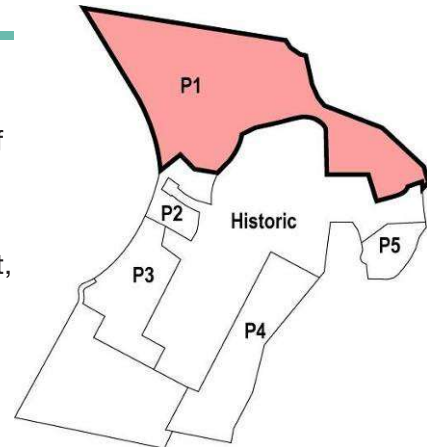

6.1. Precinct controls Precinct P1

Precinct P1 is located in the north and north-western corner of the DCP area and is directly accessible from Anzac Parade.

Key features within this precinct are the Northern Bushland Park and MaCartney Oval, located in the centre of the precinct, and the part of the Little Bay Geological site and Potential Ochre site located within the DCP area, along the northern boundary of the precinct. This precinct also contains the two northern road accesses to the site (i.e. Gubbuteh Road and Jenner Street).



Precinct Objectives

1. To achieve a distinctive built form and strong streetscape character along Anzac Parade with buildings framing the entrance road to the precinct
2. To protect remnant bushland and the significant features of the Little Bay Geological site and potential ochre site
3. To reinforce the curved form of MaCartney Oval via a strong, consistent built edge
4. To ensure a consistent built edge along park and street frontages
5. To encourage a mix of housing types within the precinct whilst maximising view sharing
6. To provide a north-south biological link along the eastern edge of this precinct (forming part of a larger link across the Prince Henry site)

Desired Character

This precinct will contain a mix of residential buildings focused around MaCartney Oval and the Northern Bushland Park and towards the ocean views. The Northern Bushland comprises an area of Eastern Suburbs Banksia Scrub (ESBS), an endangered ecological community that occurs on the Prince Henry site in a few locations.

Building height and density will vary across the precinct, ranging from four storey envelopes suited to residential flat buildings along the western, Anzac Parade frontage, through to two storey envelopes suited to medium density attached dwellings and multi- dwelling housing (such as terrace and courtyard houses) towards the centre of the precinct.

The building envelopes along the northern and eastern boundaries of the precinct suit low density detached and semi-detached housing. Development of this scale will retain a sense of openness, a significant characteristic of the site, and views and vistas to the ocean from all parts of the site. Building envelopes in the central part of the precinct will provide a transition in density and scale between the taller four storey envelopes along Anzac Parade and the two storey envelopes along the northern and eastern edges of this precinct.

Building siting and design will maximise view-sharing opportunities. View corridors will offer visual and physical links between communal and private open space. The building envelopes have been designed so that where possible, communal open spaces are located adjacent to the remnant bushland or opposite other communal open spaces to create a feeling of a larger landscaped area and ensure that the landscape is not dominated by buildings. The detached dwelling allotments are located along the site's northern and north-eastern boundary and

adjacent to the golf course, which will create a feeling of open space that is more extensive than the private open space of each individual allotment.

A former oval on site has been incorporated into a similar scale open space (MaCartney Oval), with a pedestrian connection to the local shops in Precinct P2. Pedestrian paths also run along the edges of the Northern Bushland Park, linking it to Anzac Parade.

Low fencing and substantial landscaping along the Anzac Parade boundary will provide a green corridor along Anzac Parade.

Little Bay Geological site and Potential Ochre site

The Little Bay Geological site (which extends across the northern boundary of the Prince Henry site onto adjacent land) is a site of national significance. It provides evidence of topography, relative sea level, vertical land movements and coastal landscape prior to the formation of Sydney Harbour and other coastal valleys. The Little Bay Geological site has been divided into three management areas (the Critical Exposure Area, the Cleared Area and the Palaeovalley Area) which also extend across the northern boundary of the Prince Henry DCP site onto adjacent land. The Critical Exposure Area includes outcrops of exposed rock, clay shale and gully-fill sands.

The part of the Critical Exposure Area within the Prince Henry site (and within this precinct) is to be retained (exposed) to form the 'Geological Reserve'. The Cleared Area within the Prince Henry site (and this precinct) will be largely filled over to protect its significant surfaces.

The Potential Ochre site, which has been identified as a potentially significant Aboriginal site, also extends across the northern boundary of the Prince Henry site onto adjacent land. Although largely underground within the Prince Henry site (and within this precinct), the Potential Ochre site is exposed within the Geological Reserve (Critical exposure area) which will remain exposed to allow for interpretation.

Those areas of the Little Bay Geological site and the Potential Ochre site within the Prince Henry site are to be managed together with those areas on adjacent lands.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct.

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P1 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances, however the requirements for minimum landscaped open space **must** be achieved in all instances.
2. Lofts are permitted in identified locations. These locations have been identified to enable a diversity of housing types whilst minimising the impact of development on the existing heritage buildings in the adjacent Historic Precinct.

- b) Maximum building envelope depth for apartment buildings (3-4 storeys) is 13 metres

Note:

Building envelope excludes building articulation depth.

- c) All new buildings are to have a parallel alignment to the primary street frontage
- d) 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, namely Anzac Parade, Gubbuteh Road, Jenner Street, Lister Avenue and Mayo Street, and MaCartney Oval and connecting path to the corner of Anzac Parade and Pine Avenue
- e) Buildings are to be articulated along the facades identified on Figure 8 - Precinct P1-1
 - i. minimum articulation depth 2m

Note:

Buildings should be appropriately articulated using a combination of measures. Refer to Subsection 4.6 Building Articulation for further details.

- f) The following minimum setbacks apply to all buildings in Precinct P1, unless otherwise specified in Figure 8:
 - i. front setback - 3m
 - ii. side setback (detached dwelling houses) - 1.5m
 - iii. side setback (where side property boundary adjoins a road or public pedestrian path) - 3m
 - iv. side setback (where side property boundary adjoins the Little Bay Geological Site – Critical Exposure Area) - 2m
 - v. rear setback (dwelling houses along northern site boundary and adjoining golf course) - 8m

Note:

Side and rear setbacks for detached dwelling houses have been designed to maximise opportunities for view sharing.

- g) Buildings along Anzac Parade (four storey, plus loft in identified locations) are to provide a built form consistent in height and scale along Anzac Parade and are to frame the entrance roads to the precinct. The building envelope for Lot 1-2 should provide for a landscaped area at the rear, to allow views northwards to the ocean
- h) All development is to maximise the opportunity for view sharing. Maximum building height and FSR for detached dwelling houses may not be achieved where views (from private and public open spaces) would be unreasonably obstructed. View analysis details are to be included as part of the site analysis submitted at DA stage
- i) All buildings are to be setback 7m from the Anzac Parade property boundary and should form a strong, consistent built edge along Anzac Parade
- j) Buildings adjacent to Anzac Parade are to incorporate a 3m landscaped strip (as part of the 7m setback) and low fencing (700mm high), with both fencing and landscaping contributing to privacy, a high level of amenity and a consistent streetscape
- k) Buildings surrounding MaCartney Oval are to follow the street and park alignment and reinforce its curved form
- l) Development in Lot E1 is to match the front building alignment of the adjacent heritage building (former Institute of Tropical Medicine)

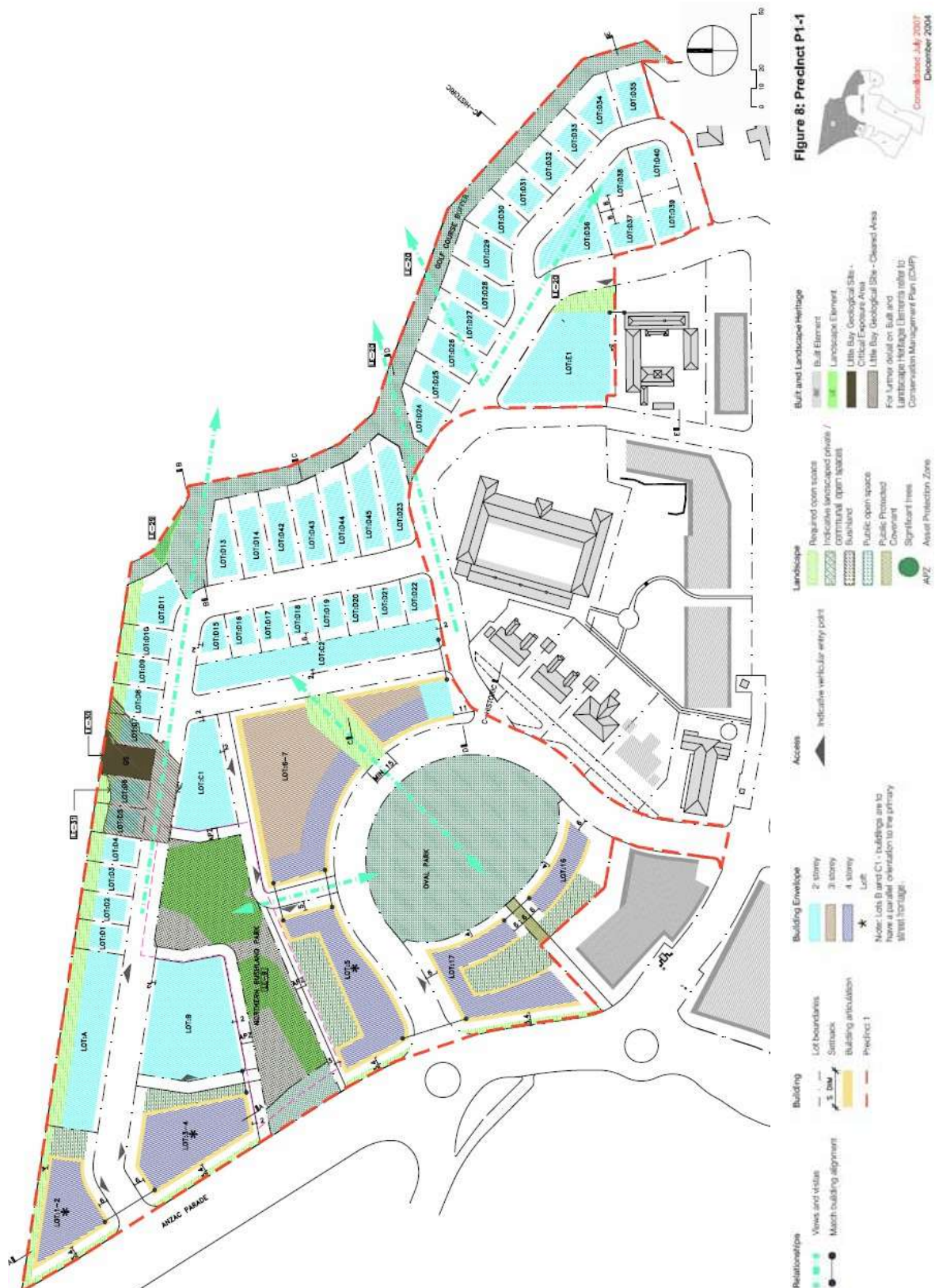
Landscaping

- a) Landscape planting on sites adjacent to the Northern Bushland Park must not impact on the environmental processes of the remnant stands of Eastern Suburbs Banksia Scrub in the Northern Bushland Park
- b) Buildings surrounding the Northern Bushland Park must demonstrate no adverse overshadowing impacts on this bushland
- c) Landscaping, paths, driveways and the like, adjacent to the Northern Bushland Park, are to be designed to ensure no stormwater runoff into the remnant bushland areas
- d) Landscaping plans must demonstrate that species planted will not result in any adverse weed invasion or overshadowing of this bushland
- e) An asset protection zone of 6m (minimum) should be provided between new buildings and any remnant vegetation in the Northern Bushland Park (Figure 8) consistent with the requirements of Fire and Rescue NSW, Bushfire Hazards Section (See Appendix B). As shown on Figure 8, this asset protection zone should take the form of publicly accessible paths and private driveways

Heritage

- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. new buildings maintain an appropriate setting for the former Matron Dickson Nurses Home, the Artisans Cottages, Institute of Tropical Medicine and former Motor Garage (all located in the adjacent Historic Precinct – see Figure 18)
 - ii. the Critical Exposure Area of the Little Bay Geological Site (which also contains the exposed part of the Potential Ochre Site) is to be retained intact, and new development is to be designed to minimise impacts on this area
 - iii. new development on lots within the Cleared Area of the Little Bay Geological Site and within the boundaries of the Potential Ochre site is designed so that non-essential excavation or scouring of significant rock surfaces is avoided
 - iv. the number and size of footings on the exposed rock surfaces within the Cleared Area and Potential Ochre site are minimised
 - v. ground level adjustments within the Cleared Area and extent of the Potential Ochre site are made by fill, not excavation
 - vi. excavation within the possible extent of the Palaeovalley Area should not be below RL 26 unless endorsed by Randwick City Council and the NSW Office of Environment and Heritage
- b) Car parking for development within the Cleared Area and/or Potential Ochre site must be provided above ground to prevent any damage to their significant features
- c) Development must demonstrate consideration of the Bushland Plan of Management (POM), and the Little Bay Geological Reserve Plan of Management (POM). In particular, development must meet the objectives of these POMs

Figure 8: Precinct P1-1



Note:

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

SECTION A-A

SECTION B-B

SECTION C-C

LOT 1-2, 3-4

NR1 VIEWING AREA

LOT 5-6, C2, D19, D43

Figure 9: Precinct P1-2

Legend:

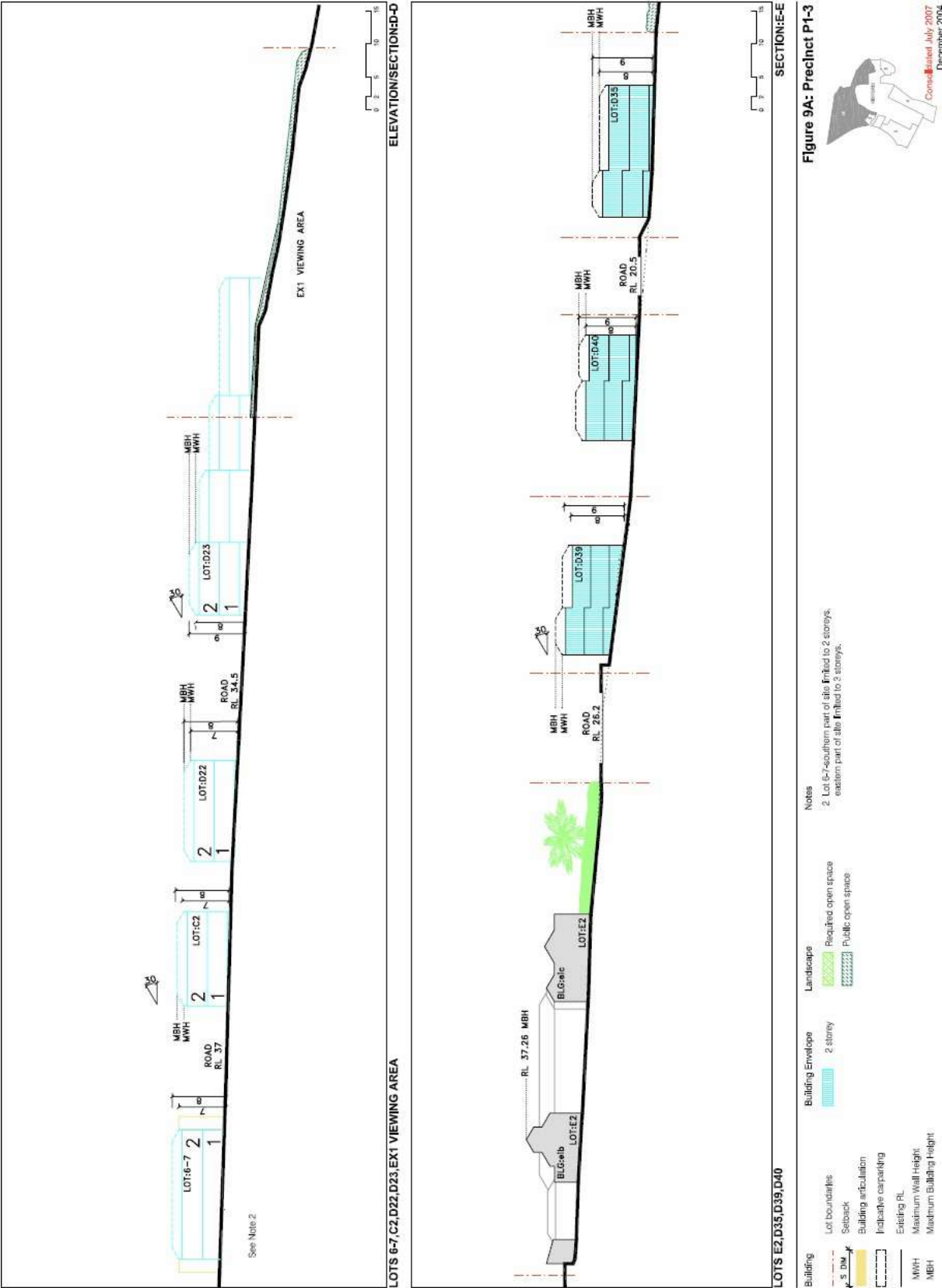
- Lot boundaries
- Setback
- Building articulation
- Indicative carparking
- Existing RL
- Maximum Wall Height
- Maximum Building Height
- MBH
- MWH
- MBH loft

Notes:

- 2 Lot 5-6 southern part of site limited to 2 storeys.
- 2 Lot 5-6 northern part of site limited to 3 storeys.

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

Figure 9A: Precinct P1-3



Note

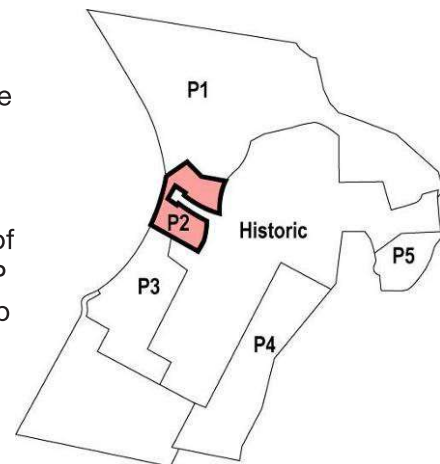
The lot numbers and boundaries may be superseded as subdivision continues across the

6.2. Precinct P2

Precinct P2 is located adjacent to Anzac Parade at the Pine Avenue entrance to the DCP area.

Key features within this Precinct are Pine Avenue, which is the main entrance to the Prince Henry site. Significant historic elements including the entrance gateposts to the former hospital and the alignment of Pine Avenue form part of the adjoining historic precinct (which encompasses the majority of significant historic elements within the central part of the DCP area); however, these elements have an important relationship with the development of Precinct P2.

Key views include the view along Pine Avenue, and the view towards the former Pathology Department Building, the Clocktower and Flowers Wards and beyond.



Precinct Objectives

1. To create a local neighbourhood centre that provides for the needs of new residents and the existing community in the locality
2. To reinforce Pine Avenue as the gateway to the Prince Henry site
3. To create a strong, consistent built edge along Anzac Parade
4. To ensure new development maintains views along Pine Avenue to the Entrance Gates, Gateposts, Gatehouse, Flowers Wards, Clocktower and beyond
5. To encourage a mix of neighbourhood scale retail, commercial and residential uses that will create a vibrant and attractive local neighbourhood centre

Desired Character

This precinct will contain a neighbourhood centre located at the Pine Avenue entrance to the site. The centre will contain a mix of retail, commercial and community uses, including a potential medical centre and potential supermarket, with apartments above. The centre will serve the adjoining neighbourhoods.

Building height within the precinct is generally four storeys, with a component in Lot 19 stepping down to three storeys opposite Flowers Ward 1 to create a transition in scale between development fronting Anzac Parade and the adjoining Historic Precinct to the east.

Buildings are to provide a strong built edge to Anzac Parade, and active frontages are encouraged along all streets and public paths where activity strips are identified within this precinct (refer to Figure 6). Buildings along Pine Avenue will provide a strong, consistent alignment to reinforce the historic alignment and significance of Pine Avenue. Colonnades and broad pavements will extend along Pine Avenue at ground level, providing sheltered outdoor areas for social interaction.

A public path provides a direct pedestrian and visual link between the neighbourhood centre/Anzac Parade and MacCartney Oval and the northern part of the site.

A small parking area for the neighbourhood centre will be clearly separated from resident parking (to be located underground). The neighbourhood centre parking is provided at-grade (to maximise accessibility for less mobile people) in well landscaped car park(s), which will be screened from surrounding buildings and roads by the neighbourhood centre buildings. At grade car park(s) will be designed to maximise opportunities for water sensitive urban design (e.g. stormwater collection and re-use).

Controls

In addition to the general controls contained in this Section, the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P2 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however the requirements for minimum landscaped open space must be achieved in all instances .

- b) Development is to comply with the setbacks shown on Figure 10 Precinct P2-1
- c) New buildings are to present a strong built edge to Anzac Parade and Pine Avenue
- d) The preferred design solution for the corner of Anzac Parade/Pine Avenue corner of Lot 19 is a strong built corner and entry to the site, which follows the building envelope edge shown in Figure 10

Alternative design solutions (such as a landscaped plaza) may be considered, subject to the applicant demonstrating that this solution meets the objectives of this Section and is a preferable design solution to the preferred option outlined above
- e) Building depth is to maximise opportunities for cross ventilation and dual aspect apartments
- f) Active frontages are to be provided along Pine Avenue, Anzac Parade, and the southern side of Lot 18
- g) Lot 18 is to provide an active frontage which maximises outlook over the pathway (which links the corner of Pine Avenue/Anzac Parade to McCartney Oval) to maximise pedestrian amenity and safety (see **Figure 10** for setback requirements)
- h) All buildings are to be setback 7m from the Anzac Parade property boundary to form a strong, consistent built edge along Anzac Parade
- i) Development in Lots 18 and 19 is to match the building alignment of the adjacent heritage buildings, as shown on **Figure 10**
- j) Awnings over a public footway are to be:
 - i. a minimum clear height of 3m above the footpath
 - ii. not less than 600mm from the edge of the road/kerb

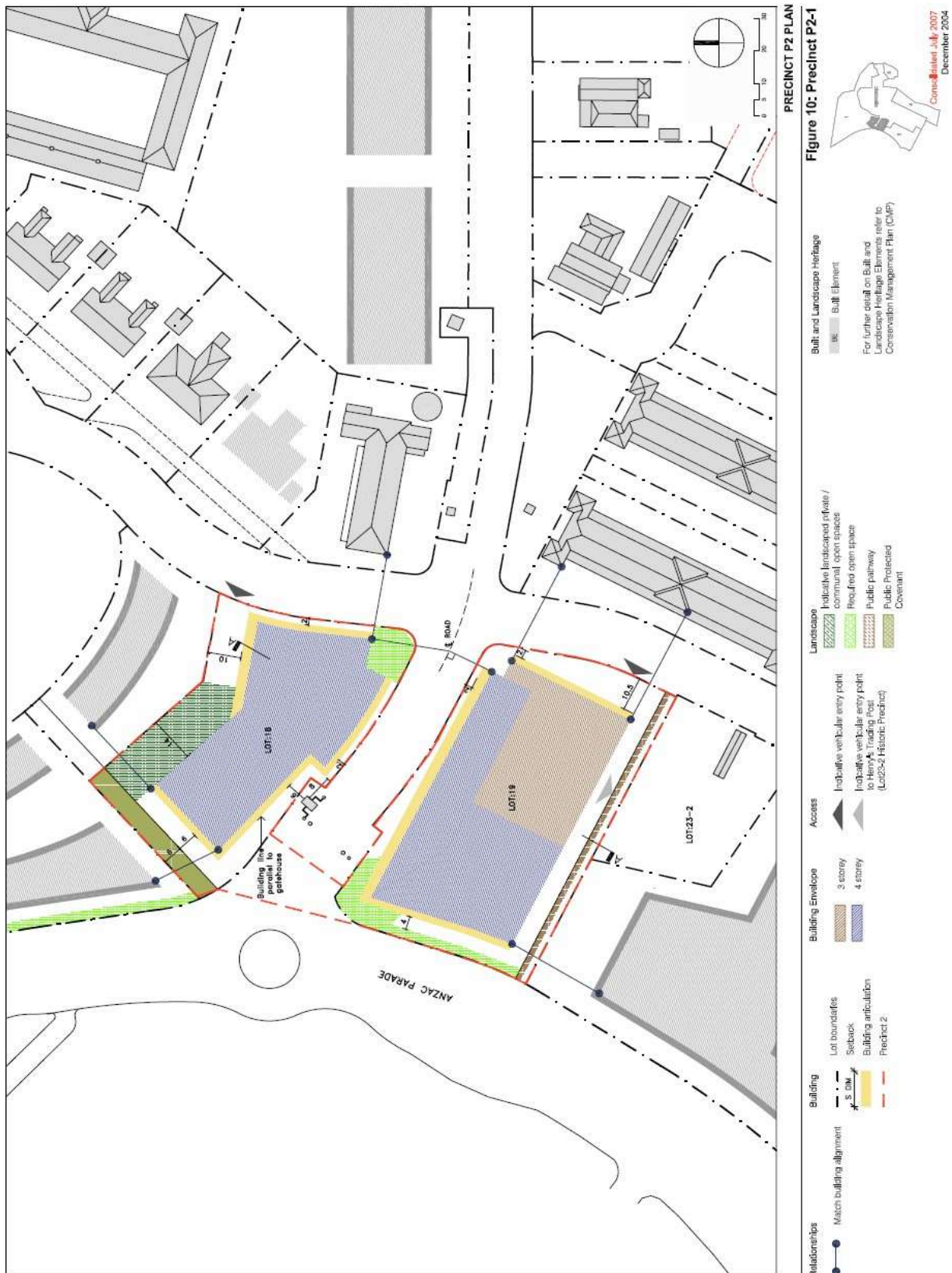
Landscaping

- a) Details of the proposed landscaping along the Anzac Parade and Pine Avenue frontage (including paving materials and planting) are to be submitted at DA stage
- b) Landscaped roof terraces may be used to provide communal open space for the residential levels of the buildings
- c) At-grade car parking is to be well landscaped and is to maximise opportunities for deep soil areas and effective water cycle management

Heritage

- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. New buildings maintain an appropriate setting for the Historic Precinct, particularly significant buildings and landscape features in the vicinity such as the Gateposts and Gatehouse, former Pathology Department Building, as well as views along Pine Avenue to the Clocktower, former Flowers Wards and beyond (see also Section 2.4 Views and Vistas)

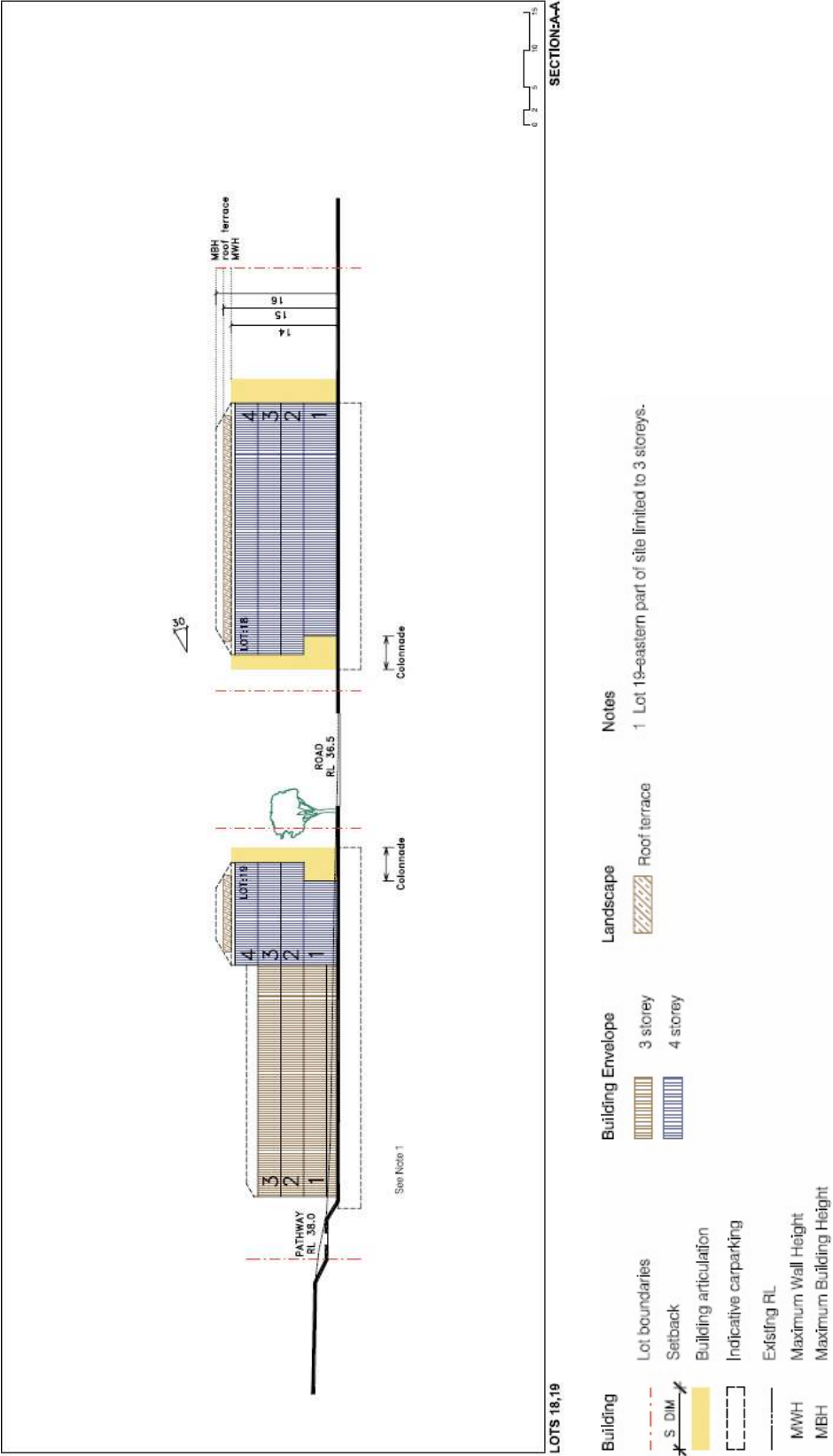
Figure 10: Precinct P2-1



Note:

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

Figure 11: Precinct P2-2



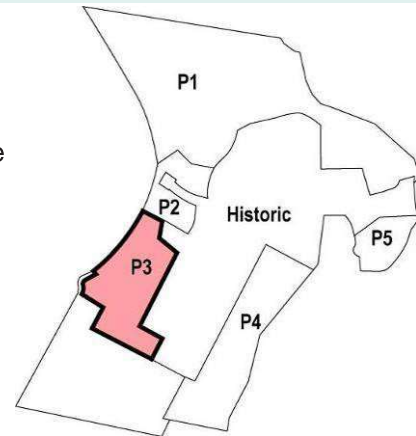
Note:

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

6.3. Precinct P3

Precinct P3 is located in the southwestern corner of the DCP area. It is bounded by the neighbourhood centre precinct to the north, the Historic Precinct and Brodie Avenue to the east, Anzac Parade to the west and remnant bushland to the south.

A key feature of the precinct is its elevated location. The precinct contains a small number of significant landscape elements, such as sandstone outcrops and the entrance gates to the former Chief Executive Officer's (CEO) residence, which are to be incorporated within new development.



Precinct Objectives

1. To achieve a transition in scale from the neighbourhood centre precinct to lower scale development to the east
2. To achieve a strong landscape edge along Anzac Parade
3. To protect remnant bushland and significant landscape features
4. To ensure that the bulk, scale and design of new development complement adjacent heritage buildings
5. To encourage simple, rectilinear block building forms which relate to the adjacent Flowers Wards
6. To encourage a mix of housing types

Desired Character

Development within this precinct will comprise aged care accommodation, residential development and a women's health facility. These three different types of development are proposed to be quite separate entities and require visual separation via landscaping to act as a buffer between uses, to ensure appropriate levels of privacy. A key design objective for this precinct is to ensure outlooks from future buildings are to trees rather than adjacent buildings.

This precinct contains significant rock outcrops and a number of significant trees. These landscape elements have been a key influence on building envelope design, indicative lot subdivision and indicative vehicular entry point location within this precinct, to ensure future development does not affect these elements.

The built form controls of this precinct generally continue the pattern of Precincts P1 and P2, with the tallest building envelopes located along Anzac Parade and stepping down to the adjacent bushland (south of this precinct). The building envelopes also step down in height towards Brodie Avenue, to result in a built form compatible in scale with the adjacent buildings in the historic precinct.

Buildings are to be well set back from Brodie Avenue so as not to compete visually with the former Flowers Wards opposite, and to conserve the sandstone rock cuttings and outcrops (identified in Figure 12, Precinct P3-1 Plan as LE-15). Buildings should have simple, rectilinear forms to relate to the historic Flowers Wards.

The women's health facility, Jarrah House, located in the southwestern corner of this precinct, will be low scale and will be visually separated from the rest of the site, by screen planting, with separate access from Anzac Parade. This facility will have direct vehicular access from Anzac Parade. This is the only direct access appropriate along Anzac Parade (in addition to the 3 main access roads to the Prince Henry site: Jenner Street; Pine Avenue; and Jennifer Street / Harvey Street).

The landscape design of the aged care accommodation is to incorporate the entrance gates to the former CEO's Residence.

The tallest building (5 storeys) is located along the southern edge of this precinct, adjacent to the Delaney Building, which is in the historic precinct. This building is required to be of an alignment, scale and form that avoids adverse impacts on the remnant bushland to the south and respects the nearby heritage buildings to the north and east, including the Flowers Wards and the Heffron and Delaney Buildings. This site (Lot 31) has been amalgamated with the site of the Delaney Building (Lot 32) to make more effective use of floor space and to facilitate a shared parking arrangement.

Low fencing and substantial landscaping along the site's Anzac Parade edge will provide a green corridor along Anzac Parade.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P3 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space **must** be achieved in all instances.
2. Lofts are permitted in identified locations. These locations have been identified to minimise the impact of development on the existing heritage buildings in the adjacent Historic Precinct.
3. The attached houses on Lots 22-30 will be a maximum of 2 storeys (with roof terraces) at the northernmost block and the centre block and a maximum of 3 storeys (with roof terraces) at the southernmost block, as identified on Figure 12, Precinct P3-1.

- b) The following minimum building setbacks apply, unless otherwise specified in Figure 12:

- | | | |
|-----|---------------------------------|----|
| i. | Anzac Parade property boundary | 7m |
| ii. | Brodie Avenue property boundary | 7m |

Note:

A large setback to Brodie Avenue is required to accommodate a change in ground level and to ensure landscape elements (rock cuttings and outcrops) are adequately protected.

- c) Buildings adjacent to Anzac Parade are to be aligned and designed to give an attractive edge and address to Anzac Parade
- d) Residential building setback areas facing Anzac Parade are to incorporate a 3m landscaped strip (as part of the 7m setback) and low fencing, with both fencing and landscaping contributing to privacy and a high level of amenity
- e) Development in Lot 20 is to match the building alignment of existing heritage buildings (in the adjacent Historic Precinct), as identified on Figure 12
- f) Development in Lot 22-30 will have a setback of 9m from Brodie Avenue at the northernmost block to protect the rock ledge and the setting of the Flowers Wards. The setback at the centre and southernmost blocks will be 3m to allow for a landscaped strip to define Brodie Avenue, as identified on Figure 12

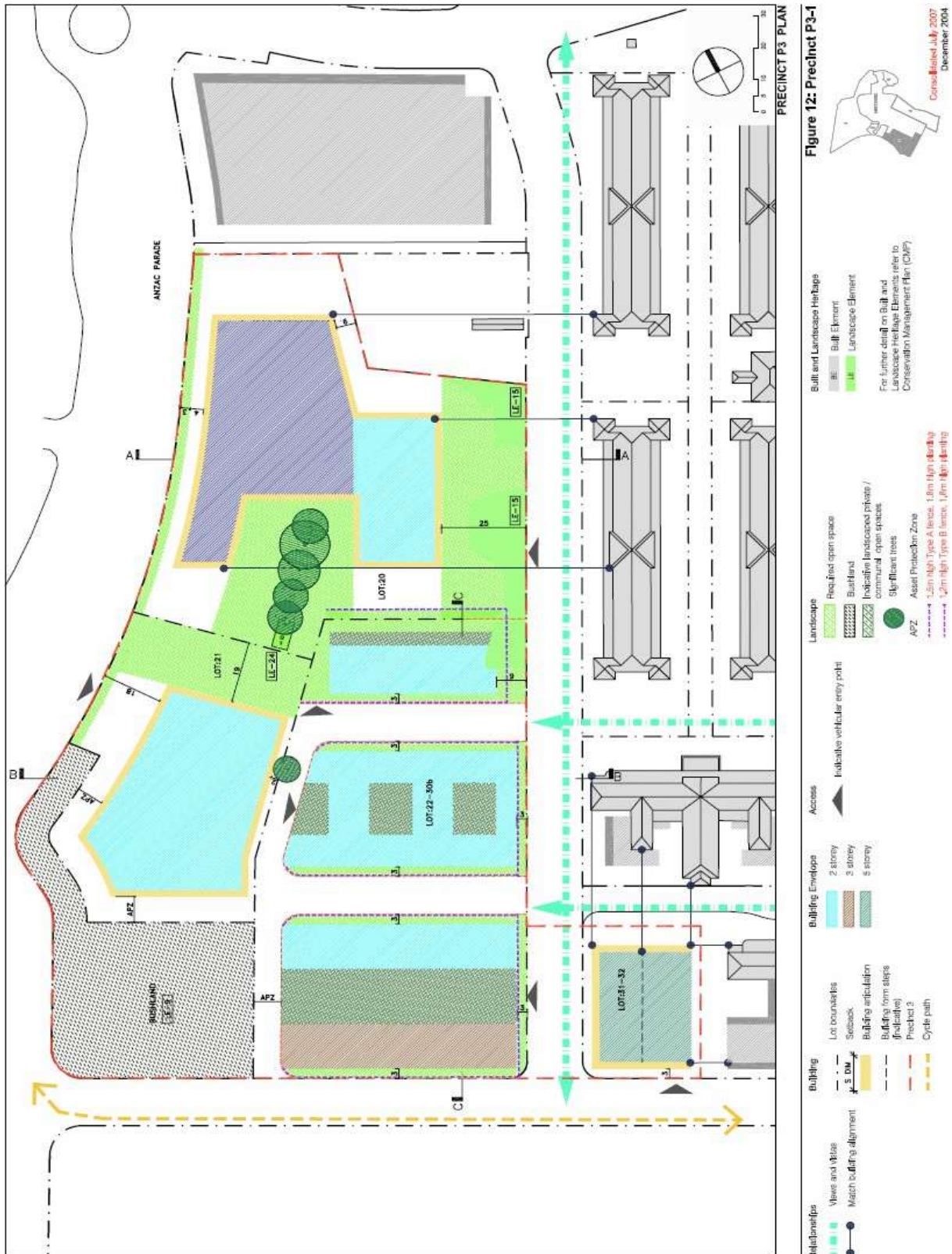
Landscaping

- a) Landscaping plans for lots adjacent to remnant bushland must demonstrate that species planted will not result in any weed invasion or overshadowing of this bushland
- b) An asset protection zone of 8m (minimum) is to be provided between new buildings and any remnant bushland consistent with the requirements of Fire and Rescue NSW, Bushfire Hazards section (see Subsection 5.2 and Appendix B)
- c) Buildings adjacent to the southern bushland must demonstrate no adverse overshadowing impacts on this bushland
- d) Landscaping, paths, driveways and the like, adjacent to the southern bushland are to be designed to ensure no stormwater run off into the remnant bushland areas
- e) Development must demonstrate consideration of the Bushland Plan of Management (POM). In particular, development must meet the objectives of this POM

Heritage

- a) All development must be in accordance with the Conservation Management Plan, the Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. New buildings maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity such as the Flowers Wards, Henry's Trading Post, Heffron House and the Delaney Building (see Figures 18-19)
 - ii. The entrance gates to the former CEO's Residence are to be incorporated into the landscaping for the Aged Care facility
 - iii. significant landscape heritage elements such as outcropping sandstone adjoining the Historic Precinct are conserved and incorporated into the landscape design for new development
 - iv. landscaping in this precinct complements that in the adjoining Historic Precinct

Figure 12: Precinct P3-1



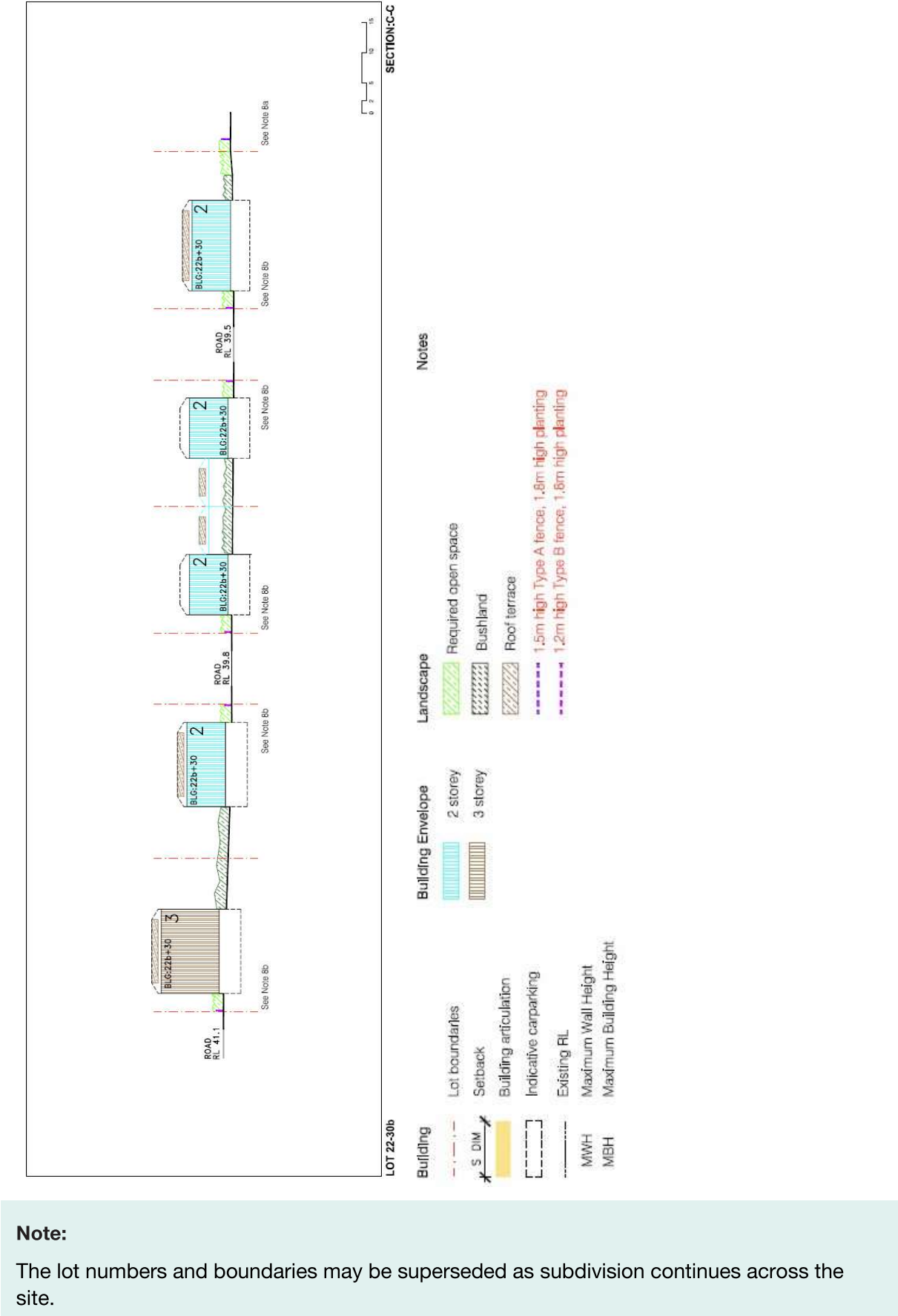
Note:

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

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

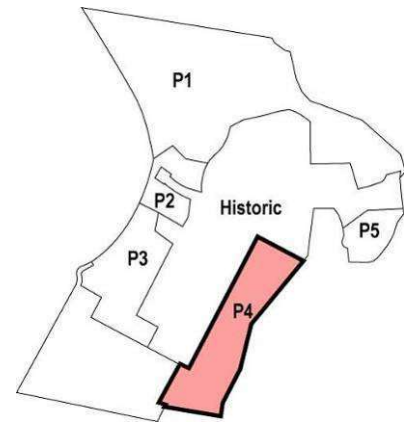
Figure 13A: Precinct P3-3



6.4. Precinct P4

Precinct P4 is located in the southeastern part of the DCP area adjoining the Coast Golf Course.

Key features within this precinct are Bob-A-Day Park and the adjoining Golf Course buffer separating the DCP area from the golf course. This precinct adjoins the Historic Precinct to the north and west, and an area of remnant bushland, also to the west. The topography slopes down to the east towards the golf course and coast.



Precinct Objectives

1. To create a consistent edge of buildings facing Ewing Avenue that respect the heritage buildings opposite and step down toward the golf course
2. To protect remnant bushland to the southwest and within the buffer strip and Bob-A-Day Park, and provide for a vegetated link along the southern boundary of the DCP area between the Jennifer Street remnant bushland and the golf course buffer
3. To maximise view sharing within the precinct and from the historic precinct

Desired Character

This precinct will be characterised by residential uses in the form of dwelling houses which will be accessed from Ewing Avenue and a new loop road that has been aligned to protect the view corridors from Flowers Wards 5 and 6. Significant open space will link to the golf course and beyond. Dwellings will be a maximum of two storeys in height immediately opposite the former Flowers Wards. This precinct also includes a medical research facility (Lot 33a) of 3 storeys in height.

The precinct overlooks the Coast Golf Course and adjoins open space to the north, east and southwest. New development will maximise view opportunities and open view corridors from significant places within the adjoining historic precinct, including the main axis of the former Flowers Wards.

The dwellings which line Ewing Avenue will form a group of buildings of height and scale consistent with the former Flowers Wards buildings. The dwellings will be set behind a wall on the Ewing Avenue frontage that will be designed as a single entity. The wall will present as a consistent element to establish a uniform appearance opposite the Flowers Wards. A built form that steps down in response to the precinct's sloping topography is encouraged.

Key open spaces in this precinct include Bob-A-Day Park and the linear buffer strip running along the eastern edge of the site. Pedestrian and cycle connections will be provided along the buffer strip connecting Bob-A-Day Park to Coast Hospital Memorial Park, while also providing for a vegetated north-south habitat corridor. Pedestrian paths will also connect the Historic Precinct to the buffer strip.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in Precinct P4 are to comply with the controls set out in the Built Form Control Table (Figures 6 and 7)

Note:

1. Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space **must** be achieved in all instances.
2. The ten detached dwelling lots (D46-D50, D56-D60) directly opposite the Flowers Wards may achieve a maximum FSR of 0.75:1 to strengthen the built form adjacent to the heritage buildings. All other detached dwellings may achieve a maximum FSR of 0.5:1 consistent with similar dwelling houses in Precinct P1.

- b) The following minimum building setbacks apply, unless otherwise specified in Figure 14:
 - i. Setback from Ewing Avenue: 3m
 - ii. Side setback (where property boundary adjoins a road or pedestrian path or park: 4.5m
 - iii. Rear setback and/or setback from boundary adjoining remnant bushland: 8m
- c) New buildings facing Ewing Avenue are to create a strong built edge of setback, scale and height and to be consistent with the scale and form of the historic Flowers Wards
- d) Buildings in Lots 33a and 33b are to be articulated along the facades identified in Figure 14 Precinct P4-1. Minimum articulation depth required is 2m
- e) Buildings in Lots 33a & 33b and D66 & D68 are to address the park with articulated facades including windows that overlook the park
- f) Development in Lots D66 and D68 is to match the building alignment of the Flowers Wards opposite, indicated on Figure 14
- g) All development is to maximise the opportunity for view sharing. Maximum building height and FSR for detached dwellings may not be achieved where views (from private and public open spaces) would be unreasonably obstructed. View analysis details are to be included as part of the site analysis
- h) Demonstrate that building design does not obstruct views along Ewing Avenue and along the axis with the Flowers Wards

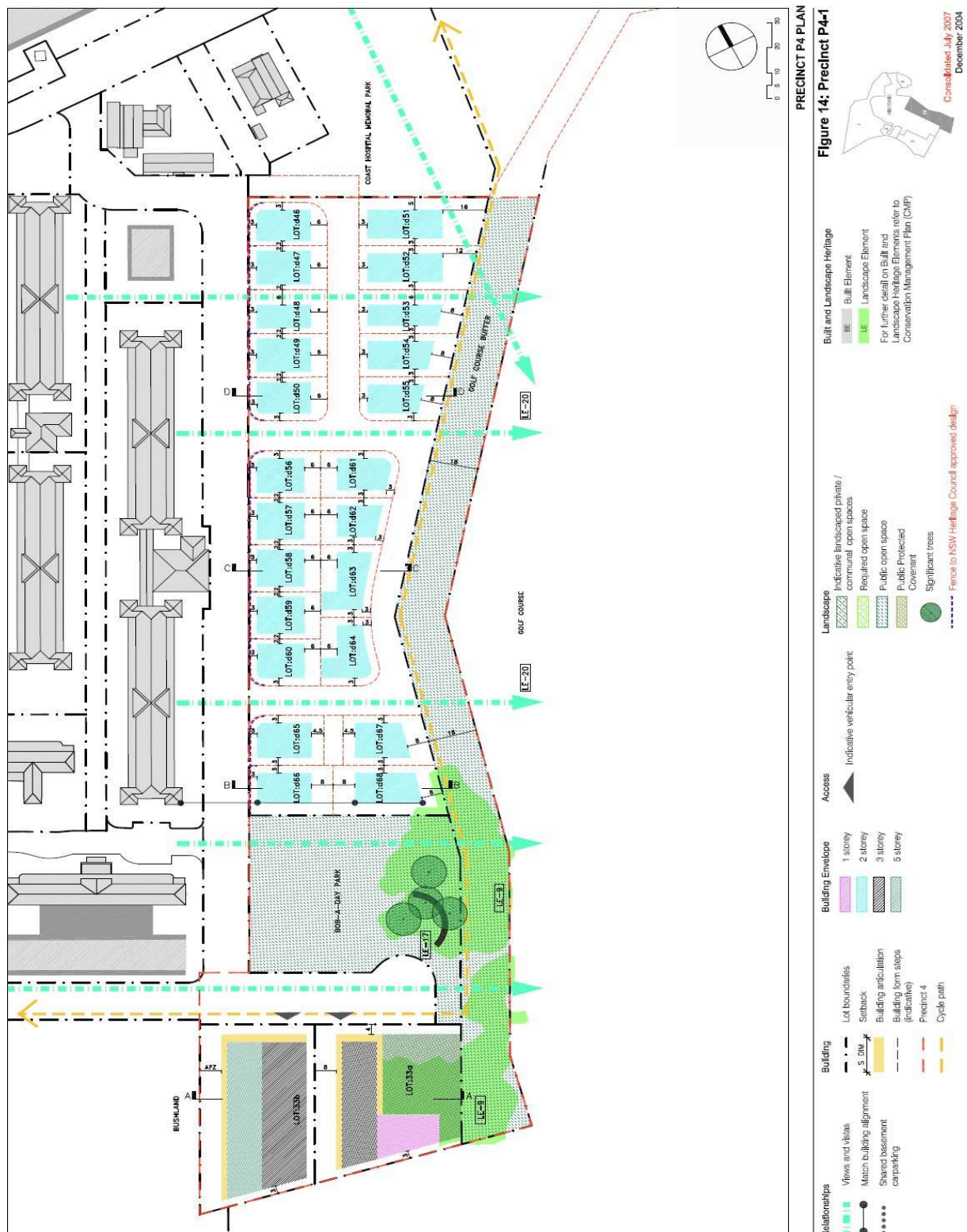
Landscaping

- a) Planting is to comprise local native species, primarily low in mature height, to maintain views and vistas of Little Bay and the adjoining coastal scenery from both the private and public domain
- b) Landscape Plans for lots adjacent to remnant bushland and the buffer strip are to demonstrate that species planted will not result in any weed invasion or overshadowing of indigenous vegetation
- c) Lots 33a and 33b are to comprise suitably designed landscaping along their southern boundaries to provide a continuous, vegetated link along the southern boundary of the DCP area, between the Jennifer Street remnant bushland and the golf course buffer
- d) An asset protection zone of 8m is to be provided between new buildings and remnant bushland or the buffer strip, and the golf course consistent with the requirements of Fire and Rescue NSW, Bushfire Hazard section (see Subsection 5.2 and Appendix B)
- e) Landscaping, paths, driveways and the like, adjacent to the southern bushland are to be designed to ensure no stormwater runoff into the remnant bushland areas
- f) Development must demonstrate consideration of the Bushland Plan of Management (POM). In particular, development must meet the objectives of this POM

Heritage

- a) All development must be in accordance with the Conservation Management Plan (CMP), Archaeological Management Plan (AMP) and any relevant Specific Elements Conservation Policy (SECP) and must demonstrate that:
 - i. new buildings maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity such as the Flowers Wards and the Heffron and Delaney Buildings
 - ii. view corridors from the central axes of Flowers Wards 5 and 6 are recovered and maintained
 - iii. the significant quarried sandstone pieces will be conserved and incorporated into the landscaping for Bob-A-Day Park

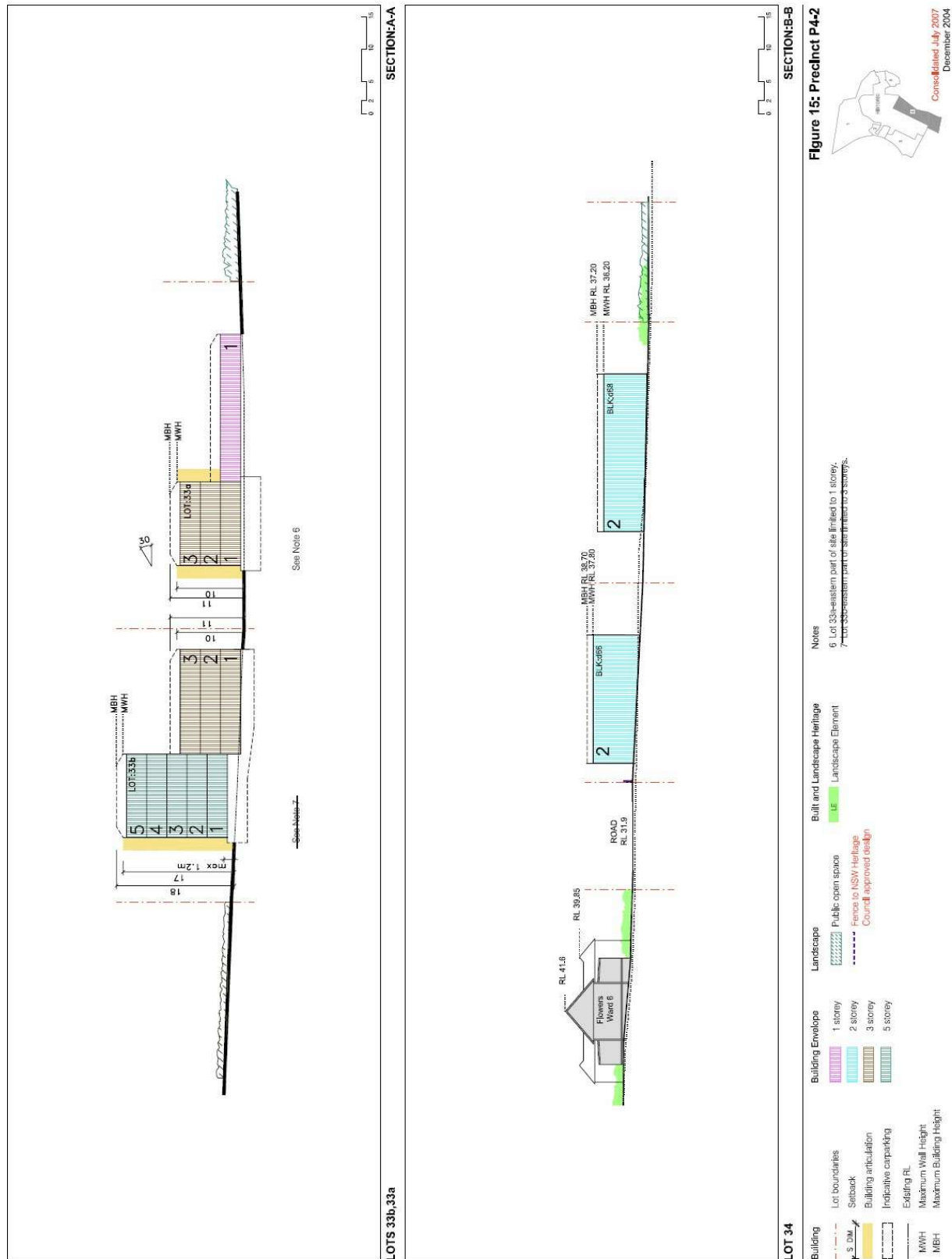
Figure 14: Precinct P4-1



Note:

- 1) The lot numbers and boundaries may be superseded as subdivision continues across the site.
- 2) The storey control for Lot 65, DP 270427 (noted as Lot 33b above) has been revised to 5 storeys for the full building envelope, consistent with its height control under RLEP 2012.

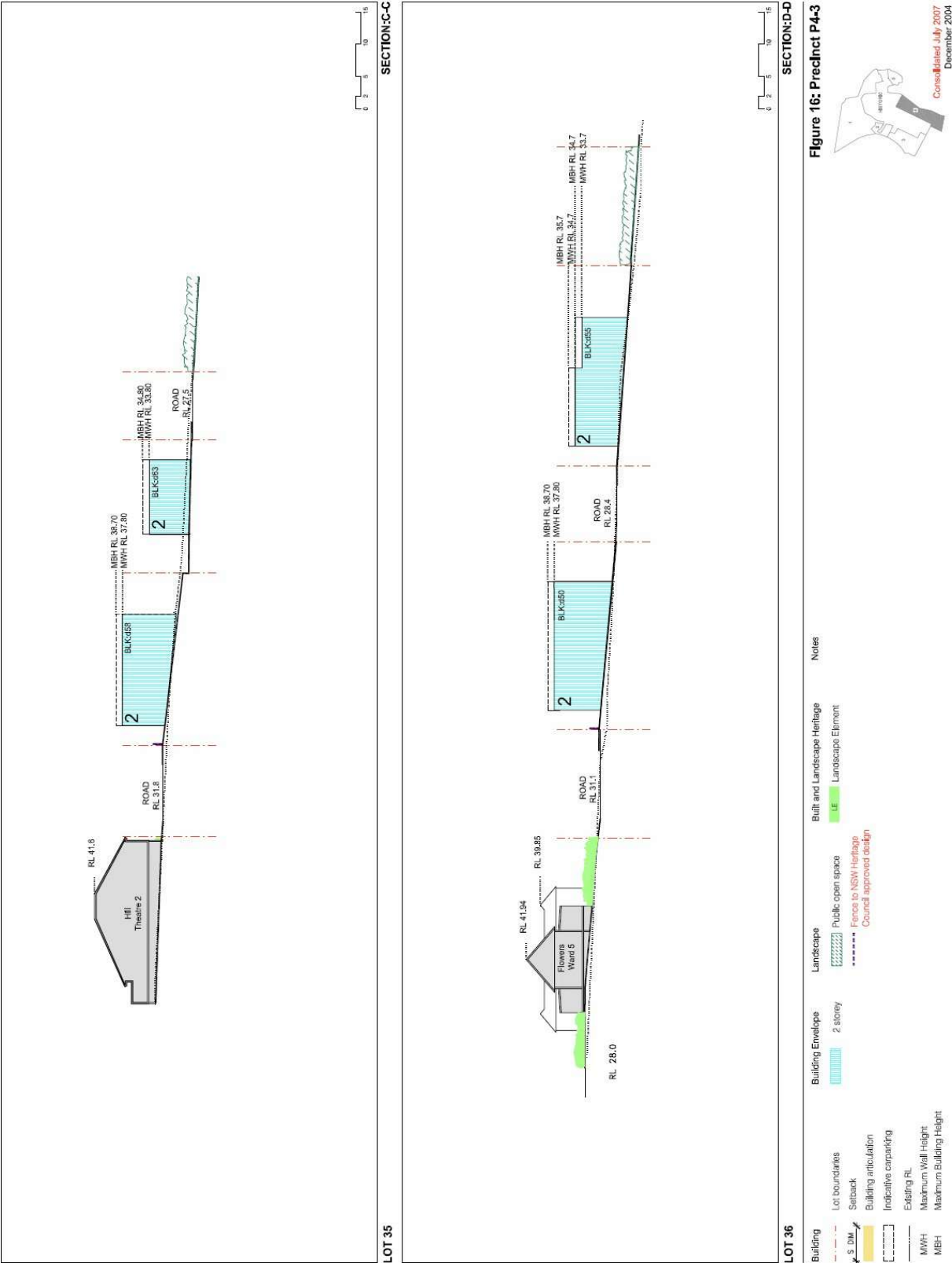
Figure 15: Precinct P4-2



Note:

- 1) The lot numbers and boundaries may be superseded as subdivision continues across the site.
- 2) The storey control for Lot 65, DP 270427 (noted as Lot 33b above) has been revised to 5 storeys for the full building envelope, consistent with its height control under RLEP 2012.

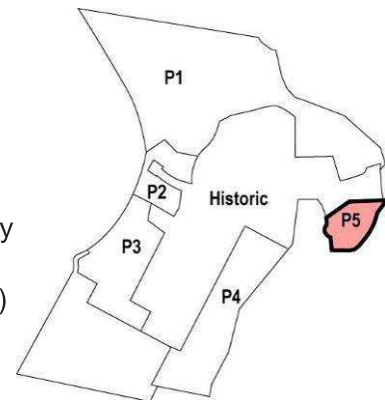
Figure 16: Precinct P4-3



6.5. Precinct P5

Precinct P5 is located on the eastern side of the DCP area at the end of Pine Avenue. It is bound by the Historic Precinct to the north and the Coast Golf Course to the east, south and west.

This precinct will contain a community centre (Prince Henry Centre), to serve the needs of residents and the surrounding suburbs, as well as specific needs such as cultural facilities, as part of Council's program for integrated, multi-purpose community facilities across Randwick City. This precinct has a close visual relationship with the Chapel (within the adjoining Historic Precinct) and the coast.



Precinct Objectives

1. To provide for a multi-purpose community centre for the residents of the Prince Henry site and beyond
2. To ensure that the community facility becomes a model development in terms of sustainable development
3. To ensure that new development sits within the landscape and that the visual prominence of the Chapel is retained
4. To retain the open landscape character of the Prince Henry site

Desired Character

This precinct will contain a new multi-purpose community centre (Prince Henry Centre). The design emphasis will be on enhancing the existing landscaping along access roads and the golf course edges and to soften the appearance of the proposed community building.

The community and recreation uses of this building may require a building form that differs quite substantially from other buildings (new and existing) on the Prince Henry Site. The new building must not however dominate the landscape or compete with the nearby Chapel when viewed from within the site or from the coastline, nor should it block significant views to the coastline.

Accordingly, the built form will comprise a combination of indoor and outdoor spaces that relate to the topography of this part of the site, and which offer opportunities for enhancing the existing landscaping. This may result in a single building, but may also result in a number of linked buildings and/or ancillary buildings.

The building will incorporate a range of measures, which set the highest benchmark in terms of sustainable development, all of which are suitably integrated into its design.

Landscaping will retain the open grassy character of the site, with local, drought-tolerant native plant species.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building heights, FSR and landscaped open space are to comply with the Built Form Control Table (Figures 6 and 7)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space **must** be achieved in all instances.

- b) Development is to comply with the minimum setbacks and alignments shown in Figure 17 Precinct P5
- c) The building envelope in Figure 17 is indicative only, and may vary subject to compliance with these controls at DA stage
- d) Building frontages are to be aligned with street frontages
- e) New buildings should be of a scale that does not dominate the landscape or visually compete with the Australian Nurses War Memorial Chapel. Refer to Figure 17 for building alignment requirements
- f) A full range of passive and active sustainable design measures are to be incorporated into the community facility building to maximise opportunities for renewable energy use and minimise demand for water and other finite resources
- g) The development of the Community Centre is to be in accordance with the Developer Agreement

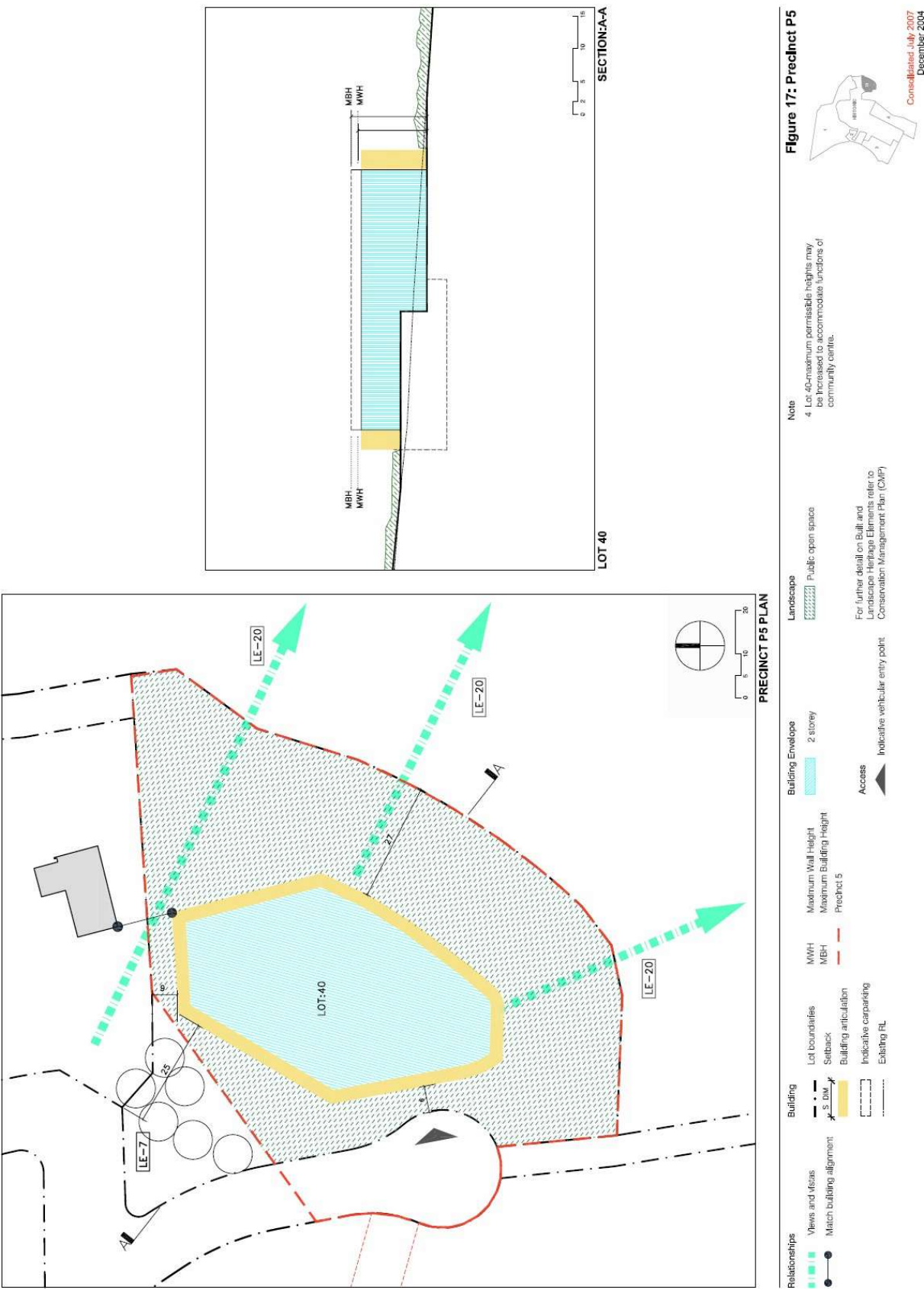
Landscaping

- a) Significant landscape elements such as cultural plantings are to be conserved. Landscaping in this precinct should complement that in the adjoining Historic Precinct

Heritage

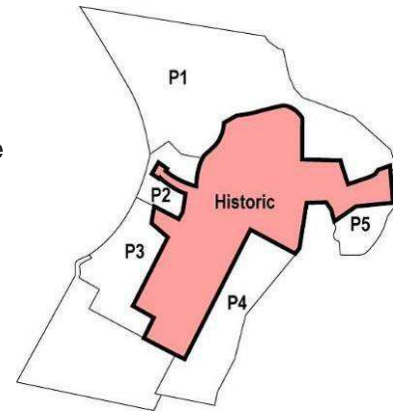
- a) All development must be in accordance with the Conservation Management Plan, Archaeological Management Plan and any relevant Specific Elements Conservation Policy and must demonstrate that:
 - i. the new building(s) maintain an appropriate setting for the Historic Precinct including significant buildings and landscape features in the vicinity, including the Interdenominational Nurses War Memorial Chapel, and Pine Avenue
 - ii. excavation in the possible extent of the palaeo valley area should not go below RL 26 unless endorsed by Randwick Council and the NSW Office of Environment and Heritage

Figure 17: Precinct P5



6.6. Historic Precinct

The Historic Precinct comprises the centre of the DCP area and contains most of the existing built and landscape heritage elements that contribute to the heritage significance of the Prince Henry Site, representing the key elements of the former Coast Hospital and Prince Henry Hospital.



Precinct Objectives

1. To conserve the heritage significance of the Historic Precinct and its setting
2. To conserve significant built and landscape elements while adapting them to suitable new uses
3. To ensure that new development respects the historic structure and layout of the precinct and relates sympathetically to significant built and landscape elements within the precinct

Desired Character

This precinct will accommodate a variety of residential development, community uses, and housing for older people. This will be achieved largely by appropriate adaptation of existing significant buildings, areas of sensitive 'infill' development, complemented by areas of open space.

Significant built and landscape heritage elements within the Historic Precinct will be conserved. Aboriginal and Historical archaeological relics and sites within the precinct will be managed, recorded and conserved as appropriate.

The streetscape of the Historic Precinct will continue to be strongly influenced by the many retained built and landscape heritage elements as well as the existing road structure and layout. Pine Avenue and its Norfolk Island pine trees will continue to be the dominant landscape element. The structure and general layout of the precinct will be retained, together with the open character of the landscape.

Development within the Historic Precinct will primarily comprise conservation and adaptation of existing heritage buildings on site (for residential, community and small-scale local retail uses), with small pockets of new development.

New development within the northern part of the Historic Precinct will comprise a single storey detached dwelling (Lot 12) at the south-western end of the existing Artisans Cottages, and 3-4 storey apartment buildings along the northern side of Pine Avenue (Lots 9 and 10), adjacent to former hospital buildings of similar scale. A 2 storey multi-unit building will be located to the north of Flowers Ward 5 on the site of a demolished hospital building. The building will be of a form and scale that is sympathetic to the adjacent Flowers Ward.

At the southern end of the Historic Precinct, the DCP makes provision for an extension to the Delaney Building (Lot 32). This site (Lot 32) has been amalgamated with the adjoining Lot 31 in

Precinct P3 to make more effective use of floor space and to facilitate a shared parking arrangement. The minimum landscaped open space requirements for this lot are lower due to its proximity to Bob-A-Day Park and the remnant bushland at the southern end of the DCP area. The remnant bushland will provide a "green outlook" for residential development on this Lot, giving the perception of substantial open space, while Bob-A-Day Park will provide accessible open space for passive and small-scale active recreation. The existing Delaney building influences the south-facing location of the extension allowed and the location of open space on this lot, which is atypical and does not establish a precedent for other lots.

It is important that new development complements the established character of the precinct by having a compatible scale and architectural character, and through careful consideration of the spaces between buildings.

Controls

In addition to the general controls contained in this Section the following controls also apply to development within this precinct:

Built Form

- a) Building height, FSR and landscaped open space for all lots in the Historic Precinct are to comply with the controls set out in the Built Form Control Table (**Figures 6 and 7**)

Note:

Maximum height and FSR may not be able to be achieved in all instances; however, the requirements for minimum landscaped open space **must** be achieved in all instances.

- b) The maximum height of the extension to the Delaney Building (Lot 32) must not exceed the existing ridge height of the Delaney Building (see Figure 20), with a minimum floor to ceiling height of 2.7 metres for all floors
- c) New developments are to be in accordance with the policies contained within the Conservation Management Plan (CMP), Archaeological Management Plan (AMP), and any relevant Specific Elements Conservation Policies (SECP)
- d) Development is to comply with the setbacks and 'match building alignment' controls identified on Figures 18-19
- e) Development is to demonstrate that views (both from the private and public domain) identified on Figures 18-19 are maintained. Details of the view analysis are to be included at DA stage
- f) New buildings should respect the blocky rectilinear form of the most significant buildings such as the Flowers Wards and the Matron Dickson Nurses Home without mimicking their character or appearance
- g) New buildings should be designed so they are appropriate in terms of their character, scale, massing, materials and details, setback and orientation to the existing buildings and spaces within the Historic Precinct

Landscaping

- a) Landscape planting is to complement and not compete with the highly significant plantings of Norfolk Island Pine trees along Pine Avenue
- b) The historically open character of the landscape in the precinct should be retained
- c) New planting should be in accordance with the suggested species list included as Appendix A

Heritage

- a) All development must be in accordance with the Conservation Management Plan (CMP), Archaeological Management Plan (AMP), and any relevant Specific Elements Conservation Policy (SECP), and must demonstrate that:
 - i. historic and visual relationships of buildings and groupings of buildings are retained
 - ii. the symmetry and axial siting of the Flowers Wards and Heffron and Delaney

buildings are respected and reinforced

- iii. view corridors from the Flowers Wards and the visual link from the Avenue of Coral Trees to the former Matron Dickson Nurses Home are opened (Figure 4)
- iv. the visual prominence of the Clock Tower and the Chapel as viewed from Pine Avenue is maintained
- v. new buildings along Pine Avenue follow the road alignment and the alignment of the early road from Pine Avenue to the former Institute of Tropical Medicine
- vi. that adequate curtilages and settings are defined, protected and maintained around significant buildings, groups of buildings and spaces
- vii. that a consistent approach to the conservation of the Flowers Wards and their settings is maintained
- viii. excavation of the palaeo valley should not go below RL 26 unless endorsed by Randwick City Council and the NSW Office of Environment and Heritage

Parking

- a) Where surface parking is provided within private lots within this precinct, it is not to detract from the setting of significant buildings

Note:

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

Figure 19: Precinct Historic-2



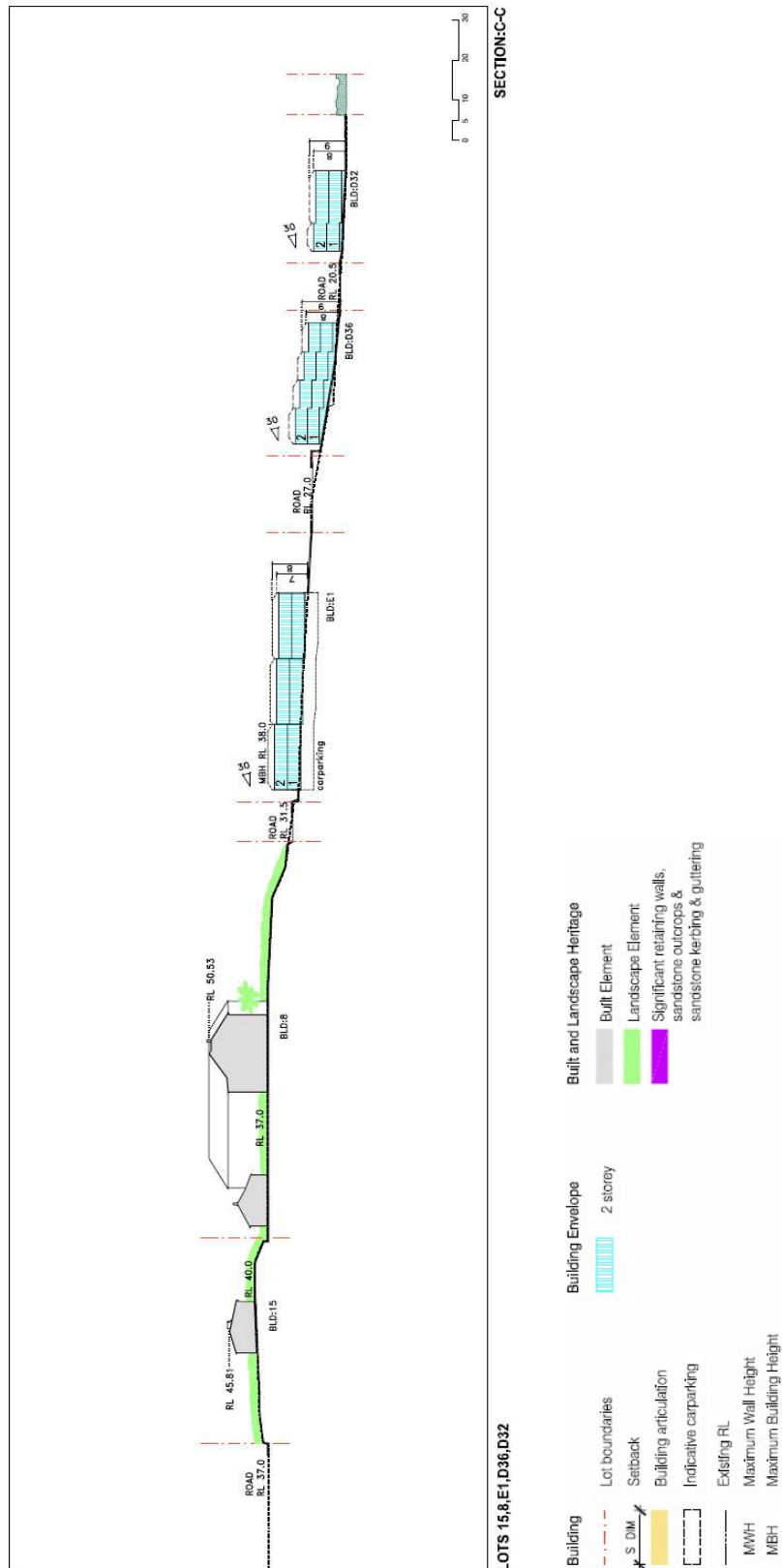
Note:

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

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

Figure 21: Precinct Historic-4



Note:

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

Figure 22: Precinct Historic-5



Part C

Appendices

Appendix A: Recommended List of Suitable Native Species for the Prince Henry Hospital Redevelopment Site

Trees:

- *Banksia integrifolia*
- *Casuarina glauca*
- *Eucalyptus piperita*
- *Eucalyptus robusta*
- *Eucalyptus sieberi*
- *Eucalyptus obstans*
- *Angophora costata*
- *Melaleuca armillaris*

Shrubs:

- *Baeckea imbricata*
- *Banksia marginata*
- *Banksia spinulosa*
- *Callistemon hybrids*
- *Correa alba*
- *Grevillea hybrids*
- *Westringia fruticosa*
- *Hakea gibbosa*

Groundcovers:

- *Carpobrotus glaucescens*
- *Chrysocephalum apiculatum*
- *Dianella congesta*
- *Grevillea hybrids*
- *Isolepis nodosa*
- *Themeda australis*
- *Brachycome multifida*
- *Lomandra tanika*
- *Hibbertia scandens*

The species in this list are suitable for dry, windy, coastal sites with nutrient-poor soils. They require relatively little maintenance. The trees and shrubs do not have fleshy fruits, so as not to promote the spread of larger, more aggressive birds, which may result in the loss of smaller native species.

The list has also been compiled to address the provenance issue, as it relates to loss of genetic biodiversity, due to use of non-local provenance planting material. Hence, only a few native species present in bushland in the vicinity of the Prince Henry site have been chosen for this list.

Appendix B: Bushfire Risk Management Report (2001) NSW Fire Brigades (currently Fire and Rescue

NEW SOUTH WALES FIRE BRIGADES SPECIALISED STATE OPERATIONS

Amarina Avenue GREENACRE NSW 2190
Private Locked Bag 13 GREENACRE NSW 2190
Telephone : (02) 9742 7155 Facsimile : (02) 9742 7381



All Communications to be addressed to The Commissioner

14 September 2001

CHO/01692

EDAW
PO Box 91
ST LEONARDS NSW 1590

Dear Mr Lang

Bushfire Risk Management Recommendation for Prince Henry Hospital

The NSW Fire Brigades carried out a bushfire risk assessment of the surrounding bushlands bounding Prince Henry Hospital on 30 August 2001. The assessment results and recommendations are as follows :

- **Eastern Perimeter Bounding onto Golf Course :**

The eastern perimeter has a covering of old coastal tea tree at a height of approximately 12 metres that runs parallel to the hospital buildings and existing sealed roadway. This small parcel of bush also incorporates a heavy ground covering of bushfire fuel beneath these trees which would support a fire should this area be ignited.

The inspecting Officer was informed that these trees would stay to act as a divider between the golf course and the hospital. The Officer was also informed that it was the intention to plant further tea trees to the north to complete the division between the golf course and the hospital.

Recommendation :

Due to the size of the existing coastal tea trees and ground fuel beneath and the intention to plant new trees, it is the recommendation of the inspecting Officer that an asset protection zone of not less than 8 metres remain parallel to any existing or new building.

- **Southern Perimeter :**

The southern perimeter will incorporate a newly constructed roadway of 3.5 metres. As informed by Edaw the closest building in this area to the existing bushland will be approximately 12 metres, which is more than sufficient to act as an asset protection zone. The recommended requirements would also be 8 metres.

New South Wales Government
Smoke Alarms Save Lives

- **Northern Perimeter :**

After inspecting this area and having an understanding of the intended construction and planting it is recommended that an asset protection zone of 6 metres exists between any new building for fire protection.

- **General :**

The recommendations in this report will reduce the risk of fire spread from surrounding bushlands and from fire impacting on Prince Henry Hospital buildings old and intended. Coastal tea tree is very volatile and a good supporter of fire and will burn intensely if ignited. It must be noted, the hospital will suffer smoke and ember attack from fire in these areas, this will be dictated by wind direction.

Should you require any further information please contact our Bushfire / Hazard Reduction Officer George Irwin on 9742 7155 or 0407 237223.

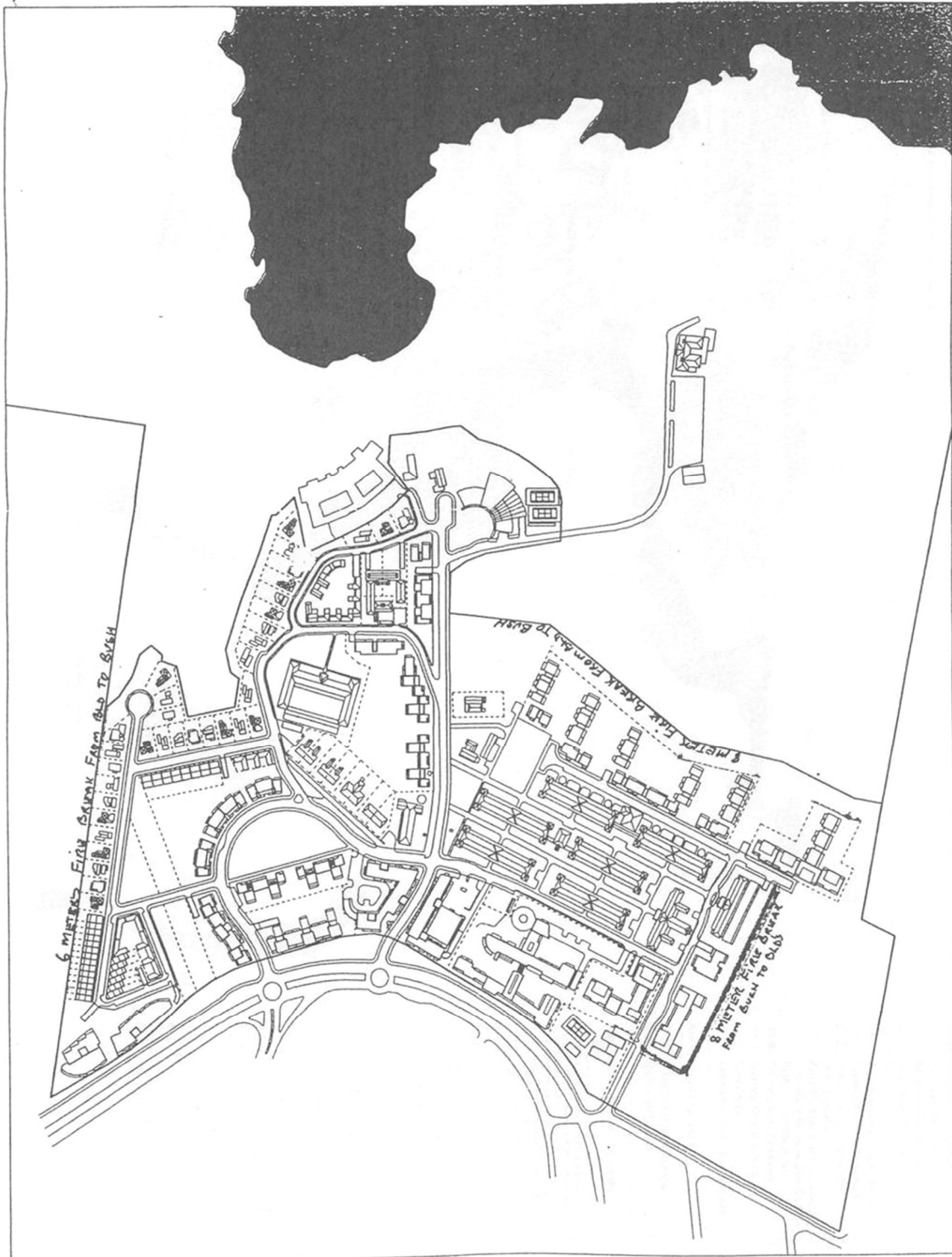
Yours faithfully

Superintendent J Spiteri
Manager Bushfire & Natural Hazards



C.C. To EDAW.

New South Wales Government
Smoke Alarms Save Lives



Drawing Title

0 50 100 200
September 2001

Prince Henry Masterplan



Appendix C: Map Extracts from the Archaeological Management Plan (AMP) and the Conservation Management Plan (CMP)



Figure 3.45 Identified Aboriginal sites.

Prince Henry Site, Little Bay — Archaeological Management Plan, August 2002

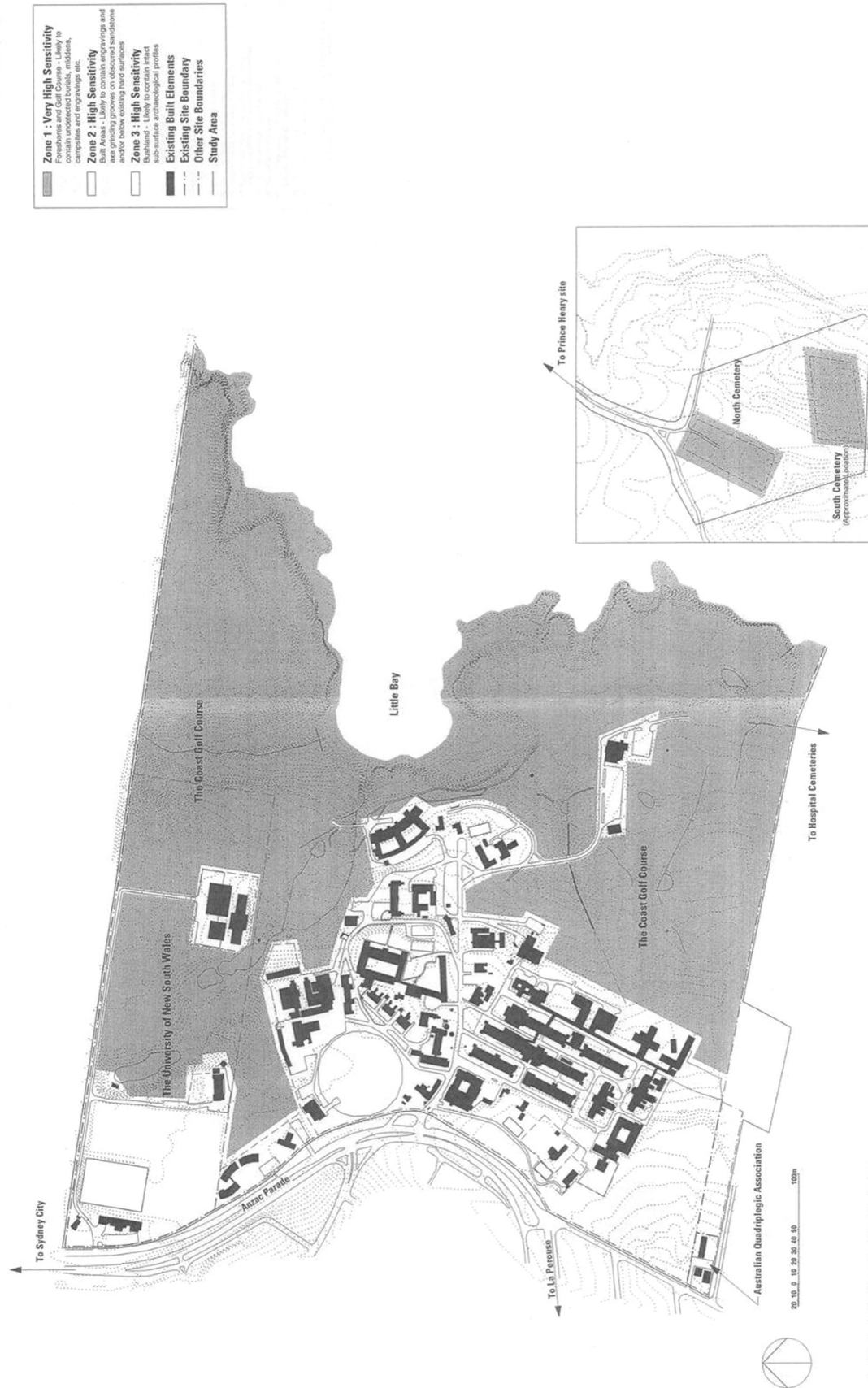


Figure 3.46 Aboriginal Archaeological Zones.

Prince Henry Site, Little Bay - Archaeological Management Plan, August 2002



Appendix D: Total Water Cycle Strategy – Prince Henry Site

Background

Stormwater from the site drains to 3 major discharge points: Anzac Parade sub-catchment, Wetlands sub-catchment and the Golf course sub catchment (refer to Figure 1).

Overview

Harvested rainwater re-use will be shared amongst several users for a range of purposes. It will be re-used within the Prince Henry DCP area for irrigation of parks and the public domain and will also be re-used by the Coast Golf Course for irrigation of their greens. The irrigation of parks and the golf course greens may need to be supplemented by mains water during summer months, however, the volume of mains water used to supplement recycled water use (particularly for irrigation of public open spaces within the Prince Henry DCP area) is to be minimised.

A substantial proportion of stormwater from the Prince Henry site will run off to the Coast Golf Course, passing through swales, which will provide a level of water quality treatment.

Key Elements

Key elements of the total water cycle strategy for the site include:

- Water storage facilities must be provided in conjunction with the Prince Henry development to allow storage of stormwater for reuse in irrigation of public open spaces (within the Prince Henry DCP area). *Water storage facilities shall be provided to the satisfaction of Council.*
- High efficiency irrigation techniques and practices are to be installed and implemented in all parks within the Prince Henry site.
- Drought tolerant local native species are to be used in parks and the public domain.
- Water quality treatment measures and devices shall be provided in conjunction with the Prince Henry development. Such measures are to include, but not be limited to, bio-retention swales and gross pollutant traps (GPTs). Swales are to be dedicated to Council a minimum of 36 months post construction (or such time as agreed to by Council) to allow them to be properly established, and to ensure protection during the construction phase.
- Where pumps are required, high energy efficient pumps are to be used. Consideration shall be given to the use of solar power pumps (details to be provided at DA stage).
- Where possible, permeable paving is to be used in at-grade car parks and private lots, Car parks are to maximise opportunities for water sensitive urban design through the use of techniques such as (but not limited to) swales, rainwater planter boxes etc, suited to the scale and location of the car park. It is envisaged that these techniques will perform dual roles of water sensitive urban design and maximising the amenity and appearance of the car parks through substantial landscaping.
- Deep soil areas throughout the Prince Henry DCP area are to be maximised.
- Water efficient plumbing fixtures are to be incorporated in building and public domain design (i.e. public toilets etc).

The detailed design for the Total Water Cycle Strategy must be approved by Council prior to the lodgement of the DA/s for the open space areas across the site).

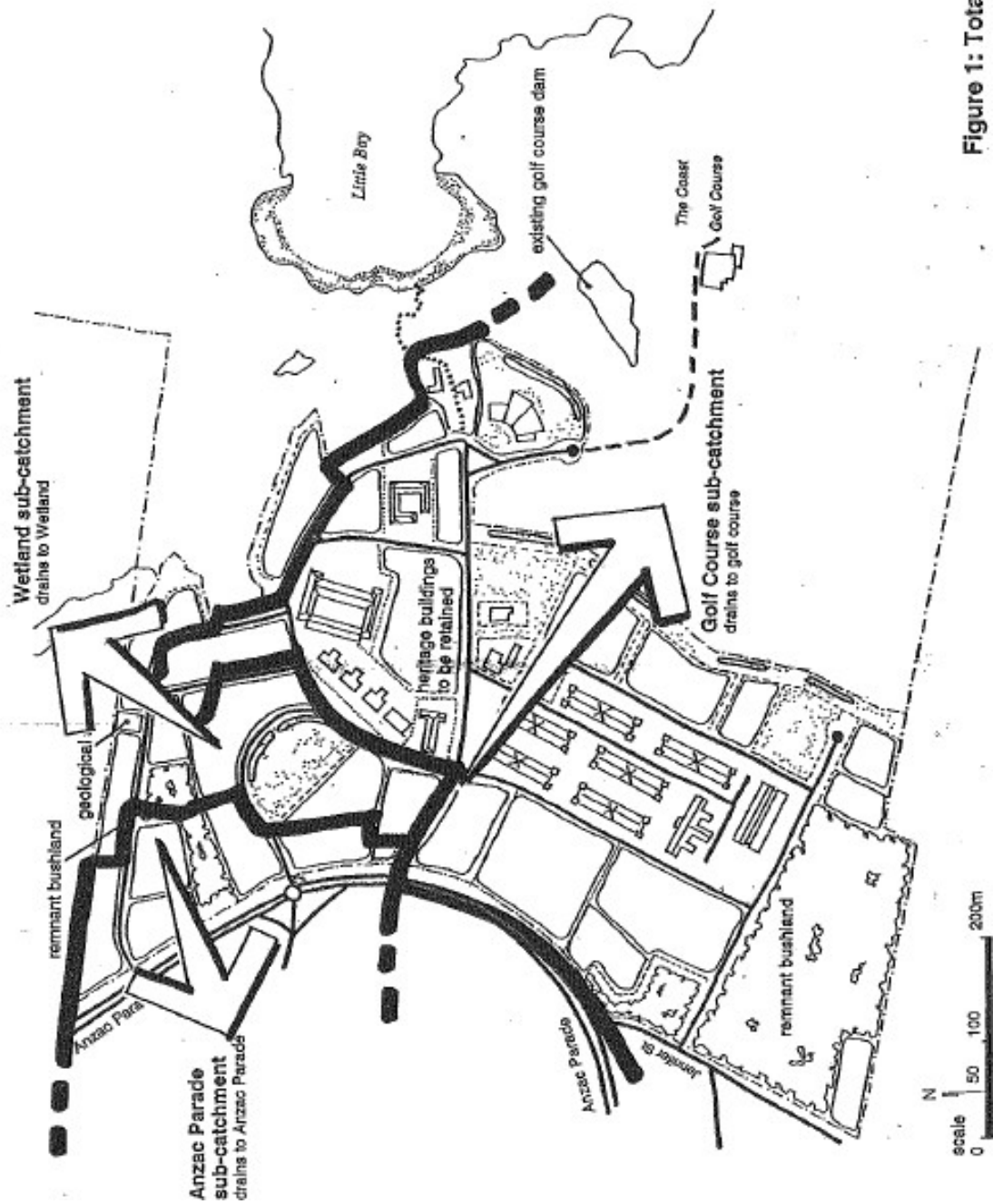


Figure 1: Total Water Cycle Strategy

Appendix E: Watercourse Categories and Riparian Land Widths

There are 4 watercourses within the Coast Golf Course, adjacent to the Prince Henry DCP area, known as:

- The northern watercourse
- The central watercourses (comprises 2 watercourses / arms)
- The southern watercourse

The Department of Planning and Infrastructure has identified two watercourse categories on the Coast Golf Course as follows:

- the northern and southern watercourses: Category 2
- the central watercourses: Category 3

The riparian land widths for these categories are as follows:

Category 2 watercourse: a minimum riparian land width of 20 metres on each side of the bank (measured from top of bank), or to the extent of significant remnant native vegetation whichever is the widest, to provide terrestrial and aquatic habitat, bank stability and to protect water quality

Category 3 watercourse: a minimum riparian land width of 10 metres on each side of the bank (measured from top of bank), to provide terrestrial and aquatic habitat, bank stability and to protect water quality

Appendix F: Specific Elements Conservation Policies (SECP)

Specific Elements Conservation Policies (SECP)		
No.	Specific Elements Conservation Policy	Notes
B-01 B-02	<i>Entrance Group</i> Entrance Gates and Gateposts Entrance Gatehouse	SECP completed in November 2004.
B-04 B-29 B-32 B-67	<i>Pine Avenue Group</i> War Memorial Clock Tower Former Water Reservoir Former Water Tower Wishing Well	SECP completed in May 2006.
B-09	Henry's Trading Post	SECP completed in August 2003.
B-16	Matron Dickson Nurses Home	SECP completed in May 2006.
B-17 B-29	<i>Pathology Department Building and Water Reservoir</i> Former Pathology Department Building Former Water Reservoir	SECP completed in April 2005.
B-19	<i>Former Nurses Lecture Hall</i> Store and Social Work Department (Former Nurses Dining Hall/Lecture Hall)	SECP completed in August 2004.
B-20 L-34	<i>Former Motor Garage and Retaining Walls</i> Storage Shed/Former Motor Garage Significant Retaining Walls	SECP completed in April 2004.
B-35	Interdenominational Australian Nurses War Memorial Chapel	SECP completed in October 2006.
B-37	Coast Golf Course Clubhouse (Former Coast Hospital Laundry)	Outside DCP area.
B-42	BJ Heffron House (A Block)	SECP completed in June 2008.
B-43	Delaney Building (B Block)	SECP completed in June 2008.
B-44	Pine Cottage	SECP completed in July 2007.
B-45	Artisans' Cottages No 4 and No 5	SECP completed in April 2005.
B-46	Artisans' Cottages No 6 and No 7	SECP completed in April 2005.
B-47	Artisans' Cottages No 8 and No 9	<i>Demolished.</i>
B-49	Institute of Tropical Medicine Complex	SECP completed in June 2007.
B-54a	'Hill Theatres' (Operating Theatre No 3)	
B-54b	'Hill Theatres' (Operating Theatre No 2)	SECP completed in March 2006.
B-66	Flowers Wards Group Foundation Stone	SECP completed in May 2003.

B-56	Flowers Ward 1	SECP completed in May 2002 as part of the May 2002 CMP (amended February 2003).
B-57	Flowers Ward 2	SECP completed March 2006
B-58	Flowers Ward 3 and 'Hill Theatres' (Operating Theatre No 1)	SECP completed in November 2004.
B-59	Flowers Ward 4	SECP completed in March 2006.
B-60	Flowers Ward 5	SECP completed in March 2006.
B-61	Flowers Ward 6	SECP completed in March 2006.
B-70	Former Coast Hospital Water Tower	Outside DCP Area.
L-28	Setting and Curtilage of North Cemetery	Outside DCP Area.
L-30 L-31	<i>Little Bay Geological Site</i> Critical Exposure Area Cleared Area	SECP completed in November 2003.
L-34	Significant Retaining Walls	Some retaining walls are outside the DCP Area. Most retaining walls are now covered by the Road Network SECP and Motor garage SECP. Others to be incorporated into SECPs for significant buildings to be sold or are outside the DCP area and may need to be prepared as separate SECPs.
L-34 L-35	<i>Road Network SECP</i> Significant Retaining Walls Sandstone Kerbing/Guttering and Historic Road Alignment	Preliminary SECP completed in July 2003.

