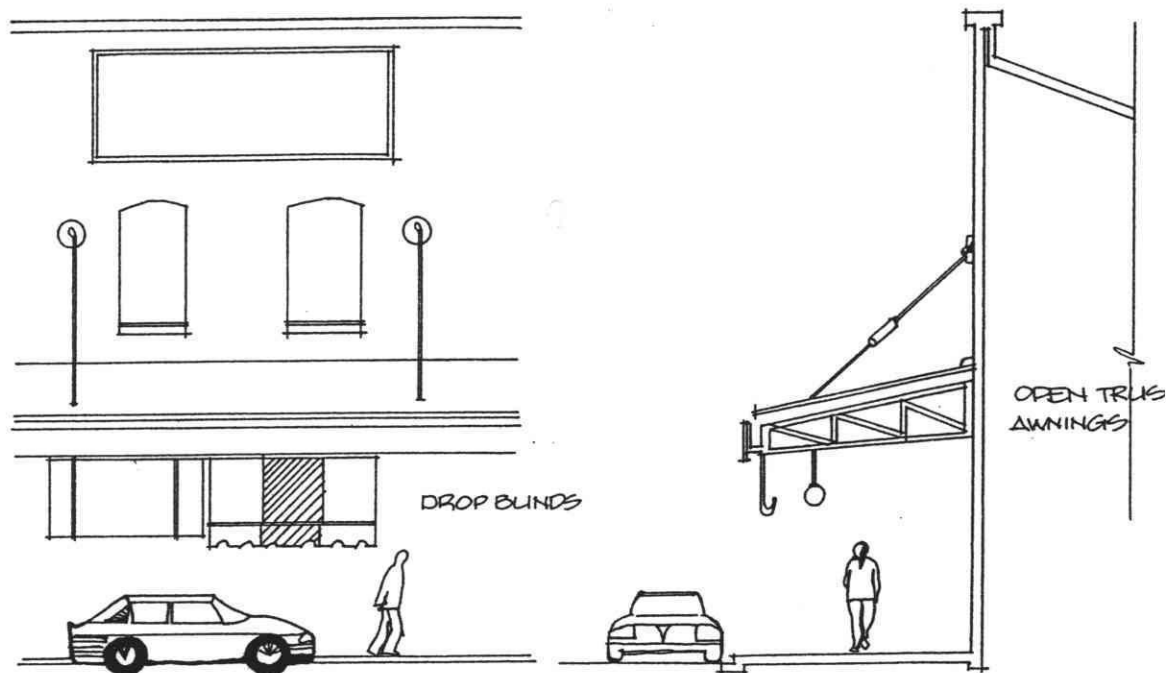
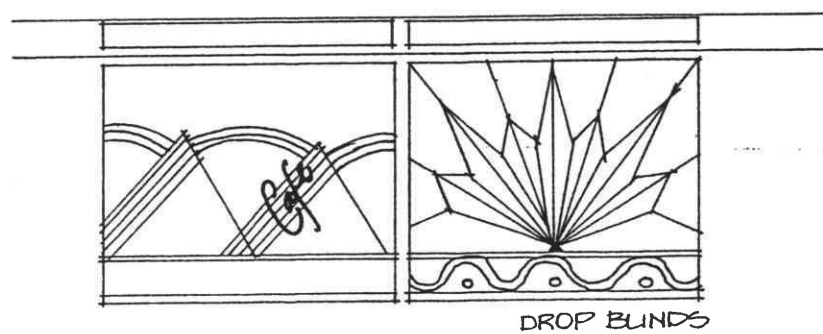


Figure 8: Commercial area - awning styles



DROP BLINDS WITH DECO MOTIFS



Source: *Urban Design Study of Randwick & The Spot Shopping Centres*, Knox & Tanner, 1994.

3.2.10 Upper Storey Balconies

In the "Spot" Commercial area, Council will encourage the retention and reinstatement of early verandah and balcony forms for historic buildings (including commercial buildings) to improve the local streetscape. In the case of new developments, facade alterations and infill buildings the verandahs and upper storey balcony design and materials should be compatible to the heritage items and contributing facades within the area. (See figure 9).

3.2.11 Car Parking and Traffic

Car parking shall be required in accordance with all relevant provisions of 'Randwick Development Control Plan No. 2 - Parking Controls' (DCP No.2) and the draft "Urban Design Study of the Randwick and the Spot Shopping Centres" (Knox & Tanner Pty Ltd, Feb 1994).

The provision of on-site car parking is to be provided either at ground level or as basement car parking. The provision of above ground car parking which visible from St Pauls Street and/or Perouse Road is undesirable and inconsistent with the aims and objectives of this Plan.

Driveways, internal road design and service requirements and site design shall generally be in accordance with the "Guide to Traffic Generating Developments" issued by the Roads and Traffic Authority of NSW (December 1993) unless otherwise stated in Development Control Plan No. 2.

Loading and Unloading Facilities

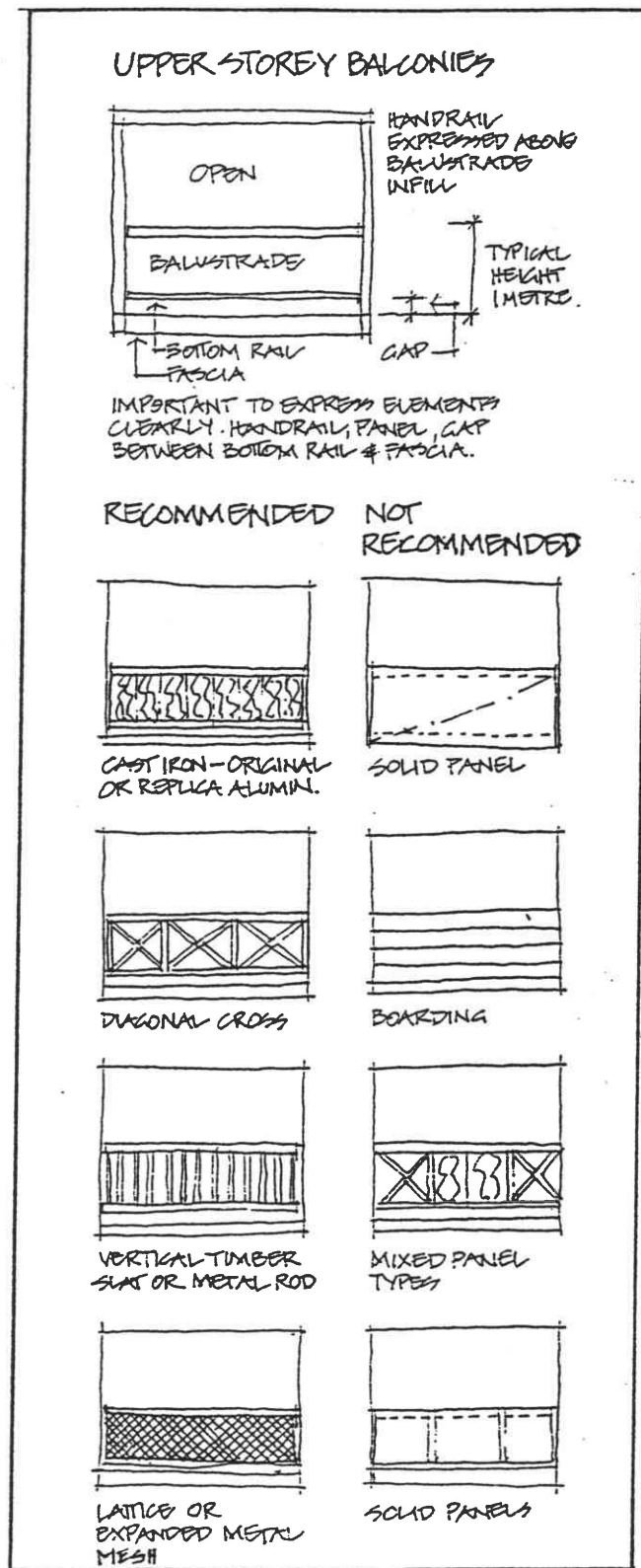
Provision for satisfactory loading and unloading facilities is required for all developments in the business zone. If the development has access to a rear lane, the loading and unloading facilities should be provided from the lane.

The loading and unloading facility requirement may not apply if the development is a minor alteration to an existing building or if the size and shape of the development site make the provision of loading and unloading facilities impracticable.

3.2.12 Street Trees and Vegetation

Council has a Tree Preservation Order applies to the City of Randwick, which requires Council's consent for the removal or lopping of any tree covered by the order. Within the precinct there are several significant street trees and landscaped areas, these can be improved by the planting of trees along the road shoulder, for further advice contact the Randwick City Council Landscape Architect.

Figure 9: Upper storey balconies



Source: Randwick Heritage Study, Lester Firth, July, 1986.

4 RESIDENTIAL ZONE

4.1 Objectives

- a. To conserve and enhance the existing residential streetscapes by ensuring any new development respects the existing low scale residential character and complements the architectural features of adjoining buildings, where appropriate.
- b. To preserve significant landscape features within the area.
- c. To seek to remove or screen detractive elements so that their impact on the historic character is minimised.

4.2 Development Controls

4.2.1 Residential Building Heights

The consent authority shall not grant consent to the erection of a building (other than a dwelling house) within Zone No. 2(b1) which exceeds 9.5m in height or which is greater than 2 levels above the highest point of natural ground level of the site occupied by the building.

4.2.2 Setbacks

The setback of infill residential buildings should be sympathetic to the existing local streetscape, which can be achieved by conforming to the existing setbacks of adjacent dwellings, walls and fences or an average setback where appropriate.

In the residential area the majority of existing dwellings are orientated to the street frontage, therefore new buildings should not be orientated across sites contrary to the established patterns.

Minimum setbacks as required by the Department of Environmental Services should be observed except in cases where compliance with this setback will have a significant adverse effect on the existing streetscape, State Environmental Planning Policy No.20 "Minimum Standards for Residential Flat Development" also apply.

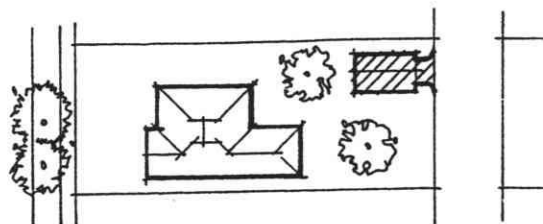
4.2.3 Advertising Structures

Advertising structures shall not be erected without the consent of Council in residential areas. Council will have regard to the impact of an advertising structure on the streetscape and/or an item of the environmental heritage.

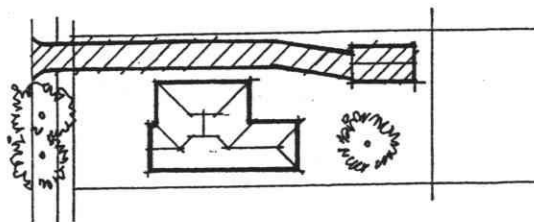
Figure 10: Residential areas

If you have choice as to where you put your car the order of priority is as follows:

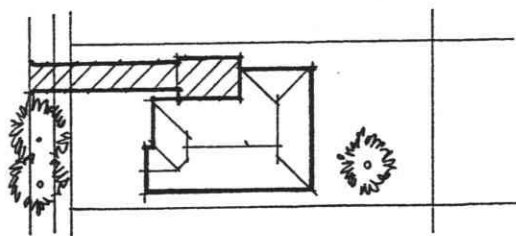
1. Locate at the rear, with access from a rear lane.



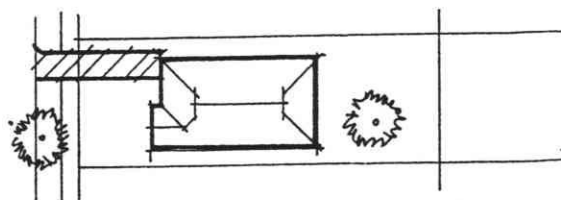
2. Locate at the rear, with access from the front.



3. Locate at the side of the house, well set back.



4. Uncovered paved area at the front.



5. Park on the street.

Front garages are strongly discouraged, no matter how sympathetic. They obscure views of the main building and break up the established setback line in the street.

Source: Guidelines for the Design of Infill Buildings, Department of Planning.

4.2.4 Car Parking

Car parking required as a result of development within the area shall, where possible, be provided behind the main building alignment. Parking areas and access driveways should be visually discreet in particular for streetscapes and areas of heritage significance. Council generally is opposed to altering the front sections of original buildings to accommodate vehicles.

The location of car spaces should be in order of preference from the rear of the property as shown in figure No 10 "Priorities for accommodating the car". Garages and carport for older style buildings should be designed to complement the original dwellings in terms of the same shape, pitch of roof with matching materials and colours and detailing. For information on the location and design of carports and garages, refer to clause 7 of Development Control Plan No. 4 - Dwelling House Controls and the booklet "Infill: Guidelines for the design of infill buildings", NSW Heritage Council of NSW, 1988.

4.2.5 Renovation / Infill Development

New development, including alterations and additions to existing buildings, should complement the existing development by matching building materials, scale and proportions of those buildings adjacent. Development, particularly when viewed from the street, should be compatible with the character and scale of buildings in the immediate vicinity. If possible the extensions should be sited to the rear or set back as much as possible from the street .

4.2.6 Roof Forms

New roofs should harmonise with those of adjoining buildings in pitch, style and colours. The materials do not necessarily need to be the same as the adjoining buildings, but must complement the adjoining buildings, where they contribute to the significance of the area.

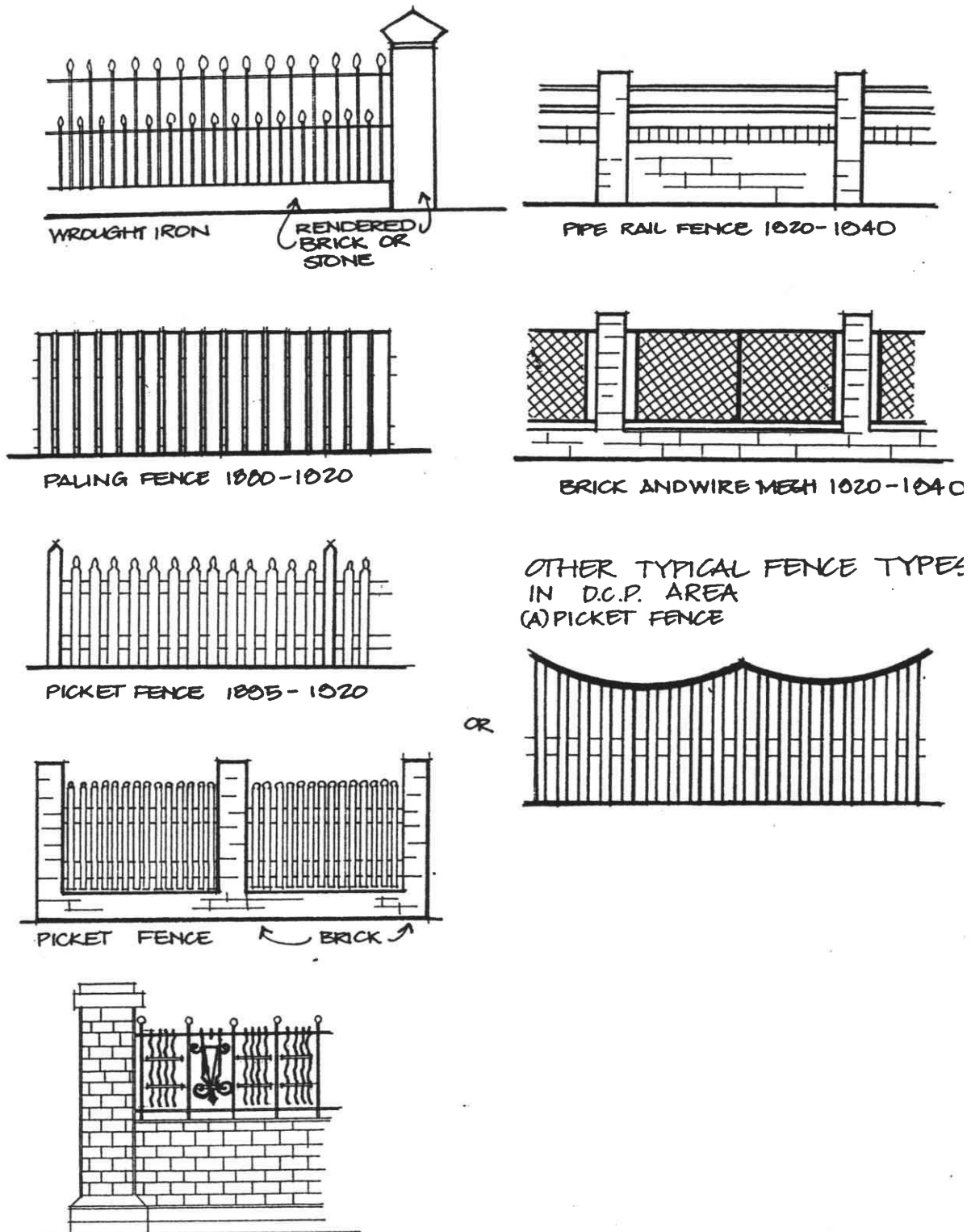
4.2.7 Front Fences and Side Fences

One of the most visually destructive features of a residential streetscape is solid high front fences. To enhance the streetscape, front fences should be designed so as to match the style of the building to which they are related, see figure No.11 and generally be no greater than 1.2m in height and of a similar style and materials to adjoining fences (where of an appropriate form). See also the Department of Planning "Getting the details right" heritage items fences.

Side fences should generally not more than 1800mm and should not be in front of the face of the building. Vertical timber paling fences are the most appropriate type of fence. Council discourages the use of sheet metal fences in residential areas.

Figure 11: Residential areas - Typical fences

VICTORIAN 1830 - 1900



Source: "Getting the details right", Heritage Items Fences (modified), Department of Planning.

4.2.8 Balconies/Verandahs Upper Storey

In residential areas Council will generally encourage the retention and re-instatement of early verandah and balcony forms on historic buildings, and in particular major buildings of heritage significance, and for infill developments to improve the streetscape. Recommended balconies are shown in figure No 9.

Section 3 GENERAL ADVICE TO APPLICANTS

1 APPLICATION OF DEVELOPMENT CONTROL PLAN No 22.

In assessing development proposals, Council will consider all those matters specified in Section 90(1) of the Environmental Planning and Assessment Act, the provisions of the Randwick Planning Scheme Ordinance, Local Environmental Plan No. 71 and any other relevant planning instruments.

Development Control Plan No 22 may be interpreted with flexibility by Council. However, Council may refuse a development application which does not comply with Development Control Plan No.22, or may seek to modify a non-complying development by imposing conditions designed to make it comply. All applications submitted should comply with this DCP and where a proposal departs from any of the requirements, the applicant must provide justification for that departure. Failure to provide adequate justification may result in the applications not being accepted. This Development Control plan will also be applied to Local Approval Applications under Section 68 of the Local Government Act.

2 PREPARING DEVELOPMENT APPLICATIONS

2.1 General

A development application is to consist of:

- A development application form;
- Six copies of all plans (one colour copy);
- Statement of Environmental Effects;
- Application fee, and;
- The written authority of the landowners where the applicant is not the owner.

2.2 Statement of Environmental Effects

Each application must be accompanied by a Statement of Environmental Effects which:

- Demonstrates that consideration has been given to the environmental impacts of the development, and;
- Sets out any measures taken to mitigate any likely adverse environmental impact.

2.3 Section 94 Contributions for public amenities and services.

The Council's "Section 94 Contributions Plan" applies to the subject area. Council is empowered (under section 94 of the Environmental Planning and Assessment Act, 1979 as amended) to levy contributions towards the cost of providing, extending or increasing facilities to meet increased demands created by development and/or increases in workforce or residential population.

2.4 General Advice from Council

Further information and advice can be obtained from Council's Department of Planning, Planners and Heritage Architects.