

RANDWICK CITY COUNCIL

Development Control Plan 2013

VOLUME 1: PARTS A to C

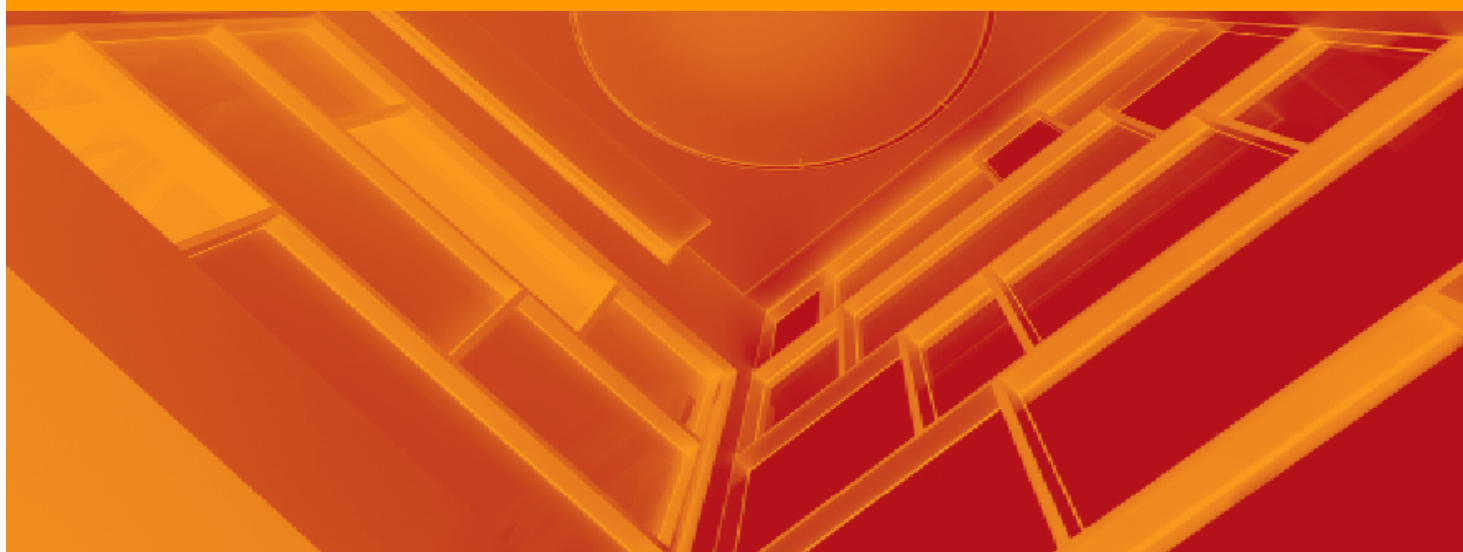
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**RANDWICK CITY COUNCIL
DEVELOPMENT CONTROL PLAN**

A Introduction

- A1 About this DCP
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1 Introduction

1.1 Purpose of this Plan

This Development Control Plan (DCP) has been prepared under Section 74C of the Environmental Planning and Assessment Act (the Act) 1979 and the Environmental Planning and Assessment Regulation, 2000 (the Regulation).

This DCP provides detailed guidance for development applications (DAs) to supplement the provisions of the Randwick Comprehensive Local Environmental Plan (RLEP). The DCP includes objectives and controls for ensuring well designed, quality land use and development within the Local Government Area (LGA) to enhance Randwick City as a vibrant community and desirable place to live, work and visit.

It provides guidance to applicants in preparing development proposals, Council officers in assessing those proposals and for people making submissions on DAs.

This Plan replaces all DCPs formerly applying in the City in the one comprehensive DCP.

1.2 Objectives

The objectives of this DCP are to:

- Provide detailed guidance for development on the aims, objectives and controls of the RLEP;
- Support the integration of land use and transport planning in providing for housing and employment;
- Ensure quality design that reflects a site's character and context;
- Ensure development is economically, socially and environmentally sustainable;
- Ensure development demonstrates architectural merit and incorporates high quality materials and finishes; and
- Protect and enhance remnant native vegetation, habitat corridors, biodiversity and wetland areas.

1.3 Plan Name and Commencement

This Development Control Plan (DCP) is called the Randwick DCP. This plan was adopted by Council on 28 May 2013 and came into effect on 14 June 2013.

1.4 Land to which this Plan applies

This DCP applies to all land within the Randwick Local Government Area (LGA).

1.5 Interpretation

Terms in this DCP generally have the meaning ascribed to them in the Dictionary to the RLEP or the Act. Where additional terms apply or the meaning of terms differs, definitions have been included in the glossary and relevant parts of this DCP.

A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

Each DA will be assessed having regard to the RLEP, this DCP, the DA assessment matters listed in Section 79C of the Act, and any other policies adopted by the consent authority.

1.6 Relationship to other plans

This DCP should be read in conjunction with the provisions of the Act and the RLEP. If there is any inconsistency between this DCP and the LEP, the LEP prevails. This DCP repeals all previous DCPs applying within Randwick City.

1.7 How to use this plan and structure

The structure and format of this DCP has been organised to enable the user to easily find relevant information for the preparation and assessment of a DA. It establishes a hierarchy of information from the general to the specific.

It has been divided into 6 parts (A-F) as set out below.

PART A INTRODUCTION

This Part sets the formal/legal framework for the DCP and includes the details of Council's notification policy for DAs, DCPs and LEPS.

PART B GENERAL CONTROLS

This Part will apply to all DAs and should be read first to determine how these provisions may apply.

This Part covers design, heritage, ecologically sustainable development, landscaping and biodiversity, trees and vegetation, recycling and waste, traffic, parking and access, water management, management plans foreshore scenic protection areas and laneway development. A development proposal will need to reference and address the relevant provisions for the type of development.

PART C RESIDENTIAL

This Part establishes provisions for all types of residential accommodation including low density such as dwelling houses and medium density residential. It also has separate sections on boarding houses and adaptable and universal housing.

It provides essential guidance on building envelopes, building design, setbacks, private open space, landscaped area, car parking etc. to assess development and ensure the impacts suitably managed.

A development proposal must consider the relevant provisions of this part in addition to the relevant general controls of Part B.

Some development proposals will also need to address the area specific controls in the medium density residential section for identified sites.

PART D COMMERCIAL/INDUSTRIAL USES

This Part establishes controls for commercial and industrial uses and comprises four sections:

- Local Centres
- Neighbourhood Centres
- Specific commercial land uses
- Industrial Areas

Development must address the provisions of this part and the relevant general controls under Part B.

PART E SPECIFIC SITES

This Part provides additional provisions for Specific Sites in the City. These override similar provisions in other parts of the DCP unless otherwise noted.

The specific sites are:

- Bundock Street, Randwick
- Randwick Education/Health Specialised Centre
- Royal Randwick Racecourse
- Prince Henry Site, Little Bay

PART F MISCELLANEOUS CONTROLS

This Part establishes provisions relevant to recreation zones, outdoor advertising, Sydney Airport (noise and height) and telecommunications and radio communications and must be referred to depending on the location and nature of the proposed development.

2 What is a DA?

A Development Application (DA) is a request that you can make to Council to carry out various types of development such as:

- Building a new building or structure for residential, commercial or industrial uses
- Alterations or additions to an existing building or structure
- Subdividing land or a building
- Changing the use of land or a building

A DA form with relevant supporting survey, drawings or plans and a written statement will need to be lodged with Council. To assist you in preparing and lodging a DA, Council has prepared explanatory guidelines (available on the web and in hard copy).

Please refer to 'Building and Development' on Council's website at www.randwick.gov.nsw.au or contact the Customer Service Centre.

A step by step guide to obtaining consent for some common developments and an overview of how DAs are processed by Council, can be also be viewed on Council's website.

DAs are assessed on their merits under the requirements of s79C of the Act which among other things requires consideration of environmental planning instruments (includes LEPs) and DCPs.

DAs lodged and received by Council can be tracked through Council's Online Services.

2.1 DA requirements

Seeking relevant information is an important first step in preparing a DA. Council offers a pre-lodgement meeting to identify key issues at an early stage. This service offers a meeting with relevant senior Council staff to provide early advice on a development proposal and is particularly encouraged for large or complex proposals. In addition a duty town planner is available during business hours for general planning enquiries.

The DA Guide and checklist is also a useful reference to ensure relevant matters are addressed in a development proposal. This is available on-line or at the Customer Service Centre.

A DA submission will require a Statement of Environmental Effects (as known as a S.E.E), context and site analysis, architectural

drawings and survey plans to show what is being proposed and its impact (if any) on adjoining sites or the transport network. Depending on the development type the following may also be required:

- Landscape plans & planting schedule
- Drainage/stormwater management plans
- Transport and/or parking studies
- Acoustic/Noise report
- Contamination and remediation report
- Other reports as relevant within the DCP

All DAs are expected to comply with the Building Code of Australia (BCA) and relevant Australian Standards (AS).

Depending on the proposed development, several Parts of this DCP will need to be considered. For example, Part B General Controls is relevant for all DAs. Referral to other Parts will also be necessary depending on the type of development. For example, residential development such as alterations and additions to a dwelling house will need to also refer to Part C while Part D is relevant for commercial development. For design guidance on land uses not specified in this DCP, refer to sections relevant to the zone or location.

Once the plans and SEE are ready, DA form will need to be completed and all material lodged with Council. A formal process of notification and assessment will then follow.

Note:

Details of the assessment and decision process can be found on Council's website page 'Building and Development'

2.2 DCP Framework

The DCP provisions are structured into two components, Objectives and Controls, with an Explanation section to aid the interpretation or provide background information to the controls.

The objectives provide the framework for assessment under each control and outline key outcomes that a development is expected to achieve. The controls contain both numerical standards and qualitative provisions. All DA proposals are required to address both the relevant objectives and the controls.

In March 2013 the State Government announced changes to the EP&A Act as it relates to DCPs. The Amending Act reinforces the status of DCPs as guidance documents and confirms the status of LEPs as the primary statutory planning instrument for an area. The Amending Act clarifies that a DCP is to:

- Give effect to the aims of an LEP
- Facilitate development that is permissible under an LEP; and
- Achieve the objectives of land use zones under an LEP.

The Amending Act introduces flexibility in the way DCP controls are applied when assessing DAs. Under the changes, a consent

authority cannot apply more onerous standards if a DA complies with a DCP. Where a DA does not comply with a DCP, the consent authority must be flexible in its application and consider reasonable alternative solutions to achieve the objectives of the DCP controls.

This DCP is consistent with the Amending Act and flexibility will be appropriately maintained to allow innovative design and construction. Clause 2.3 below outlines specific criteria against which a proposed variation to the numerical controls will be assessed. This will provide a transparent basis for assessment of any elements of a proposal that do not meet a numerical control.

2.3 Achieving the numerical controls

Proposals are expected to comply with the numerical controls in this DCP. Any proposed variation from the controls may be considered only where the applicant successfully demonstrates that an alternative solution could result in a more desirable planning and urban design outcome. This ensures that the DCP guidance has sufficient flexibility to recognise that every property has different characteristics based on their unique combination of site conditions, size, aspect and location. The context and site analysis will be critical in demonstrating the need for any variation to the numerical controls.

Any proposals seeking to vary the numerical controls will be assessed against the following criteria:

- i) Consistency with the general objectives of the LEP, and the general objectives and specific control objectives of this DCP.
- ii) The degree or numerical extent of variation from the control.
- iii) The presence of any existing site constraints rendering strict compliance difficult to achieve, such as:
 - Site topography
 - Site orientation
 - Allotment configuration
 - Allotment dimensions
 - Existing building structures to be retained
- iv) Potential impacts on the structural stability, visual amenity, solar access, privacy and views of the adjoining properties as a result of the variation.
- v) Potential impacts on the public domain in terms of streetscape character, views and vistas and pedestrian amenity.
- vi) Whether strict compliance with the controls will or will not permit construction of a building with reasonable dimensions, internal amenity, open space provision and architectural character.

3 Public Notification

Public participation is a key part of the development assessment and plan making process. The Act and Regulation provide the statutory requirements for notifying the public about DAs, planning proposals including local environmental plans (LEPs) and development control plans (DCPs). Council's notification procedures in this DCP add to these legislative requirements and do not replace or reduce such requirements.

3.1 Objectives

- To ensure that members of the public are adequately informed of new development proposals, planning proposals/LEPs or DCPs that may affect them and have suitable opportunity to comment on that notified proposal, LEP or DCP.
- To identify local development likely to be of interest to the broader community.
- To provide certainty over the nature and extent of notification required in the assessment of proposals.
- To maintain and improve the efficiency of Council's administrative operations, by providing a clear process for public notifications.

3.2 Types of development that advertising and notification apply to

This DCP specifically sets out Council's notification and advertising provisions for:

- Local development (covers most development assessed by Council)
- Regional development (as specified in the Act and determined by the Joint Regional Planning Panel),
- Applications to modify development consent under Section 96 of the Act;
- Review of determinations under Section 82A of the Act; and
- LEPs and DCPs.

State significant development has its own requirements for advertising in the Act and Regulation and is not covered by this section.

Exempt and complying development are separately defined under the Act and do not currently provide for community input.

Explanations of the different types of development can be found on the Department of Planning and Infrastructure's website at www.planning.nsw.gov.au.

3.3 What is public notification?

Public Notification refers to the range of ways in which members of the public are advised and informed of an issue at hand, to provide opportunities for public feedback on that issue.

Public Notice may include:

- Written Notice – a letter or an email to specified persons likely to be affected by a development proposal, LEP or DCP;
- Published Notice – an advertisement placed in a newspaper;
- Site Notice – a notice erected on the site of a proposed development; and
- Web Page Notice – a notice published electronically on the Internet for a LEP or DCP.

In addition, if a development proposal, LEP or DCP is likely to generate broad community interest, the Council may also undertake consultation measures such as:

- Consult with relevant interest groups such as Precinct Committees and Chambers of Commerce;
- Arrange public meetings/presentations, open days or other public forums; and/or
- Send media releases to media agencies.

To facilitate Aboriginal People's involvement in planning processes, consultation with the relevant groups of the Aboriginal community, including the Aboriginal Land Council may be undertaken in addition to notification. Council's relevant Projects Officer also liaises directly with Aboriginal People in Randwick City, assisting communities to understand the impact of planning decisions upon future generations of Aboriginal People and their cultural connection to Country.

3.4 Notification requirements for local and regional developments

Council will use one or more public notice methods depending on the anticipated impacts of the proposed development and consistent with the requirements of the Act.

Type of Application	Written notice	Published notice	Site Notice	Notification period (days)
Development requiring written notification*	Yes	No	No	14
Development requiring notification and advertising **	Yes	Yes	Yes	14
Designated Development Applications	Yes	Yes	Yes	30
Integrated Development Applications	Yes	Yes	Yes	30
Threatened species development	Yes	Yes	Yes	30

* refer to Clause 3.4.2 below

** refer to Clause 3.4.1 below

3.4.1 Development requiring notification and advertising

The following table lists the different types of development that must be advertised in each zone. All advertised development also requires written notification.

Note:

The requirement for advertising applies to new developments only (not alterations and additions to existing).

Zone/Area	Development Types
Residential zones (R1, R2, R3)	Boarding houses; Commercial premises; Car parks; Community facilities; Child care centres; Multi dwelling housing; Passenger transport facilities; Places of public worship; Residential flat buildings; Serviced apartments; Health consulting rooms; Hostels; Hotel or motel accommodation; Recreation facilities (indoor); Recreation facilities (outdoor); Seniors housing; Shop top housing; Service station; Animal boarding and facilities.
Business zones (B1, B2)	Amusement Centres; Backpackers accommodation; Boarding houses; Car parks; Educational Establishments; Entertainment facilities; Function centres; Funeral Homes; Hostels; Hospitals; Hotel or Motel accommodation; Passenger transport facilities; Places of public worship; Recreational facilities (indoor); Recreational facilities (outdoor); Registered clubs; Residential care facilities; Residential flat buildings; Restricted premises; Retail premises (excluding shops; kiosks; restaurants or cafes; and takeaway food and drink premises); Service stations; Serviced apartments; Shop top housing; Veterinary hospitals.
Industrial zone (IN1)	All development in this zone except for Environmental protection works; Flood mitigation works; Home based child care; Home businesses; Home Occupation (sex services); Kiosks; Neighbourhood shops; Roads; Advertising structure.
Other zones (RU4, SP1, SP2, RE1, RE2, E2)	All development in these zones except for footpath dining and trading in the SP zones; Environmental protection works; Flood mitigation works; Roads.

Table 1: Development Requiring notification and advertising

The following types of development also require notification and advertising regardless of the zone and include new development and alterations and additions to existing development:

- Sex services premises,
- Restricted premises;
- Registered clubs
- Development requiring consent under the Infrastructure SEPP and other SEPPs;
- Development involving alterations, additions, demolition, damaging or defacing of a building or work that is a heritage item or that is situated in a conservation area, except where the development in the opinion of Council will not adversely affect the significance of the item or conservation area; or
- Development involving the use and works to a building or land relating to the conservation incentives for heritage items under clause 5.10(10) of the Randwick LEP.

Note:

A development proposal may be exempt from advertising where that development is, in the opinion of Council, of minimal environmental impact or ancillary in nature; and is not likely to result in any adverse impacts on the broader community.

- Any new commercial development with a gross floor area of 1000 square metres or more.
- Non-conforming uses.

3.4.2 Development requiring written notification

Applications types that require notification are those **not** listed in either:

- Clause 3.4.1 - Development requiring notification and advertising; or
- Clause 3.4.3 - Development that does not require notification or advertising

3.4.3 Development that does not require notification or advertising

The following developments do not require notification or advertising

- Exempt Development;
- Complying Development;
- Building identification signs and business identification signs;
- Internal fit out of a building in a business or industrial zone;
- Property boundary adjustment;
- Strata and/or stratum Subdivision;
- Applications which in the opinion of the Authorised Officer, contain insufficient information to enable a proper assessment under the provisions of the Act and the application is to be determined by refusal for that reason;
- Tree works not affecting adjoining properties.

3.5 Notification requirements for amending, modifying and reviewing applications

3.5.1 Amended applications

A DA may be amended or varied by the applicant (with the agreement of council officers) before the application is determined.

For amendments prior to determination of an application, Council may renotify:

- i) Those persons who made submissions on the original application.

Note: If the amendments will have a lesser or the same effect as the original application (eg internal changes or external changes which cannot be seen from the correspondent's property) then re-notification is not required and submissions on the original application will be considered in the assessment.

- ii) Any other persons who own adjoining or neighbouring land (including those who were previously notified of the application) who may, in the opinion of Council, be further detrimentally affected by the amendments if carried out.

Note:

A development proposal may be exempt from notification where that development is, in the opinion of council, of minimal environmental impact or ancillary in nature; and is not likely to result in any adverse impacts on the broader community

3.5.2 Applications to modify an existing consent (under Section 96 of the Act)

An applicant may lodge an application to modify a development consent or a deferred commencement consent under Section 96 of the Act. The modified development must remain substantially the same as the originally approved development.

- Section 96 (1) applications involve correction of minor errors and misdescriptions;
- Section 96 (1A) applications involve minimal environmental impacts;
- Section 96(1AA) applications seek to amend Land and Environment Court consents; and,
- Section 96 (2) applications involve other modifications.

Section 96 applications will be notified / advertised as follows:

Section 96 (1) application	No advertising or notification
Section 96 (1A) application	No advertising or notification
Section 96 (AA) application	<p>Council will notify or make reasonable attempts to notify each person who made a submission in respect of the relevant DA of the proposed modification by sending written notice to the last address known to the consent authority of the submitter. See note 1.</p> <p>If the proposed modification may result in impacts that, in the opinion of Council, are not minimal, Council will also advertise and/or notify in accordance with this DCP.</p>
Section 96 (2) application	As per the original application. The advertising and notification procedures shall be in accordance with this DCP. See note 2.

Note 1:

The EP&A Regulation requires councils to make reasonable attempts to notify submitters. This acknowledges that people's addresses may change and that after reasonable attempts to notify it may not be possible to do so for example, where no forwarding address is provided or is incorrect or incomplete etc.

Note 2:

A section 96(2) application may be exempted from notification and/or advertising where, in the opinion of Council, the proposed changes are not likely to result in any adverse impacts on adjoining or nearby land.

3.5.3 Applications for a review of a determination

Applications made under Section 82A of the Act to review the determination of a DA or under Section 96AB to review a modification decision will be notified and or advertised in the same manner as the original application. Council will also notify, or make reasonable attempts to notify, each person who made a submission to the original application.

3.6 Procedures

3.6.1 Published notice (Advertising) procedures

Advertising procedures for Designated Development and State Significant Development are set out in the Regulation.

For other advertised development the following information must be included in the advertisement in a relevant local newspaper:

- (i) a description of the land (including the address) on which the development is proposed to be carried out,
- (ii) the name of the applicant and the name of the consent authority,
- (iii) a brief description of the proposed development,
- (iv) an invitation to inspect the application (including relevant plans and details);
- (v) details of where and when the application can be inspected;
- (vi) an invitation to make a written submission in relation to the DA to the consent authority,
- (vii) the period during which submissions can be made (notification period)

Note:

The notification period will begin the day after the published notice first appears in a newspaper, and the notification end date will be displayed in the advertisement

Additional requirements for integrated development

In the case of development that is integrated development the published notice must also:

- (i) contain a statement that the development is integrated development, and
- (ii) state the approvals that are required and the relevant approval bodies for those approvals.

Additional requirements for threatened species development

In the case of development that is threatened species development, the published notice must also contain a statement that the development is threatened species development.

For LEPs and DCPs

The requirements for advertising a LEP or DCP is provided in the Regulation. The content of the advertisements is specified and the

period for exhibition of a DCP. A draft DCP must be publicly exhibited for at least 28 days.

The exhibition period of a planning proposal for an LEP is determined by the Minister for Planning in accordance with the Act.

3.6.2 Written notice (notification) procedures

Applications which are to be notified by written notice involve letters being sent in the form of an email or standard mail.

When is notification sent?

Council endeavours to provide written notification as soon as practicable after a development proposal is lodged.

The notification period, for any person to make a written submission, will commence from the date stated in the notification letter.

Content of written notices

Written notification procedures for Designated Development and State Significant Development are set out in the Regulation.

Other notification correspondence will contain the following information:

- (i) A description of the land (including the address) on which the development is proposed to be carried out;
- (ii) The name of the applicant and the name of the consent authority;
- (iii) A brief description of the proposed development;
- (iv) An invitation to inspect the application;
- (v) Details of where and when the application can be inspected;
- (vi) A statement that any person may make a submission to Council, in writing, about the proposal and that if there is any objection to the proposal, the reasons for the objection must be included;
- (vii) The period during which submissions can be made (notification period) Note: the notification end date will be clearly displayed in the letter; and
- (viii) A statement that submissions are available for inspection by interested persons.

Additional requirements for integrated development

For integrated development, the written notice must also:

- (i) Contain a statement that the development is integrated development, and
- (ii) State the approvals that are required and the relevant approval bodies for those approvals.

Additional requirements for threatened species development

For threatened species development, the written notice must also contain a statement that the development is threatened species development.

Extent of notification

Each notification is expressed as a minimum and may be increased (not reduced) at the discretion of the assessing officer, considering the nature and the likely impact of the proposal.

When notifying adjoining owners of the land of a development proposal, the Council will send letters to all owners within a 40m radius measured from each boundary of the development site. This approach is indicated in the adjoining diagram.

Exceptions to notification

- On very large sites where the proposed development is confined to a small area and in Council's opinion, is of such a scale that it is unlikely to impact on the amenity or enjoyment of land that may be within the 40m radius of its boundary. This exception would apply to large sites such as the University of NSW.
- Where small changes to the rear of a building or property may only be of interest to adjacent owners, only these owners will be notified.



If land is owned or occupied by more than one person, a written notice to one owner or one occupier is taken to be a written notice to all the owners and occupiers of that land.

Notifying across Council boundaries

When a development proposal is likely to affect owners of land outside Randwick City, the Council will contact the neighbouring Council for details to send written notices out to these persons.

Strata schemes & Community/Neighbourhood Schemes

For strata titled properties, a notice will be sent to Owners Corporation as well as the owners of each strata unit. Tenants will not be separately notified.

For community/neighbourhood schemes a notice will be sent to the Community and/or Neighbourhood Association as well as the members of the association. Tenants will not be separately notified.

Returned Written Notices

Letters and emails notifying owners are sometimes returned to the Council for various reasons including incorrect addresses. In these cases, Council will check its records and if an address needs correcting, will re-send the letter or email.

The public exhibition period will NOT be formally extended where a written notification is delayed in this manner. Council may,

however, give that person an extension of time to make any submission, up to a maximum 14 day extension on the submission period.

3.6.3 Site Notice procedures

For all developments that require a published (advertised) notice, Council will erect (and later remove) a Site Notice on a sign post or board at the proposed development site. The site notice should clearly display the following information:

1. A clear, bold heading – DEVELOPMENT PROPOSAL
2. DA number
3. Name of the applicant
4. Address of the site
5. A brief description of the proposal
6. Plans including:
 - A location plan; and
 - Elevation/s (if applicable)
7. The place/s, dates and times that the application and supporting documents can be inspected.
8. An invitation to make a submission.
9. The period during which submissions can be made (notification period). The notification end date will be clearly displayed on the sign

Council will endeavour to replace any notices if advised that these have been illegally removed, however, a notification period shall not be deemed invalid due to unauthorised removal or replacement of a site notice.

3.7 Procedures for Planning Proposals/LEPs and DCPs

Planning proposals/LEPs and DCPs are advertised in a local paper in accordance with the Act.

Draft LEPs and DCPs are normally exhibited shortly after Council resolves to do so.

For site specific or localised LEPs or DCPs Council will only notify owners and adjacent land owners. For more comprehensive or extensive plans notifying all neighbouring properties is not always feasible as they may refer to the whole city area or significant portions of it. In determining the extent of notification Council will consider the extent of the application of the plan. In all cases the LEP or DCP will be advertised in a local newspaper and relevant information also placed on Council's website.

The closing date for submissions will be specified in notifications and advertisements.

The submissions procedures in the following section of this part apply to the extent relevant for DCPs & LEPs.

3.8 Submissions

3.8.1 Submissions periods

The submissions period is the same as the notification/exhibition period. In the case of development proposals this is usually 14 days and for DCPs 28 days.

The consultation period for planning proposals/LEPs is determined by the Minister in accordance with the Act. For further advice on community consultation see "A guide to preparing planning proposals" published by the NSW Department of Planning.

As there are different types of development and plans, the exact period will be stated in the advertised notice and/or the written notice.

Council must receive hardcopy submissions by 5pm on the last day of the notification/exhibition period or emails by midnight of the last day.

If a notification/exhibition period finishes on a weekend, then the closing date for submissions will be extended to the Monday (or next working day, if a public holiday).

The notification end date will be clearly displayed in all written, published and site notices.

Late submissions

Acceptance of late submissions will be considered in extenuating circumstances, and at the discretion of the Council officer assessing the development proposal, LEP or DCP.

Notifications of public holidays

To ensure that members for the public are given adequate notice of any development proposal, LEP or DCP, a notification/exhibition period will not be initiated during any Christmas/New Year period from the 15 December to the 14 January.

Upon request Council may grant an extension of time, up to a maximum of 7 days, to affected parties wishing to comment on a development proposal notified over other school holiday periods.

3.8.2 Making a submission

Viewing the proposal during exhibition periods

Applications, LEPs and DCPs and supporting documents are available for inspection, on Council's Website, at Council's ground floor Customer Service Centre, 8.30am-5pm, Monday to Friday, at Randwick City Council 30 Frances Street Randwick.

Copies of some plans and accompanying documents can be obtained upon written request and payment of photocopying fees.

Lodging submissions

When making a submission to Council in response to a development proposal, LEP or DCP the submission should:

- Be in writing and addressed to the General Manager;
- Be delivered by hand, mailed or emailed to:
The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Email: council@randwick.nsw.gov.au
- Clearly indicate the name and address of the person making the submission;
- Clearly indicate the application number and address of the development proposal or the title of the plan; and
- Detail any objections and give reasons for the objection/s. If possible, the submission should include any possible amendments that could be made to overcome the objection/s.

Note:

Comments about a DA made on social media or web forums will not be considered as submissions

Public access to submissions

Submissions are kept on file and may be accessed by other members of the public under the Government Information (Public Access) Act 2009. Persons making a submission should keep this in mind and seek legal advice before making statements that could be adverse or defamatory to other persons.

Acknowledgement of submissions

Council will NOT formally acknowledge submissions on any DA, however Council may elect to contact the submitter to clarify issues or objections.

Where the submission comprises a petition, all future contact will be sent to the head petitioner or, where not nominated, the first petitioner supplying contact details.

Submissions received in response to an LEP or DCP will be acknowledged. This may be electronically or via a letter in the post.

Viewing submissions

Applicants may view any submissions made on their development proposal, LEP or DCP and may be given the opportunity to amend their proposal.

Consideration of submissions

Council must consider ALL submissions received in the submission period before determining a development proposal or

reporting a LEP or DCP. Council must also consider all issues raised in the submissions in assessing the proposal or finalising the DCP or LEP. In this regard, it is not the number of submissions received but the extent and weight of issues raised that Council must consider. An objection does not necessarily mean that an application or plan cannot proceed. The matters raised must be considered and balanced against a number of factors such as relevant plans, policies, guidelines and the wider public interest. Where issues can be addressed proposals or plans may be amended.

Council acknowledges that it will not always be possible to resolve differences between neighbours and personal disputes between neighbours will not be considered.

Anonymous submissions may not be considered.

Notification of a Council meeting

If a DA, DCP or LEP is placed on the Council Meeting Agenda, the applicant and any person who made a written submission will be notified of the time and date of the Council meeting.

Under Council's Policy, one person may speak for and one against each Agenda item. Further information on public meetings can be obtained from Council's Public Officer or from Council's website.

Notice of determinations

Council will send a letter notifying the Determination of a DA, as soon as possible following the determination, to each person that made a submission.

After reporting the final DCP or LEP to Council, a letter or email will be sent to each person who made a submission, advising of the outcome.

3.9 Other provisions

Translation assistance

Council provides written advice on letters in the major non-English languages spoken locally.

Council can also arrange for translation of written notices or to discuss development proposals.

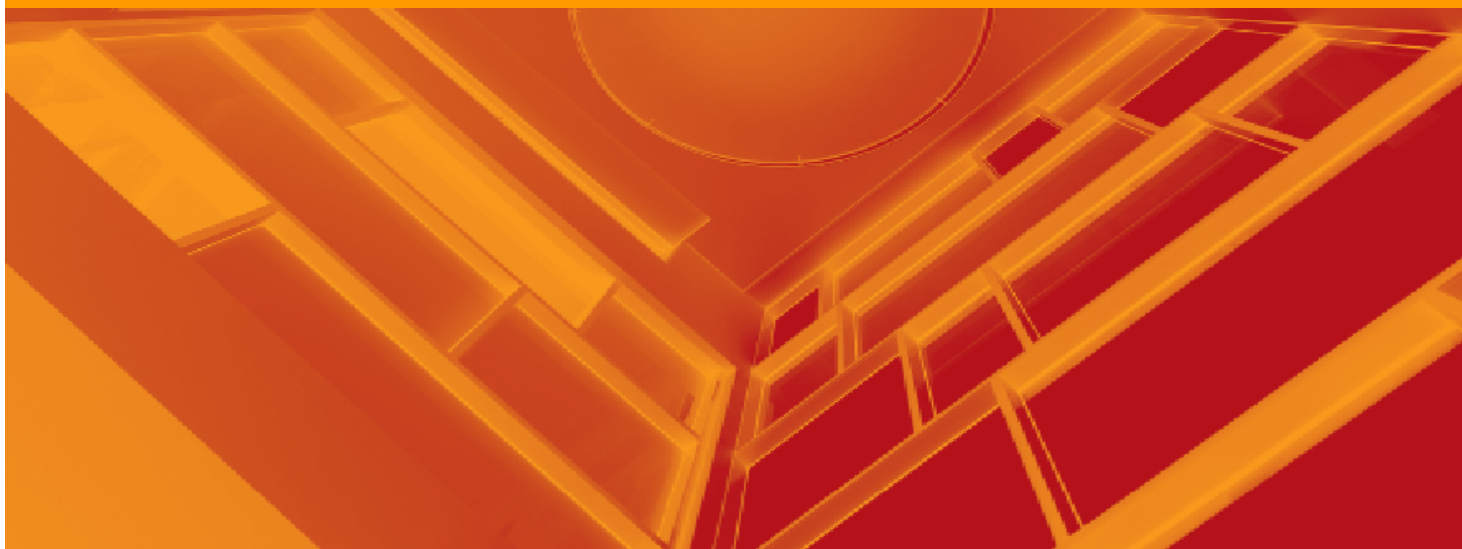
Deficient applications

The Council may not notify and/or advertise a DA which, in its opinion, is deficient because it is incomplete or inadequate.

**RANDWICK CITY COUNCIL
DEVELOPMENT CONTROL PLAN**

B General Controls

- B1 Design
- B2 Heritage
- B3 Ecologically sustainable development
- B4 Landscaping and biodiversity
- B5 Preservation of trees and vegetation
- B6 Recycling and waste management
- B7 Transport, Traffic, parking and access
- B8 Water management
- B9 Management plan
- B10 Foreshore scenic protection area
- B11 Development in laneways nominated for widening



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1 Introduction

A key outcome for Randwick City in its 20 year Strategic Community Plan, the Randwick City Plan, is to achieve excellence in urban design and development. A strong appreciation of a development site and its context is vital to achieving good urban design. This is particularly important in Randwick City, with most development occurring in established neighbourhoods, most commonly as infill development or alterations and additions to existing developments.

This section of the DCP applies to all developments in Randwick City. It sets out the key components of good design, and requirements for development applications to address these via a context and site analysis. Additional requirements also apply to larger sites and developments as identified in RLEP, and SEPP 65: Design Quality of Residential Flat Buildings.

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

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

1.1 Objectives

- To ensure that high quality urban design is a fundamental consideration for all development.
- To identify key components of urban design to be considered and addressed in development proposals.

2 Principles of good design

Explanation

Good design is a creative process which, when applied to development, results in great urban places, buildings and spaces. Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

Ten design quality principles below are derived from SEPP 65: Design Quality of Residential Flat Buildings. They provide a guide to achieving good design, and the means of evaluating the merit of proposed solutions. All DA's required by RLEP to demonstrate design excellence (in addition to DAs covered by SEPP 65) must address these principles, as outlined in Clause 4: Additional requirements for certain development.

2.1 Ten Design Quality Principles

1. Context

Context defines the natural and built features of an area. Good design responds to context by reinforcing positive or desirable character elements in the locality.

2. Scale

Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding elements.

3. Built form

Built form refers to a building's alignments, proportions, type and combinations of elements (eg: roofs, podiums, courtyards, garages, etc) Good design provides an appropriate built form for a site and the building's purpose.

4. Density

Density refers to a building's floor space (or dwelling numbers) relative to the site. Appropriate densities respond to the context, environmental qualities and the availability of infrastructure, including social/community infrastructure and public transport.

5. Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle. Ecologically sustainable development principles are integral to the design process.

6. Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system. Good design enhances the development's natural environmental performance, and results in greater aesthetic quality and amenity for both occupants and surrounds.

7. Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. It includes considering aspects of accessibility, sunlight, ventilation, visual and acoustic privacy, the size and configuration of rooms and spaces.

8. Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. It includes providing quality and clearly defined public and private spaces, with safe access points.

9. Social Dimensions and housing affordability

Good design responds to the social context and needs of the local community. For example, it includes housing developments that optimise provision of housing to suit the current and/or future social mix and needs in the neighbourhood.

10. Aesthetics

Aesthetics refers to the composition of building elements, textures, materials and colours. It includes their placement, articulation, detailing and proportion. It should reflect the use and structure of the development, and respond to the environment and context.

2.2 Urban form

The form of development is the physical expression of urban design. It responds to a site's context and consists of the relationships, shape and size of buildings, structures and spaces. High quality design addresses all aspects of urban form, and is fundamental to the success of a place.

All DAs requiring a context analysis (see 3: DA Requirements) must address the contextual aspects influencing urban form identified below.

Contextual aspects influencing urban form

Location

Neighbourhood/locality context, including;

- a site's location in relation to a neighbourhood or local centre, and the availability of infrastructure, transport and services
- street layout and hierarchy
- the range and combinations of building uses in the locality
- prevailing development densities

Spatial characteristics

- open spaces and quality of the public domain
- the rhythm of built form and intervening spaces
- topography of the surrounding landform
- views and vistas to, from or through a site

Streetscape

The three-dimensional pattern and characteristics of the street, including:

- subdivision pattern, lot sizes and configuration
- cross sectional street dimensions and characteristics
- heights, alignments and massing of buildings
- public domain elements including street trees and footpaths

Built form and character

- elements of heritage value
- prevailing character elements, such as roof forms, building articulation and modulation
- the range and combinations of materials and details

Natural and Environmental characteristics

- distribution and characteristics of landscaping and open space
- significant natural features such as watercourses, rock formations, habitat corridors and significant trees
- microclimate, including prevailing thermal, wind and solar radiation effects

3 DA Requirements

3.1 Context analysis

Explanation

Good design responds and contributes to its context. Responding to context involves identifying the desirable elements of a location's current character, or the key aspects of its character that are important to its future.

The aim of a context analysis is therefore to identify existing prevailing built and natural features in the locality that positively contribute to the area, and should inform the design of new development, as well as the inconsistencies that could detract from it.

This section applies to all DAs involving new buildings, or those with external alterations or additions where these are visible from the public domain (excluding minor works, ancillary structures and outbuildings).

Objectives

- To ensure that development demonstrates an understanding of and an appropriate response to the existing form of a locality, and specific conditions of both the site and surrounds.
- To identify the key contextual features and characteristics of the surrounding urban form to which the design should respond.

Controls

- i) Submit a context analysis with the DA. This shall include an analysis of the urban form of the locality, addressing as a minimum the sub-headings in 2.2: Urban Form:
 - Location
 - Spatial characteristics
 - Streetscape
 - Built form and character
 - Natural and Environmental characteristics

Provide a written statement describing how the design proposal has considered and responded to the context.

- ii) The context analysis shall be submitted in the format as described in the DA Guide.

3.2 Site analysis

Explanation

A site analysis identifies the existing conditions of a development site, and provides a basis to ensure that the development is of a high quality and is sensitive to its environment.

The context of an area may be referred to as being “in transition”.

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. Transitional areas can also be localities in the process of undergoing change. In both these situations, the context analysis can be more complex, but also more critical to establish the desirable contextual characteristics that should inform the design of a development.

The extent of the area to be included in the Context Analysis, and the level of detail required will vary according to the size and type of development, and the location and characteristics of the site.

For smaller proposals the Context Analysis and Site Analysis may be combined.

The site analysis will identify the opportunities and constraints of the site to be addressed through site planning and design, such as minimising issues relating to noise, overshadowing, community safety, access, views, privacy, energy consumption and waste generation.

This section applies to all DAs for new buildings, or external alterations and additions to existing buildings.

Objective

- To ensure that the opportunities and constraints of a site are fully considered and incorporated into the design proposal.

Controls

- i) Submit a site analysis with all DAs for a new building or external alterations or additions to an existing building. Information shall include, but is not limited to:
 - Property details including site boundaries, dimensions and area
 - Encumbrances such as easements or rights of way
 - Orientation, aspect, views and microclimate
 - Existing noise sources, light spillage and overshadowing
 - Landform including contours or spot levels, areas of landfill
 - Landscape including existing trees, vegetation and natural features
 - Services and infrastructure including stormwater drainage
 - Access and street features including roads, poles, footpaths, driveways
 - Existing development including buildings, fences, driveways
 - Existing heritage or archaeological features on or adjoining the site
 - Existing land and development adjoining the site
 - Proposed development
- ii) Submit a written statement, supported by photographs, demonstrating how the design responds to the constraints and opportunities identified in the site analysis.
- iii) The site analysis shall include a plan drawn to scale, addressing the specific details and format requirements identified in the DA Guide.

4 Additional requirements for certain development

4.1 Design Excellence

Explanation

SEPP 65: Design Quality of Residential Flat Buildings has established a process under which DAs for certain residential flat buildings are required to demonstrate design excellence. RLEP also requires development proposals on certain sites and certain additional development types to demonstrate design excellence. Typically these occur on larger sites and institutions, in commercial centres and on surplus lands, and cover a range of potential uses and building types.

These design excellence guidelines aim to establish a consistent standard and criteria for high quality design for significant development across Randwick City.

Under Randwick LEP (Clause 6.11) design excellence must be demonstrated for new buildings and existing buildings (where external alterations are proposed):

- With a height of 15m or greater anywhere in Randwick City, and
- To development on land with an area of 10,000 square metres or greater, and
- To key sites identified under RLEP clause 6.12 requiring the preparation of a site specific DCP.

Objective

- Establish a consistent standards and criteria for high quality design for significant developments in Randwick City.

Controls

- i) The context analysis must include an analysis of the design proposal's response to 2.1: Ten Design Quality Principles, in addition to the requirements of 3.1: Context Analysis.

Note:

The proposed development will be referred to a Design Review Panel as part of the assessment process.

5 Guidelines for Site Specific Development Control Plans

Explanation

Under RLEP, a site specific DCP must be prepared for land identified as a Key Site, or having a site area of 10,000 square metres or greater, before development on that land can be considered and determined by Council.

The preparation of a site specific DCP should be made in consultation with Council to identify and resolve key issues early in the process.

A DCP is not required to be prepared if Council is satisfied that such a plan would be unnecessary or unreasonable in the circumstances, such as where there is already a masterplan or DCP in place, or the proposal is for minor or ancillary development.

Guidelines

- i) Consult with Council, in the early stages of preparation, and prior to submitting the draft site specific DCP, to identify key matters needing to be addressed in the DCP.
- ii) Include a minimum of one preliminary meeting to discuss the intentions of the proposal prior to submission of the draft site specific DCP.
- iii) In addressing the requirements of RLEP clause 6.12, submit:
 - i. Background documents, research and data supporting the draft DCP which explain and justify the proposed development, including a concept/ masterplan.
 - ii. A detailed response to how the requirements of clause 6.12(5) of the LEP have been addressed.
- iv) The draft site specific DCP should include suitably dimensioned plans, elevations, figures, photographs and text to adequately explain the desired outcome for the site.

Note:

Under the Regulation (clause 21A) Council will refer any DCP containing residential flat development to the Design Review Panel as part of the assessment process.

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1 Introduction

Randwick City's heritage is rich and diverse and includes buildings, structures, Aboriginal and archaeological sites, parks and reserves. They are valued because they are associated with phases of history, or important people or events. Collectively, this heritage contributes to the community's cultural life, sense of place and identity.

This section of the DCP applies to all relevant development in Randwick City and should be read in conjunction with:

- Part A – Introduction
- Part B - General Controls
- Part C – Residential Controls of this DCP; and
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

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

1.1 Objectives

- To clarify the consent requirements for the conservation of Aboriginal objects, Aboriginal places of heritage significance and archaeological sites.
- To provide detailed guidelines for change to heritage items and properties within heritage conservation areas, which will allow their heritage significance to be retained.

1.2 Heritage places in Randwick City

This DCP section applies to the following types of heritage sites and places within Randwick City:

- Aboriginal objects and places of heritage significance
- Archaeological sites
- Landscape elements
- Heritage items
- Heritage conservation areas

The requirements, objectives and controls in this section apply **in addition** to the heritage conservation requirements of RLEP Clause 5.10 and development requirements of other relevant parts of this DCP.

Heritage items, heritage conservation areas, some archaeological sites and significant landscape elements are listed in Schedule 5 of the RLEP.

1.3 Heritage Advice

Prior to lodging a DA or undertaking maintenance works to a heritage item or a property located within a heritage conservation area, or if works are likely to affect an Aboriginal object, Aboriginal place of heritage significance or archaeological site, applicants are advised to discuss their proposal with Council's specialist Heritage Officer.

Where major work is contemplated, applicants are strongly advised to obtain professional assistance from a recognised expert in heritage conservation. A list of suitably qualified heritage consultants is available on the NSW Office of Environment and Heritage website (www.heritage.nsw.gov.au).

1.4 Burra Charter

Development affecting a heritage item or property within a heritage conservation area is assessed having regard to the principles and practices contained in the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*). The Charter is widely adopted as the standard guidelines for heritage conservation in Australia and sets out a standard of practice for those who provide advice, make decisions about or undertake works to places of cultural significance, including owners, managers and custodians.

1.5 Aboriginal Cultural Heritage

Aboriginal objects and places of heritage significance provide evidence relating to Aboriginal habitation of an area and are of special cultural significance to Aboriginal people because of their spiritual, ceremonial, historic, social or educational values. Aboriginal objects and places of heritage significance are protected under the *NSW National Parks and Wildlife Act 1974*.

The RLEP Schedule 5 identifies the former Prince Henry Hospital site as an area containing Aboriginal cultural heritage. Other Aboriginal objects and places of significance located in Randwick City are not listed in the RLEP due to the sensitive nature of these sites, consistent with common practice in NSW for protecting Aboriginal cultural heritage.

Development consent is required to disturb or excavate land containing Aboriginal objects or an Aboriginal place of heritage significance.

Under RLEP Clause 5.10(8) Aboriginal Places of Heritage Significance Council may require a Heritage Impact Statement to assist in its consideration of the effect of the proposed development on the heritage significance of the Aboriginal object or place of heritage significance, or to identify the potential for the discovery of Aboriginal cultural heritage on a particular site. As part of the heritage impact assessment results of consultation with local Aboriginal groups must be provided.

It is an offence to harm or desecrate an Aboriginal object or place of heritage significance. Works likely to impact on Aboriginal object or place of heritage significance are only permitted where an Aboriginal heritage impact permit has been issued by the NSW Department of Environment and Conservation.

1.6 Archaeological Sites

Archaeological sites provide physical evidence of the past and can include objects and artefacts from the lives of previous generations, such as tools and household items, as well as remains of early buildings and structures.

Note:

Further information on permits relating to Aboriginal objects and places of significance is available at

www.environment.nsw.gov.au

Note:

Further details on obtaining approvals relating to archaeological sites is available

www.environment.nsw.gov.au

A number of archaeological sites are listed in Schedule 5 of the RLEP. Archaeological sites or relics that have local or state significance are protected under the *NSW Heritage Act 1977*.

Development consent is required for disturbing or excavating an archaeological site while knowing or suspecting that the work may result in a relic being discovered, exposed, moved, damaged or destroyed. Council may request an archaeological assessment to confirm the likelihood and potential significance of relics on the site and recommend appropriate action in the context of the proposed development.

When intending to disturb or excavate land where such archaeological relics have been identified or are considered likely to occur, it is the responsibility of the property owner to seek relevant approvals, including an excavation permit or an exception under section 139 and section 140 of the *Heritage Act 1977*.

RLEP Clause 5.10(7) Archaeological Sites outlines consultation requirements with respect to carrying out development on an archaeological site.

1.7 State Heritage Items

Heritage items of State Significance in Schedule 5 of the RLEP are also listed on the NSW State Heritage Register. The NSW Heritage Council is the consent authority for any development proposal affecting State Heritage Items, or for any site covered by an Interim Heritage Order under the *NSW Heritage Act 1977*.

Consent from the NSW Heritage Council requires either the submission of an Integrated DA, or a prior Section 60 application under the *NSW Heritage Act 1977*. Applicants are advised to consult with either Council or the Heritage Branch of the NSW Office of Environment and Heritage, in relation to works affecting State Heritage Items.

Note:

The NSW Heritage Register is available at www.environment.nsw.gov.au

1.8 Consent Requirements

1.8.1 Development not requiring consent

Maintenance and Repair Works

Maintenance and repair works are encouraged for heritage items and properties in heritage conservation areas and generally do not require development consent from Council if they are of a minor nature and would not adversely affect the heritage significance of the item or heritage conservation area.

Maintenance and repairs can include non-structural *external* works such as:

- Replacing broken windows, fly screens etc
- Minor repairs to roofing, brickwork, timberwork and metal work
- Repainting surfaces which are already painted (Council may be able to assist with suggesting sympathetic colour schemes) including timberwork and metalwork.

Maintenance and repairs can also include non-structural *internal* works such as:

- Patching, painting and decoration to the interior to the house and installation of joinery items
- Repairing timber floors
- Plumbing and gas fitting work
- Electrical work and communications cabling
- Installation of insulation

RLEP Clause 5.10(3) contains some exemptions where development consent is not required if in the opinion of Council the proposed development is of a minor nature or consists of maintenance and would not adversely affect heritage significance.

Applicants must notify Council prior to undertaking any maintenance or repair work to determine whether development consent is required. A written response must be received from Council prior to the commencement of works.

Exempt Development

Under *State Environmental Planning Policy Exempt and Complying Development Codes 2008* (The Codes SEPP) some categories of minor internal works are permitted as Exempt Development for buildings within heritage conservation areas, but not for heritage items. The classification of Exempt Development refers to works that have minimal environmental impact and therefore does not require Council's consent. The Codes SEPP does not permit external building alterations to heritage items or properties located within heritage conservation areas.

Note:

To view the Codes SEPP refer to www.legislation.nsw.gov.au

1.8.2 Development requiring consent

A DA is required for the carrying out of development which relates to a heritage item, development in a heritage conservation area, Aboriginal place of heritage significance or archaeological site (unless it falls into the minor development categories outlined in section 5.1). RLEP Clause 5.10 (2) identifies those instances where development consent is required.

Buildings within a heritage conservation area fall into one of two categories:

Contributory Buildings

Contributory buildings provide good evidence of the main development period(s) and make a positive contribution to the character and/or heritage significance of heritage conservation areas. They have a collective significance and their retention is essential if the character of the area is to be maintained.

Non Contributory Buildings

Non-Contributory buildings display qualities which do not add to the character of the heritage conservation area. They are not to be considered as a precedent for new work when assessing the merit of an application. Non contributory buildings may be demolished and replaced by new development sympathetic to the character of the heritage conservation area (see section 7 Infill Buildings).

Note:

Applicants will need to assess whether their building is contributory or non-contributory based on the statements of significance contained in this section of the DCP and relevant heritage studies. A suitably qualified heritage specialist may be required. Council's Heritage Officer can also assist applicants in clarifying whether a building is contributory or non-contributory.

1.9 Demolition

Demolition of a heritage item or contributory building in a heritage conservation area is generally **not** supported, unless there are

overriding reasons such as structural damage. The demolition of a non-contributory building and replacement by an appropriately designed infill building is generally supported.

In assessing a DA for the demolition of a heritage item or a contributory building, Council will consider:

- The heritage significance of the item or building
- The structural condition
- Comparative analysis of all options; and
- The contribution the item or building makes to the streetscape.

Council may require the submission of a **report by a structural engineer with heritage experience** to determine whether the building is, or is not, structurally capable of reasonable and economic use.

Where demolition of a heritage item or a contributory building within a heritage conservation area is approved it will generally be conditional upon the submission of a photographic archival recording using either film or digital capture to provide a stable and long term record. A photographic plan sheet of the building should be used to show the location and direction of all photographs and the sequence in which they were taken. The Heritage Branch guidelines include requirements for cameras, film and digital image storage.

Applications for demolition of a heritage item or buildings in a heritage conservation area are required to provide details on the replacement development.

1.10 Infill buildings

A new building within a heritage conservation area, referred to as an infill building, must respect and be sensitive to its neighbours, and should be in keeping with the street's established setbacks, scale, form and materials. In accordance with the Burra Charter principles, an infill building should however be clearly seen as a new building and not attempt to replicate original buildings or copy traditional detailing.

1.11 Adaptive Reuse

Council supports the continuation of the original use of a building as it achieves the retention of the original floorplan and decorative features and enhances its heritage significance. However due to changes in technology and market/social trends, adaptive reuse of a heritage item may be acceptable on heritage grounds, provided the use is compatible and the heritage significance of the item is not adversely affected. The Burra Charter includes a definition for compatible use as follows:

"Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact."

Note:

An archival report must be prepared in accordance with the guidelines "Photographic Recording of Heritage Items using Film or Digital Capture" available on the NSW Heritage Branch website (www.heritage.nsw.gov.au).

Note:

Refer to the publication "New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Sites" prepared by the Heritage Branch, Office of Heritage and Environment, for further guidance on the adaptation of heritage buildings.

1.12 Development in the vicinity of heritage items and heritage conservation areas

All new development adjacent to or in the vicinity of a heritage item or heritage conservation area needs to be considered for its likely effect on heritage significance and setting.

Applicants should address in their Statement of Environmental Effects any potential impacts of the development on a heritage item or heritage conservation area and measures to minimise this impact, with reference to Part 12 of this section of the DCP and the relevant statement of heritage significance.

1.13 Heritage Management Documents

Heritage Conservation Management Plan

A Heritage Conservation Management Plan may be required where Council considers the significance of a heritage item or the changes proposed warrant more detailed and rigorous assessment.

A Heritage Conservation Management Plan identifies conservation policies and management mechanisms to enable heritage significance to be retained and is particularly useful where building fabric has deteriorated, and to facilitate master planning and asset management for a large site. A Heritage Conservation Management Plan should be prepared by a specialist heritage consultant.

RLEP Clause 5.10(6) Heritage Conservation Management Plan outlines Heritage Conservation Management Plan considerations.

Heritage Impact Statement

A Heritage Impact Statement (or heritage impact assessment) considers the extent to which a proposal would affect the heritage significance of a heritage item or heritage conservation area. A Heritage Impact Statement establishes the heritage significance of a place, makes an assessment of the impact of the development on this significance, and proposes measures to minimise impact.

A heritage impact assessment is generally required for development relating to a heritage item or property within a heritage conservation area including alterations and additions, demolition or construction of a replacement building. A heritage impact assessment may also be required for development adjacent to or in the vicinity of a heritage item or heritage conservation area.

For major changes or demolition, the required Heritage Impact Statement should be prepared by a specialist heritage consultant able to advise on options to minimise heritage impact.

1.14 Conservation Incentives

Council recognises the need to be flexible with heritage items in terms of providing for their long term conservation. RLEP Clause 5.10(10) Conservation Incentives enables Council to approve development relating to a heritage item or the site of a heritage item or Aboriginal Place of heritage significance, which would otherwise be prohibited in the zone.

Note:

For more information, refer to “*Assessing Heritage Significance*” and “*Statements of Heritage Impact*” within the *NSW Heritage Manual (1996)* prepared by the NSW Heritage Office and the Department of Urban Affairs and Planning (DUAP).

Note:

Council’s Heritage Planner can clarify whether a DA requires the submission of a Heritage Impact Statement and/or Heritage Conservation Management Plan.

Further details on preparing a Heritage Conservation Management Plan is available at www.heritage.nsw.gov.au

If an applicant seeks approval for development under the conservation incentives clause, Council must also be satisfied that the development is in accordance with an approved Heritage Management Document and ensure that the necessary conservation work will be carried out in conjunction with the development.

2 Development Controls

2.1 Heritage Items and Heritage Conservation Areas

Explanation

Heritage buildings and heritage conservation areas are not museum exhibits, they are our homes, workplaces and public places, and need to adapt to modern lifestyle requirements. Such adaptation can be successfully accommodated without detracting from the building's heritage significance.

This section contains objectives and controls to protect and enhance Randwick City's heritage items and heritage conservation areas. It aims to ensure that development to heritage items or properties within heritage conservation areas is sympathetic to the heritage values while achieving a reasonable balance between contemporary design expectations, environmental sustainability and protecting heritage significance.

All new development in a heritage conservation area should be treated as infill development and respect the design of its neighbours and the key values of the heritage conservation area.

Alterations and additions to heritage items and contributory buildings within a heritage conservation area are to be designed and sited to ensure the retention of any contributory features or characteristics of the building and the streetscape of the heritage conservation area in which they are located.

Streetscape Analysis

Any proposal to alter or add to a heritage item or building in a heritage conservation area should start by assessing the heritage significance of the item and its various parts or the area, and also its relationship to neighbouring properties and the streetscape.

A new building, or additions which will be visible from the street, should fit into its streetscape context. The site analysis which is required for any DA must include a detailed streetscape analysis to identify consistent streetscape features.

The following section will assist in identifying streetscape features which contribute to the special qualities of the heritage conservation area and which should be maintained in new development.

2.2 Design and Character

Explanation

The design of development should ensure a sympathetic blend of old and new. This may be achieved by maintaining consistency

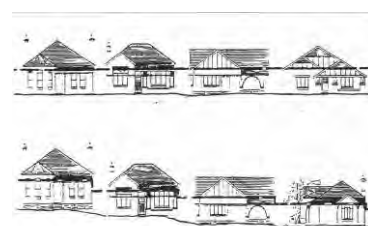
Note:

This section does not apply to land located within the commercial centres and Prince Henry masterplan site.

“Design in Context: Guidelines for Infill Development in the Historic Environment” jointly produced by the Heritage Council of NSW and the Royal Australian Institute of Architects (NSW Chapter) provides illustrated guidelines.



The characteristic massing and spacings between buildings can create a rhythm in the streetscape



Note and maintain existing horizontal lines, whether straight or stepped with the land.

with the street's established scale and form, siting and setbacks, and materials and finishes, without being overly imitative. Careful attention should be paid to adjacent development and the existing streetscape.

Objectives

- To promote high quality design that complements the streetscape character and heritage significance of the heritage item or heritage conservation area.
- To ensure that new development does not adversely impact on the setting, streetscape or views associated with any heritage item or heritage conservation area.
- To ensure that additions or changes to the external appearance of heritage items and contributory buildings within heritage conservation areas respect the original, built form, architectural style and character.

Controls

All Development

- i) Development must demonstrate how it respects the heritage values of the heritage item or the heritage conservation area (as detailed in the statements of significance and key characteristics outlined in this section of the DCP).
- ii) Common elements and features of the streetscape are to be identified in a streetscape analysis and incorporated into the design (e.g. view corridors, built form, fencing styles, extent of soft landscaping, significant trees and driveway locations).
- iii) New development should be consistent with important horizontal lines of buildings in the streetscape, in particular ground floor levels and eaves lines, where appropriate.
- iv) Large blank areas of brick or rendered walls should be avoided. Where this is not possible in the design, contrasting building materials and treatments must be used to break up the expanse of wall.

Heritage Items and Contributory Buildings

- v) Street elevations and visible side elevations must not be significantly changed. Additions must be located to the rear or to one side of the building to minimise impact on the streetscape.
- vi) The design of any proposed additions or alterations must complement the existing building in its scale, form and detailing. However, it should be possible to distinguish the new work from the old, on close inspection, so that old and new are not confused or the boundaries/junctions blurred.
- vii) All new work and additions must respect the proportions of major elements of significant existing

fabric including doors, windows, openings and verandas.

Non-Contributory Buildings

- viii) Contemporary design is acceptable where it is sympathetic to the heritage conservation area and/or heritage items in the vicinity.

2.3 Scale and Form

Explanation

Bulk and scale refers to the height and size of a building. Form and massing are terms which refer to the arrangement of the component parts of a building.

Objectives

- To ensure that alterations and additions to heritage items and contributory buildings are consistent with the scale and form of these items or buildings, and do not dominate or compete with the existing significant heritage fabric.
- To ensure that the scale and form of development is consistent with the predominant scale and form of the heritage conservation area, and of adjacent heritage items or contributory buildings.

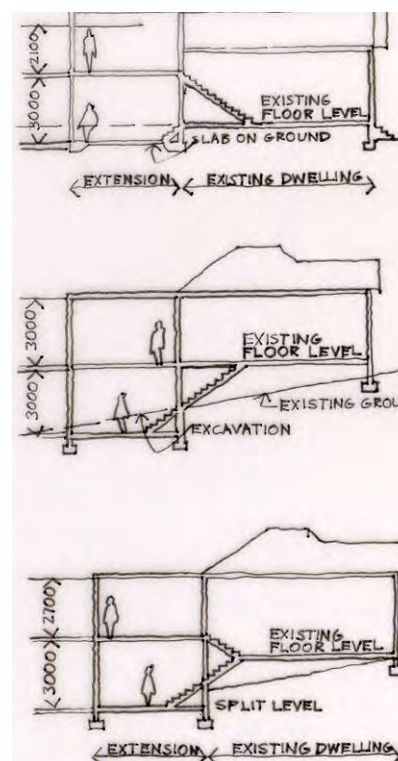
Controls

All Development

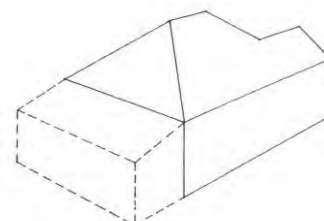
- In streetscapes where development is of a consistent single storey height, upper floor additions are appropriate only if not readily visible from the street. However, ground floor rear addition remains the preferred option.
- Attic style additions may be permissible, but there should be no visible alteration to the front of previously unaltered buildings. Front dormer windows are especially discouraged where a building itself is a heritage item, or part of a relatively unaltered semi-detached pair or row.
- Dormer windows and skylights must not be located to street elevations or where they will be prominent from a public place or dominate the original roof form. The design of dormer windows should generally be appropriate to the style of the building.

Heritage Items and Contributory Buildings

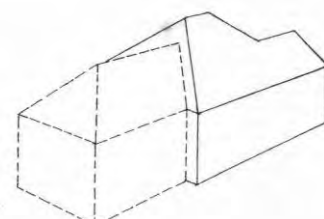
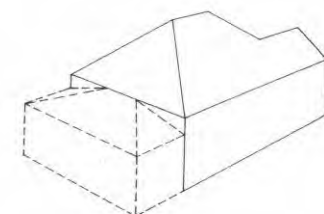
- Additions must not visually dominate, compete with or conceal the original form and massing of the existing buildings.
- Additions to heritage items must not contain any major or prominent design elements which compete with the architectural features or detailing of the existing building.



Second level additions where the land falls to the rear



Ground floor rear additions



- vi) Where single storey rear additions are proposed to dwelling houses, the addition must not compromise the integrity of the main roof and is to be lower in scale and secondary to it.
- vii) Upper floor additions to the main roof of any single storey dwelling house may be acceptable if contained wholly within the existing roof space without change to the roof pitch or eaves height.
- viii) Upper floor additions to the rear of any single storey dwelling house should preferably use pavilion-type forms, with a lower scale linking structure between the original building and any double storey addition.
- ix) If a pavilion-type form is not suitable or desirable in the location, an upper floor addition may be acceptable, set well to the rear of the building to minimise impact on the main roof and to minimise streetscape visibility.
- x) Where rear lanes exist, it may be possible to provide additional floor space in an outbuilding at the rear of the site, rather than as an upper level addition to the dwelling itself.
- xi) Where rear additions are proposed to semi-detached dwellings, the additions must not compromise the symmetry and integrity of the front elevation or dominate the other house in the pair.
- xii) Where rear additions are proposed to attached dwellings (e.g. terrace houses), the additions must not compromise the integrity of the front elevation or the forms of relatively intact rear wings.

Non-Contributory Buildings

- xiii) The scale of new buildings must be compatible with the streetscape, (i.e. - single storey, or single storey to the front with two storey to the rear). The form should also be compatible, including roof form and articulation.

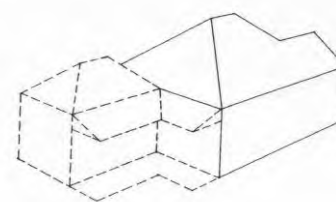
2.4 Siting and Setbacks

Explanation

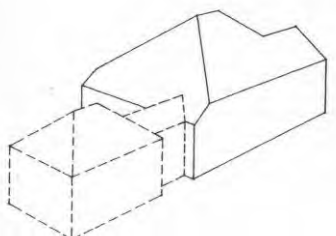
Front and side boundary setbacks are a major contributor to the character and significance of a heritage item or heritage conservation area. Existing patterns should be maintained in new development to continue the established rhythm of buildings and spaces.

Objectives

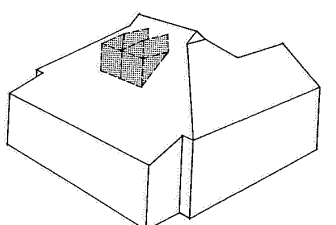
- To conserve and maintain established setbacks to streets.
- To ensure adequate curtilage and landscape setting for the building.
- To ensure the integrity of the heritage item and its setting, or the heritage conservation area is retained by the careful



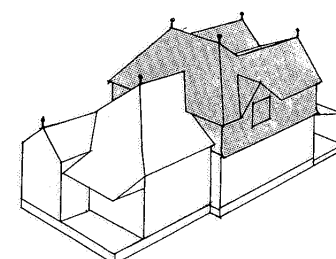
Ground level additions- Wing form



Ground level additions- Pavilion form



Upper level additions contained within the existing roof space- dormer windows to rear



Upper level additions set well to rear

Figures above sourced from "Getting the Details Right – Restoring Australian Houses 1890s-1920s. Ian Evans & NSW Department of Planning. 1989. Flannel Flower Press Pty Ltd

siting of new buildings and alterations and additions to existing buildings.

Controls

All Development

- i) Development must conform to the predominant front setbacks in the streetscape.
- ii) Development must respect side setbacks and rear alignments or setbacks of surrounding development.
- iii) Front and rear setbacks should be adequate to ensure the retention of the existing landscape character of the heritage item or conservation area and important landscape features.
- iv) Any significant historical pattern of subdivision and lot sizes must be retained. Subdivision or site amalgamation involving heritage items or contributory buildings must not compromise the setting or curtilage of buildings on or adjoining the site.

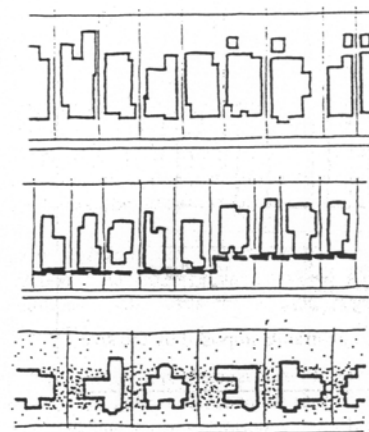


Figure 3.7 Maintain the established pattern of setbacks and building siting

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

2.5 Detailing

Explanation

The significant features and elements of a heritage item or heritage conservation area are often reflected in details such as windows, doors and decorative woodwork, metalwork, brickwork, stonework and cement render.

Objectives

- To ensure that original detailing is retained and kept in good repair.
- To encourage the reinstatement of original elements and detail.
- To ensure that alterations and additions and new development have a level of detail which is appropriate to the architectural character and style of the heritage item or heritage conservation area setting.
- To ensure that the pattern of door and window openings is clearly related to the placement, proportions and scale of existing fenestration of the heritage fabric.

Controls

All Development

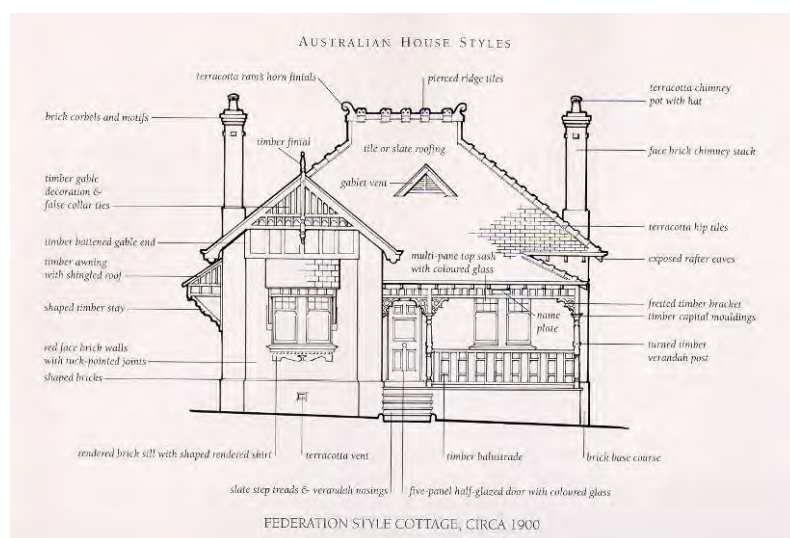
- i) Only detailing which is known to have been original to your building is acceptable. Do not add what was never there.

Heritage Items and Contributory Buildings

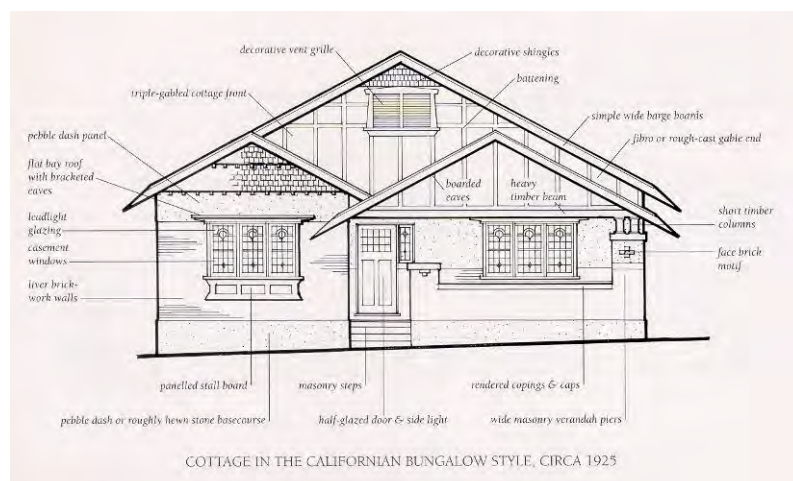
- ii) Retain and repair original doors, windows, original sunhoods, awnings, gable detailing and other decorative elements to principal elevations. Original leadlight and coloured glass panes should be retained.
- iii) Where original windows, doors and façade detailing have been removed and replaced with modern materials, consideration should be given to reconstructing original features.
- iv) Authentic reconstruction is encouraged. Decorative elements must not be introduced unless documentary or physical evidence indicates the decorative elements previously existed. Undertake thorough research before attempting to reconstruct lost detail and elements.
- v) Alterations and additions should incorporate new doors and windows which are compatible with the position, size, and proportions and detailing of original windows and doors.
- vi) Alterations and additions should adopt a level of detailing which complements the heritage fabric and should (in general) be less elaborate than the original.

Non-Contributory Buildings

- vii) Decorative elements should adopt a level of detailing which is less elaborate than original buildings and does not mimic inappropriate heritage detailing.



Typical Federation style façade detailing



Typical Californian Bungalow style façade detailing

(Figures sourced from “Australian House Styles”. Maisy Stapleton and Ian Stapleton. 1997. Flannel Flower Press Pty Ltd)

2.6 Materials, Finishes and Colour Schemes

Explanation

Often it is not possible, or desirable, to replicate original materials due to cost constraints or lack of availability. The principle should be to use materials and colour schemes which visually relate to or approximate the building elements of the earlier work in size, style and type of finish. The painting of heritage items in appropriate colours can draw attention to the buildings and reinforce the historic character.

Original face brickwork should not be rendered, bagged or painted, as this will detract from the building’s heritage significance.

Objectives

- To ensure that the selection of materials and colours is based on the original finishes and matches those used in the heritage item or heritage conservation area.
- To ensure that the visual quality of the heritage conservation area is maintained and upgraded by encouraging the use of appropriate colour schemes in all development.

Controls

All Development

- i) Materials for pathways and driveways must be consistent with the character of the heritage item or heritage conservation area.

Heritage Items and Contributory Buildings

- ii) Changes to materials (including roofs and walls) on elevations visible from a public place are not favoured. Original face brickwork must not be rendered, bagged or painted. The removal of external brickwork skin is not supported.
- iii) Matching materials must be used in repairing the fabric of external surfaces. In the case of new face

Note:

Researching the original colour scheme may involve stripping existing layers of paint as well as documentary research.

Guidelines on materials and colour schemes common for different period of development are available on Council’s website

www.randwick.nsw.gov.au

It may be possible to get second hand bricks to match the original or, new bricks which will closely match.

brickwork, the colour and texture of the brick, the type of jointing and mortar colour should be carefully matched.

- iv) New or replacement roof materials must match existing materials. Alternative materials may be considered appropriate to the architectural style of the building and the streetscape context, and must be submitted for approval.
- v) Alterations and additions must use materials and colours similar to, or compatible with, the original material or colours.

Non-Contributory Buildings

New development should have regard to the original colour schemes for the heritage conservation area.

Note:

Where the roofing is tile or slate, matching replacement material may be difficult to obtain. In these circumstances, good tiles or slates from the rear or sides of the building can replace missing or damaged ones in the front. The back can then be repaired with new materials, which match the old as closely as possible.

2.7 Roofs and Chimneys

Explanation

Roof forms and details to heritage buildings vary according to building type and architectural style, and this variety makes an important contribution to the aesthetic significance and visual complexity of heritage items and heritage conservation areas. Fireplaces and chimneys were an important element in buildings up until the middle of the twentieth century, contributing to the character and skyline of the building.

Objectives

- To retain the characteristic roof forms of heritage items and heritage conservation areas.

Controls

All Development

- i) Attic rooms are to be contained within roof forms and should not dominate the street and visible side elevations.

Heritage Items and Contributory Buildings

- ii) Roofs must not be repitched or have their eaves line raised to allow for the provision of attic rooms.
- iii) Chimneys must be retained.

Non-Contributory Buildings

- iv) Roofs of new development are to be consistent to the type of roof (i.e. gabled, hipped), pitch, eaves and ridge height which are predominant in the heritage conservation area.

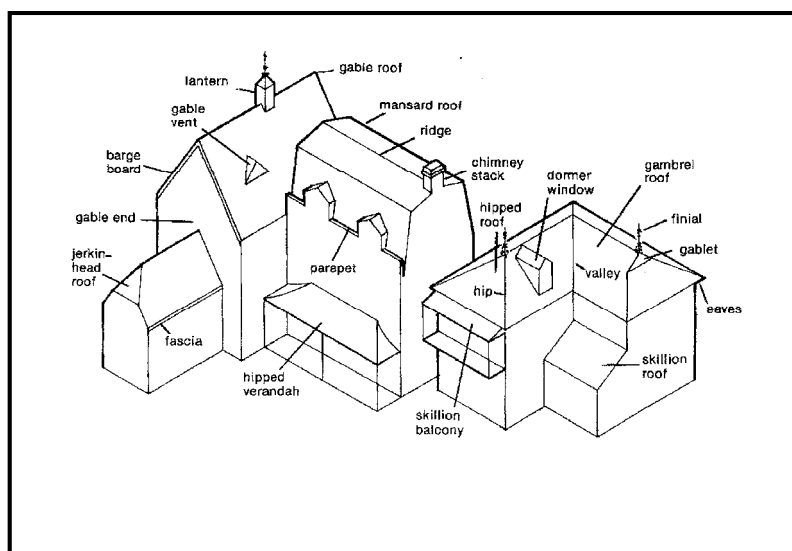


Figure sourced from "How to Restore the Old Aussie House". Ian Stapleton. Flannel Flower Press. 1983

2.8 Verandahs and Balconies

Explanation

Verandahs and balconies on the street frontage are important design features which provide an interface between the building and the street. They also provide shading and a sense of depth to the front façade.



Objectives

- To ensure the retention and encourage re-instatement of early verandah and balcony forms.
- To ensure that alterations and additions do not detract from or reduce the importance of original verandahs and balconies.

Controls

All Development

- Consider the provision of front verandahs and balconies at a compatible scale where these are a characteristic feature of the heritage conservation area.

Heritage Items and Contributory Buildings

- Original front verandahs and balconies must be retained and conserved. Consider opening up verandah enclosures or infills, to reinstate an original open verandah.
- Infilling or enclosure of front verandahs and balconies is not supported.
- Additional verandahs must not compete with the importance of the original and should be simple in design and based on existing detail or an

understanding of appropriate designs for each period or style.

Non-Contributory Buildings

No additional requirements.

2.9 Garages, Carports, Carspaces and Driveways

Explanation

Most early buildings were designed without garages or carports- the building itself was usually the only structure visible from the street. Later garages were commonly located as a separate structure to the rear of the property.

Site conditions on many older properties (including site width and front setback dimensions) preclude the provision of off street car parking. While off street parking in some instances may be accommodated forward of the building line where there is no alternative access, this must be not to the detriment of the building setting or the streetscape.

Objectives

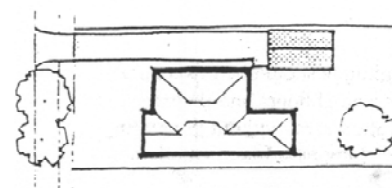
- To minimise the visual impact of carparking on heritage streetscapes.
- To ensure parking structures and paved areas are visually discreet and do not dominate or compete with original character buildings.

Controls

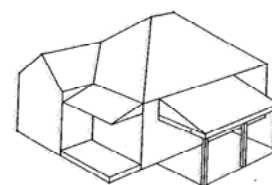
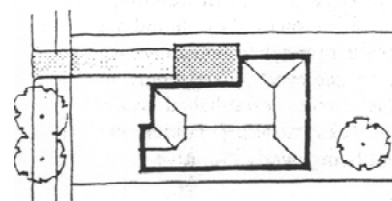
All Development

- Existing rear lane access or side street access (where available) must be utilised for carparking in preference to front access.
- Carparking structures are to be located to the side, or preferably to the rear of the building. Garages and carports must not be located forward of the building line.
- Open hard stand carspaces may be provided forward of the building line, but must be located adjacent to a side boundary, and generally not be greater than single car width.
- Existing building fabric, including verandahs and balconies, must not be altered to allow for the provision of a carparking structure or an open stand carspace.
- Open hard stand carspaces must not dominate the setting of the building in terms of loss of planting, fencing or retaining walls.
- Carparking structures are to be unobtrusive and must be of materials, form and details which harmonise with and do not obscure views of the building. They must not be made larger by the provision of a bulky pitched roof.

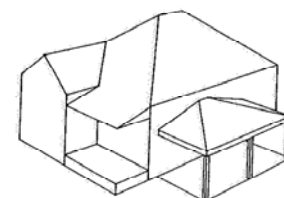
Locate towards the rear, or



Locate at the side of the house, well back.



Carports with low pitched roofs located to the side of the dwelling



Figures above sourced from "Getting the Details Right – Restoring Australian Houses 1890s-1920s. Ian Evans & NSW Department of Planning. 1989. Flannel Flower Press Pty Ltd

- vii) Existing driveways constructed of two separate wheel strips contribute to the character of the streetscape and must be retained where possible.
- viii) Large areas of concrete should be avoided and alternative materials such as pavers, gravel or permeable paving must be considered.
- ix) Buildings housing original stables, coach houses and interwar motor garages should be retained and conserved wherever possible.

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

2.10 Fences

Explanation

Front fences are an extremely important streetscape element in heritage conservation areas with each architectural style having an individual characteristic style of fencing.

Objectives

- To encourage the retention, repair or reconstruction of original fencing.
- To encourage fencing in character with original buildings.
- To encourage consistent fencing where this is a significant element in the heritage conservation area.
- To encourage side and rear boundary fencing which is consistent with height and materials of original fencing.

Controls

All Development

- (i) New and replacement front fences must not obscure building facades. High solid front fences are not appropriate.
- (ii) New fence heights and form must be appropriate to the character of the heritage item, or to the heritage conservation area.
- (iii) Lych gates must not be provided unless there is evidence that they originally existed.
- (iv) Side fencing forward of the building line must be simple with a level of detail and of materials and height compatible with the heritage item, contributory building or heritage conservation area.
- (v) Side and rear boundary fences should be preferably of traditional timber construction or otherwise of masonry

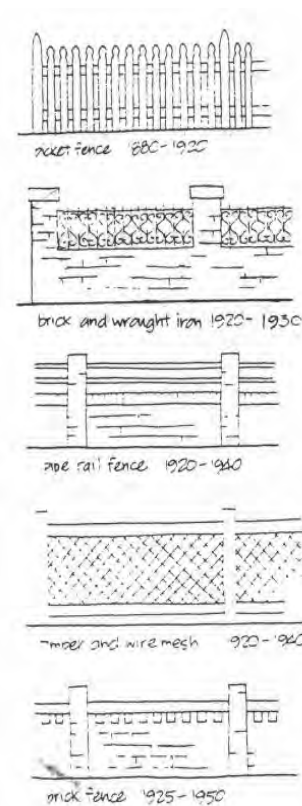


Figure 2.6 Some of the many possible original fences found in the West Kensington area

Note:

This can be done through researching the form of the original fence (old photographs, drawings) or by looking at fencing on houses of similar age and style.

construction. Colorbond metal fences are not appropriate.

Heritage Items and Contributory Buildings

- (vi) Retain, repair or reconstruct original fences and retaining walls where possible.
- (vii) Where an original fence has been lost, new fencing should try to match the original style.

Non-Contributory Buildings

No additional requirements.

2.11 Gardens, Garden Elements and Swimming Pools

Explanation

Period gardens enhance the relationship of the house to its setting. The garden softens and enhances views of the house and screens out unsympathetic buildings or alterations and additions.

Objectives

- To retain or reinstate landscaped settings and elements (particularly pathway location and materials) for heritage items or buildings within the heritage conservation area.
- To provide attractive front garden areas in keeping with those of the areas original houses.
- To improve the streetscape setting of all buildings in the heritage conservation area.

Controls

All Development

- (i) Significant trees and landscape elements such as pathways, garden beds and structures must be retained.
- (ii) Large areas of hard paving are to be minimised.
- (iii) Garden and ancillary structures must be appropriate to primary buildings in terms of scale, style and materials.
- (iv) Swimming pools must be located at the rear of the property and where possible should retain important trees and areas of soft landscaping. Swimming pools must not result in significant changes to ground levels on the site.

Heritage Items and Contributory Buildings

No additional requirements.

Non-Contributory Buildings

No additional requirements.

Note:

Guidelines on garden styles and elements are available on Council's website

www.randwick.nsw.gov.au

2.12 Access and Mobility

Explanation

Heritage places should be accessible to everyone including people with disabilities, the elderly and families with small children. Owners and managers of heritage properties should commit themselves to creating a situation in which this can be achieved. Access solutions will be unique to each historic building.

Objectives

- To ensure that development to facilitate access and/or adaptable dwelling and universal housing provision does not adversely affect the heritage fabric of the heritage item or heritage conservation area.

Controls

All Development

- (i) Modifications and alterations to facilitate access and mobility must be sympathetic to the heritage values and heritage fabric of the original building.
- (ii) Alterations and additions to facility access and mobility must be reversible.
- (iii) Preserve heritage items or heritage fabric of higher significance if a compromise is required.

2.13 Commercial Properties

Explanation

Randwick City has a number of commercial buildings listed as heritage items and some heritage conservation areas also include a number of commercial buildings, such as corner stores. These building types represent a traditional land use mix and contribute to diversity of built form.

Objectives

- To ensure that original characteristics of traditional neighbourhood retail buildings are retained and enhanced

Controls

All Development

No additional requirements.

Heritage Items and Contributory Buildings

- (i) Original forms, details, materials and finishes must be retained, including original shopfronts, original suspended awnings and open balconies at first floor level.
- (ii) Where the property is part of a single larger building, changes to ground level shopfronts and upper level facades must not detract from the integrity and group value.

Non-Contributory Buildings

No additional requirements.

2.14 Services and New Technologies

Explanation

Council encourages the installation of devices, which improve water conservation and energy efficiency. For heritage items and in heritage conservation areas new technologies (such as solar energy systems and telecommunications structures) should not be prominent from a public place nor intrude on any significant views or vistas gained from neighbouring properties. The siting and appearance of such devices should be discrete and not intrusive.

Objectives

- To minimise the prominence of new building services and technical equipment in heritage conservation areas and on heritage items.

Controls

All Development

- (i) Air exhaust or ventilation systems, skylights, air conditioning systems, solar energy panels, TV antennae and satellite dishes should not be visible on the main elevation of the building or attached to chimneys where they will be obvious. Services and equipment should be installed at the rear, within the roof space or flush with the roof cladding and at the same pitch. They are to be of modest size and not prominent from the street.
- (ii) Essential changes to cater for electrical or telecommunications wiring, plumbing or other services should be limited to what is essential to permit the new use to proceed.
- (iii) Rainwater tanks are to be located at the rear or side of the dwelling and suitably screened. They should not be obvious from the street.

3 Landscape Elements

Explanation

Randwick City's physical environment comprises a unique and complex pattern of natural and man-made elements. Some of the most identifiable features are the result of the adaptation of buildings and infrastructure to dramatic coastal topography, and of the powerful influence of the sandstone and the sand on which our City is built. Such elements include sandstone and brick retaining walls, stairs, embankments and road cuttings.

A number of significant landscape elements are listed as heritage items in Schedule 5 of the RLEP as having heritage significance. There are also a number of landscape elements located within heritage conservation areas which contribute to the heritage values of these areas. While most landscape elements are located on Council owned land, both public and private works can impact on their heritage value. A number of other landscape elements throughout do not warrant individual heritage listing, but collectively contribute to the built character of Randwick City.

Objectives

- To ensure that significant individual retaining walls and associated landscape elements are retained and conserved.
- To ensure that other contributory landscape elements are retained and conserved to the greatest extent possible.
- To ensure that private works including provision of vehicular access, modifications and repairs do not impact on the heritage value of the landscape elements.
- To ensure that infrastructure works do not impact on the heritage value of landscape elements.
- To ensure that Council repair and maintenance works are carried out in a timely manner using technically sound and appropriate construction methods.

Controls

- (i) Significant sandstone and brick retaining walls must not be removed or replaced.
- (ii) Significant sandstone and brick retaining walls or natural rock faces must not be modified to accommodate vehicular access.
- (iii) New surface mounting of infrastructure including water and gas supply pipes, storm water and sewerage pipes, service conduits and other fixings on retaining walls must be minimised.
- (iv) Maintenance and repairs by Council must use the same materials and techniques as the original construction, and should be carried out by experienced tradespeople.



Note:

RLEP Schedule 5 provides item numbers with an "L" prefix for landscape elements.

- (v) Any reconstruction by Council works are to match the existing retaining wall in terms of block size, texture, bond pattern, alignment of blocks, mortar joint colour and capping detail.
- (vi) Replacement by Council of associated elements such as handrails should preferably be carried out to match existing materials and details.
- (vii) Cyclical maintenance programs (including inspections) should be established by Council to ensure that significant and contributory landscape elements are conserved.
- (viii) New plantings by Council associated with retaining walls and associated landscape elements should be consistent with Council's Street Tree Masterplan and of a type that will not cause physical damage by excessive root growth etc.
- (ix) Retaining walls and natural rock faces must not be modified by adjacent property owners, including rendering and painting or replacement of handrails.
- (x) Other landscape elements which are not heritage listed should be individually assessed for their contributory value if threatened.



4 Heritage Conservation Areas: Statements of Significance, Values and Guidelines

Heritage conservation areas have distinctive historic and streetscape qualities that represent particular phases in the development of Randwick City. Components which contribute to this special character of heritage conservation areas should be retained and all new development should reflect and reinforce this character.

This subsection contains the Statements of Significance for Randwick City's heritage conservation areas. The special characteristics for each heritage conservation area, together with the specific development guidelines for protection of these characteristics, are included under the following headings for each area:

- **brief history of development and significance** of the conservation area
- **significant characteristics and key values** or themes of the conservation area, to enable an understanding of the heritage significance of the conservation area
- **existing character values** to be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings. These key values and characteristics need to be considered in addition to the general guidelines and controls contained in this DCP.
- **guidelines for change** identify issues which need to be addressed for development affecting contributory buildings in the heritage conservation area.

A detailed description of each heritage conservation area is provided in the Conservation Areas Review (2000) prepared by Perumal Murphy Wu and the Randwick Heritage and Visual Character Study (2003) prepared by Godden Mackay Logan. Both studies are available from Council's administration centre and Council Libraries.

List of heritage conservation areas

- 4.1 Botany Bay National Park
- 4.2 Bunnerong Power Station-
- 4.3 Caerleon Crescent-
- 4.4 Dudley Street
- 4.5 Gordon Square
- 4.6 High Cross
- 4.7 Malabar Headland
- 4.8 Moira Crescent
- 4.9 North Randwick
- 4.10 Old Tote/Fig Tree Theatre (UNSW)
- 4.11 Prince Henry Hospital
- 4.12 Racecourse Precinct
- 4.13 Randwick Environment Park
- 4.14 Randwick Junction
- 4.15 Sacred Heart
- 4.16 The Spot
- 4.17 St Judes
- 4.18 St Mark's
- 4.19 Struggletown
- 4.20 West Kensington

4.1 Botany Bay National Park Heritage Conservation Area

The area comprises an extensive stretch of dramatic coastline including several areas of remnant bushland and a number of sites of early Aboriginal and European contact. La Perouse is also the location of one of the oldest urban Aboriginal communities in Australia.

The Botany Bay National Park Heritage Conservation Area covers the entire coastal strip facing Botany Bay and the Pacific Ocean, from Yarra Bay to Prince Henry Hospital. The heritage conservation area consists of four precincts: Yarra Bay and Frenchmans Bay; the La Perouse Headland; Botany Bay National Park and Prince Henry Hospital.



4.1.1 What is the area's significance?

Aesthetic Significance

The aesthetic significance of the heritage conservation area as a whole arises from the scenic value of the natural landscape, and a number of man-made features within it. The heritage conservation area is in a topographically prominent position in Sydney, at the entrance to Botany Bay, opposite Kurnell.

Yarra Bay and Frenchmans Bay are mostly modified natural landscapes. Some areas of original native vegetation remain. The landscape is characterised by wide sand beached in the two bays, separated by low rocky headlands, and low dunes with scrub vegetation behind. This landform contrasts with the mostly treeless hill of Botany Cemetery, dotted with rows of headstones, which forms a backdrop to the north. The Federation period Yarra Bay House is a prominent feature of the headland between Yarra Bay and Frenchmans Bay.

The La Perouse headland is part of, but physically distinct from, the remainder of Botany Bay National Park, to the east. The peninsula is bare and grassy. It has a rounded form, sloping gently to the shoreline, with some low cliffs. The fortified Bare

Island juts into Botany Bay and is connected to the mainland by a wooden bridge. The other major man-made physical features of the peninsula are the Macquarie Watchtower, the Cable Station and the La Perouse Monuments.

Botany Bay National Park, to the east of the La Perouse peninsula, preserves a large area of indigenous bushland. Most of the area of the NSW Golf Course and St Michaels Golf Course is open space, though there are some remnant areas of native bushland between the fairways. An area of native bushland adjacent to Jennifer Street is also preserved in this part of the conservation area.

Prince Henry Hospital is built above the rocky foreshore of Little Bay. The hospital is set in an open landscape, and there is some surviving native vegetation. The hospital contains groupings of weatherboard and brick buildings dating from Federation period and later. The hospital cemetery is located to the south of the main group of hospital buildings, next to St Michaels Golf Course. The open space of the sea-side landscape extends to the north of the hospital site, on land which is owned by the University of New South Wales.

Historic Significance

The heritage conservation area was the location of some of the earliest contacts between Aboriginal people and Europeans on the east coast of Australia. The existing landscape and man-made features provide evidence of and are associated with, numerous historical events and processes, in the intervening period of more than two centuries.

Governor Phillip first set foot on Australian soil in the vicinity of Yarra Bay, on January 18 1788. Yarra Bay was the location of Chinese market gardens from the 1860's. Some market gardens still survive in the area. In 1901 the Yarra Bay Pleasure Grounds were established. Leisure pursuits have been a major use of the area for all of the 20th Century. Botany Cemetery was established in 1872.

The La Perouse headland represents Australia's 'front door', where the early Colony encountered the rest of the world, through the processes of exploration, settlement, defence and overseas communication.

The La Perouse Monuments are internationally significant because of their association with the La Perouse expedition of 1788. The Macquarie Watchtower, constructed c1820, is nationally significant in representing the earliest permanent occupation of the Botany Bay area by Europeans. It is the oldest building in the Randwick City area. Bare Island Fort, constructed from 1881 to 1885, is one of the finest examples in Australia of a Victorian period military fortification. The Cable Station, constructed in 1882, represents an important stage in the development of Australia's overseas communications, following establishment of cable telegraph in 1876. The Snake Pit demonstrates the history of the use of the area for tourism, which intensified after introduction of the tram service in 1902.

La Perouse is also the location of one of the oldest urban aboriginal communities in Australia, established in c1870.

Botany Bay National Park was created in 1970.

Prince Henry Hospital was established in 1881 on an isolated site at Little Bay, as a result of a smallpox epidemic. Its original name was the Coast Hospital. New development occurred in 1919 as a result of an influenza epidemic.

Social Significance

The natural and man-made landscapes of the conservation area have social significance because of their value to the community as a recreational resource. Many of the historical uses of the heritage conservation area are remembered by groups in the community, or continue today.

The La Perouse area has special significance to the aboriginal community because of its history of use before and after European contact. La Perouse headland provided access to plentiful food sources in the sea and on the land. The occupants of the area in 1788 were of either the Bidjigal or Cadigal group of Eora language speakers. Aboriginal occupation around Botany Bay continued until the early 1800's. The population was decimated by disease, disrupted lives and colonial policy.

The second phase of aboriginal occupation began as early as 1870. Aboriginal groups, primary from the South Coast, settled at La Perouse after being displaced from camps in the city. The area still suited a subsistence lifestyle, primarily fishing. Commercial income came from fishing and the sale of souvenirs to tourists.

The presence of the Aboriginal community at La Perouse was a factor in the government creating an Office for the Protector of Aborigines. The community had its status formalized by the creation of a reserve under the Aborigines Protection Board in 1883. The La Perouse aboriginal community has maintained a strong sense of identity over the intervening years.

Technical/Research Significance

There are several remnant bushland areas in the Yarra Bay area. Hill 60 is the largest. There is an area of scrub between Baragollar Avenue and Yarra Road which contains regionally rare indigenous plant species. On Yarra Point there is a significant stand of *Casuarina glauca*.

More than 95 hectares of remnant bushland is preserved in Botany Bay National Park and parts of the NSW and St Michaels Golf Courses. The bushland is regionally significant. A number of plant communities are present, including sclerophyll forest, scrub and heath and some wetland types. One plant community, Eastern Suburbs Banksia Scrub, is listed as an endangered ecological community under the Threatened Species Conservation Act (NSW) and the Threatened Species Protection Act (Commonwealth).

The site of Prince Henry Hospital and the neighbouring properties contain numerous areas, totalling almost 20 hectares, of regionally

significant bushland. The bushland includes Eastern Suburbs Banksia Scrub. Two nationally rare and several regionally rare plant species are present. There are two large ponds on the University of NSW property which are a habitat for native bird species and a vulnerable bat species under the Threatened Species Conservation Act (NSW).

The Little Bay Geological Site is an area of approximately 6 hectares, to the rear of the University of NSW Sports Field. The geological site is of national significance. It is the only site containing peat of Miocene age known on the coast of NSW.

4.1.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Transport and communications

The following theme is indirectly represented:

- Promotion of culture, religion and education

4.1.3 Guidelines for Change

The majority of the heritage conservation area is managed by the NSW Office of Environment and Heritage to maintain its natural and cultural heritage values. The parts of the area managed by Council are generally subject to Plans of Management which recognise heritage values.

4.1.4 Existing Character Values and Controls

Controls relating to the Prince Henry Hospital site are included in Part E of this DCP.

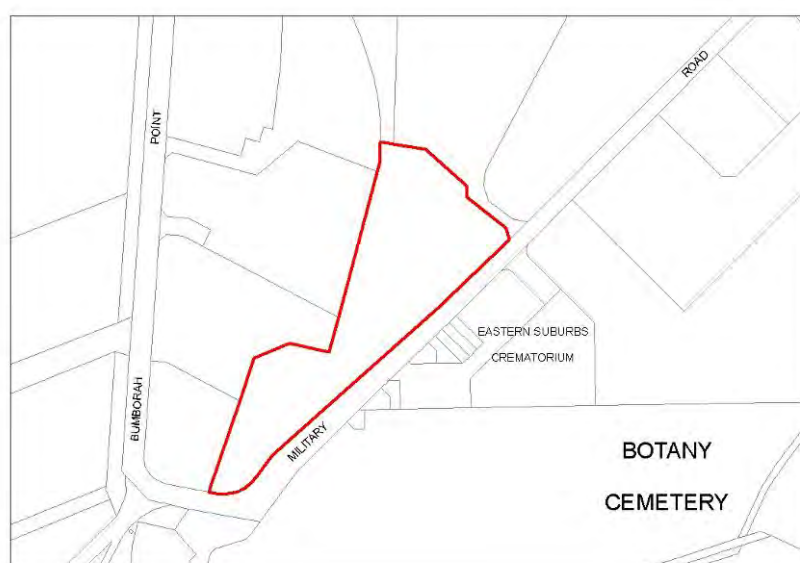
Any development within the area of Botany Bay National Park should refer to any Plans of Management prepared by the NSW Office of Environment and Heritage.

4.2 Bunnerong Power Station Heritage Conservation Area

The site retains structures and mature landscape elements dating from its use by the Bunnerong Power Station.

The Bunnerong Power Station Heritage Conservation Area is located on the north-western side of Military Road, in Matraville.

This section provides objectives and controls for the extension of the Eastern Suburbs Memorial Park into part of the old Bunnerong Power Station Site, in order to safeguard the site's heritage values. It also provides objectives and controls which should be addressed for the existing Eastern Suburbs Memorial Park, while outside the heritage conservation area.



4.2.1 What is the area's significance?

Aesthetic Significance

The site of the former Bunnerong Power Station is an open landscape with considerable visual appeal. There are a large number of mature trees, mostly introduced species, in avenue plantings and set in lawn areas. The tree species include brush box, Canary island date palm, Cape chestnut, Coral tree, cypress, eucalyptus, ficus, Kaffir plum, lily pilly, melaleuca, Norfolk Island hibiscus and Norfolk Island pine. Other evidence of the original design of the power station garden areas survives in the form of roadways, paths, garden beds and fence posts on the street boundary. The concrete retaining walls of the site of the power station building are a major element in long distance views from the west. The remains of the Switching Station gardens show their strong relationship to features of the site.

The heritage conservation area complements the landscapes of the Eastern Suburbs Crematorium and Botany Cemetery on the opposite side of Military Road. The art deco style of the

Crematorium building reflects the mostly rectangular layout and forms of the Cemetery.

Historic Significance

Both parts of the site show evidence of twentieth century development: the mass cultural expression of the burial sites of a suburbanising population and the coal fired generation of electric power for domestic consumption.

Bunnerong Power Station was constructed between 1925 and 1929. The association with the power generation and distribution industry is continued by the modern Bunnerong Substation No 7340, just outside the north-east boundary of the heritage conservation area.

Social Significance

The Cemetery and Crematorium have established the site as a major focus for burial ritual in Sydney.

The remnants of the Switching Station's formal 1920s entry, lily ponds and terraced gardens represent the sense of involvement and pride that the Station's employees had in their workplace. The Paperbark Grove is also significant as the site of the workers' recreation area.

The heritage conservation area is an Inter-War period landscape which is appreciated by the community for its aesthetic values.

Technical/Research Significance

The original frontal dunes that marked the edge of Botany Bay before reclamation would have contained Aboriginal archaeological relics. The heritage conservation area may have the potential to yield information on the design and characteristics of Inter-War period power stations.

Natural significance

The area originally contained vegetated dunes including the Eastern Suburbs Banksia Scrub which is now restricted to a few remnant pockets in Sydney.

4.2.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Industry and commerce

The following theme is indirectly represented:

- Transport and communications

4.2.3 Visual Character

The subject site covers an undulating area of broad sandy ridge leading to Bumborah Point on the northern side of Botany Bay. It is bounded on the south and west sides by steep slopes down to, respectively, Yarra Bay and reclaimed land used for port purposes.

To the south east of Military Road is the existing Eastern Suburbs Memorial Park. It includes the Crematorium and surrounding gardens, existing memorial gardens and monumental burial grounds, Pioneer's Memorial Park, administrative building, funeral home, café and maintenance compound.

Strong visual elements are:

- Crematorium – the most prominent feature on the site; a strong art deco architectural form with axial vistas east-west and north-south
- Cemetery main access road with palm avenue
- Bare open character of the cemetery, furnished in dressed stone on a grid layout, with expansive views to the south
- Informal tree plantings in memorial gardens and car parking areas.

To the north west of Military Road is part of the former Bunnerong Switching Station site, including the remains of gardens associated with the Switching Station and sub-floor structures of part of the old building.

Strong visual elements are:

- Site entry, with 1920s garden, palm avenue and vista west to Port Botany and the bay beyond
- Platforms of the former Switch House, demolished down to floor slabs
- Ponds and terraced gardens
- Paperbark grove
- Retaining walls

Although only partially screened from Military Road by boundary planting of mature figs, the site orients itself to the west because of its dramatic position, presenting as a series of terraces overlooking Port Botany and the Bay. The predominant character is of the garden setting, with formal and informal elements of the former buildings. Views out are framed by mature tree plantings and at the southern end, screened by shrubs.

Negative elements are:

- The mixture of styles and forms in gardens surrounding the Crematorium
- The separation of the two sites by Military Road
- Some over mature trees.

4.2.4 Desired Future Character

Development in the area should maintain and enhance the positive elements of its character and correct negative elements. This will involve:

- Maintaining the open landscape character of the area
- Achieving a legible and coherent layout
- Fitting buildings, structures and the access/circulation system within the landscape and garden framework
- Using consistent design language based on:
 - unifying the two sites
 - recognising and where appropriate incorporating major elements of the previous use
 - the major existing site axes
 - rectangular building forms
 - solid structural elements in light coloured masonry
- Minimising changes to the existing landform, except over the former Switch House platforms, which may be raised to accommodate burial.

4.2.5 Site Planning

Objectives

- To achieve a coherent site layout that provides a pleasant, attractive, manageable, resource efficient and sustainable cemetery facility.
- To maximise the positive attributes of the site, correct or mitigate negative attributes and minimise any negative impacts of development.
- To ensure that local site conditions, constraints and opportunities are taken into account in the design process.
- To ensure that the relationship of new development to adjoining development is considered in the design process.

Controls

- viii) Development is to be carried out in accordance with the masterplan.
- ix) Building, streetscape and landscape design must relate appropriately to the topography, built and landscape character of the locality.
- x) Development must include a safe and legible pedestrian and vehicular access and circulation system.
- xi) The site layout must take into account and, where appropriate, retain and integrate any item or natural feature of identified conservation value.
- xii) The siting and building layout must maximise microclimate opportunities related to solar access and prevailing breezes.

4.2.6 Conservation

Objectives

- To ensure development respects the landscape and built heritage significance of the site and surrounds.
- To ensure development is in keeping with the bulk, scale and character of any identified items of heritage significance

Controls

- i) Ensure that siting does not disrupt views to and from built and landscape elements.
- ii) New development must be a similar scale and proportion to existing elements to ensure that it does not dominate or overwhelm the heritage items or heritage conservation area.
- iii) New development is to complement, but not replicate, the design features of the heritage item and heritage conservation area.
- iv) Building height is limited to two storeys, however, special building features such as spires may exceed the height limit provided that such building features do not dominate or overwhelm the heritage item or heritage conservation area.

Notes:

Any major excavation must be monitored by a qualified archaeologist and a representative of the La Perouse Land Council.

Minor excavation works associated with burials, tree planting, roadworks and footing excavation may not require archaeological monitoring.

Council's Heritage Officer can clarify whether archaeological monitoring is required.

4.2.7 Internal Roads and Manoeuvring Areas

Objectives

- Provide adequate space for the efficient movement of vehicles within the site.
- Minimise the potential for conflict between vehicles and pedestrians.
- Minimise the amount of hard paved areas.
- Integrate driveway and manoeuvring areas with landscape features.

Controls

- i) Internal roads must be between 5-6 metres in width and designed to allow for carparking in designated adjoining areas and at the kerbside where the road width is not less than 5 metres.
- ii) Intersections must be designed to avoid conflict by positioning opposing roads either directly opposite or at a minimum separation of 60m where adequate sight distance is available.

4.2.8 Excavation and Fill

Objectives

- To ensure that earthworks are minimised and buildings are sited and designed to complement the existing topography.
- To minimise noise from excavation machinery during construction.
- To ensure that fill imported to the site is free of contaminants.

Controls

- i) DAs involving building construction or significant earthworks must be accompanied by:
 - a geotechnical assessment
 - an assessment of the likely impacts on existing trees on or adjacent to the site
 - details of the amount of cut and fill and methods of transportation of materials to or from the site.

4.3 Caerleon Crescent Heritage Conservation Area

An unusual cul-de-sac subdivision with a wide planted median, featuring dwellings from the turn of the nineteenth century.

The area covers Caerleon Crescent properties and also includes a number of properties in Frenchmans Road and Chapel Street, Randwick.



Caerleon Crescent is a rare example of a heritage cul-de-sac in Randwick. Its proximity to Frenchmans Road, the region's oldest thoroughfare and its place on the plateau of upper Randwick gives the Crescent quite a prominent place in the locality.

It is one of the few subdivisions in Randwick that is separate from the main street grid, Caerleon Crescent is an intimately-scaled contained precinct, with a wide central planted median and sandstone kerbing edged by single-storey houses with narrow setbacks from the front boundary.

Some of the houses have unsympathetic alterations such as painted face brickwork and high front fences but the overall form, particularly the cohesive roofscape, is largely intact.

4.3.1 What is the area's significance?

Caerleon Crescent, which is not crescent-shaped, was an early twentieth century construct. It belonged to a block of land owned by the Moore family and fronting onto Frenchmans Road.

Caerleon Crescent is a thoughtfully planned street with a wide, planted median strip and a passage linking it to Frenchmans Road. Caerleon Crescent also has aesthetic significance as an intimate, contained precinct where the original buildings from the turn of the nineteenth century remain largely intact. The street trees contribute to the aesthetic values of the precinct.

4.3.2 What are the area's key values?

- Historical value as a substantially intact example of subdivision in Randwick City at the turn of the nineteenth century.
- Central planted median, provides focus for the precinct.
- Pedestrian passageway to Frenchmans Road.
- Intimately scaled, contained precinct.
- Contributory street tree planting.
- Consistency of single storey scale and semi detached form of the contributory buildings.
- Consistency of roofscape.
- Federation Queen Anne style, featuring face brickwork, hipped and gabled roofs in terracotta tiles and timber trim.
- Some original early front fences.
- Consistent narrow setback from street boundary.



4.3.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Planted median provides focus for the precinct
<i>Scale & Form</i>	Single storey, semi-detached cottages
<i>Siting & Setbacks</i>	Minimal setbacks from street
<i>Roofs</i>	Consistent roofscape of traditional pitched roofs, hipped and gabled forms.
<i>Materials</i>	Face brickwork walls. Terracotta tiled roofs.
<i>Detailing</i>	Timber trim contributes to Federation Queen Anne character.
<i>Verandahs & Balconies</i>	Characteristic Queen Anne style front verandahs.
<i>Carparking</i>	Minimal side setbacks do not allow parking to side or rear of dwelling
<i>Fences</i>	Some original/early front fences

4.3.4 Guidelines for change

Alterations & Additions

Changes should not be made to front elevations of semi-detached dwellings which detract from the integrity of the pair. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

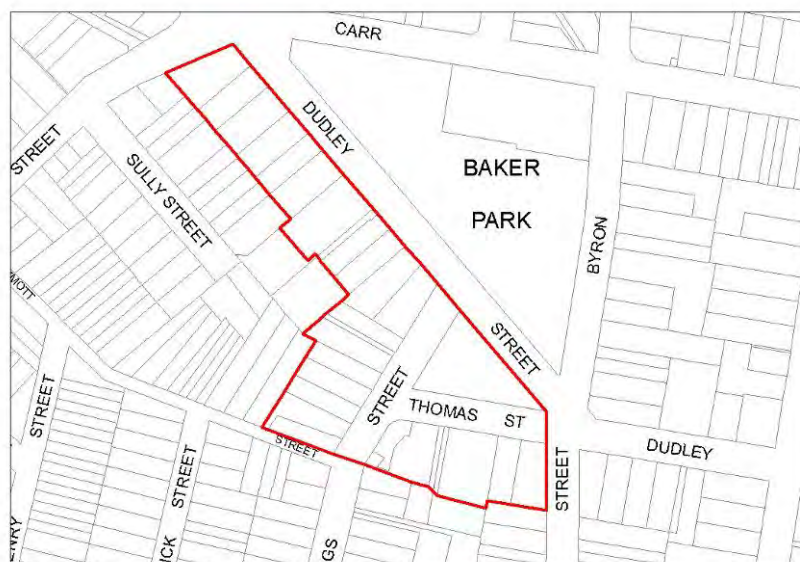
Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks

4.4 Dudley Street Heritage Conservation Area

Fine quality Federation and Interwar detached houses in an outstanding elevated setting.

The Dudley Street heritage conservation area consists of rows of houses on Thomas Street, Higgs Street and Dudley Street Coogee, facing Baker and Leete Parks.



4.4.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area includes fine quality groupings and individual examples of large Federation and Inter-War period detached houses. Several styles are represented, including Federation Bungalow and Queen Anne and Inter-War Mediterranean and Functionalist. The most outstanding individual examples are the Federation Queen Anne style houses at Nos 16, 22, 34 and 36 Dudley Street and Nos 1 and 7 Thomas Street. Their large and bowed windows take maximum advantage of views.

The houses are situated on elevated sites, with views of the Pacific Ocean to the east and north over the adjacent Baker and Leete Parks. The front gardens, fence designs, sandstone kerbing, steep and undulating topography, and the palm, pine and fig tree plantings in the parks, all contribute to the aesthetic quality of the setting.

Historic Significance

The existing houses demonstrate the process of development of the area in the first few decades of the twentieth century. The social class and aspirations of the original occupants are demonstrated by the design of these large houses, on desirable sites with ocean views.

Social Significance

The heritage conservation area has social significance because its physical qualities are appreciated by its residents and the general community. The heritage conservation area continues in its traditional residential use.

4.4.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.4.3 Existing Character Values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Front gardens, steep and undulating topography, and palm, pine and fig tree plantings in the parks contribute to the aesthetic quality of the setting
<i>Scale & Form</i>	Large detached houses, single storey and two storey.
<i>Siting & Setbacks</i>	Houses generally well set back from and elevated above street
<i>Roofs</i>	Traditional pitched roofs, includes a number of steeply pitched gabled roofs.
<i>Materials</i>	Walls predominantly face brickwork, some stucco. Terracotta tiles and slate roofing.
<i>Detailing</i>	Predominantly timber decoration to verandahs, gables etc.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in the area.

<i>Carparking</i>	Steep topography allows for garages to be provided within a retaining wall, below the level of the house.
<i>Fences</i>	Fence design varies according to style of dwelling and contributes to the quality of the setting. Many sandstone fences.

4.4.4 Guidelines for Change

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. As the dwellings are on generous blocks, it is generally feasible to increase the floor space with a single storey rear addition, without detracting from its garden setting of the dwelling

4.5 Gordon Square Heritage Conservation Area

A unique precinct of nineteenth century workers housing including several fine terraces

Located in the suburb of Randwick, it comprises a rectangular area generally bounded by Gordon Street in the north, Waverley Street in the west, and Sydney and Hodgson Streets in the south.



4.5.1 What is the area's significance?

Aesthetic Significance

The Gordon Square heritage conservation area is unique in Randwick for its unusual street and subdivision layout. The centre block development, with its narrow streets and small lots, was an inventive attempt to maximize yields from subdivision.

The housing stock is an interesting mix of small and large terraces, semi-detached, single storey row houses and freestanding cottages. The mixture of periods and styles, from Victorian to Federation, results in a remarkably varied streetscape for such a small area. The combination of street layout and architecture produces an intimate scale and some interesting internal vistas, enhanced by the small park at the corner of Gordon and Randwick Streets.

Despite intrusions by a number of Post-War flat buildings, and some unsympathetic alteration to older houses, the area retains several reasonably intact period buildings. Most notable are the fine terraces on Gordon and Waverley Streets. The stepping of the Gordon Street terraces with the topography, and the projecting boundaries, produce a particularly impressive streetscape.

Historic Significance

The Gordon and Waverley Street terraces are also of special historical significance as examples of nineteenth century workers'

housing. The terraces have a special connection with Randwick Racecourse, one of the oldest and most enduring institutions in the area. The terraces are individually listed as heritage items.

Although the area developed later than Struggletown, it retains a greater degree of integrity and its streetscapes remain unmistakably Victorian and Federation in character.

Social Significance

The precinct is now the best surviving example of early workers' housing in Randwick.

The subdivision layout has produced a quiet enclave with a strong sense of identity.



4.5.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.5.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

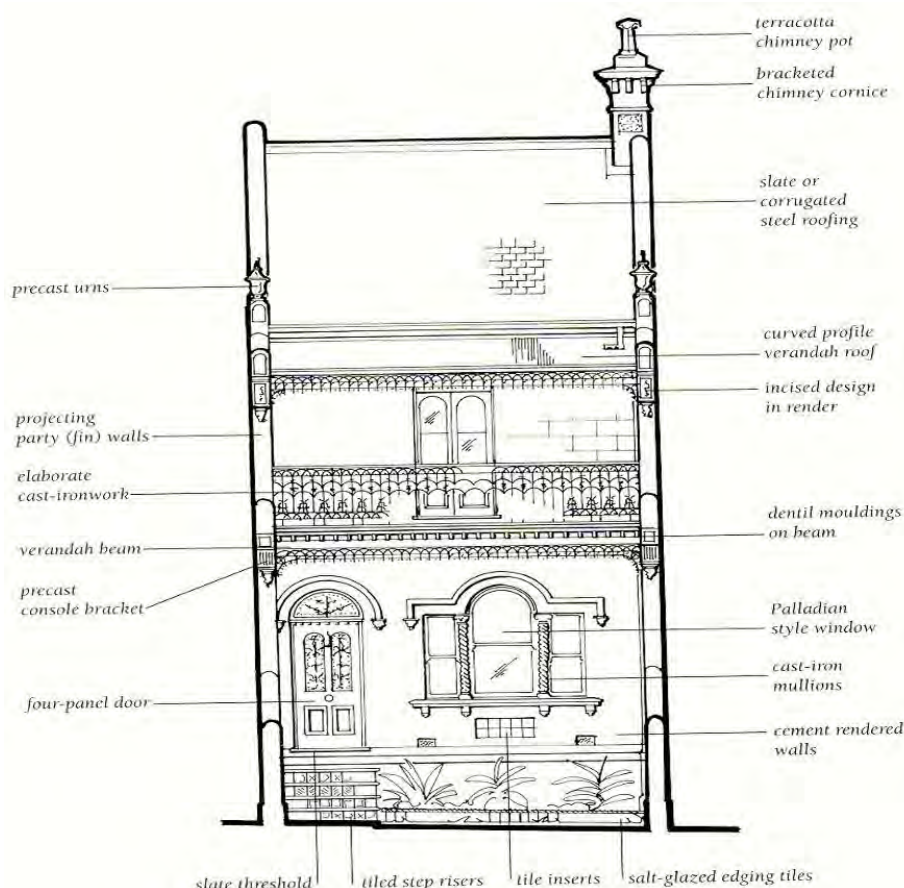
These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Unusual street and subdivision layout with narrow streets and small lots.
Scale & Form	Single storey and two storey. Mixture of small and large terraced dwellings, as well as detached and semi-detached cottages.
Siting & Setbacks	Minimal or zero front setbacks.
Roofs & Chimneys	Includes both pitched roof forms and skillion roofs with parapets.
Materials	Walls are painted stucco, originally in consistent colour schemes, some face brickwork.

	Generally corrugated iron roofs.
Detailing	Cast iron decoration to verandahs and balconies.
Verandahs & Balconies	Projecting upper floor balconies contribute to an impressive streetscape
Carparking	Narrow lots without rear lanes do not allow for on site carparking.
Fences	A number of the terraces are built to the street alignment, so that dwellings do not have front fences and front gardens. Where fencing exists it is predominantly open metal or timber fencing.

4.5.4 Guidelines for change

The Gordon Square heritage conservation area includes both single storey and two storey buildings. Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. The attached dwellings were originally of modest size and have generally been subject to subsequent rear additions. Further changes should be consistent with the scale and form of surrounding rear wings.



ITALIANATE, CIRCA 1880

**Typical Victorian terrace
façade detailing**

**Sourced from "Australian
House Styles". Maisy
Stapleton & Ian Stapleton.
Flannel Flower Press Pty
Ltd. 1997.**

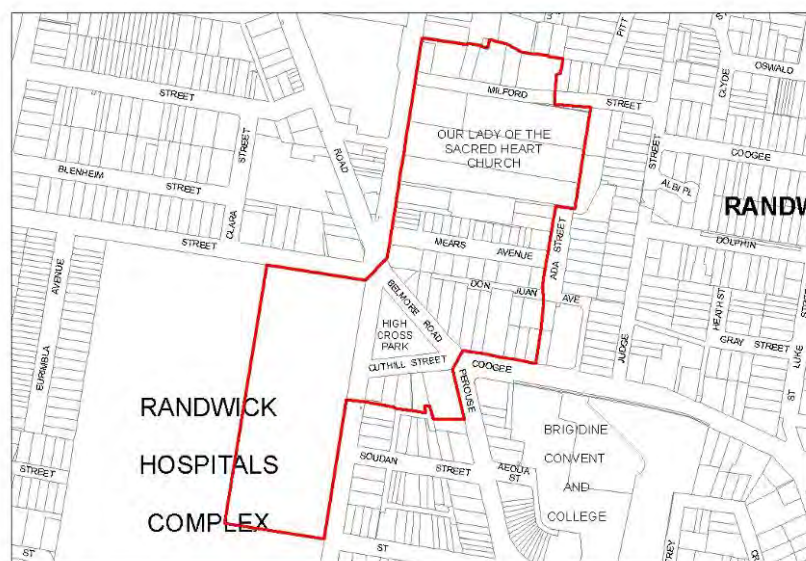
Carparking

On site carparking is generally not able to be provided due lack of rear lane access, narrow width of properties.

4.6 High Cross Heritage Conservation Area

A major urban space providing a focus for nearby institutional buildings with many important religious and residential buildings in the surrounding area.

The High Cross Conservation Area, within the suburb of Randwick, includes High Cross Park, as well as urban areas to the north-east and south, and part of the Prince of Wales Hospital to the west.



4.6.1 What is the area's significance?

Aesthetic Significance

High Cross Park has aesthetic significance as one of Randwick's major urban spaces. It is a feature in vistas along Belmore Road, Avoca Street, Perouse Road and Coogee Bay Road. The Norfolk Island Pines in the park provide a visual link between the surrounding urban areas.

The sandstone and iron palisade fence and sandstone buildings of the former Superintendent's residence, former Destitute Children's Asylum and former Catherine Hayes Hospital, on the western side of Avoca Street, are part of the urban space formed by the park. The southern and north-eastern boundaries of this space are defined by Victorian, Federation and Inter-War period residential buildings, on Cuthill Street and Belmore Road. The Victorian Filigree style Royal Hotel is on the corner of Cuthill Street and Perouse Road.

In the north-eastern half of the heritage conservation area there are excellent groupings of Victorian and Federation detached and attached houses, and Inter-War period flat buildings. The row of ten Victorian Free Gothic style two storey terraces, Nos 2-20 Mears Avenue, is outstanding. "Nugal Hall", at No 18 Milford Street, is one of Randwick's grandest early Victorian houses. "Ventnor", near the south-east corner of Milford Street and Avoca

Street, is a fine quality Victorian period sandstone house. It is now in the grounds of the Sacred Heart School.

Our Lady of the Sacred Heart Church, on Avoca Street, is an excellent example of a Victorian Free Gothic style church. The church, “Ventnor” to the north, the Victorian period commercial buildings to the south, and the avenue plantings of fig trees, make a major contribution to the streetscape character of Avoca Street.

Visually, the connections to the statue of Captain Cook, and the buildings behind on the corner of Belmore and Avoca Streets, are an important part of the cross-roads character of the precinct.

Historic Significance

The heritage conservation area is located on a ridge in the centre of Randwick. Most of Randwick’s early roads cross or originate from High Cross. The existing buildings around High Cross demonstrate its use as a major civic space, since the foundation of the village of Randwick in the mid-nineteenth century. The sandstone buildings in the grounds of the Prince of Wales Hospital, and the Royal Hotel are the best examples. Our Lady of the Sacred Heart Church is another example of a communal use which was established in the area, due to its central location.

This part of “Randwick Ridge” was one of the first parts of the City to be developed, and was historically the most important. It has strong associations with Simeon Pearce, who first promoted the locality as a prestigious living environment. The residential buildings in the heritage conservation area provide evidence of the subdivision, development and subsequent redevelopment of the area in the Victorian, Federation and Inter-War periods. The heritage conservation area has excellent examples of housing from all three periods.

Social Significance

High Cross is widely recognized by the community as a central and identifying element of Randwick’s historic landscape. High Cross Reserve was an early focal point for social gatherings in the village. Its proximity to the former Destitute Children’s Asylum (now the Prince of Wales Hospital) was also significant. The reserve was used as a drill ground for the Randwick Volunteer Rifles in the nineteenth century, based on English village militia. This reinforced Simeon Pearce’s vision of an idealized English village for the elite of the Colony.

The physical presence of the Hospital marks its continuing importance in the local and regional community. The Royal Hotel is the other major building overlooking the central space.

The streetscape character of the residential parts of the heritage conservation area is also widely appreciated.

4.6.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Government and institutions
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications

The following themes are indirectly represented:

- Modifying the landscape
- Industry and commerce
- Suburbanisation

4.6.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Avenue plantings of fig trees within the Sacred Heart Church make a major contribution to the streetscape character of Avoca St.
<i>Scale & Form</i>	Dominated by the imposing scale of the buildings of the former Destitute Children's Asylum, the Royal Hotel and the Lady of the Sacred Heart Church. Also a number of grand two storey houses. Housing predominantly two storeys.
<i>Siting & Setbacks</i>	Wide range of block sizes result in a wide variation in setbacks. Views of the large Victorian period buildings from the streets, across their forecourts and gardens.
<i>Roofs</i>	Traditional pitched roofs.
<i>Materials</i>	Walls of sandstone, stucco, some face brickwork. Slate roofs.
<i>Detailing</i>	Decorative metalwork to verandahs and balconies, cement render detailing.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in

	the area.
Carparking	Generous setbacks generally allow for carparking to rear
Fences	Victorian metal palisade fencing.

A conservation management plan should be prepared if any major development is planned for the grounds of the Sacred Heart Church and Primary School. The conservation management plan should develop policies for preservation of significant tree specimens and vistas, as well as the period fabric of the site.

4.6.4 Guidelines for change

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Additions to terraced buildings should not compromise the integrity of relatively intact rear wings and should be consistent with the scale and form of surrounding rear wings.

Carparking

Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

4.7 Malabar Headland Heritage Conservation Area

Malabar Headland contains two significant bushland remnants - referred to as the coastal section and the western section. Together, these contain what is probably the largest area of essentially unmodified bushland in Sydney's Eastern Suburbs. The bushland is a significant part of one of two semi-natural corridors between Botany Bay and Port Jackson. The two sections support at least seven distinct plant communities. This diversity of habitats is only matched in the Eastern Suburbs in Botany Bay National Park.



4.7.1 What is the area's significance?

Aesthetic Significance

Malabar Headland demonstrates much of the range of landscapes which originally occurred in the Eastern Suburbs, including coastal rock platforms, sea cliffs and headlands in the coastal section, and sandstone escarpments and aeolian sand dunes in the western section.

Historic Significance

The place includes a World War Two coastal defence site of historic significance, the Boora Point Battery. This is an imposing, purpose built coastal landmark which is important for providing tangible evidence of Australia's coastal defence efforts in the Sydney area during World War Two. The battery features a number of particularly unusual attributes, including a rare example of 6 inch Mark XII gun mountings, a completely underground counter bombardment facility, with gun crew ready rooms, ammunition supply and engine room and a small gauge sunken railway associated with an imposing observation post. The area includes a number of additional sites of cultural heritage value, including World War Two graffiti, and features associated with a significant town service - the south-west ocean outfall sewer.

Social Significance

The battery has particular social significance to World War Two veterans and those involved in its war time operations, or interested in the history of fortifications.

Technical/Research Significance

The vegetation communities of Malabar Headland are of scientific and educational significance because they contain rare examples of coastal communities growing on Pleistocene sand deposits within the Sydney region. These communities have different species composition to those found elsewhere in the Sydney region.

Both the coastal and western sections of Malabar Headland support a high diversity of plant species, with species composition reflecting changes in aspect. At least three hundred plant species occur within the place and only fifty percent of the place's flora is common to both sections.

Eastern Suburbs Banksia Scrub, a nationally endangered ecological community occurs as heath and scrub in the coastal section and as a low woodland in the more protected western section. Eastern Suburbs Banksia Scrub is regarded as of extremely high conservation significance, due to the extent of previous clearing. The community was once common on Quarternary sands in the Eastern Suburbs of Sydney; now less than one percent of the original community remains and is restricted to Malabar Headland and La Perouse.

The western section contains remnants of dunes believed to have been formed as a result of the last major glacial period. These occur adjacent to sandstone outcrops and provide an opportunity to study the place's geomorphological formation.

The place contains the last known population of the once extensive Port Jackson mallee (*Eucalyptus obstans*, formerly *obtusiflora*) in the Eastern Suburbs of Sydney.

Local Aboriginal people in the area used the site for fishing and cultural activities - rock engravings, grinding grooves and middens remain in evidence.

4.7.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Industry and commerce

The following themes are indirectly represented:

- Promotion, culture, religion and education
- Transport and communications

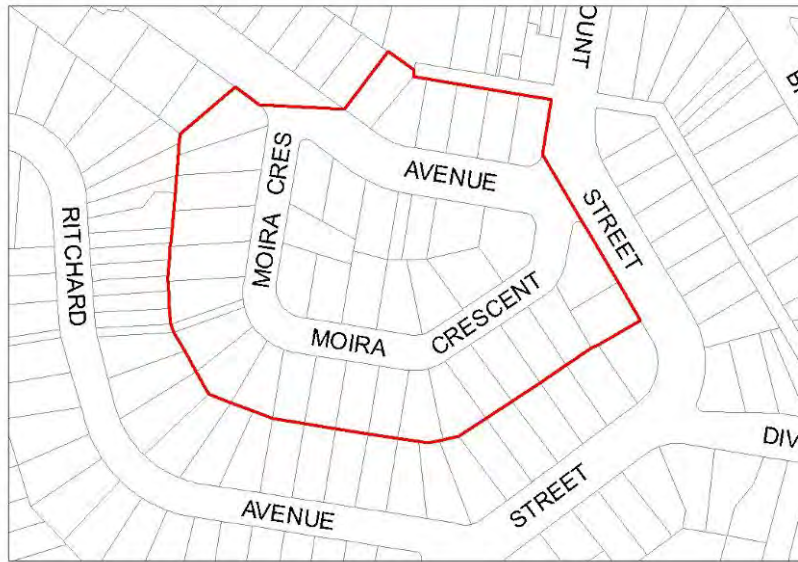
4.7.3 Existing Character Values and Controls

A conservation management plan should be prepared if any major development is proposed within the Malabar Headland Conservation Area. The CMP should develop policies relating to scenic value, landscape features, bushland features, and defence fortifications.

4.8 Moira Crescent Heritage Conservation Area

Randwick's best grouping of Inter-War residential flat buildings.

A hilltop heritage conservation area (partly within the suburb of Clovelly and partly within the suburb of Coogee) includes Moira Crescent as well as part of Marcel Avenue.



4.8.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has aesthetic significance because of the high integrity of its Inter-War streetscapes. Most buildings are constructed of red or liver coloured face brickwork, which is complemented by the red terracotta tile roofs. The most common building types are detached single storey Inter-War Bungalows and two or three storey flat buildings in Functionalist, Spanish Mission, Art Deco, Stripped or Free Classical or Bungalow inspired styles.

The area includes the best preserved and most consistent grouping of Inter-War flat buildings in the City of Randwick, which were so characteristic of the City's development in that period.

Most properties have dwarf pierced face brick boundary fences which allow the gardens in front of the buildings to become part of the streetscape. The landscape quality of the streetscapes is also enhanced by the curved streets and wide nature strips. Some steeper sites have sandstone walling.

The precinct of Inter-War period housing has a close spatial connection to the small commercial centre on Clovelly Road. Most of the shops are two storeys and date from the Inter-War period.

Historic Significance

The existing buildings, lot and street pattern demonstrate the process of the rapid subdivision and development of this part of the Randwick City area in the Inter-War period. This development followed the opening of the Clovelly tram line earlier in the century.

The heritage conservation area is a well preserved example of an entire Inter-War period neighbourhood. The design of the buildings and the range of types are representative of the lifestyles and economic conditions which were current in the Inter-War period.



Social Significance

The heritage conservation area has social significance because its physical qualities are appreciated by its residents. The area continues in its traditional residential and commercial use.

4.8.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Industry and commerce
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.8.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Curved streets and wide nature strips.
Landscape and public domain elements	Streetscapes have a strong landscape quality.
Scale & Form	Consistency of scale, generally two and three storeys.
Siting & Setbacks	Main rooms and balconies of individual apartments oriented to the street.
Roofs	Includes both traditional hipped roofs and flat roofs with parapets.
Materials	Walls of red or liver coloured face brickwork. Red terracotta tiles.
Detailing	Decorative elements in stone, brickwork and cement render.
Verandahs & Balconies	Recessed balconies a design feature of the front elevation.
Garages, carports, carspaces & driveways	Garages often incorporated to the rear of buildings.
Fences	Dwarf pierced face brick front boundary fences allow front gardens to become part of the streetscape.
Gardens & garden elements	Private rear garden accessed by back stairs

4.8.4 Guidelines for Change

Alterations & Additions

Balcony additions to residential flat buildings can be provided to the rear of residential flat buildings to provide outdoor living areas and take advantage of views. Additional balconies should not be provided to the front or visible side elevations of buildings. Additional balconies should be part of a comprehensive scheme for the whole rear elevation, rather than for a single apartment in isolation.

Carparking

Garages were traditionally provided in the rear yard of the dwelling or residential flat building, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.



4.9 North Randwick Heritage Conservation Area

Federation and Inter-War housing associated with the development of Centennial Park.

A large area to the south of Centennial Park, originally reserved for water supply purposes, delaying its release for housing.



4.9.1 What is the area's significance?

Aesthetic Significance

Centennial Park is one of Sydney's largest expanses of urban parkland and provides a much needed breathing space for Sydney's inner eastern suburbs. The park has high scenic and landscape significance. It has a strong rural character, but also incorporates remnant natural vegetation, formal garden areas, tree lined avenues, playing fields and formal and informal water features. The melaleuca wetlands are a distinctive and important character element. Notable architectural elements include two residences, several kiosks and shelters, magnificent sandstone entry gates, the perimeter palisade fence, reservoir fences and steps, statues and monuments and an amphitheatre.

The North Randwick heritage conservation area is significant for its persistent, strongly Federation streetscapes. The imposition of a varied subdivision pattern, on the north facing slopes adjoining Centennial Park, has created numerous internal views and vistas of special interest. The combination of street pattern, topography and native and cultural plantings, set off the areas original buildings to good advantage.

The heritage value of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, face brick construction, dominant slate and terra cotta tiled roofs and well established cultural plantings. The mixed building stock adds to the area's interest, ranging from larger Federation houses on Darley Road to small semi-detached on Dangar Street. Whilst

many buildings have been substantially altered, there has been, very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes retain their essential period character.

Historical Significance

Centennial Park has considerable historical significance. It originated as a Common, set aside by Governor Macquarie and later become the main source of Sydney's water supply. It was dedicated as a park to celebrate the first centenary of European settlement in Australia. It was also the focus of Sydney's celebration of Federation in 1901. Busby's Bore and the lakes persist as important visual reminders of the area's historical role as a water supply catchment.

The consistency of the architecture in North Randwick is partly a reflection of the unusual historical circumstances which delayed the release of the area for housing. Most of the area originally formed part of the Sydney Common. For many years it was reserved for water supply purposes. The eventual residential release saw the area develop reasonably quickly, despite the slow start in the 1890s recession. As a consequence, most housing dates from the early twentieth century. There are a few particularly notable examples of Victorian housing, as well as more numerous Inter-War houses. The latter filled in remaining empty lots in the 1920s and 30s.

The street and subdivision pattern is Victorian in origin, though the area developed over a long period. This has produced an interesting juxtaposition of Federation and Inter-War housing on often narrow Victorian allotments. There was a resultant modification of standard house designs to suit narrow frontages.

The continuing physical and historical connection with Centennial Park is important and gives special significance to houses fronting Darley Road. These buildings tend to be larger and grander, with more generous allotments. These allotments were created to help fund the establishment of Centennial Park.

The area still retains a few horse stables connected with the historic racing industry in the area. There are also historical and physical connections with the adjoining former tramway workshops.

Social and Historical Significance

Centennial Park has a high social significance at a regional level. It remains one of the most popular recreation areas in the Sydney region.

Scientific Significance

Centennial Park has special scientific significance for its natural values. It preserves remnant native vegetation and provides important wildlife habitat. The melaleuca wetlands are regionally significant.

4.9.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure
- Suburbanisation

The following themes are indirectly represented:

- Transport and communications

4.9.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Lots of consistent depth, but varying width.
Scale & Form	Predominantly single storey and two storey, with higher residential flat buildings in the former quarry site. Detached, semi-detached and attached cottages.
Siting & Setbacks	Minimal front setbacks generally, greater setbacks for larger lots fronting Centennial Park.
Roofs	Traditional pitched roofs, hipped and gabled forms.
Materials	Walls of face brickwork, smooth faced red or liver bricks, often with stone footings and stone trim elements. Marseilles pattern terracotta tiles and slate roofing.
Detailing	Predominantly timber decoration to verandahs, sunhoods, gables etc.
Verandahs & Balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.
Carparking	Generally accessed from rear lanes.
Fences	Many low brick fences, some sandstone and wrought iron fencing.



4.9.4 Guidelines for change

Alterations & Additions

Part of the heritage significance of the area is its predominantly single storey scale. Single storey rear additions are therefore preferred so as not to compromise this aspect of significance. The dwellings are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper level floor space. The bulk and prominence of any upper level addition should be minimised however. Any upper level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof.

Outbuildings to the Rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Most of the properties within the conservation area have rear lane access allowing for carparking at the rear of the site. Where rear lane access is available, carparking to the front or side of the property will not be supported.



Additions should utilise attic roof forms located to the rear of the main ridgeline



Additions set back from the existing ridgeline retain the form and detail of the existing residences. Use of simple roof forms and subtle detailing further enhances the relationship of new and existing works.

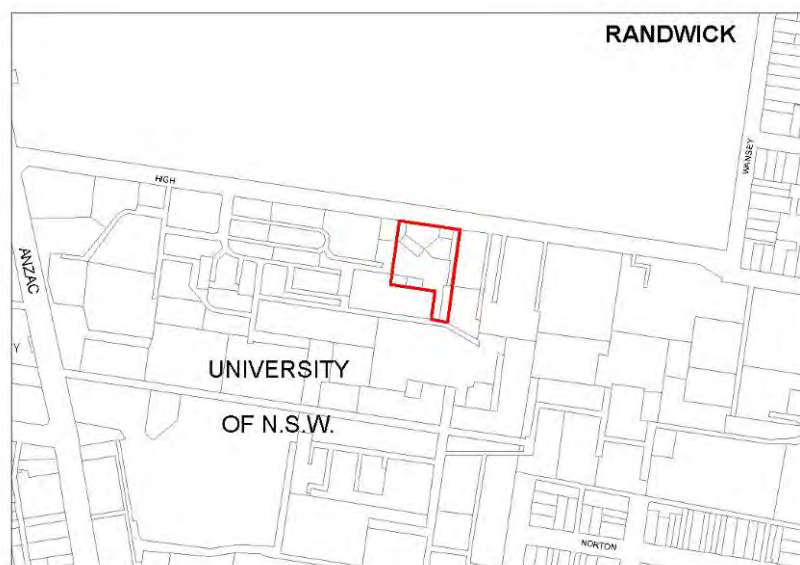


Additions to the rear of residences on corner sites should provide greater emphasis to the secondary street frontage.

4.10 Old Tote/Fig Tree Theatre (UNSW) Heritage Conservation Area

A group of buildings which date from the use of the site as Kensington Racecourse. The Fig Tree Theatre building has also been used as immigration barracks and the home of NIDA.

The Old Tote/Fig Tree Theatre heritage conservation area is on the south side of High Street, within the Kensington campus of the University of NSW. It includes three buildings which pre-date the foundation of the University, the Fig Tree Theatre, the White House and the Old Tote.



4.10.1 What is the area's significance?

Aesthetic Significance

The precinct's three period buildings are situated in an open space, surrounded by large fig trees and other campus buildings. The orientation of the Fig Tree Theatre and the White House, diagonal to the standard north/south building grid, identifies them as earlier structures. The orientation is also aesthetically distinctive. The space which is formed by the trees and the three buildings has visual qualities which are rare on the university campus. This quality is created by the traditional gabled and verandahed building forms, nestled between the larger masses of the fig trees.

The White House and the Old Tote have considerable individual aesthetic significance as rare examples of early Federation racecourse buildings. The design and detail of the White House verandah is outstanding.

The row of fig trees leading from the High Street entry gate, is an important point of arrival and orientation for the university campus.

Historic Significance

The White House, the Old Tote and the fig trees have historical significance as surviving evidence of the use of the university site as Kensington Racecourse, from 1893 to 1941. The orientation and location of the buildings and trees remain indicative of the layout of the racecourse.

The Fig Tree Theatre also provides evidence of the use of the site as an immigration barracks in the late 1940s.

The theatre was the original home of the National Institute of Dramatic Art (NIDA) prior to its relocation to the western side of Anzac Parade.

Social Significance

The heritage conservation area has social significance for the university and the wider community. It provides evidence of the historical continuity of human occupation and use of the site, which is absent in other parts of the campus.

4.10.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Promotion of culture, religion and education
- Recreation, entertainment and leisure

The following themes are indirectly represented:

- Modifying the landscape
- Government and institutions

4.10.3 Existing Character Values and Controls

A conservation management plan should be prepared if any major development is planned for the grounds of the University. The conservation management plan should develop policies for preservation of open space character, interface with surrounding development and adaptive reuse of period buildings.

4.11 Prince Henry Hospital Heritage Conservation Area

A diverse complex of buildings in a coastal landscape, the hospital played an important role in the treatment of infectious diseases from the 1880s until 1986. The site is important to Aboriginal people and to the many former staff and patients of the hospital, and contains a considerable archaeological resource.

The former Prince Henry Hospital is located in the suburb of Little Bay.



4.11.1 What is the area's significance?

Historic Significance

The Prince Henry site was the most important site for the treatment of infectious diseases in New South Wales from its inception in the 1880s, when, as the Coast Hospital, it became the first public hospital in New South Wales in the post-convict era. The Hospital played a prominent role in treating and overcoming infectious diseases and later as a general hospital and teaching hospital for the University of NSW, until its closure was announced in 1988. Its isolation led to the establishment of the first ambulance service in New South Wales from within its grounds.

Aesthetic Significance

The location of the Hospital by the sea, the design and siting of buildings in a spacious open setting, their relationship with each other and the layout of the site itself, created an aesthetically distinctive complex with Pine Avenue as its central axis. The buildings and landscape provide evidence of the prevailing attitude to health care during a number of important phases of development. The Flowers Wards and the remains of the early infectious disease hospital, including Ward 16, the former Nurses Quarters, the former Nurses Dining Hall/Nurses Lecture Hall, the Bush Wards and the site of the Male Lazaret, demonstrate the isolation required for the treatment of infectious diseases and early

attitudes to public health, which saw health benefits in being by the sea.

The architectural character of these early buildings contrasts with later buildings built after 1934, after the Hospital changed its name to Prince Henry and a new phase of expansion began. The larger scaled Heffron and Delaney Medical Ward Buildings, the Matron Dickson Nurses Home, and the McIlrath Pathology Building provide evidence of changing practices in medical care and staff accommodation, as well as contributing visually to the ambience of the place. A range of ancillary buildings, such as the former Water Reservoir, the Memorial Clock Tower, Water Tower, and 'Hill Theatres' (Operating Theatres No.2 and No.3) add visual as well as technological interest.

A number of cultural landscape features including the Norfolk Island Pine trees along Pine Avenue, plantings of palms, New Zealand Christmas trees and banksias, rock cuttings, retaining walls, early road alignments and sandstone kerbs, provide evidence of human intervention in this coastal landscape. The North Cemetery, although separated from the present hospital site, is an important component of the cultural landscape.

Social Significance

The history of the Prince Henry site is interwoven with Aboriginal people and wider communities, many of whom were patients or worked on the site and still visit it. The site is valued by Aboriginal people for its historical associations and Aboriginal occupation prior to European occupation, as well as its associations with Aboriginal people treated for infectious diseases. The Prince Henry site is also important to many of the thousands of nurses, doctors and administrators who value their training and achievements at the hospital, which gained them a high reputation throughout New South Wales and Australia. Many former nurses have remained actively associated with the site, and have created a museum to conserve its history and artefacts. They come to the site to enjoy its ambience and continue to use the Interdenominational Australian Nurses War Memorial Chapel, built in memory of service nurses, many of whom died at sea. (Godden Mackay Logan, May 2002)

Technical/Research Significance

A coastal landscape of high scenic and scientific value is enhanced by the beach, headlands and pockets of indigenous vegetation. A geological exposure area has research and educational value relating to the development of the present coastline and to the climate and vegetation of the area twenty million years ago.

Much more about the history of the Prince Henry site is yet to be learnt from the rich array of known and potential Aboriginal and historical archaeological sites, from further research and archival recording, and from the oral histories of those who worked or trained there. The Prince Henry site contains both identified archaeological features and areas of known archaeological potential. These elements are part of the total physical record of the first post-convict era hospital in New South Wales.

The physical evidence at the site documents, and therefore provides opportunities to investigate, evolving medical practice associated with the treatment of infectious disease. In a wider context the site reflects changes and development in state health policy for more than 100 years. The research value of the site's historical archaeological resource is only moderate, however, because of the physical impact of ongoing development. Although the extant archaeological resource is therefore not intact, and there are extensive documentary sources available, the place has potential to yield information about site use and occupation. The spectrum of archaeological features across the site also provides a rare opportunity to use archaeology as an investigative tool on a wide scale. The historical archaeological resource at the Prince Henry site also contributes to the total ensemble providing an indication of former activities or features. They are therefore part of the site's wider social and historic value and have educational and interpretive potential (Godden Mackay Logan, 2002).

4.11.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Evolution of culture- religion and education

The following themes are indirectly represented:

- Transport and communications
- Suburbanisation

4.11.3 Existing character values and controls

Refer to the site specific controls for Prince Henry Site, Little Bay in Part E of this DCP.

4.12 Racecourse Precinct Heritage Conservation Area

A number of early buildings surround the historic track itself, while Doncaster Avenue includes some fine groups of nineteenth and twentieth century houses.

The Racecourse Precinct includes Royal Randwick Racecourse and all properties on the eastern side of Doncaster Avenue., Kensington, which adjoin the racecourse at the rear.



4.12.1 What is the area's significance?

Aesthetic Significance

The Racecourse, together with Centennial Park and Moore Park, further to the north and east, forms one of the largest areas of open space in the eastern suburbs of Sydney.

The Racecourse provides an outlook for parts of the suburb of Randwick on higher ground to the east, and the University of NSW South Wales, to the south. The major built features of note are the stands, particularly the 1910 Members Stand, and the oval shaped course. Other racecourse buildings are located behind the stands in the north-west corner of the site, and close to the street frontages. The large modern grandstand is out of scale with its older neighbours but has become a local landmark.

The frontages to Alison Road, Wansey Road and High Street have avenue plantings of Port Jackson and Moreton Bay Figs, Plane trees and Brush Box, which enhance the visual amenity of these streets. In the north-west corner of the site there are Canary Island Date Palms and formal garden plantings.

The residential properties on the eastern side of Doncaster Avenue form a straight street frontage almost a kilometre in length, with a predominantly Victorian and Federation period character. This housing is representative of the larger Kensington precinct, on either side of Anzac Parade.

The most common building types are single storey Federation period detached and semi-detached houses. These mostly stand on narrow lots and have consistent setbacks and verandah and roof designs. There are also a large number of Victorian period one and two storey houses, and two storey terraces. The unity of the streetscape is disturbed to some degree by Post-War period three storey flat buildings, but to a lesser degree than the remainder of the historical Kensington precinct.

Historical Significance

The racecourse is historically significant for its early reservation as an official racecourse, in 1833. It has been in continuous use as a racecourse since the first regular meetings held in 1863. This is probably the longest period of any racetrack in Australia. The racecourse retains much original fabric from the nineteenth and early twentieth centuries. It is the best preserved Victorian and Federation period racetrack in Sydney.

Randwick Racecourse developed in parallel with the present City of Randwick. The racecourse, and the many stables and workers' cottages in the surrounding area, demonstrate the process of development of the racing industry, and its importance to the commercial life of the district. This includes housing and stables on some of the properties fronting Doncaster Avenue.

The residential properties on Doncaster Avenue demonstrate the process of suburbanisation which took place in the late nineteenth and early twentieth centuries. This was the first part of Kensington to develop, and has a higher proportion of Victorian housing as a consequence. The housing (Victorian/Federation) is representative of the first stage of Kensington's suburban development, prior to West Kensington (Federation/Inter-War). The street also has a close connection with the racecourse and the racing industry.

Social Significance

Randwick Racecourse is held in high esteem by members of the Australian Jockey Club, the racing industry, and past and present race-goers. Royalty has visited the facility on several occasions, giving the course special prestige in Australian thoroughbred racing. The physical environment of 'Royal Randwick' is an important part of the experience of a race day.

Doncaster Avenue shares a close physical and visual link with the racecourse. It is a major route for pedestrian access to the racecourse. Doncaster Avenue is also appreciated by the community as part of an important local period landscape and streetscape.

4.12.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Government and institutions
- Recreation, entertainment and leisure

The following themes are indirectly represented:

- Speculation and promotion
- Transport and communications
- Suburbanisation

4.12.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings. New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP, and the site specific controls for Royal Randwick Racecourse in Part E.

<i>Subdivision</i>	Narrow lots.
<i>Scale & Form</i>	Major built features are the stands within the Racecourse. Single storey detached and semi-detached cottages, two storey detached houses and terraces, some intrusive 3 storey buildings. Historic significance of stable buildings at the rear of sites.
<i>Siting & Setbacks</i>	Consistent setbacks.
<i>Roofs</i>	Traditional pitched roofs, many with gabled forms.
<i>Materials</i>	Walls predominantly face brickwork, some painted stucco. Walls that are painted stucco, originally in consistent colour schemes. Terracotta tiles and slate roofing.
<i>Detailing</i>	Predominantly timber decoration to verandahs and gable screens.
<i>Verandahs & Balconies</i>	Federation detailing of front verandahs contributes to the character of the area
<i>Carparking</i>	Narrow lots without rear lanes generally do not allow for on site carparking.
<i>Fences</i>	Low brick fences and simple picket fences typical.

4.12.4 Guidelines for change

A Conservation Management Plan has been prepared for the Randwick Racecourse and should be addressed in any development proposal for the site.

Alterations & Additions

Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Original stables

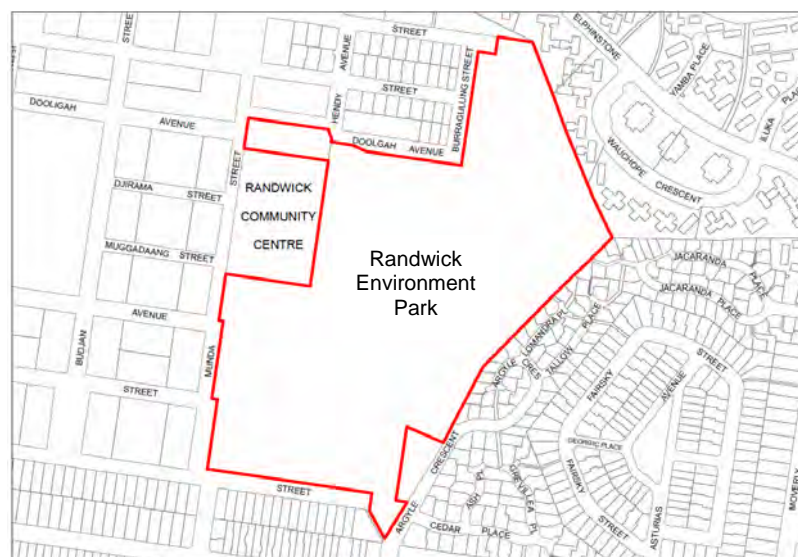
There are a number of original stables building in the area, associated with the racecourses which were located in the vicinity. These should be retained and conserved wherever possible.

Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks.

4.13 Randwick Environment Park Heritage Conservation Area

Comprises 13 hectares of parkland, bushland and wetland containing 92 species of indigenous plants. It includes the endangered Sunshine Wattle and 3.6 hectares of Eastern Suburbs Banksia Scrub, which is an endangered ecological community. The bushland and wetland provide valuable habitat for a range of fauna.



4.13.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has considerable scenic value, providing an attractive natural backdrop for many views in the local area.

Historic Significance

Some historical significance is attributed to the use of the land by the military since the late 1800s, and its continuity as a large land holding within Randwick. The park was originally part of the Randwick Army Barracks with the eastern part used during World War II as the site for storage sheds.

Technical/Research Significance

The vegetation structure, species richness and natural regeneration of seedlings varies greatly within Randwick Environment Park. Since 1995, 92 indigenous plant species have been recorded within Randwick Environment Park. Of these, 27 species are considered to be characteristic of Eastern Suburbs Banksia Scrub. This is relatively high, given its location within the northern and more densely developed part of Randwick City. The high number of species is partly attributable to the variety of habitats present on the site. One of the species present, *Acacia terminalis* sub.sp. *terminalis*, has been listed as a 'threatened species' under both the TSC and EPBC Acts. Twelve other species recorded on the site have local significance in Sydney's Eastern Suburbs.

Eastern Suburbs Banksia Scrub, is an endangered ecological community of state and national significance, occurring on the nutrient poor sands between Botany Bay and Port Jackson. It has been reduced to 1% of its former extent due to fragmentation, clearing, urban development and weed invasion, and is likely to become extinct unless factors threatening its survival cease. Eastern Suburbs Banksia Scrub is thus regarded as of extremely high conservation significance.

The Randwick Environment Park contains an ephemeral wetland which contains some aquatic flora species, the presence of which is influenced by periods when water is present in the wetland. The wetland is a window to the groundwater table forming part of the extensive Botany Aquifer, and drains an urban catchment of 89 hectares. The wetland has a sparse to open cover of vegetation, reflecting both past disturbance and extended periods of dryness over recent years.

Although degraded as a result of past clearing, some of the vegetation present in the Randwick Environment Park has considerable significance as fauna habitat. The park supports 4 main habitat types: shrub land; exotic grassland; wetland; and rock outcrops. The shrub land provides shelter and food for small animals such as birds and reptiles, while the grassland supports birds such as Australian magpies, galahs, and masked lapwings. The ephemeral wetland has some periodic habitat values for waders, waterfowl and frogs. In a 2002 study, a Great Egret (a migratory water bird listed under the Commonwealth's EPBC Act 1999) was observed foraging within the shallow waters of the wetland. However, no Great Egret roosting colonies have been recorded on or in the vicinity of the Randwick Environment Park. The small areas of rock outcrops provide shelter for some reptile and frog species.

4.13.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Industry and commerce

The following themes are indirectly represented:

- Recreation, entertainment and leisure

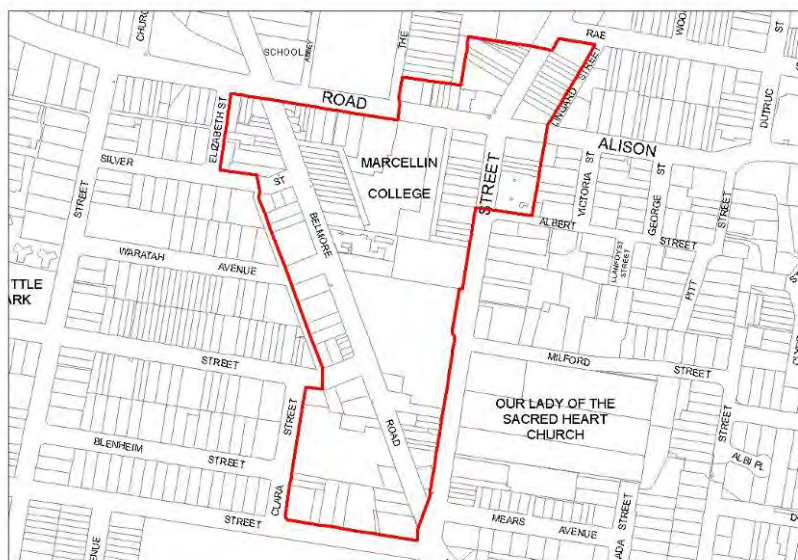
4.13.3 Existing Character Values and Controls

Randwick City Council manages its remnant areas of Eastern Suburbs Banksia Scrub, including that within Randwick Environment Park, in accordance with relevant management documents, in order to restore remnant vegetation and to enhance and expand native fauna habitat. These documents include a Recovery Plan for the Conservation of Eastern Suburbs Banksia Scrub; and the Best Practice Guidelines for the Management of Eastern Suburbs Banksia Scrub, both published by the NSW Office of Environment and Heritage. Volunteer Bushcare maintenance works are carried out in accordance with the Recovery Plan and Management Guidelines.

4.14 Randwick Junction Heritage Conservation Area

A largely intact traditional commercial centre with many good examples of buildings from the Victorian, Federation and Inter-War period.

The Randwick Junction heritage conservation area is centred on the Randwick Junction commercial centre. It is generally bounded by Belmore Road, Alison Road and Avoca Street, Randwick.



4.14.1 What is the area's significance?

The Randwick Junction heritage conservation area is the only heritage conservation area within the City of Randwick that is focused on a commercial centre. It retains a coherent streetscape character of nineteenth and early twentieth century buildings. Within the heritage conservation area there are two distinct groupings of commercial buildings. These are Belmore Road and the "Coach and Horses" grouping (centred on the intersection of Alison Road and Avoca Street).

Aesthetic Significance

The heritage conservation area is a good and generally intact example of a traditional commercial "strip" (linear) style centre. Buildings are typically two or three storeys and are generally built to the street alignment, for the full width of the allotment. The urban spaces formed by the buildings impart a strong linear character, particularly along Belmore Road. There are many good examples of building from the Victorian, Federation and Inter-War periods.

In the Coach and Horses grouping the Victorian Italianate style is dominant, interspersed with other later styles such as Federation Freestyle. There are significant groups of these buildings on the south-west corner of Avoca Street and Alison Road, as well as on the east side of Avoca Street, north of Alison Road. There are

excellent examples of Victorian Italianate commercial and residential buildings on Alison Road, between Avoca Street and Belmore Road as well as three outstanding Victorian Italianate residences on Avoca Street, adjacent to Marcellin College.

The single most striking building within the heritage conservation area is the former Star and Garter Inn, at the corner of Avoca Street and Belmore Road, notable for its distinctive castellated sandstone tower and the adjacent statue of Captain James Cook. The pairing of the Coach and Horses Hotel and the former Post Office, located on diagonally opposite corners of the intersection of Alison Road and Avoca Street is also prominent.

Historic Significance

Randwick Junction has been the centre for commercial activity in Randwick since the establishment of the village in the mid-nineteenth century. The buildings in the heritage conservation area provide physical evidence of the process of growth and development of Randwick as a commercial centre. The heritage conservation area is at the intersection of three roads that have been the principal routes for travel between Randwick and other parts of Sydney since the establishment of the suburb. The first Randwick-Sydney horse omnibus and the first mail service were established on the site of the Coach and Horses Hotel in 1859, reflecting a strong relationship between Randwick Junction and early transport and communications in the district.

Many of the important sites in the early development of the commercial area were at the street intersections. The former Star and Garter Inn (circa 1859) was one of the earliest hotels in Randwick. No.119 Belmore Road, at the corner of Short Street, was the site of the post office from 1878 to 1897.

The most rapid period of growth began after the introduction of steam trams in 1881. The 1880's were a period of large scale subdivision in Randwick. In the Federation and Inter-War periods development of the commercial centre continued. There was considerable expansion on the western side of Belmore Road. Earlier, less intense residential uses, such as "Sandgate" at No.128 Belmore Road, were displaced.

The foundation stone for Randwick Post Office 1897, is on the northwest corner of Alison Road and Avoca Street. This building provides historical evidence of the importance of the heritage conservation area as a centre of communication and reflects the connection to government and institutions within Randwick.

Social Significance

The heritage conservation area continues as Randwick's main commercial centre, developing around the earliest hotels in Randwick, namely the former Star and Garter Inn and the Coach and Horses Hotel. The Victorian, Federation and Inter-War buildings provide a sense of historical continuity throughout the centre and the streetscape character of the conservation area are well recognized throughout the community. In 1923, the Catholic Church acquired the Brisbane Villa Estate on Alison Road for a monastery. This site later became the Marcellin College, an

important and enduring centre for education within the local community.

When considered further in the context of the two adjacent conservation areas of St Judes and High Cross, with their significant administrative, cultural and institutional roles, Randwick Junction may be seen as the focal point of the city, as many of the enduring symbols of Randwick's development are located either within or immediately adjacent to the conservation area. Important community services such as mail services and government savings bank (initially operated from the post office), as well as educational and commercial activities have been centred in and around Randwick Junction for as long the suburb has been established.

4.14.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Industry and commerce
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications

The following themes are indirectly represented:

- Speculation and promotion
- Government and institutions
- Suburbanisation

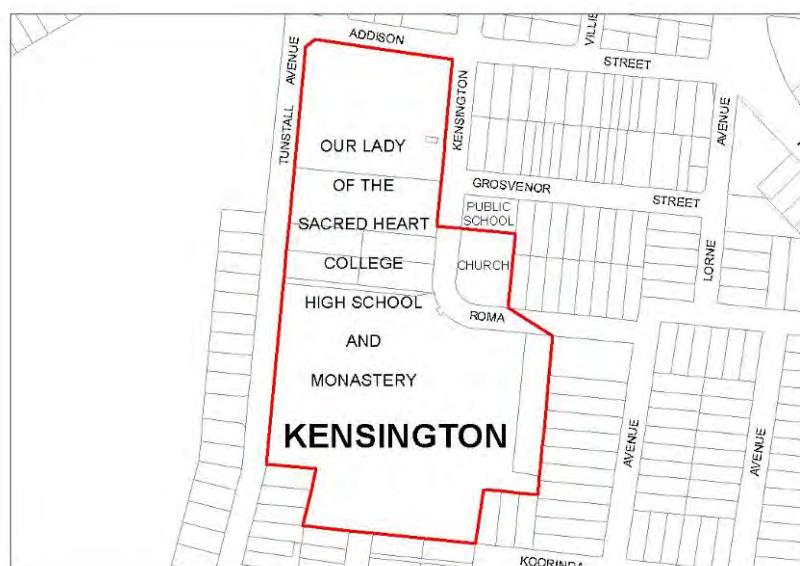
4.14.3 Existing character values and controls

Refer to the site specific controls in Part D of this DCP.

4.15 Sacred Heart Heritage Conservation Area

A landmark church precinct which includes the Sacred Heart Monastery and Chapel, Convent and Our Lady of the Rosary Church.

A large area of church-owned land bounded by Addison Street in the north, and Tunstall Avenue in the west and extending east of Kensington Road and south of Roma Avenue, Kensington.



4.15.1 What is the area's significance?

Aesthetic Significance

The Sacred Heart precinct is dominated by a notable group of brick religious buildings with tile roofs, mostly Federation Gothic style, located on a prominent knoll in the western half of the City of Randwick.

The buildings are highly visible from many parts of Randwick City, due to their height, elevated siting, and roof turrets and spires. The Monastery and Chapel are located on the axes of two streets, Kensington Road and High Street. The buildings' appearance is enhanced by their setting in spacious grounds, with large areas of lawn, large copses or Moreton Bay figs, plantings of palms, camphor laurels and other mature trees, and brick walling on most street frontages.

Historic Significance

The Monastery and Chapel, Convent and Church have historic significance. They demonstrate the pioneering role of the Catholic Church in the early development of this part of the City of Randwick, and the contemporary religious and institutional practices of the Church. The grouping has been in continuous use since the completion of the monastery, convent and school in 1897.

The site has significance as an early land grant to Samuel Terry, a convict who became the Colony's first millionaire. The monastery and convent site have an association with the flour mill and early industries of the Lachlan Mills Estate. These preceded the area's dedication as a water catchment. The boundaries of Terry's grant are still reflected in the street pattern. This part of the grant was favoured by its elevated position, above surrounding wetlands, and made it the logical site for the first development of the area.

Social Significance

The Sacred Heart precinct has particular social significance for the school community and other current and former users of the site. The precinct is readily identifiable by the wider Randwick community as a landmark element in the suburb of Kensington. The elevated position was the original reason for the site's selection.

4.15.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Government and institutions
- Promotion of culture, religion and education

The following themes are indirectly represented:

- Industry and commerce
- Transport and communications
- Suburbanisation

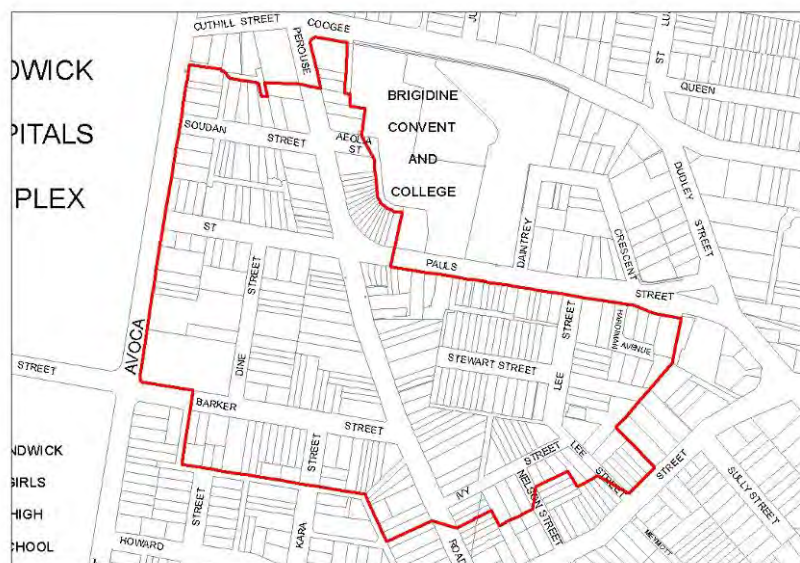
4.15.3 Existing Character Values and Controls

A conservation management plan for the church/school precinct should be prepared if any major development is planned by the Church. The conservation plan should develop policies for preservation of significant garden areas and vistas, as well as the period fabric of the buildings.

4.16 The Spot Heritage Conservation Area

Groupings of nineteenth and twentieth century residential and commercial buildings including the outstanding Art Deco Ritz cinema.

Located within the suburb of Randwick, The Spot heritage conservation area consists of the commercial centre on Perouse Road and St Pauls Street, and surrounding residential areas.



4.16.1 What is the area's significance?

Aesthetic Significance

The Spot is a large precinct exhibiting an interesting diversity of streetscapes. In the commercial centre the facades are mostly two storeys, continuous and built to the street alignments. They create a distinctive urban space, particularly at the curved corner of Perouse Road and St Pauls Street. The most common building styles of the commercial buildings are Victorian Italianate and Federation Free Classical. There are also Inter-War Art Deco style buildings. The Randwick Ritz, at No39 St Pauls Street is an excellent example of an Inter-War Art Deco style cinema.

The residential areas contain representative groupings of buildings from the Victorian, Federation and Inter-War periods.

Residential buildings from the Federation period are the most common. Most are Bungalow style. The row of detached houses at Nos 77-93 Perouse Road is only one example of several excellent groupings of Federation period detached or semi-detached houses in the conservation area.

There is a concentration of Victorian period houses in the western half of the conservation area, north of Barker Street and west of Perouse Road. Some are Italianate style detached houses. There

are several rows of Filigree style two storey terraces, which give streetscapes such as St Pauls Street, a distinctive character.

The most common types of Inter-War period residential buildings are California Bungalow style detached and semi-detached houses, and two or three storey residential flat buildings. A large number of the Inter-War period flat buildings are in the western half of the conservation area. However, the most intact grouping of Inter-War period buildings is on Hardiman Avenue. These buildings are detached houses or flat buildings, and are characterised by their liver brick external walls and fences.

Tree plantings, such as the Moreton Bay Figs in St Pauls Street, make a major contribution to the visual quality of streetscapes in the conservation area.

Historic Significance

The Spot heritage conservation area has historic significance for its origins as “Irishtown”, a poor working area on the fringe of Randwick Village, dominated by Irish Catholics. It came to be considered a settlement in opposition to Simeon Pearce’s “Struggletown”, the housing area he developed for his own workers. The original group maintained a long association with the area and contributed to its strong sense of local identity.

The original shanties, located along Perouse Road, have long since disappeared. The redevelopment of The Spot, in the late 1800’s, was an attempt to clear the temporary dwellings of Irishtown and displace the inhabitants.

The Spot is now a cohesive residential and commercial neighbourhood. It demonstrates the later processes of large scale urban subdivision and development, which began after the establishment of the tramway route between Randwick and Coogee in 1883. The commercial centre developed around a tram stop at the intersection of Perouse Road and St Pauls Street.

The Inter-War period flat buildings demonstrate the intensification of land use which resulted from increases in population and scarcity of other land for subdivision.

The design of the Victorian, Federation and Inter-War period dwellings and commercial buildings, and their range of types, are representative of contemporary lifestyles and economic conditions.

Social Significance

The Spot is a popular local name for the precinct and there is a strong sense of individual identity, dating back to its origins as “Irishtown”. The precinct remains something like a suburban “village”. The existing neighbourhood character has social significance for local residents and the general community. The heritage conservation area continues in its traditional residential and commercial use.

4.16.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Speculation and promotion
- Industry and commerce
- Transport and communications
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Promotion, culture, religion and education
- Recreation, entertainment and leisure

4.16.3 Existing character values and controls

Refer to the Part D for site specific controls for the business zoned part of The Spot conservation area. The table below provides a summary of key values or characteristics of the residential zoned part of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

<i>Landscape and public domain elements</i>	Character of some streets enhanced by sandstone retaining walls and mature street planting.
<i>Scale & Form</i>	Diversity of scale including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings.
<i>Siting & Setbacks</i>	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.
<i>Roofs</i>	Traditional pitched roofs.
<i>Materials</i>	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings. Terracotta tiles and slate roofing.
<i>Detailing</i>	Decorative metalwork and timberwork.
<i>Verandahs & Balconies</i>	Front verandahs integral to each of the architectural styles which are represented in the area.
<i>Carparking</i>	Wider lots provide access for parking to the rear. Narrower lots do not allow for on site carparking, unless a rear lane is available.
<i>Fences</i>	Front fencing is sympathetic to the style of the dwelling.

4.16.4 Guidelines for change

Alterations & Additions

The Spot heritage conservation area comprises a range of building types including single storey detached cottages and villas, single storey and two storey semi-detached houses and two or three storey residential flat buildings. Rear additions should not be prominent in the streetscape nor comprise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

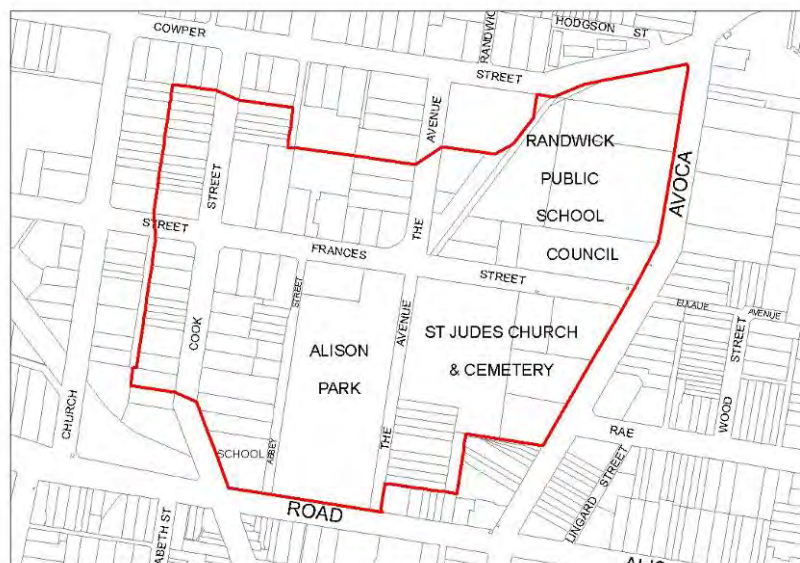
Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site carparking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.

4.17 St Judes Heritage Conservation Area

Randwick's earliest church and civic buildings together with some fine groups of nineteenth and twentieth century houses.

Located within the suburb of Randwick, this area falls into two distinct precincts. One is the historic St Judes grouping. The other is the residential precinct centred on Alison Park and the intersection of Cook and Frances Streets.



4.17.1 What is the area's significance?

Aesthetic Significance

The St Judes precinct is an outstanding building grouping centred on early church and civic buildings. The church and civic groupings are prominent on Randwick's original main thoroughfare, the Frenchman's Road.

The church group includes two notable early stone buildings, set in open grounds, with St Jude's cemetery in the background. Each of the three main buildings in the group is significant in its own right, namely St Judes Church, the Rectory, and the former Borough Council Chambers. The buildings and their setting have changed little since the time they were built.

The civic group consists of the late nineteenth century Town Hall, the buildings of the former Randwick Public School, and a fire station. These buildings remain distinctive despite the presence of a number of more recent buildings.

The Alison Park precinct survives as a notable grouping of late nineteenth and early twentieth century houses. The building stock is a rich mixture of types, ranging from small semis and row houses, to Victorian terraces, Federation and Inter-War cottages, and grand mansions on generous allotments. Alison Park provides an important focus, as does the intersection of Cook and Frances Streets.

Immediately adjoining the church group there is a fine three storey terrace known as “Avonmore”, overlooking Alison Park. This terrace precedes the Federation and Inter-War housing to the north and west. The row is an outstanding Victorian grouping in its own right. Such grand London style terraces are rare for the Sydney region.

Particularly prominent in the Federation housing area is the ornate home at the Cook and Frances Street intersection. This building has achieved landmark status and is prominent on approaches from both streets. Despite intrusions by a number of Post-War flat buildings, and some unsympathetic alteration to older houses, this grouping persists as one of the best preserved examples of Federation housing in Randwick.

Historic Significance

The establishment of St Judes Church assisted Simeon Pearce's promotion of Randwick as a semi-rural retreat for the Colony's elite. The church symbolised the strength and stability of the new community. The church, cemetery and grounds continue as a clear reminder of the original English village model Pearce sought to imitate.

The establishment of the Borough Council was another of Pearce's initiatives. The council was one of the first established in the Colony. The later Town Hall, close by, marked the considerable progress of the early municipality.

The 1883 public school was typical of many established following the passing of the Public Instruction Act. The Act made education “free, compulsory and secular”. The route of the former tramway, now part of the school grounds, has considerable historical interest. The tramways greatly assisted the establishment and growth of the settlement. Its boundaries are still well marked by fencing and different landscape treatments.

Housing in the Alison Park precinct is representative of the range of housing types and styles built in the City during the Late Victorian and Federation periods. The grander homes are in keeping with Simeon Pearce's original ambitions for the area, but the presence of smaller and simpler cottages adds to the historical interest and diversity.

Social Significance

The church, school and civic precinct remains a major community focus and its institutions have been held high in local esteem for over 100 years.

The mixture of grand homes and simple cottages is notable as a continuing record of the area's rich social mix.

4.17.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Speculation and promotion
- Government and institutions
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Transport and communications
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape

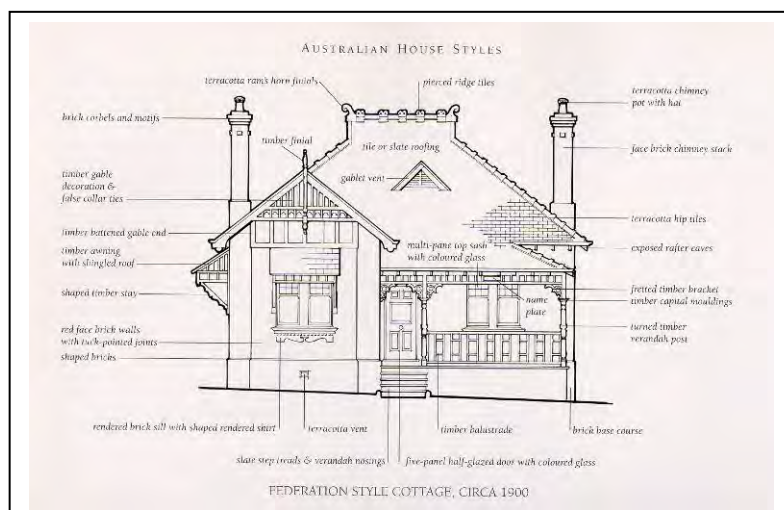
4.17.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Varied subdivision pattern including larger and smaller lots.
Landscape and public domain elements	Alison Park provides a landscape focus for the area.
Scale & Form	Diversity of scale including landmark church buildings, three storey terraces, two storey villas and single story detached and semi-detached cottages.
Siting & Setbacks	Diversity of setbacks including smaller setbacks for terraces and larger setbacks for villas.
Roofs	Traditional pitched roofs.
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation and Interwar buildings, stone for the church group. Terracotta tiles, slate roofing.
Detailing	Decorative elements in stone, metal, timber and brick.
Verandahs & Balconies	Front verandahs integral to each of the architectural styles which are represented in the area.
Carparking	Wider lots provide access for carparking to rear. Narrower lots do not allow for on site carparking.
Fences	Front fencing is sympathetic to style of dwelling.



Typical Federation style façade detailing

Sourced from “Australian House Styles”. Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

4.17.4 Guidelines for Change

Alterations & Additions

The St Judes heritage conservation area comprises a range of building types including single storey and two storey villas, two storey terraces and attached and semi-detached cottages. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

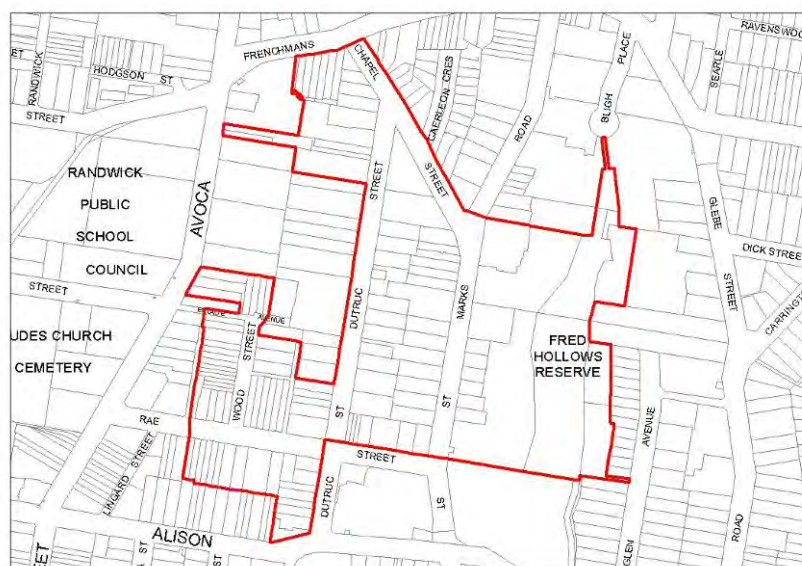
Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site car parking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.

4.18 St Mark's Heritage Conservation Area

A fine collection of residential buildings, including nineteenth century villas and terraces and twentieth century cottages, adjacent to an important area of remnant bushland.

The area extends west from Glebe Gully to include parts of Dutruc Street, St Marks Road, Rae Street and Wood Street, Randwick.



4.18.1 What is the area's significance?

Aesthetic Significance

The St Mark's precinct boasts the City's largest, most consistent collection of nineteenth century dwellings. There are two or three main building groupings, which together provide a very good representation of styles, types and densities.

The first main grouping features several outstanding Victorian villas, on large lots, fronting St Mark's Road and Dutruc Street. The second includes impressive terraces, and more modest Victorian, Federation and Inter-War cottages and semi-detached, centred on Rae and Wood Streets. A third grouping consists of a mixture of styles and periods extending north to Frenchmans Road.

Although there are several modern and disruptive buildings present, there are two fine rows of intact buildings, one on the west side of St Mark's Road, and one on the north side of Rae Street. Most of these are individually listed as heritage items. The recently restored house on the pivotal corner of Rae and Dutruc Streets has become something of a landmark, and is an outstanding example of a Late Victorian villa.

Buildings and gardens combine well with the topography and some good street planting. The street pattern provides some interesting internal vistas, and there is a notable view south along Dutruc

Street to the Brigidine Convent on the other side the Coogee valley.

Historic Significance

St Mark's Road and Dutruc Streets have considerable historical interest. They were created by subdivision of the former Church of England Glebe Estate in 1888. The strong demand for land in the area ensured the establishment of substantial homes for the well-to-do, all within the significant Late Victorian "boom period".

The Church's continuing ownership of the adjoining Glebe gully was also of interest, as it ensured the gully's eventual preservation.

Other housing in the precinct is historically representative of the wide range of house types and styles built on smaller lots during the Victorian, Federation and Inter-War periods.

Scientific Significance

The Glebe gully, now the Fred Hollows Reserve, has considerable natural heritage value. It is a rare surviving example of a well vegetated watercourse in the midst of an intensely developed residential area. The reserve is a habitat for significant local flora and fauna, including the rare Gully Skink.

Social Significance

The surviving villas on St Mark's Road and Dutruc Street have social significance for what they reveal of the tastes and life styles of Randwick's elite, in the late nineteenth century. Randwick had, by now, become a settled residential area, in contrast to its semi-rural origins. The subdivisions of the Glebe lands provided generous lots for those wishing to build prestigious homes close to the commercial and civic centre. The highly ornamented "Boom Style" buildings reflected the prosperity of the time.

4.18.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the heritage conservation area:

- Modifying the landscape
- Speculation and promotion
- Promotion of culture, religion and education
- Recreation, entertainment and leisure
- Suburbanisation

The following themes are indirectly represented:

- Government and institutions
- Transport and communications

4.18.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Varied subdivision pattern including larger and smaller lots.
Landscape and public domain elements	Glebe gully, now Fred Hollows Reserve has natural heritage value as a rare surviving example of a well vegetated watercourse in an intensively developed residential area.
Scale & Form	Diversity of scale including two storey villas and single storey detached, semi-detached and attached dwellings.
Siting & Setbacks	Diversity of setbacks including smaller setbacks for cottages and larger setbacks for villas.
Roofs	Traditional pitched roofs.
Materials	Walls are stucco for Victorian buildings, face brickwork for Federation buildings. Terracotta tiles, slate roofing.
Detailing	Decorative metalwork and timberwork.
Verandahs & Balconies	Front verandahs integral to each of the architectural styles which are represented in the area.
Carparking	Wider lots provide access for carparking to the rear. Narrower lots do not allow for on site carparking.
Fences	Front fencing is sympathetic to style of dwelling.

4.18.4 Guidelines for change

Alterations & Additions

The St Marks heritage conservation area comprises a range of building types including single storey and two storey villas, two storey terraces and attached and semi-detached cottages. Rear additions should not be prominent in the streetscape nor compromise the integrity of the original roof. Rear additions to attached and

semi-detached cottages should be consistent with the scale and form of surrounding rear wings.

Outbuildings to the rear

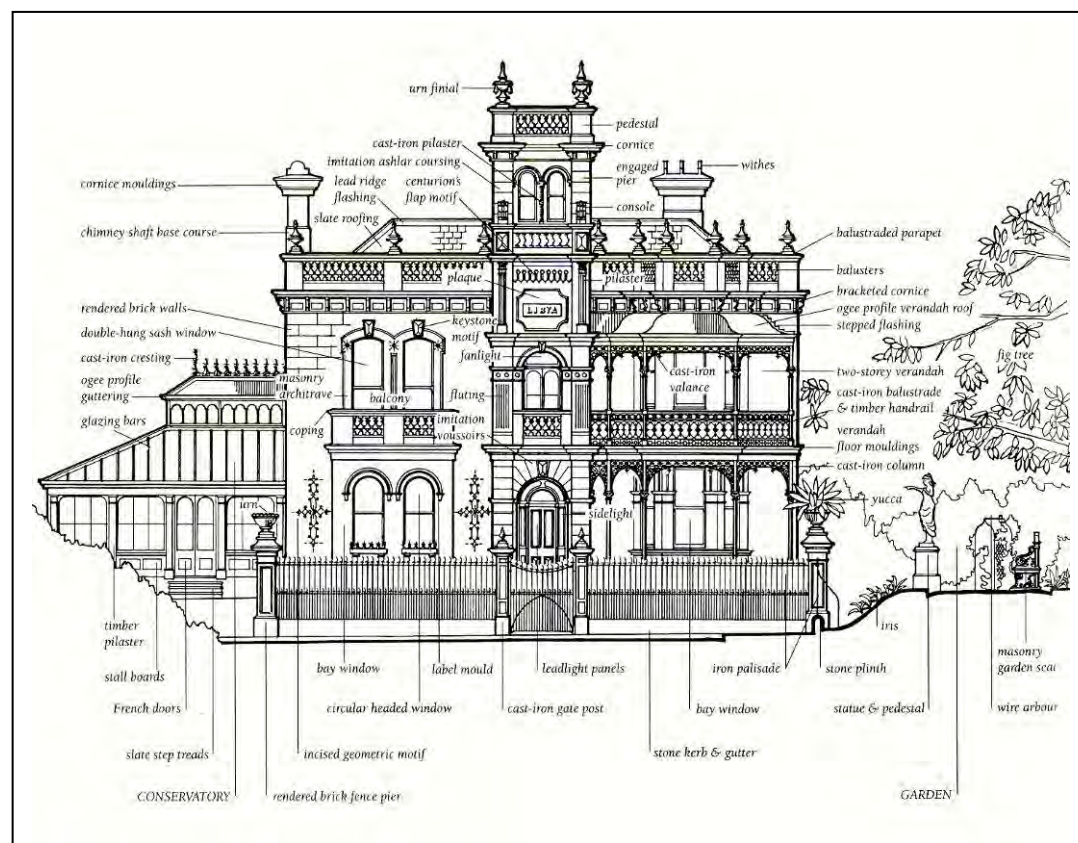
The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuildings is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.

Carparking

Where rear lane access is available, carparking to the front or side of the property will not be permitted.

Where driveway access along the side of the dwelling was available, garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.

On site carparking is generally not able to be provided to narrow properties with minimal front setbacks and no rear lane access.



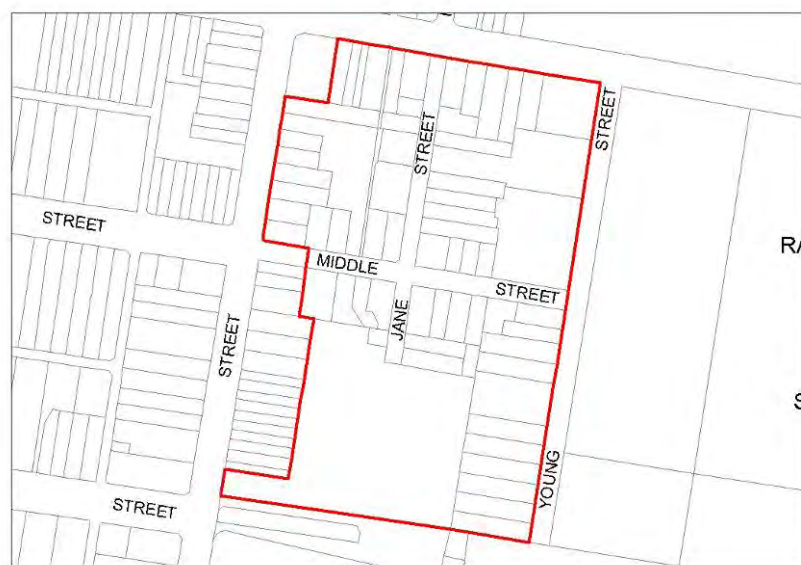
Victorian Italianate villa façade detailing

Sourced from "Australian House Styles". Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

4.19 Struggletown Heritage Conservation Area

One of the earliest settlements in Randwick, it includes a number of mid nineteenth cottages and stables buildings associated with the horse racing industry.

The Struggletown heritage conservation area consists of several street blocks of housing and stables between Young Street, Barker Street and Botany Street in Randwick.



4.19.1 What is the area's significance?

Aesthetic Significance

The heritage conservation area has a streetscape character which differs markedly from other parts of Randwick. The heritage conservation area has a rectilinear layout of narrow streets with sandstone kerbing, on a flat topography. Building allotments are narrow and buildings are set back a small distance from the streets.

Many of the buildings in the heritage conservation area are single-fronted weatherboard, stone or brick Victorian Georgian workers' cottages. There are also cottages from the Federation period, in Bungalow or Georgian style and the Inter-War period.

There is a small grouping of Federation and Inter-War period shops, at the corner of Barker Street and Jane Street.

The range of housing types and styles is complemented by stables buildings, often at the rear of sites. The Newmarket Complex, on the eastern side of Young Street, is not in the heritage conservation area. However, the trees and buildings on the site, including the Big Stable, and the main residence, make a major contribution to the visual amenity of the conservation area and its character as a precinct for the horse racing industry.

Historic Significance

The heritage conservation area has historic significance as one of the earliest settlements in the Randwick City area, and its connection with Simeon Pearce. Pearce created a market garden here in the 1850's. Stone cottages were constructed by Pearce for his workers from the late 1850's onwards. Many of the early inhabitants were domestic workers who were employed locally by middle and upper class residents of Randwick. St Jude's Mission Hall, on the north-east corner of Jane and Middle Streets, was built on land granted by Pearce for the building of a church for the community.

In the 1860's Struggletown became a centre for the horse racing industry. More stabling was introduced into the area when the Sydney Omnibus Company moved its operations to the Newmarket complex, in 1870.

The primary uses of the heritage conservation area for housing and the horse racing industry, have continued throughout the twentieth century. The Randwick Equine Centre, on the block between Jane Street, Middle Street, Young Street and Barker Street, is currently the largest horse racing establishment within the conservation area.

Social Significance

The heritage conservation area has social significance for local residents and the wider Randwick community. The area is well recognised for its streetscape qualities, its rare Victorian period workers' housing, and its long-term associations with the horse racing industry.

4.19.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Speculation and promotion
- Industry and commerce
- Suburbanisation

The following themes are indirectly represented:

- Modifying the landscape
- Transport and communications

4.19.3 Existing character values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Rectilinear layout of narrow sites.
Landscape and public domain elements	Trees on the Newmarket site and sandstone kerb and guttering contribute to the amenity and character of the area.
Scale & Form	Two storey shops on the corner of Barker St and Jane St, but otherwise modest single storey cottages. Stables buildings at the rear of sites.
Siting & Setbacks	Minimal front setbacks
Roofs	Simple pitched roofs.
Materials	Walls of weatherboard, stone or brick. Generally corrugated iron roofs.
Detailing	Plainly detailed metalwork and timberwork.
Verandahs & Balconies	Early buildings incorporate a simple verandah across the entire front of the cottage.
Carparking	Narrow lots without rear lanes do not allow for on site carparking
Fences	Traditional fencing probably low timber pickets.

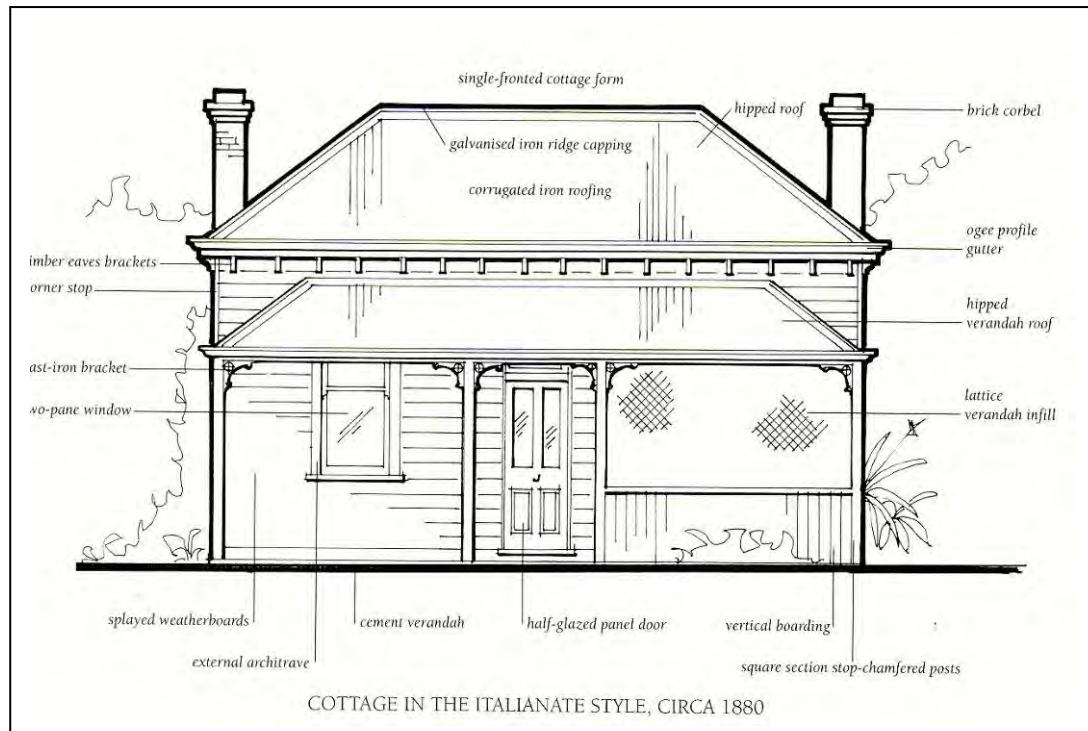
4.19.4 Guidelines for change

Alterations & Additions

The dwellings are generally modest workers cottages on small blocks, and in order to increase the size of the dwelling, may be necessary to provide some upper level floor space. The bulk and prominence of any upper level addition should be minimised however. Any upper level addition should be set well to the rear to minimise streetscape visibility and retain the integrity of the original roof. As the dwellings are generally of quite early construction, they should be subject to careful and timely maintenance and repair.

Carparking

Where sites are of sufficient width, a rear garage or a side carport can be provided (set back from the front of the dwelling). On site carparking may not be able to be provided on narrow sites with minimal front setbacks.



Victorian Italianate cottage façade detailing

Sourced from "Australian House Styles". Maisy Stapleton & Ian Stapleton. Flannel Flower Press Pty Ltd. 1997.

4.20 West Kensington Heritage Conservation Area

Highly consistent early twentieth century streetscapes with an unusual triangular street layout.

A large area of land generally bounded by Samuel Terry Avenue to the west, Todman Avenue to the north, and the Australian Golf Course to the south.



4.20.1 What is the area's significance?

Aesthetic Significance

The West Kensington heritage conservation area is significant for its highly consistent early twentieth century streetscapes. The unusual triangular street layout, overlaid on a former water supply catchment, has produced a unique subdivision pattern. It features interesting street junctions, many of which are T-junctions, and streets which range in length. This results in a great variety of

internal vistas, long and short, most of which are terminated by buildings at an intersection or bend. Some of the more interesting views out include views to the elevated areas to the south-east, where the Sacred Heart Church still stands.

The area's visual interest is mostly a consequence of built character, and the geometry of the subdivision, with all allotments orientated at 45 degrees to the main compass points. The landscape remains predominantly flat, though there are a few notable variations in level. Street planting is variable, but there is a particularly notable street tree canopy in Milroy Avenue.

The heritage character of the area largely derives from its Federation and Inter-War housing, its predominantly single storey scale, the originally consistent face brick construction, and the highly visible tiled and slated roofs. Whilst many buildings have been substantially altered, there has been very little redevelopment relative to other parts of Randwick. Most buildings and streetscapes still retain their essential period character.

Social and Historical Significance

The area has historical interest for its early importance as a water catchment, the boundaries of which expanded beyond those of the conservation area. This delayed its development, as did subsequent speculation and the 1890s recession. The eventual and long-awaited release in 1912 saw it develop relatively quickly. The area was almost fully settled within 15 to 20 years. The consistency of the area is strengthened by its being almost wholly residential. Commercial intrusions are minimal.

The area has important historical associations with early industries established on the Lachlan Stream.

The development of the area also has interest for its historical and physical associations with the former tobacco factory on the eastern side of Todman Avenue. The original developer of the West Kensington Estate, George Frederick Todman, was one of the founders of the factory. There was also a later association with the glass manufacturer, AGM, which had a factory nearby on Samuel Terry Avenue. There is a fine group of Inter-War buildings on Todman Avenue which was purpose built for employees of AGM. The area also has interest for its association with the local racing industry. A number of horse stables in the area are still in use, some of them quite old.

The housing (Federation/Inter-War) is representative of the second stage of Kensington's suburban development, after the Doncaster Avenue / Anzac Parade precinct (Victorian/Federation) and prior to South Kensington (Inter-War). The unusual triangular street layout was probably a simple response to the shape of the residue parcel of the former water catchment, retained by Todman after the collapse of the earlier speculative joint venture for the wider area. It was as close as the area came to the original grand town planning vision for Kensington.

4.20.2 Themes Represented

The following historical themes, identified in the 1989 Randwick Heritage Study, are directly illustrated in the conservation area:

- Modifying the landscape
- Speculation and promotion
- Suburban action

The following themes are indirectly represented:

- Industry and commerce
- Transport and communications

4.20.3 Existing Character Values

The table below provides a summary of key values or characteristics of the heritage conservation area. These character values should be retained for contributory buildings.

New development including alterations and additions to existing buildings and infill development should generally respect these character values in order to be compatible with their surroundings.

These key values and characteristics, and the guidelines for change that follow, need to be considered in addition to the general guidelines and controls contained in this DCP.

Subdivision	Unusual triangular street subdivision layout with very consistent lot sizes.
Landscape & public domain elements	Notable street tree canopy in Milroy Avenue.
Scale & Form	Single storey detached cottages.
Siting & Setbacks	Generous setbacks allow for attractive front gardens.
Roofs	Traditional pitched roofs, hipped and gabled forms.
Materials	Walls predominantly face brickwork- smooth faced red or liver bricks. Marseilles pattern terracotta tiles and slate roofing.
Detailing	Predominantly timber decoration to verandahs, sunhoods, gables etc. Heavy brick/timber verandah decoration. Timber and stucco gable decoration.
Verandahs & Balconies	Front verandahs provide depth to facades, an interface to the street and contribute to dwelling character.
Carparking	Generous setbacks allow for car parking to rear.
Fences	Many low brick fences, some plain timber picket fences.
Gardens & garden elements	A number of early stables buildings are found in the area, some retaining their original use.

4.20.4 Guidelines for Change

Alterations & Additions

Part of the heritage significance of the area is its predominantly single storey scale. As the dwellings are on generous blocks, it is generally feasible to increase the floor space with a single storey rear addition, without detracting from its garden setting of the dwelling.



Additions should utilise attic roof forms located to the rear of the main ridgeline

Outbuildings to the Rear

The scale and bulk of outbuildings to the rear should not dominate the main building on the site. Outbuildings should be of a 1 ½ storey scale with upper floor accommodation within available attic space. The maximum wall height of outbuilding is to be 3.5m and roof pitch is to be consistent with that of the main building on the site.



Additions set back from the existing ridgeline retain the form and detail of the existing residences. Use of simple roof forms and subtle detailing further enhances the relationship of new and existing works.

Original Stables

There are a number of original stables building in the area, associated with the racecourses which were located in the vicinity. These should be retained and conserved wherever possible.

Carparking

Garages were traditionally provided in the rear yard of the dwelling, and this remains the preferred location. Otherwise an open carport can be provided to the side of the dwelling, set back from the front wall of the dwelling.



Additions to the rear of residences on corner sites should provide greater emphasis to the secondary street frontage.

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1 Introduction

This section sets out objectives and controls to provide a framework for the application of sustainable development principles in the design, construction and operation of buildings across Randwick City.

The built environment is a major contributor to greenhouse gas emissions and energy consumption in Australia, accounting for approximately 22% of the nation's total greenhouse emissions (COAG July 2009). Much of this is attributed to the resources and materials used in building construction as well as pollution and waste resulting from development activity. The actual operation of a building can also contribute significantly to energy and water consumption.

Sustainable development (as referenced in this DCP) refers to a building that is environmentally responsible and resource efficient throughout its life cycle, while reducing the overall impact on the environment and human health.

Buildings that are sustainable use environmentally friendly construction materials and fittings, are energy and water smart, have healthy and comfortable indoor environments, and yield considerable cost savings to property owners and tenants.

Key environmental, economic and social benefits of sustainable development include:

- A reduction in greenhouse emissions
- Savings in household bills and business running costs
- Improved health and well being of building occupants
- Potable (drinking) water and energy conservation
- Improved indoor temperature moderation
- Assists in retaining infrastructure capacity
- Waste reduction and improved storm water management.

Sustainable development is a fundamental element of the planning framework and is part of all land use, development and environmental management decisions in Randwick City.

This section applies to all developments in Randwick City. The integration of sustainability measures into a building is the most effective and least costly when considered at the earliest stage of development.

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

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

1.1 Objectives

- To ensure that the design, construction and operation of development minimises adverse impacts on the natural and built environment.
- To reduce the use of resources, pollution and waste resulting from development activity.
- To improve the quality of life, health and well being of residents and workers.
- To promote the use of renewable energy sources and materials.
- To promote education on key elements of sustainable development and maintenance.

2 Building Materials and Finishes

Explanation

The materials used in construction, renovation and/or refurbishment can significantly enhance or impact on the environment and/or the health and well being of building occupants.

Objectives

- To maximise the selection and use of environmentally responsible and robust construction materials and finishes.
- To ensure healthy indoor environments.
- To encourage use of materials that are non-polluting in manufacture, use and disposal.

Controls

- i) Submit a schedule of materials with the DA that maximises the use of the following:
 - Materials that are durable with low maintenance requirements.
 - Materials with low embodied energy content.
 - Renewable materials.
 - Locally sourced products.
 - Salvaged or recycled materials.
 - Timber from plantation or sustainable managed re growth forests.
 - Low volatile organic compound (VOC) emitting materials.
 - Mechanical fittings instead of adhesives or glues.
 - Toxin free flooring.
- ii) Rainforest timbers or timbers cut from old growth forest must not be used.

- iii) Design for the adaptive re use of existing building facades, building structures and fittings where feasible.

Notes:

1. Examples of materials that should be minimised include:

- *Chrome, cadmium, lead, mercury, cyanide and formaldehyde*
- *Materials, sealants and adhesives containing volatile organic compounds (VOCs)*
- *PVC*
- *Wood treated with Copper Chrome Arsenate (CCA)*
- *Solvents.*

2. Examples of common building materials that can contain recycled content include: concrete, steel, insulation, composite timber products, carpet, underlay and many cladding materials. Consideration should be given to recycling and re using bricks within a development.

3. Renewable natural materials encouraged for interior finishes and furnishings include: bamboo, jute, sisal and, cork. Applicants should also consider using low VOC/plant based paints and plant based oils for floor boards.

4. PVC products produced in compliance with 'Best Practice Guidelines for PVC in the Built Environment' are supported.

5. The Forest Stewardship Council (FSC) is an international, independent, not-for-profit organisation that provides standards for responsible forest management and an accreditation system for sustainable forest products. Further information is available at www.fscaustralia.org

6. Good Environmental Choice Australia (GECA) is an independent, not-for-profit organisation that runs an internationally recognised Ecolabelling Program that certifies products in line with ISO 14024. Further information is available at www.geca.org.au

7. Further information on the use of environmentally friendly materials in the design, construction or renovation of homes is available at www.yourhome.gov.au

3 Energy and Water Efficiency

Explanation

Buildings that are energy and water efficient offer substantial benefits including savings on the running costs of heating, cooling, lighting and equipment, as well as reducing greenhouse gas emissions and potable water use.

The Building Code of Australia (BCA) Section J contains minimum energy efficiency standards.

In NSW energy and water efficiency measures for most residential development is covered by BASIX (the Building Sustainability Index), a web based tool aimed at reducing water usage and greenhouse gas emissions. The tool provides a framework to assess energy and potable water consumption against specific targets which vary according to location and building type. Proposals that meet the targets are issued with a BASIX certificate which must be submitted with a DA before it is processed.

For further information on the implementation of BASIX refer to www.basix.nsw.gov.au.

These controls apply to buildings not affected by BASIX.

Objectives

- To promote energy and water efficiency in the design and operation of buildings.
- To minimise greenhouse gas emissions.
- To reduce the reliance on mechanical heating and cooling.
- To reduce energy and water bills and the whole of life cost of energy services.

Controls

3.1 Residential alterations and additions not affected by BASIX

- i) All new or replacement electrical appliances must achieve the highest available energy rating at the time of development.
- ii) All new or replacement domestic type gas hot water systems must be the most energy efficient option available at the time of development.
- iii) Electric hot water heating must not be installed.
- iv) All new or replacement products regulated for water efficiency under WELs must achieve the highest rating at the time of development (e.g. dishwashers and washing machines). WELs rated water saving devices must be installed including: 4 star dual flush toilets, 3 star shower heads, 4 star taps, and 3 star urinals.

Note:

BASIX does not apply to residential alterations and additions valued < \$50,000, swimming pools with a capacity of 40,000 litres or less or visitor accommodation.

3.2 Non- Residential Development (commercial premises, industrial and hotel and motel accommodation)

- i) Buildings are to be oriented and designed to achieve optimum solar access and natural ventilation where practical.
- ii) On site renewable energy systems (e.g. solar energy, heat pump technology and the like) are to be installed where practical and effectively integrated to complement the overall building design.
- iii) New or replacement solar and heat pump hotwater systems must be eligible for at least 24 Renewable Energy Certificates (RECs). All new or replacement domestic type gas hot water systems must be the most energy efficient option available at the time of development.
- iv) Electric hot water heating must not be installed.
- v) Heating and cooling systems are to be designed to target only those spaces which require heating or cooling at any one time, not the whole building.
- vi) All new or replacement air conditioners of domestic/residential scale are to be MEPS rated: minimum 4 star on one cycle and 3 star for reverse-cycle models.
- vii) All new or replacement electrical appliances must achieve the highest available energy rating at the time of development.
- viii) Energy efficient LED lighting, dimmers, motion detectors and/or automatic turn off switches are to be installed where appropriate. Lighting systems should be designed to target only those spaces which require lighting at any "off-peak" time, not the whole building.
- ix) Openable windows are to be installed in common areas to improve natural ventilation where appropriate (e.g. staff rooms, bathrooms etc).
- x) Internal walls and partitions are to be positioned to provide cross flow ventilation through the building.
- xi) All new or replacement products regulated for water efficiency under WELS must achieve the highest rating at the time of development (e.g. dishwashers and washing machines). WELS rated water saving devices must be installed including: 4 star dual flush toilets, 3 star shower heads, 4 star taps, and 3 star urinals.
- xii) New commercial premises and hotel and motel accommodation with a floor area of 1,000m² or more must achieve a minimum 4 star NABERS rating for the base building and undertake a Commitment Agreement. DAs must include an ESD Statement prepared by an accredited professional providing design evidence that the required NABERS rating can be achieved.

Notes:

1. Details on type and location of renewable energy systems and water heaters must be clearly marked on relevant plans and specifications. Details on energy and water efficient appliances must be provided with the DA.

2. Renewable Energy Certificates reduce the purchase cost of solar and heat pump water heaters. Further information is available at www.rec-registry.gov.au/home.shtml

3. The Federal Government's website www.energyrating.gov.au lists the Minimum Energy Performance Standards (MEPs) and Energy Rating Labels (ERLs) on a range of products and appliances including refrigerators, washing machines, televisions, air conditioners etc.

4. The Federal Water Efficiency Labelling and Standards Scheme (WELs) labels a range of products for water efficiency, helping households to save water and money. Further information is available at www.waterrating.gov.au

5. The National Australian Built Environment Rating System (NABERS) managed by the NSW Office of Environment and Heritage, measures the environmental performance of buildings and/or tenancies during their operation.

For the purposes of clause (xii), owners and/or occupiers are required to sign a NABERS – Energy Commitment Agreement to deliver the required rating and submit a copy to the Principal Certifier prior to the issue of a Construction Certificate. Further information on the NABERS rating system including a list of accredited professionals to prepare the ESD Statement is available at (www.nabers.gov.au).

6. The Green Star rating system, managed by the Green Building Council of Australia, is a voluntary environmental rating system that evaluates the environmental design and construction of buildings. A 4 star rating signifies 'Best Practice' in environmentally sustainable design and/or construction.

Although Green Star certification is not mandated by this DCP, applicants are encouraged to use the Green Star tools to improve the environmental attributes of their proposed development. Further information including guidance on the certification process is available from (www.gbca.org.au)

4 Environmental Education

Education has a fundamental role in informing the community about the sustainable design features of a development and encouraging environmentally responsible practices that will help to achieve a more sustainable built environment.

The ability to make informed choices and ways of dealing with environmental problems can assist towards sustainable living.

Note:

Tips on sustainable household/office practices are available at www.savepower.nsw.gov.au and www.yourhome.gov.au

Objectives

- To educate residents, workers and other building occupants on the sustainability features of development.
- To encourage the use and maintenance of water efficient and energy efficient design features of the development over time.

Controls

- i) Submit an Environmental Toolkit with all DAs for new residential and mixed use development containing 5 or more dwellings, and commercial and industrial development with a floor area of more than 1,000m².

The Environmental Toolkit must detail the sustainability features of the development and maintenance requirements including (but is not limited to these):

- Rainwater tanks.
 - Total water cycle management (including water conservation devices and stormwater treatment).
 - On site renewable energy systems (including information on connection options and wiring).
 - Lighting, energy and water efficient appliances, fixtures and fittings and associated ratings.
 - Composting.
 - Landscaping.
 - Transport (including access to public transport).
 - Any other site specific initiatives where relevant.
- ii) Maintenance instructions are to be attached to the particular feature where practical (e.g. rainwater tank, solar panel).
 - iii) The Environmental Toolkit may be complemented with information from Randwick City Council (such as the *Local Native Plants for Sydney's Eastern Suburbs* brochure) and/or other relevant material.
 - iv) The Environmental Toolkit is to be retained by building management with copies readily available to maintenance personnel, residents, tenancies and the like.

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1 Introduction

Randwick City has a rich diversity of natural, cultural and scenic landscapes and significant areas of remnant bushland, wetland and habitat corridors.

Landscape plays an essential role in integrating development into the streetscape and neighbourhood, enhancing appearance and amenity of the site and locality, providing for recreation and leisure, preserving natural areas and biodiversity and providing opportunities for improved stormwater management, environmental performance and micro-climatic conditions.

This section of the DCP outlines controls for preparing landscape plans and addressing various landscape design matters, including controls for development in and near areas of biodiversity significance.

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

- Part A - Introduction and other sections in Part B - General Controls (e.g. B5 – Preservation of trees and vegetation); and
- Other sections of the DCP for specific development types, locations or sites, if relevant to the DA.

1.1 Objectives

- To promote high quality landscape design as an integral component of the overall design of a development.
- To provide landscape design and plantings that are compatible with the site and locality.
- To contribute to the preservation of and extension to native fauna and flora habitats.

2 Landscape Plan

Explanation

A landscape plan is required to accompany DAs for all new buildings, and for major alterations/additions which will impact on the existing tree coverage or landscaped area of a site.

Controls

Prepare a landscape plan in accordance with the Randwick DA Guide, including, but not limited to, the following elements and details:

- i) Details (e.g. location, height, condition, etc) of all existing trees within or adjacent to the site (including Council properties) and trees proposed to be removed/retained/relocated or pruned.

Note:

Different requirements are set out for landscape plans prepared for dwelling house development and other development types. Refer to the DA Guide for more details, including minimum qualifications required for preparing landscape plans.

- ii) Details of existing natural features (e.g. rocky outcrops, cliff lines, water bodies, etc).
- iii) Details of design, including location of hard and soft landscaped areas and open space in relation to existing and proposed buildings.
- iv) Details, including locations, of selected plant species.
- v) Basic drainage details, i.e. location of all pits and lines, irrigation, hose cocks, etc.
- vi) Erosion and sediment control measures.

3 Landscape Design

The design of landscaped areas and deep soil planting forms an integral part of the overall site planning for a development. Controls relating to location, minimum size and dimensions allocated for landscaped areas and deep soil zones are therefore incorporated into relevant DCP sections for various development types (as listed below):

- Low density residential
- Medium density residential
- Neighbourhood centres
- Local centres
- Industrial uses, and
- Specific sites

3.1 Existing vegetation and natural features

Explanation

Significant natural features and vegetation on the site, such as rocky outcrops, cliff lines, water bodies, trees, shrubs and groundcover vegetation should be retained and incorporated into the landscape design of the development.

Objective

- To conserve and incorporate significant natural features and vegetation of the site as part of the landscape design.

Controls

- i) Maximise the retention and protection of existing vegetation including trees, shrubs and groundcover vegetation.
- ii) Retain and incorporate existing natural features, such as cliffs and rock outcrops into the landscape design where possible.
- iii) Retain and stockpile topsoil for reuse in the landscaped area.

Note:

Refer to DCP section – B5 Preservation of Trees and Vegetation for more detailed requirements on tree works.

3.2 Selection and location of plant species

Explanation

Suitable location and choice of plant species for the site is essential for achieving high standards of landscape design, residential amenity and biodiversity conservation.

Objectives

- To encourage the planting of appropriate native plants to contribute to the maintenance and extension of fauna and flora habitats.
- To ensure suitable plant species are selected for the existing aspect, soil and micro-climatic conditions.
- To ensure plants are appropriately selected and located to enhance the appearance and amenity of the development.

Controls

- i) Native species must comprise at least 50% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area and surrounds. Plant species, such as noxious weeds or invasive species must not be included in the landscape design.

Note: This control may not be applicable for the setting of some heritage buildings or areas where a predominance of ornamental species may be more suitable.

- ii) Link, extend and enhance existing fauna and flora habitats through appropriate selection and location of plant species, where relevant.
- iii) Where suitable, incorporate food growing areas as part of the landscape design.
- iv) Select and locate plants to improve the environmental performance and living amenity of the development, such as:
 - a) plant deciduous shade trees to control solar access (e.g. providing shade in summer and allowing solar access in winter)
 - b) intercept glare from hard surfaces
 - c) channel air currents into the building
 - d) provide windbreaks where desirable, and
 - e) screen noise and reduce visual impacts to enhance privacy.

Note:

Refer to Appendix B5-2 of DCP Section - Preservation of Trees and Vegetation for a list of undesirable species. Please also contact Council's bushland/landscape officers for advice on appropriate native plant species.

3.3 Water efficiency

Explanation

Landscape design has a significant effect on the quality and quantity of stormwater leaving the site and amount of water needed for irrigation.

Water efficient landscaping can assist in meeting BASIX water conservation targets for residential development and provide economic and environmental benefits to other development types (e.g. commercial, industrial and public open space).

Objectives

- To minimise landscape-related water consumption.
- To facilitate rainwater infiltration and minimise run-off through landscape design and plantings.

Controls

- Maximise the capture and absorption of rainfall and prevent runoff, by:
 - minimising the amount of hard surface area,
 - directing the overland flow of rainwater to permeable surfaces, such as garden beds, and
 - utilising semi-pervious surfaces for paved areas.
- Plant low water consumption and deep rooting plants.
- Avoid large areas of lawn, which generally require greater amounts of water and fertiliser than native groundcovers, shrubs and trees.
- Design water features to function with non-potable water.
- Use water efficient irrigation systems, such as:
 - automated sub-soil drip systems,
 - soil moisture sensors, and
 - use of non-potable water sources (e.g. rainwater).

Note:

Other water conservation practices should also be considered, such as hydrozoning (grouping species with similar water needs) and providing adequate soil depth to increase water storage capacity.

3.4 Outdoor car parks & circulation areas

Explanation

Landscaping, as an integral part of outdoor parking design, offers a variety of benefits, such as shade for parked vehicles, screening the car parks from the street and public areas and softening the visual impact of large parking areas. Landscape in open car parks can also facilitate rainwater infiltration and help prevent runoff.

Objective

- To ensure outdoor ground level car parking areas are landscaped to provide shade for parked vehicles and improve the visual amenity of the car parks and adjacent areas.

Controls

- Incorporate landscape planting in outdoor ground level car parks containing 5 or more car spaces.
- If landscaping is required, it must be designed in accordance with the following:

- a) Planting should be provided along the perimeter and internal to the parking area.
- b) Perimeter planting should provide adequate screening of the car park at street level and integrate with streetscape planting.
- c) Planting must not hinder the visibility of both drivers and pedestrians, with open sightlines maintained between the car park, public roads and paths.
- d) Internal planting should provide shade for vehicles. As a guide, 1 canopy tree per 4 adjoining car spaces should be provided.
- e) Planter beds must provide adequate aeration and water to the root zones of plants.
- f) The following plant species should be used for car parks:
 - Trees with tall trunks and ample shade coverage.
 - Plants that do not drop fruits, branches, sap or bark.
 - Plants of vigorous growth and with minimum long-term maintenance requirements.
- g) Conflicts with utility services must be avoided by ensuring adequate distances between planting and lamp posts, above ground electricity lines, footpaths, kerbs and underground services, etc.
- h) Appropriate vehicle barriers are required to protect the planter beds and plants from damage by moving vehicles.

4 Green roofs and green walls

4.1 Green roofs

Explanation

A green roof is a roof top that is partially or completely covered with vegetation. It can enhance the building's appearance, reduce visual mass, improve environmental performance (e.g. thermal performance), create habitats and minimises stormwater runoff. Green roofs offer a good option for renovating and improving the amenity of existing buildings with limited landscaping.

A green roof system generally contains a waterproofing membrane and root barrier system, drainage system, filter fabric, a lightweight growing medium and plants.

Council will determine if green roofs can be considered as landscaped area on a site-by-site basis. Applications considering green roofs are encouraged to contact Council's landscape officer prior to lodgement.

Objective

- To encourage well designed and maintained green roofs in suitable buildings and locations.

Controls

Any proposal for a green roof shall:



Application of Green Roof at Council's Prince Henry Centre

- i) Undertake a detailed site analysis to assess the site suitability, including consideration of the climate conditions (e.g. solar orientation and wind loads), surrounding environment and the structural capacity, age and condition of the roof, etc.
- ii) Suitably identify roof access (e.g. frequency and types of access), growing medium type and depth, function and type of green roof and plant schedule in accordance with the roof structural capacity.
- iii) Select native and drought/heat tolerant plant species.
- iv) Be designed with high standard components, including waterproofing membrane, growing medium, vegetation layer, root barrier, insulation and drainage system, etc.
- v) Maximise retention and reuse of stormwater.
- vi) Identify the most suitable irrigation system based on growing medium characteristics and plant needs.
- vii) Consider integration of solar panels on the green roof.
- viii) Prepare a maintenance plan detailing the maintenance arrangements for the following aspects as a minimum:
 - a) Inspection and maintenance of the waterproofing roof membrane
 - b) Drain inspection
 - c) Care of plants and growing medium, and
 - d) Maintenance of the irrigation system.

4.2 Green walls

Explanation

A green wall is a vertical garden, either free-standing or part of a building, that is partially or completely covered with vegetation.

Similar to green roofs, green walls can potentially offer a range of benefits, such as enhancing the appearance of the buildings, lowering energy consumption through increased thermal performance, reducing noise transmission, improving air quality and increasing biodiversity.

Green walls can only be considered as a supplement to the required landscaped area for any development.

Objective

- To achieve well designed and maintained green walls in suitable buildings and locations.

Controls

Any proposal for a green wall shall:

- i) Design and locate green walls to suit the orientation and microclimatic conditions and enable access for maintenance.
- ii) Select a mix of native and ornamental species.
- iii) Provide details of the support system, demonstrating that the green wall can be removed without affecting the structural integrity or waterproofing of the building.
- iv) Ensure green walls are designed to function with an irrigation system using non-potable water.
- v) Suitably establish control and timing of the watering system.
- vi) Prepare a maintenance plan detailing the maintenance arrangements.

5 Development in or near areas of biodiversity significance

Areas of biodiversity significance in Randwick City are identified in the RLEP and are either zoned E2 Environment Conservation or identified on the RLEP Biodiversity Map. These identified sites are scattered across the City, including large areas of Eastern Suburbs Banksia Scrub (ESBS) and *Acacia terminalis*, listed as endangered ecological community or species.

It is of vital importance for development in or adjoining these natural areas to carefully address any potential impacts on the biodiversity values at all development stages.

Note:

S5A of the *EP&A Act* requires a series of factors be taken into account to determine whether a development or activity (under Part 4 or 5 of the Act) is likely to significantly affect threatened species, populations, EEC or their habitats. The Threatened Species Assessment Guidelines have been prepared to help proponents with interpreting and applying the factors of assessment (see OEH's website <http://www.environment.nsw.gov.au/threatenedspecies/tsaguide.htm>). This assessment of significance is the first step in considering potential impacts. When a significant effect is considered likely, a species impact statement is required to be prepared in accordance with Division 2 of Part 6 of the *Threatened Species Conservation Act 1995*.

Other legislation and policies, which also provide guidance for development within/near natural areas, include the *Environment Protection and Biodiversity Conservation Act 1999*, *SEPP 19 Bushland in Urban Areas*, *SEPP 71 Coastal Protection and Recovery Plans* prepared by the Office of Environment and Heritage.

Objective

- To ensure development in or adjacent to areas of biodiversity significance is designed, constructed and operated to appropriately manage the interface between the natural landscape and urban environment and protect the significant fauna and flora habitats.

Controls

Development (including landscape works) in or adjacent to areas of biodiversity significance:

- i) must not impact on the environmental processes of natural areas, such as:
 - a) erosion of soils
 - b) siltation of streams and waterways
 - c) overland flows and stormwater runoff
 - d) overshadowing
 - e) removal or degradation of existing vegetation.
- ii) must consider and undertake appropriate protective measures during the design, construction and operation phases, such as:
 - a) adequate buffer areas between any building structures and the natural areas
 - b) ongoing management arrangements to control invasive species and maintain natural features
 - c) silt/protective fencing
 - d) erosion and run off controls
 - e) appropriate site access points to prevent offsite disturbances, and
 - f) clear and informative signage
- iii) must select suitable plant species for landscape works with consideration of the following general criteria:
 - a) Species shall not directly or indirectly jeopardise the functioning of remnant bushland areas, ie. having potential to create monocultures, affect the local native gene pool, impact on the hydrology or alter light levels;
 - b) Species should improve on the ecological, cultural and aesthetic values of existing native plant communities and aim to link bushland remnants.

Note:

This is to ensure protection of the genetic integrity of individual species contained in the natural areas through careful sourcing and selection of plant species.

Please also contact Council's bushland/landscape officers for advice on selection of appropriate plant species. A list of appropriate site-specific species would be provided upon request.

Preservation of Trees and Vegetation

B5

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1 Introduction

A healthy urban forest provides significant aesthetic, ecological and environmental benefits to residents, workers and visitors of Randwick City. It is of vital importance to protect and enhance the City's urban environment through long term preservation and management of trees and other vegetation in our urban forest.

This DCP section applies to trees and other vegetation in Randwick City and supplements the RLEP Clause 5.9 (Preservation of Trees or Vegetation) by specifying additional types of tree works which require Council approval and providing detailed guidance for preparation of applications seeking Council approval.

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

- Part A - Introduction and other sections in Part B - General Controls (e.g. B4 – Landscaping and Biodiversity) ; and
- Other sections of the DCP for specific development types, locations or sites, if relevant to the DA.

1.1 Objectives

- To effectively protect the urban forest in Randwick City, with particular emphasis on retaining trees with cultural, heritage and natural significance.
- To encourage the preservation of trees and vegetation that contribute to native flora and fauna habitat.
- To establish a clear framework and requirements for the proper management of trees and other vegetation.

2 Tree works requiring Council approval

RLEP sets out circumstances where development consent is required for carrying out tree works, such as works proposed to a heritage item, in a heritage conservation area, or at locations with acid sulfate soils. Clause 5.9 of the RLEP requires listing of additional circumstances in a DCP where Council approval is also required.

In response to Clause 5.9, this DCP further specifies that the following tree works require Council approval, either in the form of development consent or a tree permit, to ensure the appropriate preservation and maintenance of trees or vegetation with aesthetic, environmental and cultural values.

Refer to Appendix B5-1 for a list of matters to be considered by Council when determining applications seeking development consent or a tree permit.

An urban forest is the totality of all trees and shrubs on public and private land in and around urban areas (including bushland, open space, gardens and street trees) measured by its canopy cover.

Tree works are works affecting the form, structure or foliage of a tree including root cutting, crown lifting, reduction pruning, selective pruning, crown thinning, remedial or restorative pruning or complete tree removal.

Development consent

- i) Development consent is required for tree works to any tree listed on Council's Register of Significant Trees.

Tree permit

- i) A tree permit must be obtained for tree works proposed to any of the following (when development consent is not required):
 - a) any palm tree, cycad or tree fern of any size;
 - b) any tree on 'public land' (as defined in the *Local Government Act 1993*) by any persons not authorised by Council;
 - c) any hollow bearing trees; or
 - d) any other tree with:
 - a height equal to or exceeding 6 metres;
 - a canopy width equal to or exceeding 4 metres;
 - for a single trunk tree species, a trunk circumference equal to or exceeding one (1) metre at a height of one (1) metre above ground level; or
 - for a multi-trunk tree species, a combined trunk circumference (measured around the outer girth of the group of trunks) equal to or exceeding one (1) metre at a height of one (1) metre above ground level.

Exceptions

RLEP Clause 5.9 also specifies numerous exceptions where Council approval is not required, for example:

- if the tree is dying or dead, and is not required as the habitat of native fauna;
- if the tree is a risk to human life or property; or
- exceptions under other legislation.

This DCP identifies the following additional exceptions, such as works which are considered of a minor nature or where Council approval is not necessary. Prior written notification however must be made to Council before any work is carried out, providing information such as tree species, reasons for proposed works and digital photos.

The additional exceptions include:

- i) Tree works to undesirable species as listed in Appendix B5-2;
- ii) Minor or maintenance tree works, including :
 - a) crown thinning by a maximum 10% of the existing canopy in any two year period;
 - b) the pruning of deadwood more than 50mm in diameter;
 - c) the removal of live branches to a height of 2.5 metres from ground level; and

Note:

All trees listed on Council's Register of Significant Trees are considered to have historic, cultural and natural significance. The Register can be viewed at Council's website.

Note:

Refer to the website of Office of Environment and Heritage (OEH):
<http://www.environment.nsw.gov.au/determinations/lossofhollowtreesktp.htm>
 and
<http://www.environment.nsw.gov.au/resources/pnf/07353hollowtrees.pdf> for details on how to identify hollow bearing trees.

Note:

Refer to the information sheet prepared by the OEH
<http://www.environment.nsw.gov.au/resources/cpp/AssessHabitat.pdf> for guidance on how to identify if a tree or vegetation is required as habitat of native fauna.

- d) formative pruning of young trees and powerline clearance, as defined in Australian Standard AS 4373 – 2007 - *Pruning of Amenity Trees*;

Note: For minor/maintenance works to a heritage item, in a heritage area or in an Aboriginal place of heritage significance, Council must be notified of and support in writing the proposed activity before any work is carried out.

Note:

Refer to RLEP Clause 5.10 Heritage Conservation (3)(a) for specific requirements.

- iii) The removal of any tree growing within two (2) metres of any building (excluding an outbuilding) measured horizontally from the closest point of the trunk at one (1) metre from ground level to the closest point of the vertical alignment of the building structure which may be the eave, guttering or fixed awning of the building.

- iv) Tree works to give effect to a development consent that permits the pruning or removal of the tree/s;

Note: If approval is given for the pruning and removal of tree/s as part of DA consent, tree works can only be carried out when construction work physically and substantially commences.

- v) Tree works on public land owned by or under the care, control and management of Council and carried out by persons authorised by Council;
- vi) Anything authorised by or under the *State Emergency and Rescue Management Act 1989* or *State Emergency Service Act 1989* in relation to an emergency (within the meaning of that Act) and that was reasonably necessary in order to avoid an actual or imminent threat to life or property; and
- vii) Any emergency fire fighting act or bush fire hazard reduction work within the meaning of the *Rural Fires Act 1997* that is authorised or required to be carried out under that Act.

Note:

Applicants must refer to other legislation and policies for requirements and controls where relevant, including the *National Park and Wildlife Act 1974 (NPW Act)*, *Threatened Species Conservation Act 1995 (TSC Act)*, *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*, *State Environmental Planning Policy (SEPP) 19 Bushland in Urban Areas*, *SEPP 71 Coastal Protection and Recovery Plans* prepared by the NSW Office of Environment and Heritage. For example:

- Any proposed tree work involving a threatened species or an endangered population/ecological community or their habitats, are subject to Part 8A of the *NPW Act*, which requires any such work to be carried out with relevant approvals (e.g. development consent or a licence/certificate issued under the *TSC Act*).

- Under S5A of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, where a development or activity (under Part 4 or 5 of the Act) is likely to significantly affect threatened species, populations, ecological communities or their habitats, assessment of likely impacts is required, which may also require a species impact statement prepared in accordance with the *TSC Act*. Refer to B4 of this DCP for controls on development in or near areas of biodiversity significance.
- *SEPP 19 – Bushland in Urban Areas* requires development consent for any disturbance of bushland zoned or reserved for public open space purposes. Tree works proposed in ‘bushland’ therefore could only be carried out with development consent.

3 Information required with applications

- i) Any application for a permit or development consent to carry out tree works must contain the following information, as a minimum:
 - a) written consent of the owner of the land where the tree is growing;
 - b) details of the reasons for the proposed tree works;
 - c) a description of the existing tree/s, including:
 - site plan showing the location of the tree/s to be removed or pruned, drainage and sewer pipes and mains, all buildings, paved areas and overhead powerlines;
 - species type (botanical name and common name, if known); and
 - approximate height, canopy spread and trunk diameter at one (1) metre above ground level of individual trees (or groups of trees). Trees to be inspected should be identified on site with tape, spray paint or non-permanent marker.
- ii) The following additional information is required when seeking development consent:
 - a) a description of existing trees (containing information as required above) on adjoining land:
 - within three (3) metres of the site boundaries (including street and park trees); or
 - where the canopy of a tree/s overhangs the site boundaries.
 - b) any proposed landscape treatments, identifying:
 - trees to be retained and protected;
 - methods of retention and/or protection during any works;

- proposed new plantings (species, mature heights and canopy spread);
 - altered soil levels, including cut and fill details;
 - site drainage, including siltation and erosion controls to be implemented where necessary; and
 - proposed horticultural details, including growing mediums, mulching and irrigation.
- iii) An Arborist's Report is required to be submitted with an application:
- a) for tree works to a tree on Council's Register of Significant Trees;
 - b) for tree works identified in Clause 5.9 (7) and 5.10 (2) of the RLEP, as activities requiring development consent; or
 - c) other circumstances where Council requires further information/clarification on the pruning or removal of the tree/s.

Refer to Appendix B5-3 for guidelines for preparing an Arborist's Report.

Note:

Where a dangerous tree is removed in an emergency situation due to obvious instability or hazard (e.g. following storm damage), evidence of the tree's condition must be retained for a period of at least six (6) months after the event and provided to Council upon request.

Such evidence should include:

- photographs of the tree/s; and/or
- a report by a qualified arborist; and/or
- a written statement from the State Emergency Service (SES), if the tree works are carried out by SES at the owner's request.

Except for specified emergency situations, expert advice from an arborist should always be obtained with respect to dangerous trees to confirm their condition and that they do not provide habitat for protected species.

Cutting or removal of threatened species, endangered communities, or their habitats, which pose a threat to life and property, can only be authorised to be done under the *State Emergency and Rescue Management Act 1989* or the *State Emergency Service Act 1989*. Otherwise, the action could be in breach of the *NPW Act* and penalty will apply.

4 Notification

In circumstances where an adjoining owner/s may be directly affected by a proposal relating to tree works, Council may determine to notify adjoining owner/s in accordance with the Public Notification section in Part A.

However, if in the opinion of Council any proposed tree works are of a minor or ancillary nature and not likely to result in any adverse impacts on adjoining land, notification will not be required.

5 Penalties

Under Section 629 of the *Local Government Act 1993*, penalties may apply to the injury or unnecessary disturbance of plants in or from public place, including road reserves.

Under Sections 125 and 126 of the *Environmental Planning and Assessment Act 1979*, court action (in addition to any pecuniary penalty) may apply to the destruction of or damage to a tree or vegetation. Offenders may be required to rehabilitate the site, plant new trees and vegetation and maintain these until maturity,

Further penalties may also apply to the damage or removal of trees or vegetation covered by the *NPW Act*, *TSC Act* and the *EPBC Act*.

Appendices

Appendix B5-1: Matters Council considers for applications for a tree permit or development consent

The following matters are considered, but not limited to, when determining an application:

- i) whether the tree has significant amenity or aesthetic value or is ecologically significant, with particular emphasis placed on retaining trees listed on Council's Register of Significant Trees;
- ii) the condition, maturity and Safe Useful Life Expectancy (SULE) of the tree/s;
- iii) a report from a qualified arborist, if required;
- iv) whether the tree is affected by the provisions of any other Act, Regulation or State Environmental Planning Policy applying to the land;
- v) the potential hazards to persons and/or property in the context of:
 - a) the structural soundness of the particular tree (including condition of the canopy, amount of deadwood, any prolonged decline, significant and sustained insect attack, etc); and/or
 - b) the characteristics and risk potential of the particular species; and/or
 - c) siting issues such as ground conditions, building proximity, etc, which may give rise to a hazardous situation (particularly structural damage to public infrastructure and/or private property caused by the tree/s, its trunk or its root system); and/or
 - d) ill health, such as allergies, where specific evidence is provided by an expert in the relevant medical field and a link between the ailment and the species is reasonably established; and/or
 - e) existing (or potential for) traffic obstruction in relation to proximity to a roadway, intersection or driveway, where pruning would be an insufficient remedy;
- vi) the demonstrated need for reasonable solar access to windows, openings of a building, solar appliances, clothes drying and outdoor living areas;
- vii) whether a tree should be replaced by a more suitable species given its location or proximity to services such as overhead powerlines, sewer or drainage pipes or the like;
- viii) whether an amenity tree no longer fulfils its original purpose in the landscape;
- ix) whether the species' natural propagation method is likely to create a nuisance in the landscape (e.g. Camphor laurel, Hackberry and Sweet Pittosporum);
- x) whether the proposed work needs to be carried out by a suitably qualified and experienced person;
- xi) whether appropriate additional (or replacement) planting has been or should be undertaken;
- xii) the need for, and suitability of, soil erosion and siltation controls;
- xiii) whether permanent and/or temporary fencing or barriers are required prior to works commencing;

Note:

Relevant forms are 'Application for Permit to Prune/Remove Tree/s' and 'DA for Tree Works'. Both can be downloaded from Council's website.

- xiv) whether another alternative measure is required to ensure protection of trees on-site and on adjoining public land;
- xv) whether a tree or vegetation is or provides habitat of a threatened species or ecological communities listed in Schedule 1 or 2 of the *Threatened Species Conservation Act (TSC Act) 1995*;
- xvi) whether, prior to the felling of a tree, special measures should be in place to reduce the potential for injury or death of animals likely to inhabit the tree. Such measures may include:
 - a) inspection of hollows and other potential habitat sites on the tree;
 - b) sectional dismantling;
 - c) supervision of works by an arborist and/or a licensed wildlife carer or handler.

Note: Provided that no significant hazard or other safety issues are caused by the existing tree/s, the following should not generally be considered as valid reasons to remove a tree/s or native vegetation:

- i) leaf drop to gutters, downpipes, pools, lawns, etc.;
- ii) to increase natural light, where it is the sole consideration;
- iii) to improve street lighting into private property;
- iv) to enhance views or reduce the height of trees;
- v) to reduce shade created by a tree/s – particularly species such as *Ficus* or *Araucaria*;
- vi) to reduce fruit, resin or bird droppings falling onto driveways and/or cars;
- vii) minor lifting of driveways, front fences, paths and footpaths by tree roots;
- viii) to erect a fence;
- ix) bushfire hazard control, which has not been verified by Council; or
- x) potential damage to sewer mains or stormwater pipes, unless supported by written expert advice and only where reasonable alternatives are not feasible (e.g. relocation or encasement of mains and replacement of damaged pipes in PVC plastic).

Note:

Refer to the OEH website <http://www.environment.nsw.gov.au/threatenedspecies/> for threatened species identification (by region).

Appendix B5-2: Listing of undesirable species

Species name	Common name
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Cotoneaster species</i>	Cotoneaster
<i>Erythrina species</i>	Coral tree
<i>Ficus elastica</i>	Rubber tree
<i>Ligustrum species</i>	Privet
<i>Nerium oleander</i>	Oleander
<i>Ochna serrulata</i>	Ochna
<i>Olea europa var. africana</i>	African Olive
<i>Schefflera actinophylla</i>	Umbrella tree
<i>Syagrus romanzoffianum</i>	Cocos Palm
<i>Alnus jorullensis</i>	Evergreen Alder
<i>Bambusa species</i>	Bamboo species
<i>Celtis occidentalis</i>	Hackberry
<i>Cupressocypariss x leylandii</i>	Leyland Cypress
<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus
<i>Morus species</i>	Mulberry
<i>Populus species</i>	Poplars
<i>Salix species</i>	Willows
<i>Toxicodendron succedaneum</i>	Rhus tree

Appendix B5-3: Guidelines for preparing an Arborist's Report

Where necessary, Council will require an arborist to prepare a tree/vegetation report and the minimum accepted qualification for an arborist is the Australian Qualification Framework level 4 (AQF4).

Where trees are listed on Council's Register of Significant Trees, a report must be prepared by a qualified arborist. The minimum accepted qualification for a qualified arborist is the Australian Qualification Framework level 5 (Diploma) (AQF5).

The following information is required to be included in any Arborist's Report:

- i) name, address, telephone number, ABN, qualifications and experience of the arborist who inspected the tree/s and prepared the report;
- ii) address of the site, where the tree/s are located;
- iii) who the report was prepared for, date site inspected, date report prepared and the aims of the report;
- iv) methods and/or techniques used in the inspection;
- v) a plan (to scale) accurately showing:
 - a) location of tree/s on the subject site and any adjoining trees which may be affected by any development. Trees identified on the plan shall be named and numbered;
 - b) optimum and minimum tree protection zones - if recommended by the arborist;
 - c) lot boundaries, dimensions and North point;
 - d) proposed development including services, driveways and any alteration to existing and proposed soil levels and drainage, as well as distances (in mm) between tree/s and works.
- vi) a table showing, for each tree to be pruned/removed:
 - a) number of the tree - as indicated in the plan;
 - b) species name;
 - c) conservation status (whether or not is a threatened species or a component of Endangered Ecological Community);

- d) age class;
- e) height;
- f) canopy width;
- g) trunk circumference at one (1) metre above ground level;
- h) health and condition, and estimated Safe Useful Life Expectancy.
- vii) a discussion of other relevant information, including details of tree hollows for wildlife, tree structure/defects, root form and distribution, pests and diseases and/or a Tree Hazard Assessment;
- viii) supporting evidence such as photographs and laboratory results to confirm the presence of soil pathogens or to support soil assessment, where relevant;
- ix) proposed replacement plantings, landscaping and/or soil remediation;
- x) tree protection measures and a post-construction tree maintenance program which can be used as development consent conditions, should the application be approved;
- xi) sources of information referred to in the report;
- xii) measures to minimise impacts of proposed/approved development - eg, footing designs, excavation techniques, vents to atmosphere, etc;
- xiii) any other relevant matters or information such as Resistograph or Picus Sonic Tomograph reports.

Qualified arborists and their contact details may be obtained from the Institute of Australian Consulting Arboriculturists (IACA) (www.iaca.org.au) or from Arboriculture Australia (www.arboriculture.org.au).

These organisations are not specifically recommended and Council will accept arborist's reports from any registered member of a nationally recognised arboricultural organisation or association.

Appendix B5-4: Definitions

Dead tree means a tree with no living vascular tissue.

Destroy means any activity leading to the death, disfigurement or mutilation of a tree.

Height means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree/s which is immediately above ground level and the horizontal plane of the uppermost point of the tree/s.

Injury or injuring means damage to a tree and includes:

- a) lopping and topping;
- b) poisoning, including applying herbicides and other plant toxic chemicals to a tree or spilling (including washing off or directing water contaminated by) oil, petroleum, paint, cement, mortar and the like onto the root zone;
- c) cutting and tearing of branches and roots that is not carried out in accordance with accepted arboricultural practices, does not qualify as 'pruning' (as defined within AS 4373 – 2007 – Pruning of Amenity Trees), or which is done for invalid reasons;
- d) ringbarking, scarring the bark when operating machinery, fixing objects (eg, signs) by nails, staples or wire, using tree climbing spikes in healthy trees marked for retention (except for access to an injured tree worker) or fastening materials that circle and

significantly restrict the normal vascular function of the trunk or branches;

- e) damaging a tree's root zone by compaction, excavation or asphyxiation (including unauthorised filling or stockpiling of materials);
- f) underscrubbing, particularly carried out by mechanical tools such as brushcutters and the like.

Lopping means the cutting of branches or stems between branch unions or at internodes on trees.

Prune or pruning means cutting branches from a tree/s in a planned and systematic manner that is carried out in accordance with the provisions of Australian Standard AS 4373 - 2007 - Pruning of Amenity Trees, and which consists of the following pruning types:

- a) Crown maintenance pruning involving:
 - General pruning
 - Thinning
 - Deadwooding
 - Selective pruning
 - Formative pruning

(Crown maintenance pruning relates to pruning according to the growth habit of the tree/s without reducing the area of the crown, while retaining the structure and size of the tree/s.)

- b) Crown modification pruning involving:
 - Reduction pruning
 - Crown lifting
 - Pollarding
 - Remedial pruning
 - Powerline clearance

(Crown modification pruning relates to pruning that changes the structural appearance and habit of the tree/s.)

Remove or removal means to cut down, fell, destroy, kill, take away, uproot or transplant a tree from its place of origin.

Topping means cutting away part or all of the tree canopy, leaving a trunk and stubbed main branches.

Tree works are works affecting the form, structure or foliage of a tree including root cutting, crown lifting, reduction pruning, selective pruning, crown thinning, remedial or restorative pruning or complete tree removal.

Trunk means the main stem of the tree, as distinguished from the branches and roots.

Undesirable species are plants listed in this control which are deemed undesirable due to characteristics which may lead to poisoning, weed infestation, brittle and dangerous wood, excessive spread of roots or bushland invasion.

Width means the distance measured horizontally (in metres) between the two (2) widest points of a tree's canopy.

Recycling and Waste Management B6

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1 Introduction

This DCP section provides guidelines and requirements for sustainable and efficient recycling and waste management practices during the demolition, construction and on-going operation of a development.

It must be read in conjunction with Council's Waste Management Guideline, which details and specifies waste management requirements for various development types.

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

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

1.1 Objectives

- To encourage best practice in waste management that minimises waste generation, facilitates waste separation and maximises reuse and recycling.
- To ensure quality design of waste management facilities that complement the building design and minimise noise, odour and visual impacts on adjacent uses and the public domain.
- To ensure suitable and efficient waste storage, recycling and collection in all development.

2 Recycling and Waste Management Plan

Explanation

A Site Recycling and Waste Management Plan (hereafter referred to as 'Waste Management Plan') estimates volume and type of waste and recyclables to be generated and outlines waste avoidance and resource recovery activities to be carried out during demolition, construction and operation of a proposed development.

Controls

- i) Submit a Waste Management Plan with DAs involving:
 - a) demolition;
 - b) construction of a new building(s); or
 - c) change of use or alterations/additions to existing premises (only when this would result in a change of waste generation).
- ii) Prepare the Waste Management Plan in accordance with Council's Waste Management Guideline and the template plan in Appendix B6-1.

3 Demolition and Construction

Controls

- i) Identify in the Waste Management Plan, the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods.
Note: See Appendix B6-2 for potential reuse/recycling opportunities for various building materials.
- ii) Illustrate on the DA plans/drawings:
 - a) the location and space allocated for the storage of demolition and construction waste or materials;
 - b) waste collection point(s) for the site; and
 - c) path of access for collection vehicles.
- iii) Provide separate bins or storage areas for materials to be reused, recycled and directed to landfill.
- iv) Storage areas must be easily accessible for collection vehicles, clearly signposted indicating purpose and content and managed appropriately to prevent stormwater pollution, damage to vegetation and odour and health risks.
- v) Demonstrate in the Waste Management Plan the use of second hand building materials and recycled building products during building design and construction.
- vi) Retain records (including receipts) on site demonstrating recycling and lawful disposal of waste.

4 On-going operation

Controls

- i) Provide suitable and sufficient waste storage facilities for all development, in accordance with Council's Guideline.
- ii) Identify in any required Waste Management Plan:
 - a) estimated volume of general waste, recyclables, garden waste and bulky waste likely to be generated on the premise;
 - b) required type, size and number of bins and space for storage of bins and bulky waste; and
 - d) details of on-going management arrangements, including responsibility for cleaning, transfer of bins between storage facilities and collection points and maintenance of the storage facilities.
- iii) Illustrate on the DA plans/drawings:
 - a) storage space and layout for bins;
 - b) storage room for bulky waste;
 - c) waste collection point(s) for the site;
 - d) path of access for users and collection vehicles; and

Note:

Waste storage facilities include waste/recycling bins and storage space for bins (e.g. bin enclosures/rooms) and bulky waste, etc.

- e) layout and dimensions required to accommodate collection vehicles when on-site collection is required.
- iv) Locate and design the waste storage facilities to visually and physically complement the design of the development. Avoid locating waste storage facilities between the front alignment of a building and the street where possible.
- v) Locate the waste storage facilities to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties.
- vi) Screen the waste storage facilities through fencing and/or landscaping where possible to minimise visual impacts on neighbouring properties and the public domain.
- vii) Ensure the waste storage facilities are easily accessible for all users and waste collection personnel and have step-free and unobstructed access to the collection point(s).
- viii) Provide sufficient storage space within each dwelling/unit to hold a single day's waste and to enable source separation.
- ix) Bin enclosures/rooms must be ventilated, fire protected, drained to the sewerage system and have lighting and water supply.
- x) For mixed use development, provide separate waste storage facilities for residential and commercial uses.
- xi) Consult with Council and the NSW EPA with regards to any proposed storage and collection of special wastes (e.g. medical and household hazardous chemical wastes).

Appendices

Appendix B6-1: Site recycling and waste management plan (template plan)

Part 1 Applicant and development details			
Applicant details			
Application No.			
Name			
Address			
Phone Numbers			
Email			
Development details			
Type of development (please tick)			
Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Residential & Commercial	<input type="checkbox"/>	Industrial	<input type="checkbox"/>
No. of proposed residential dwellings		No. of proposed commercial/industrial tenancies	
Total industrial/commercial floor area			
Address of development			
Description of existing building/structures on site			
Description of proposed development			

Part 2 Recycling and waste management details
General information and requirements
<p>A Site Recycling and Waste Management Plan (the Waste Management Plan) must be submitted with DAs involving:</p> <ul style="list-style-type: none"> • demolition; • construction of a new building(s); or • change of use or alternations/additions to existing premises (only when this would result in a change of waste generation). <p>The Waste Management Plan must be prepared in accordance with the DCP, demonstrating waste management arrangements during demolition, construction and on-going operation of the development.</p> <p>In addition, details of the waste storage facilities must be clearly shown on the DA plans/drawings, illustrating location and layout of the bin and bulky waste storage, type and number of bins, waste collection points and associated path of access for users and collection vehicles, etc.</p>

Part 2 Recycling and waste management details				
1) Demolition phase				
Type of material (e.g excavation material, bricks/pavers, concrete, tiles, timber, etc)	Est.Vol (m3) and Wt (t)			Specify proposed on-site and off-site reuse and recycling methods, landfill site to be used and contractor details
	Reuse (on-site and off-site)	Recycling (on-site and off-site)	Off-site disposal	

2) Construction phase				
Type of material (e.g excavation material, bricks/pavers, concrete, tiles, timber, etc)	Est.Vol (m3) and Wt (t)			Specify proposed on-site and off-site reuse and recycling methods, landfill site to be used and contractor details
	Reuse (on-site and off-site)	Recycling (on-site and off-site)	Off-site disposal	

Part 2 Recycling and waste management details			
3) On-going operation			
	General waste	Recyclables	Green waste
Amount generated (L/development/week)			
Size and number of bins required			
Frequency of collections (for commercial only)			
Other management arrangements			
Location and space of storage areas			
On-site management (e.g. garbage chute, composting, and compaction equipments)			
Floor area and height required for manoeuvrability (if on-site collection is required)			
Roles/responsibilities for cleaning, transfer of bins between storage facilities and collection points and maintenance of the storage facilities			
Contractor details			

Your declaration
<p>The information provided on this Recycling and Waste Management Plan and the accompanying plans provides an accurate indication of the manner in which recyclable/waste materials are to be managed.</p> <p>All records demonstrating recycling and lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, WorkCover NSW or the NSW EPA.</p> <p>Applicant(s) name:</p> <p>Applicant(s) signature:</p> <p>Date:</p>

Appendix B6-2: Reuse and recycling opportunities

Materials	Reuse/recycling potential
Concrete	Reused on-site as fill; crushed for road base
Bricks	Cleaned and/or rendered for reuse; sold or provided to a recycled materials yard
Roof tiles	Crushed for reuse in landscaping and driveways or sold or provided to a recycled materials yard
Plasterboard	Crushed for reuse in manufacture of new plasterboard
Hardwood beams	Reused as floorboards, fencing, furniture
Other timber	Reused in formwork; ground into mulch for garden
Doors, windows, fittings	Reused in new or existing buildings
Glass	Recycled; aggregate for concrete production
Metal, steel/copper pipe	Recycled metal recycling facility
Cardboard packaging	Recycled
Synthetic and recycled rubber	Reused in manufacture/construction of safety barriers, speed humps
Green waste (organics)	Mulched, composted for reuse as
Top Soil	Stockpiled on-site for reuse in landscaped areas
Soil	Stockpiled on-site for reuse as fill

There are many opportunities to reduce the volume of waste generated during demolition and construction:

- Consider adaptive reuse of building materials by reusing or recycling materials onsite.
- Facilitate reuse/recycling by 'deconstruction', where various materials are carefully dismantled and sorted.
- Consider sourcing used or recycled building materials.
- Unwanted construction materials and reusable demolished building materials should be taken to a second hand building centre which will reduce waste disposal costs.
- Large quantities of single items like bricks may be picked up by recycling yards for free.
- Some specialist demolition companies will remove waste materials from a site and recycle off-site.
- Avoid purchasing materials that are individually wrapped and prefer purchasing materials that can be delivered in returnable packaging, i.e. timber pallets.

Appendix B6-3: Types and number of bins required for residential development

Type of development	General Waste Weekly collections	Recycling Fortnightly collections	Green Waste Fortnightly collections
Single dwelling houses and semi-detached dwellings	1 x 140 L each	1 x 240 L	1 x 240 L
Dual occupancies and secondary dwellings	1 x 140 L each or 1 x 240L shared between 2 dwellings	1 x 240 L each or shared between 2 dwellings	1 x 240 L each or shared between 2 dwellings
Multi-dwelling housing (e.g. town houses) and attached dwellings (e.g. terrace houses)	If bins stored in each residence		
	1 x 140 L	1 x 240 L	1 x 240 L
	If bins stored in a communal storage area		
	1 x 240L per 2 units	1 x 240L per 2 units	240L bin/s available on request
Residential flat buildings	1 x 240L per 2 units OR 660L bulk bins based on 120L/Unit	1 x 240L per 2 units	240L bin/s available on request
Boarding houses; hostels; residential care facilities; and tourist & visitor accommodation	1 x 240 L per 6 rooms OR 1 x 240L per 2 rooms if each room has individual kitchen	1 x 240 L per 6 rooms OR 1 x 240L per 2 rooms if each room has individual kitchen	240L bin/s available on request

Note: Waste bins for residential component of mixed-use development must be provided in accordance with the above requirements for relevant development types.

Transport, Traffic, Parking and Access

B7

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1 Introduction

The RLEP aims, among other things to:

- Support efficient use of land, vibrant centres, integration of land use and transport, and an appropriate mix of uses.
- Promote sustainable transport, public transport use, walking and cycling.

This section of the DCP incorporates a range of initiatives to promote sustainable transport including: small car parking spaces (within large commercial and shopping centre development), dedicated car share spaces, bicycles facilities, motorcycle and scooter parking. It also encourages the integration of development with the public transport network and an improved public domain.

The section applies to all development in Randwick City. It sets out the objectives, controls and options for development proposals to investigate, design and manage parking demand, access, and parking spaces and provide for alternative modes of transport. It also covers the requisite studies which may be needed when submitting a development proposal.

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

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

Note:

Where a reference is made to a published Australian/New Zealand Standard it is to the most recent version.

1.1 Objectives

- To promote sustainable transport options for development, particularly along transport corridors, in commercial centres and strategic/key sites.
- To manage the provision of car parking within the broader transport network.
- To support integrated transport and land use options which can demonstrate shared and effective car parking provision with car share facilities, motorbikes/scooters, bikes and links to public transport.
- To ensure car parking facilities, service and delivery areas and access are designed to enhance streetscape character and protect pedestrian amenity and safety.

2 Sustainable transport

2.1 Public transport

Randwick City relies on a bus based public transport system providing services particularly to and from the Sydney CBD. Local and regional connections provide access to other centres and activities such as Bondi Junction, Waverley, Maroubra Beach and Coogee Beach.

Increasing pressure on the bus networks, over the last decade, has seen substantial interest and investigations into the re-establishment of a light rail system from the City to Randwick.

An integrated light rail system would facilitate access to large entertainment, employment, health and learning venues such as the Randwick hospitals campus, the University of NSW, NIDA, Centennial Park and Moore Park, Royal Randwick Racecourse, Randwick TAFE, the Entertainment Quarter, Sydney Cricket Ground, and the Sydney Football Stadium.

Commitment by the State Government to light rail will deliver benefits for local residents and businesses. Development along potential routes and in and around destination venues/activities will need to integrate with the overall public transport network.

Accessibility to public transport is critical, requiring suitably located services and infrastructure (eg. bus stops) integrating with pedestrian and cycle networks.

At a State level, the NSW Bike Plan aims to double the number of people cycling in NSW over the next 5 to 10 years, and to double the mode share in Metropolitan Sydney. This DCP supports those efforts with controls to improve walking, cycling and its integration with development and the public transport network.

While recognising the need for car travel this DCP also introduces the potential for sustainable and integrated transport solutions.

Objective

- To integrate development with the public transport network and improve walking, cycling, sustainable transport options and public transport use.

Control

- i) All development in addressing transport, parking and access requirements must consider and integrate transport measures that provide for greater use of public transport, walking and cycling.

An integrated response to land use and transport planning is supported by the Metropolitan Plan for Sydney 2036, the draft East Sub Regional Strategy and planning policies and direction.

For information on car sharing in Australia, refer to Australian Greenhouse Office 2004: Car Sharing – An Overview.

2.2 Car share

Explanation

Car share schemes provide an economical alternative to car ownership for residents and businesses. A number of commercial schemes operate in Sydney providing on-line booking of vehicles linked to dedicated parking spots. These schemes are more viable in locations where private car ownership is discouraged or where available on street parking is limited.

Membership of a car share scheme provides access to a network of new cars parked locally - without the expense of owning one. Car sharing also helps to reduce the number of cars on the road and alleviate problems associated with traffic congestion. Council has partnered with a carshare provider to promote car sharing in Randwick City. Council has also resolved to establish preferential parking for car-share and hybrid vehicles.

For large development, therefore, there may be an opportunity to provide dedicated on-site parking spaces for car share vehicles. This would be particularly effective for development on sites such as the University and Hospital, key strategic sites and within or adjoining commercial centres.

Car share schemes are effective on sites or in areas with higher density and ready access to good public transport and services. To operate successfully car share vehicles need to be highly visible, easily and safely accessed at any time (whether on or off the street) by residents and business operators on the site, as well as those in the surrounding precinct.

Car share spaces can also be dedicated for the exclusive use of building occupiers, if desired. In this case, the cost of the car share can be met through strata levies and must be organised by the developer.

Where car parking rates are being considered, Council will look more favourably on proposed reductions within close walking distance to strategic bus corridors and areas of high public transport provision and where a car share scheme is provided on site.

Objective

- To encourage car share spaces in developments with high public transport access.

Controls

- i) Car share spaces are to be provided in residential and/or commercial development where public transport accessibility is high and/or where a Transport Assessment Study is required.
- ii) Locate the car share space/s in a convenient, accessible, secure area.

Any development can consider car share, however it is larger development where a car share space/s will be sought by Council.

Car share spaces can be provided where there are site constraints, or other restrictions on car parking provisions.

- iii) Ensure good visibility, 24 hour access and close proximity to the street. If in a basement it must be near exit/entry areas and not difficult to find or be out of sight.
- iv) Identify (sign and road/pavement markings) the car share space for use only by car share vehicles in accordance with RMS standards.
- v) The establishment and operation of a car share scheme must occur soon after completion or occupation of the development.
- vi) Parking spaces for car share schemes located on private property are to be retained as common property by the Owners Corporation of the site.

2.3 Fuel efficient cars

Explanation

Priority parking spaces can be allocated, within certain developments, to targeted users to promote equity of access and encourage use of environmental vehicles over conventional vehicles.

The term “environmental vehicles” most typically covers very small cars, hybrid cars and fully electric cars.

The provision and management of priority spaces for smaller cars and environmental vehicles with easy access to entry/exits and lifts should be part of commercial, office and shopping centre developments.

Spaces allocated to these vehicles should be marked and managed according to the specific vehicle type targeted. In the case of fully-electric cars, it may be appropriate to provide recharging facilities adjacent to the parking space.

Objectives

- Encourage the use of smaller and fuel efficient vehicles within the community.
- Provide convenient, accessible parking spaces in commercial, office or shopping centres development.

Controls

- i) A minimum of 10% parking spaces are to be designed and labelled for small & environmental vehicles in commercial, office or shopping centre development wherever 10 or more spaces are required.
- ii) Give priority location to these spaces with easy access to entry/exits and lifts of the office/shops/buildings.

2.4 Resident parking schemes

Explanation

Resident parking permits are used to exempt residents from some kerbside time restrictions in areas where on street demand is high arising from shoppers, commuters and visitors. These circumstances are most likely to exist in and around business or neighbourhood shopping centres, centres of activity such as the University of NSW and Hospital Specialised Centre, public swimming pools, sports fields, beaches etc.

In the Randwick LGA a major objective of the resident parking scheme is to improve the amenity for those residents who **do not** have access to an off-street parking space and where there is time limited on-street parking in place.

No parking permits will be issued to residents of new developments that have been approved by Council in accordance with this DCP. This will be a condition of consent and recorded on Section 149(5) planning certificates and must be notified to all prospective buyers and tenants of the building. This is to ensure that new developments do not increase congestion and parking demands in busy areas while encouraging developers to adopt sustainable transport options and new residents to use public transport, car share, walking and cycling.

Student housing

Student housing and other forms of residential development, such as boarding houses approved by Council in accordance with this DCP will also not be permitted to apply for parking permits.

Controls

- i) No resident parking permits will be issued for new development or for significant alterations and additions to residential flat buildings and this must be notified to all prospective owners and tenants.

Note: This applies to development determined under this DCP and the RLEP.

- ii) A notice shall be placed in the foyer/common area of all buildings advising tenants that they are in a building which does not qualify for on-street resident parking exemptions.

2.5 Traffic and parking study requirements

Explanation

To enable Council to manage transport demand generated by development a suitable assessment must be provided by the developer/applicant.

Controls

- i) Depending on the type of development one or more of the following will be required to be submitted with the development application:
 - a. Transport Assessment Study and Travel Plan
 - b. Parking and Access Study
 - c. Construction Traffic Management Plan (Preliminary) for busy arterial roads

Note: Table 1 Vehicle Parking Rates sets out where one or more of these studies are required, depending on types of development.

- ii) The Transport Assessment Study must be prepared by a qualified traffic engineer. The study/report must then be signed by the author with their qualifications and MIE membership number quoted.

Transport Assessment Study Requirements

A Transport Assessment Study is a technical investigation into the transport and safety issues that might arise from a development. It also assesses the transport related impacts on the surrounding transportation network that are generated by a development and how those impacts are to be managed. Such a study recognises the role of traffic within a broader transport system that includes public transport, walking and cycling.

Refer to Section 2 of the RMS Guide to Traffic Generating Development 2002.

The RMS Guide to Traffic Generating Development, in particular Section 2 should be used as a guide to the detail required in the Transport Assessment Study which complements the matters listed in this DCP – see Appendix B7-1 for the Transport Assessment Study.

Parking and Access Report

A parking and access report is to assist in determining the most appropriate level of car parking for a development and is to accompany DAs for smaller scaled development. The requirement to provide such a report will depend on the type, scale and potential traffic impact of the proposed development and will be determined by Council at pre DA stage.

The Parking and Access report should incorporate a survey of available on-street parking within walking distance from the site (including Thursday evening and Saturday morning).

Construction Traffic Management Plan (CTMP)

A CTMP is a practical response to ensuring that demolition and construction works do not adversely impact on the public domain or vehicular and pedestrian movements in an area.

A construction traffic management plan should detail how proposed development located on busy roads, bus or light rail stops or on difficult sites will be able to undertake loading and unloading, demolition and construction including the manoeuvring of trucks in and out of a site with minimum disruption to vehicular and pedestrian traffic or transportation networks.

2.6 Traffic Generating Development

Council is required under State Environmental Planning Policy (Infrastructure) 2007 to refer to the Roads and Maritime Services (RMS) certain DAS. The development to be referred is listed in the SEPP.

In certain circumstances Council may also refer development to the Regional or Local Traffic Committee.

3 Parking & Service Delivery Requirements

This section provides vehicle parking rates, design and location requirements.

3.1 Relationship to other documents

Development applications requiring car parking will need to consider the following documents:

- Australian Standards (AS)
 - i) AS 1428 Design for access and mobility
 - ii) AS 2890 Parking facilities series
 - AS 2890.1 Off-street car parking
 - AS 2890.2 Off-street commercial vehicle facilities
 - AS 2890.5 On-street parking
 - AS 2890.6 Off-street parking for people with a disability
- State Environmental Planning Policy (Infrastructure) 2007
- RMS Guide to Traffic Generating Development 2002
- Austroads guides

3.2 Vehicle Parking Rates

Explanation

The vehicle parking rates apply to all new development, alterations and additions to existing development and change of use.

The provision of motor cycle or scooter parking areas is included in the rates to encourage this mode as a viable, energy efficient transport option.

Service delivery rates are in Table 2 and Bicycle rates are set out in Table 3.

Objective

- To ensure that an appropriate level of off-street vehicle parking is provided.

Controls

- i) Development must comply with the vehicle parking rates as detailed in Table 1 Vehicle Parking Rates. Any excess provisions over and above the parking rates will be included in GFA calculations.
- ii) Parking for service/delivery vehicles, bicycles and people with a disability need to be considered for the relevant land use and in accordance with this DCP.
- iii) Where a parking rate has NOT been specified in the table, the RMS Guide to Traffic Generating Developments shall be used to calculate the parking requirements for the proposed development and/or a Transport Assessment Study may be used to determine the parking, subject to approval by Council.
- iv) Minimise the use of mechanical parking devices (car stackers or turntables) particularly on difficult (eg constrained access) sites and where queuing may result or safety is jeopardised.
- v) For mixed use development the allocation of car spaces among the uses is to be indicated on the DA plans.

Note:

See sub-section 2 of this section for rates for car share spaces, fuel efficient cars and study requirements

Where development comprises an extension, modification or change of use to an existing development, Council will generally only require that additional parking be provided to cater for the additional demands arising from increases in floor space or changes in use.

Note:

Parking calculations should be rounded to the nearest whole number. Where the fraction is 0.5, then the figure must be rounded up to the next whole number.

Table 1 Vehicle Parking Rates

(See also Tables 2 and 3, for service/delivery and bicycles rates)

Proposed use	Vehicle	Motor cycle/scooter
RESIDENTIAL		
Dwelling houses/dual occupancies, semi-detached dwellings, attached dwellings	1 space per dwelling house with up to 2 bedrooms 2 spaces per dwelling house with 3 or more bedrooms Note: Tandem parking for 2 vehicles is allowed	
Boarding Houses and student accommodation Note: The Affordable Rental Housing SEPP contains controls for boarding houses, including parking requirements, which overrides the DCP. Refer to the SEPP for parking provisions for boarding houses.	1 car space per 5 bedrooms 1 space per resident caretaker	1 motorcycle space per 5 bedrooms
Group Homes	2 spaces per group home. Tandem parking is not allowed.	
Home business/industry	1 space in addition to the parking for the dwelling.	
Hostels	1 space per 10 beds; 1 space per 2 staff; 1 service and delivery space depending on size (e.g. 30+ beds)	
Multi dwelling housing and residential flat buildings	1 space per 2 studio 1 space per 1 bedroom apartments (over 40 m ²) 1.2 spaces per 2 bedroom apartments 1.5 spaces per 3 or more bedroom apartments 1 visitor space per 4 dwellings (but none where development is less than 4 dwellings) Note: Car share facilities in certain locations are a viable option and should be discussed with Council staff.	5% of the car parking requirement

Proposed use	Vehicle	Motor cycle/scooter
<p>Seniors housing</p> <p>Note: These parking rates for seniors housing are contained in the SEPP (Housing for Seniors or People with a Disability) as 'standards that cannot be used to refuse development consent'. The SEPP overrides the DCP. Refer to the SEPP for parking provisions for seniors housing.</p>	<p>Hostels</p> <p>(i) 1 space per 5 beds in the hostel</p> <p>(ii) 1 visitor space per 10 beds;</p> <p>(iii) 1 parking space per 2 staff; and</p> <p>(iv) 1 parking space suitable for an ambulance.</p> <p>Residential care facility</p> <p>(i) 1 space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility includes care for persons with dementia);</p> <p>(ii) 1 space for each 2 staff; and</p> <p>(iii) 1 parking space suitable for an ambulance.</p> <p>Self-contained dwellings</p> <p>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider; or</p> <p>(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.</p> <p>Note: Resident spaces should be designed to be suitable for people with a disability.</p>	
BUSINESS AND RETAIL		
Business premises, retail premises and office premises	1 space per 40m2 Gross Floor Area (GFA)	5% of the car parking rate
Business and office premises in residential zones	1 space per 100m2 GFA	
Entertainment facilities and function centres	A Transport Assessment Study is required.	5% of the car parking rate
Bulky goods premises and passenger transport facilities	Transport Assessment Study is required.	5% of the car parking rate

Proposed use	Vehicle	Motor cycle/scooter
Pubs, registered clubs, and nightclubs	1 space per 10 person as endorsed as the maximum number on the subject liquor license; or 1 space per 6m2 bar, lounge, entertainment venues, restaurant, dining room, games rooms, auditoriums and disco etc, where the liquor license does not specify maximum number of persons. 1 space per 3 staff; 1 space per manager and 1 taxi/bus pick up point on site.	
Restaurants or cafes	1 space per 40m2 GFA for the first 80m2 GFA then 1 space per 20m2 GFA thereafter. Note1: Parking rate applies to restaurant uses, over a public road such as a balcony. Note2: Parking rates do not apply to dining on footpaths or on community land.	
Take away food and drink premises	Transport Assessment Study including provision for queuing for drive through facilities.	
Service stations and vehicle repair stations	6 spaces per work bay; and 1 space per 25m2 GFA.	
TOURIST AND VISITOR ACCOMMODATION		
Backpackers' accommodation	1 space per 10 beds or 1 space per 5 bedrooms (which ever is the greater) plus 1 space per 2 staff	5% of the car parking rate
Bed and breakfast accommodation	1 space for guest use (plus parking for the dwelling)	
Hotel or motel accommodation	1 space per 4 units; and 1 space per 2 staff.	
Serviced apartments	1 space per 4 apartments; and 1 space per manager/caretaker	
HEALTH, EDUCATION AND COMMUNITY FACILITIES		
Child care centres	Transport Assessment Study or Parking and Access Study (depending on development size) is required, with 1 space per 8 children for drop off and pick up; and 1 space per 2 staff.	
Community facilities	Transport Assessment Study is required.	5% of the car parking rate

Proposed use	Vehicle	Motor cycle/scooter
Educational establishments <ul style="list-style-type: none"> Schools Tertiary institutions (except the UNSW) 	Schools <ul style="list-style-type: none"> 0.7 spaces per staff. Tertiary <ul style="list-style-type: none"> 0.7 spaces per staff member plus 1 space per 10 full time students in a tertiary institute. Note: For larger developments a Transport management and accessibility plan (TMAP) maybe required. See Transport NSW - Draft Interim Guidelines for the Preparation of TMAPs.	5% of the car parking rate
Health consulting rooms	2 spaces per consulting room (plus parking for the dwelling)	
Hospital	1 visitor space per 3 beds; plus 1 space per 2 staff; plus 1 space per doctor plus adequate space for ambulance parking.	5% of the car parking rate
Medical centre	1 space per 25m ² GFA	5% of the car parking rate
Places of public worship	1 space per 20m ² GFA	5% of the car parking rate
Respite day care centres	1 space per 2 staff plus 1 mobility access space plus drop/off pickup area.	
LIGHT INDUSTRY		
Truck depots and shipping container storage	Transport Assessment Study required.	
Garden centres, Plant nurseries, Hardware and building supplies, landscape materials supply	1 space per 40m ² GFA	5% of the car parking rate
Light industry; warehouse or distribution centre; wholesale supplies	Light industry 1 space per 80m ² GFA Warehouse or distribution centres and wholesale supplies 1 space per 300m ² GFA.	5% of the car parking rate
RECREATION		
Indoor recreation facility	1 space per 25m ² GFA or Transport Assessment Study	5% of the car parking rate
Outdoor recreation facility	Transport Assessment Study	5% of the car parking rate
Major recreation facility	Transport Assessment Study	5% of the car parking rate

3.3 Exceptions to the Parking Rates

Explanation

Council transport investigations note that Randwick City's car parking rates are higher than adjoining comparable councils and the recommendations of the RMS. The rates for residential and business uses have **not** been altered in this DCP, except for minor adjustments made for specific development types (e.g. business premises in residential zones and backpackers' accommodation). The DCP provisions continue to acknowledge that applicants may seek variations where suitable and sustainable transport alternatives are considered and incorporated into the development.

There may be circumstances where it may not be physically possible or aesthetically desirable to provide parking (eg the provision of off street parking in the frontage of a heritage item or in areas of significant streetscape value).

It is the responsibility of the applicant through the development assessment process to demonstrate that the proposed level of parking provision is adequate, or that the overall planning benefits of the proposed development outweigh the deficiencies.

Controls

- i) Any variation to the parking rates must address the following issues (as relevant to the particular development):
 - (a) Type and scale of the development and its potential impact on local traffic and parking conditions.
 - (b) Survey of parking provision in comparable recent development.
 - (c) Existing parking facilities already provided prior to further development.
 - (d) Site and building constraints.
 - (e) Heritage and urban design considerations including significant streetscape elements such as sandstone retaining walls, significant mature trees etc
 - (f) On street and public parking in the area, as well as proximity and access to public transport.
 - (g) Location of local services, employment, retail and recreational facilities.
 - (h) Safety of vehicles, pedestrians and cyclists.
 - (i) Provision of any integrated, sustainable transport options on site.

3.4 Parking requirements for accessible spaces

Explanation

The Federal Government's *Disability Discrimination Act (DDA 1992)* 1992 sets the framework for ensuring that people with a disability have the same rights to equality before the law as the rest of the community and are not discriminated against in areas such as housing, education, employment, access and provision of goods and services. The Building Code of Australia (BCA) and Disability (Access to Premises—Buildings) Standards establish the access requirements and rates for car parking for people with a disability.

All development must provide accessible car parking for people with a disability as set out in the BCA and the relevant (and most current) Australian Standard (AS).

The dimensions for car spaces including headroom and access requirements for people with a disability are set out in AS 2890.6.

3.5 Parking requirements for adaptable housing – aging in place

Explanation

Where adaptable housing units are provided in accordance with Part C3 of this DCP, the car parking rate will be the same as that required for residential flat buildings.

Objectives

- To ensure that the design of parking areas is safe and compatible with best practice standards for people with a disability.
- To provide a sufficient number of designated car parking spaces for vehicles used by people with a disability.

Controls

- i) Comply with the minimum requirements of AS 4299 Adaptable Housing regarding car parking (e.g. internal dimension of 3.8m by 6m for garages and carports; 1 space per adaptable unit) or otherwise comply with the access and dimensions for car spaces for people with a disability as specified in the BCA and the Australian Standard AS 2890.6.
- ii) Parking spaces for people with a disability are to be provided in close proximity to lifts or access points and be linked by a continuous path of travel.
- iii) The location of the accessible parking spaces must be indicated at the entrance to the car park.
- iv) Parking spaces must be well lit and clearly line marked.

- v) Parking areas, signage and directions must be well lit and easily read for convenience and safety.
- vi) Parking areas that use lifts should include audio cues and tactile control panels incorporated into the design of the lift.
- vii) For residential development, accessible car parking spaces are to be allocated to adaptable units or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to be a part lot to an adaptable unit in the strata plan.

3.6 Car park location and design, streetscape and heritage

Explanation

The Australian Standards and RMS Guidelines provide the base requirements for parking location and design.

Car park location and design needs to be carefully considered to ensure pedestrian safety, clear sight lines and to maintain streetscape character and amenity.

In older established areas, uniform streetscapes and heritage conservation areas the provision of car parking needs to maintain the character of the area and the significance of the item or conservation area.

Controls

- i) Minimise loss of existing on-street parking supply by:
 - a. Careful location of crossings and laybacks
 - b. Tapering the driveway at the property boundary
 - c. Amalgamating driveway crossings with adjoining property where possible
 - d. Considering the overall streetscape, continuity of footpaths and the need for safe pedestrian movement.
- ii) Ensure pedestrian and cycling safety is maintained or improved.

Refer to other relevant Parts and Sections of this DCP, for example, Residential or Heritage for detail on car parking design, provision and location particularly for older areas or areas with heritage value. Note: In some cases, it may not be possible to provide off-street car spaces.

3.7 Parking layout, configuration & dimensions

Explanation

The specific requirements for parking layout and dimensions (for car spaces, aisles, disabled, grades etc.) are provided in the relevant Australian Standard and the RMS Guidelines. All development must comply with these standards as a minimum level of provision to ensure car parking facilities are efficient, adequate and safe.

In new commercial development the provision of a percentage of small car spaces with ready access to facilities is encouraged.

In residential areas, smaller car spaces are sometimes sought for dwelling houses or semi-detached dwellings on narrow lots with access from the primary street frontage. These carports or hard stand spaces may only be suitable where they are able to accommodate medium sized cars as this avoids overhanging the footpath and creating a potential sight and physical hazard to pedestrians and other road users. Off street parking often also involves the loss of valuable on-street car parking spaces and disrupts the continuity and safety of footpaths.

Controls

- i) An off-street car space must be a minimum of 2.4m by 5.4m long and comply with AS 2890.1.
- ii) Small car spaces as provided for in the Australian Standard are not permitted for dwelling houses, terraces, semi-detached dwellings or attached dwellings.
- iii) Motor cycle parking spaces must be a minimum 2.5m by 1.2m and clearly marked.
- iv) Motor cycle spaces are to be designed and located so they are not vulnerable to being struck by manoeuvring vehicles.
- v) Motor cycle spaces must be located on flat and even surfaces as they rely on side-stands to park.
- vi) In all development except dwelling houses, semi-detached dwellings or attached dwellings, all vehicles must enter and exit in a forward direction.
- vii) Unless otherwise stated, development is to comply with the relevant Australian Standard and the RMS Guidelines for car parking layout, dimensions, aisle widths, grades, access requirements for different uses & users (eg those with disabilities), driveway widths, service and delivery needs.

Refer also to the relevant sections of this DCP for car parking details relating to specific land uses such as residential, commercial, industrial and specific locations such as UNSW.

3.8 Access to Dwellings Elevated Above Retaining Walls in Public Domain

Explanation

The historical subdivisions in the coastal areas of Randwick City have created a number of urban blocks that are elevated above public roads due to the sloping topography. The frontage to these allotments is supported by masonry block retaining walls aligning the carriageway boundaries, with public footpaths running above.

The provision of off-street parking to these sites often proves to be problematic as it necessitates significant demolition and modification to the retaining walls. In some occasions, the height of the retaining walls does not possess sufficient clearance for parking facilities required by the Australian Standard. The public footpaths above need to be raised along the frontage of the development site, which further compromises the visual integrity of the retaining walls, streetscape character and pedestrian accessibility. Any successive developments for vehicular access would incrementally remove wall sections and lead to cumulative visual impacts.



Due to the likely adverse implications on streetscape amenity, the partial demolition of existing retaining walls within the public domain for the sole purpose of gaining vehicular access to a private property will generally not be supported.

Controls

- i) Any provision of vehicular access to dwellings must minimise demolition, modification and damage to existing retaining walls within the public domain.
- ii) Double width driveway and entry to on-site parking involving full or part removal of retaining walls in the public domain must not be provided.
- iii) Development must not involve any significant change to the existing gradients of public footpaths above the retaining walls, except to facilitate equitable access.
- iv) The creation of an access driveway must not jeopardise the safety of pedestrians and vehicles.
- v) Works that require alteration or replacement of landscape elements and structures (such as handrails) adjacent to the public footpaths situated above retaining walls must be compatible with the streetscape character.

3.9 Service and Delivery Vehicles

Explanation

The number of service bays required for a development depends on the size and nature of the development. The following rates are based on the RMS Guideline. However, given the age of the data used, major developments should quantify their service vehicle requirements through new surveys of similar developments.

The following minimum requirements for service delivery parking apply to new development:

Table 2 Service and Delivery Rates

TYPE OF DEVELOPMENT	MINIMUM REQUIREMENTS
Commercial premises	1 space per 4,000m ² GFA up to 20,000m ² GFA plus 1 space per 8,000m ² thereafter (50% of spaces adequate for trucks)
Department Stores	1 space per 1,500m ² GFA up to 6,000m ² GFA plus 1 space per 3,000m ² thereafter (all spaces adequate for trucks)
Supermarkets, shops and restaurants	1 space per 400m ² GFA up to 2,000m ² GFA plus one space per 1,000m ² thereafter (all spaces adequate for trucks)
Warehouse, Industrial	1 space per 800m ² GFA up to 8,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)
Hotels and Motels	1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m ² of public area set aside for bar tavern, lounge and restaurant, (50% of space adequate for trucks)
Residential flat buildings	1 space per 50 units up to 200, plus 1 space per 100 units thereafter. PLUS 1 space per 1,000 m ² of public area set aside for bar, tavern, lounge and restaurant.
Other uses	1 space per 2,000m ² GFA (50% of spaces adequate for trucks)

(Source: RTA Guidelines 2002)

Controls

- i) Development must comply with the minimum requirements for the parking of service and delivery vehicles as set in Table 2.
- ii) Service vehicle dimensions, layout and service/loading bays must comply with Australian Standard AS 2890.2 Off street commercial vehicle facilities.

4 Bicycles

Explanation

Environmentally healthy, vibrant and sustainable cities support alternative modes of transport such as bicycles and the provision of suitable infrastructure and safe bikeways.

Major activity nodes, such as the University of New South Wales, Prince of Wales Hospital, Centennial Park and the beaches generate demand for non-car transport. Through improved facilities for cyclists, there is an opportunity to promote sustainable transport by reducing car dependency, encouraging walking and cycling and improving community health.

The following provides bicycle parking rates for certain development in the City. Where a type of use is not specified a merit assessment is required to ensure bicycle parking is not over or under provided.

Objectives

- To support active, healthy lifestyles via the provision of cycling infrastructure.
- To promote cycling as a safe, convenient and clean form of transport.
- To provide equitable access to parking facilities.

4.1 Relationship to other documents

DAs requiring the provision of bicycle facilities will need to consider the following documents:

- Australian Standard AS 2890.3 Bicycle parking facilities
- NSW Planning Guidelines for Walking and Cycling
- Austroads Part 14 Bicycles
- RMS Guide to Traffic Generating Development

4.2 Bike parking rates and controls

Controls

- i) All new development is to provide on-site bike parking additional to other parking requirements, in accordance with the minimums set out in Table 3 below.
- ii) The design and construction of bicycle facilities must comply with AS2890.3.
- iii) Parking requirements for cyclists will vary. Developments therefore must consider the following categories:
 - a. All day parking for employees and students.
 - b. Permanent parking or storage of bicycles for residents.

Note:

While there are no requirements stated for a dwelling house or semi detached dwelling the inclusion of suitable internal/covered bike space is encouraged

- c. Short term parking for visitors to shopping centres, offices, industrial buildings and other public and private buildings.
 - d. All day parking at transport nodes.
- iv) Bicycle parking for residents/staff should be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and ultimately used. Avoid locating bicycle parking in hidden niches, at the end of aisles and under staircases etc.
- v) Where parking is located in basement levels, bicycle parking must be located on the upper most basement level close to pedestrian exits.
- vi) Bicycle parking spaces must be clearly marked and easily accessible, have good surveillance and provide a means of securely locking bicycle frames and wheels.
- vii) One-wheel racks are not acceptable nor are facilities that require a wheel to be removed.
- viii) A safe path of travel from bike parking areas to entry/exit points is to be marked and have a minimum width of 1.5m. Adequate sight lines are to be provided to ensure safety.
- ix) Bike parking for visitors must be provided in an accessible on-grade location near a major public entrance to the development and is to be sign posted.
- x) Minimum locker provisions for work places should be in accordance with Table 3 of the NSW Planning guidelines for walking and cycling and development.

Table 3 Bicycle provision rates

Proposed use	Residents/Employees	Customers/Visitors	Shower & change facilities for workplaces
Residential housing & accommodation			
Shop top housing, multi dwelling housing, residential flat buildings	1 bike space per 2 units	1 per 10 units	Showers 1 per 0-12 2 per 13-49 4 per 50-149 staff. 2 change rooms (one male/one female) where 13 or more staff
Boarding Houses and student accommodation	1 bike space per 2 rooms	1 per 10 rooms	Nil
Back packers' accommodation	1 bike space per 2 staff	1 per 10 beds	Nil
Serviced apartments, hotels and motels	1 bike space per 4 staff	1 per 20 rooms	Showers 1 per 0-12 2 per 13-49 4 per 50-149 staff 2 change rooms (one male/one female) where 13 or more staff
All other development			
Commercial, retail, industrial, community, educational, recreational etc.	1 bike space per 10 car parking spaces. Accessible showers 1 in 10 spaces. Changing facilities (next to the showers) with one secure locker per bike space.		Showers 1 per 0-12 2 per 13-49 4 per 50-149 6 per 150-299 8 per 300-500 staff 2 change rooms (one male/one female) where 13 or more staff

Sources: Marrickville Council, Sydney City and NSW Planning Guidelines for Walking and Cycling

Note:

The minimum number of bike parking spaces is to be rounded up to the nearest whole number

APPENDIX B7-1: Transport Assessment Study

A Transport Assessment Study is to consider:

- a) The accessibility of the site by a range of transport modes including car, public transport, walking and cycling;
- b) The ability of the public transport network to service the site in the peak and off peak and weekend periods;
- c) Mode share targets;
- d) Means of minimising travel demand by car and maximising the share of travel by other modes including public transport, cycling and walking;
- e) Compliance with the requirements of the LEP and DCP;
- f) A justification of car parking provision and site servicing arrangements in accordance with the objectives of the LEP and DCP;
- g) The proposed allocation of parking to apartment types in residential developments;
- h) Access for the mobility impaired;
- i) Estimates of trip generation by the development and the impacts of trips generated by the development on the road network and other movement systems;
- j) Means of accommodating and integrating trips generated by the development including necessary improvements to public transport services and infrastructure (eg. bus shelters), pedestrian systems, bicycle routes, and the road network;
- k) Means of mitigating any adverse impacts of the development on movement systems;
- l) Means of improving access to the site having regard to vehicular, pedestrian, cycle and public transport access;
- m) Impacts on and means of improving pedestrian accessibility to public transport (including proximity to services), shops, schools, open spaces; community centres and the like.
- n) Impacts on and means of improving pedestrian safety including demonstrating that access driveways are not in undesirable locations;
- o) Availability of on street parking and potential on street parking controls to discourage all day residential parking demand generated by the development.

Vehicle Trip Generation

In relation to trip generation by vehicles, reference should be made to the 'RTA Guide to Traffic Generating Developments' which provides a summary of basic vehicular trip generating rates for both daily and peak hour vehicle trips. Surveys of existing developments similar to the proposal, can also be taken and comparisons drawn.

Two periods of traffic generation need to be considered:

- a) The peak activity time of the development itself
- b) The peak activity time on the adjacent road network.

This assessment should identify whether any on road improvements, traffic management or pedestrian measures are required to accommodate the increased movement on the system.

The Transport Assessment Study is to include a comparison between the vehicle trip generation rates in the 'RTA Guide to Traffic Generating Developments', availability of parking, access to public transport and access to neighbourhood shopping centre, community facilities and open spaces where relevant. Adjustments factors for each land use may include:

- a) Mode split by time period;
- b) Persons per vehicle;
- c) Trip purpose; and
- d) Availability of on-site parking.

A number of traffic facilities can be incorporated to ameliorate the impact of traffic and parking generated by the development including traffic signals, signs, pedestrian crossings, channelization, roundabouts, angled parking, and traffic calming devices, storage areas and median islands.

Bicycles

End-of trip facilities such as storage, parking spaces, lockers and showers need to be provided in developments in accordance with the rates specified in the DCP.

Refer also to the Planning NSW, 'Planning Guidelines for Walking and Cycling' (December 2004) and the NSW Bike Plan (May 2010) and Council's Bike Plan.

Travel Plans

A travel plan is a work place plan developed to make it easier for employees to get to and from work and reduce reliance on private vehicles and parking spaces. Such a plan typically includes support for walking, cycling, car pooling and public transport use. It is an important part of managing the transport demand generated by a development.

The travel plan should be based on the findings of the Transport Assessment Study and be prepared with reference to the Premiers Council for Active Living and section titled Workplace Travel Plan Resource.

Source: Draft Sydney City Council DCP 2010.

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1 Introduction

This section of the DCP contains objectives and controls for development in relation to water conservation, stormwater management, groundwater and flooding, with an overall focus on Water Sensitive Urban Design.

Water Sensitive Urban Design (WSUD) is the sustainable management of water in urban areas through intelligent and integrated design. It seeks to ensure that development is designed, constructed and maintained to minimise impacts on the natural water cycle.

It includes a wide range of technologies to reduce potable water consumption and reduce the pollution from stormwater ending up in local waterways. These can include rainwater tanks, gross pollutant traps, on site stormwater retention and reuse, landscaped swales, and infiltration systems.

For further information and examples of WSUD refer to www.urbanwater.info or www.wsud.org.au

2 Water Conservation

State Environmental Planning Policy (SEPP) - Building Sustainability Index (BASIX) includes targets for water conservation for most residential development.

The following controls, while not specifically mandated for residential development under BASIX, are encouraged to be applied, and are required to be addressed in all other development.

Objectives

- To promote the sustainable use of water across the City of Randwick.
- To minimise the development's reliance on mains supplied water and encourage water conservation and reuse.

Controls

- i) Provide rainwater tanks to meet all non-potable water demands including outdoor use, car washing, toilets and laundry.
 - a. Include a site-specific analysis to determine tank capacity based on potential collection area, and internal and external demands.
 - b. Encourage installation of dual reticulation systems to link collected rainwater to non-potable water uses such as irrigation or toilet flushing.

- c. Where site constraints restrict rainwater tank capacity or installation, an alternative off-set provision (in addition to standard requirements) promoting sustainability and innovation may be considered.
- ii) Encourage grey water recycling and reuse. Note that grey water treatment systems will require separate Council approval.

Contact Council's Environmental Health Section for further information on grey water reuse, or refer to the NSW Office of Water:
<http://www.water.nsw.gov.au/Urban-water/Recycling-water/Greywater/Greywater/default.aspx>

3 Stormwater Management

Randwick LEP includes provisions for stormwater management which aim to minimise the impact of urban stormwater on land in Randwick City, including adjoining downstream properties, native bushland and receiving waters.

This section supports these LEP provisions, and contains specific requirements for developments in relation to managing the quality and quantity of stormwater impacting on Randwick City and surrounding catchments, waterways and coastlines.

Other sections in this DCP also contain related requirements for water permeable surfaces in landscaped open space. Refer to the sections on specific development types for further details.

3.1 Water Quality

Explanation

Water bodies and coastlines in urban areas often suffer from decreased water quality resulting from stormwater run-off from roads and other impermeable surfaces. This run-off collects sediments, oils, chemicals and other pollutants, and adversely impacts on the biodiversity and recreational amenity of waterways and coastlines.

Management of stormwater quality is particularly important to larger developments with open areas of hardstand or car parking that have higher potential to collect and direct sediments and pollutants into the stormwater system.

Objectives

- To prevent the transportation of pollutants and sediments from a site by stormwater runoff.
- To ensure that stormwater runoff is of suitable quality to protect the recreational amenity of water bodies and coastlines; aquatic ecosystems and downstream receiving waters.
- To prevent pollution spills or contaminants from leaving a site via the stormwater network.

Controls

- i) All development proposing open car parking or hard stand areas exceeding 200 square metres, or incorporating new



Green sea turtle at Clovelly Beach

roads shall capture sediments and pollutants from the site via:

- a) A minimum of one pollutant trap located between the last downstream stormwater pit and prior to discharge from the site, or
 - b) A system of water sensitive urban design treatments such as vegetated swales, bio-retention systems and buffer strips to achieve the same performance as the pollutant trap(s), and;
 - c) Submit a design report with the DA from a suitably qualified environmental consultant demonstrating how sediments and pollutants will be captured.
- ii) All other development must consider the use of water sensitive urban design technologies to improve the quality of stormwater run-off from a site prior to entering the drainage system, nearby catchments or waterways.

3.2 On-site Detention and infiltration

Explanation

On-site Stormwater Detention (OSD) temporarily stores excess stormwater on a site. It acts to restrict the rate that the stormwater leaves the site with the aim of better managing the rate and quantity of stormwater entering the drainage system, and reducing the risk of downstream flooding effects.

On-site detention will be required for certain development types, and certain locations within Randwick City. These are specified in Council's Private Stormwater Code

Objectives

- To control the release of private stormwater into Council's drainage system to maintain its capacity.
- To require the use of on-site detention systems and, where practical, to encourage the use of stormwater infiltration in lieu of on site detention.

Controls

- i) On-site detention and infiltration systems shall be designed and constructed to comply with the requirements of Council's Private Stormwater Code.
- ii) On-site detention storage volume may be reduced through the use of stormwater infiltration systems.

Note:

For further details on requirements for on-site detention and the design and application of infiltration systems, refer to Council's Private Stormwater Code

3.3 Construction water management

Explanation

Discharging site stormwater, groundwater or seepage water from a building site can introduce excess sediments and harmful

pollutants into Council's stormwater drainage system and downstream receiving waters. Construction sites are required to manage erosion of sediment and stormwater run-off during construction. Council will include conditions of consent describing requirements during construction.

Objective

- To protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites.

Controls

- i) All DAs involving excavation or other site disturbance shall submit a soil and erosion management plan demonstrating how sediment and contaminants from construction shall be contained and managed.
- ii) Separate approval will be required from Council for any proposals to discharge stormwater, seepage water or groundwater from a construction site into Council's stormwater drainage system. Council may require water quality testing of the discharged water by a suitably qualified environmental consultant.

3.4 Stormwater infrastructure

Explanation

This sub-section applies to all development in proximity to public stormwater infrastructure or inter-allotment drainage, and all development proposing new connections to Council's drainage system.

Objectives

- To ensure stormwater infrastructure is designed and constructed to an acceptable standard.
- To prevent adverse impacts of development on the performance, serviceability and integrity of publicly owned stormwater systems and inter allotment drainage lines.
- To ensure that private stormwater systems discharge to the public stormwater system in an acceptable manner.

Controls

- i) Design and install stormwater infrastructure in accordance with Randwick City Council's Private Stormwater Code.
- ii) New structures may not be constructed above public stormwater infrastructure or inter-allotment drainage.
- iii) Redevelopment of existing structures above public stormwater infrastructure or inter allotment drainage shall occur only where:

Note:

The public stormwater infrastructure is the system of drainage pipes and pits owned by Council or another public authority.

Inter-allotment drainage lines carry stormwater from more than one lot across private property before connecting to the public stormwater system.

- a. relocation of the stormwater conduit or structure is not feasible,
 - b. the conduit is reconstructed to meet relevant standards, and
 - c. the conduit is upgraded to ensure structural soundness and serviceability for the life of the structure and the life of the conduit;
- iv) A drainage easement may be required for development impacting existing Council stormwater infrastructure or an inter-allotment drainage line
- v) Separate approval from Council will be required for development proposing to connect private stormwater to the public drainage system.

4 Groundwater

Several areas within Randwick City are underlain by the Botany Sands aquifer. The level of the aquifer can vary with seasonal conditions, and in some areas is quite close to the surface. As a consequence some developments in locations above the aquifer may be affected by the groundwater system.

This sub-section applies to all development proposing basement construction or other forms of excavation that may interact with the groundwater table.

4.1 Site investigations

Explanation

It is important to establish the potential for a development to be impacted by groundwater early in the design process, to ensure appropriate investigations are undertaken that inform the design and construction of the development.

Objective

- To ensure appropriate site investigations are undertaken to identify the potential for a development to be affected by groundwater.

Controls

- i) All development proposals incorporating a basement level are required to undertake a preliminary geotechnical investigation to establish whether the development may be affected by groundwater
- ii) This investigation must be undertaken by a suitably qualified geotechnical or hydrogeological engineer, and shall be submitted with the DA.

4.2 Basement design and construction

Explanation

Basements that may intersect the water table must be designed and constructed to preclude the need for dewatering after construction, while also avoiding unreasonable adverse effects on groundwater flows and quality, and on neighbouring properties.

This sub-section sets out requirements for documentation to be included with DAs. Council will also include conditions of development consent requiring design details and certification of the suitability of the basement design prior to approval to commence works on site, and certification upon completion that the works have been implemented in accordance with the approved documentation.

Objective

- To require sufficient information to demonstrate that the proposed works may be feasibly constructed without unreasonable impacts to neighbouring properties, groundwater conditions, or the structural integrity of the development.

Controls

- i) Provide a letter or report prepared by a suitably qualified engineer experienced in the design of structures below a water table, confirming that the proposed basement will be designed and constructed in a manner that is suitable for the site conditions.
- ii) The report shall be submitted with the DA and include confirmation that the basement:
 - will be designed and certified by a suitably qualified and experienced engineer
 - will preclude the need for dewatering after construction
 - will be suitably water-proofed and tanked in all areas where groundwater may impact on the development
 - will include groundwater management systems if needed to maintain natural flowpaths of groundwater around the development.

4.3 Groundwater during construction

Explanation

Where a development intersects the groundwater table, temporary pumping (dewatering) may be required to allow construction to proceed. Dewatering is the process of removing groundwater from an aquifer to lower the water table below the lowest level of the excavation. This allows construction to proceed safely by limiting the potential for excavation instability and water-logged ground conditions.

Development proposals involving dewatering are referred for assessment, review and approval from the NSW Government's Office of Water. If approval is granted, they will issue general terms of approval which will be incorporated into any development consent issued by Council. It is also necessary to obtain a Water license from the Office of Water after development consent is issued, to permit the extraction of water from an aquifer.

Note that the Office of Water will not endorse continuous extraction of groundwater. Temporary de-watering may be approved by the Office of Water provided the design of basement areas precludes the need for dewatering after construction.

Council will also include conditions of development consent relating to excavation, shoring, piling, dewatering and other construction activities relating to basements affected by groundwater, including requirements for information/certification to be provided prior to approval to commence construction works.

Objectives

- To ensure that construction activities do not adversely impact on groundwater conditions or neighbouring properties.
- To identify requirements for development proposals that may require temporary de-watering during construction.

Controls

- i) All DAs involving excavations that may require temporary de-watering, shall include a letter or report prepared by a suitably qualified engineer experienced in the construction of structures below a water table. The letter/report shall:
 - a. outline the proposed method of construction and dewatering; and
 - b. confirm that the basement can be feasibly constructed without causing unreasonable impacts on the groundwater system or neighbouring properties.

5 Flooding

Explanation

Flooding in NSW is managed in accordance with the NSW Government's Flood Prone Lands Policy, which aims to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods, utilising ecologically positive methods wherever possible.

Randwick City Council is in the process of undertaking flood studies, Floodplain Risk Management Studies and Plans for its catchments to quantify flooding risks and potential measures in accordance with the NSW Government's Floodplain Development Manual.

RLEP includes flood planning provisions (CI 6.3) applying to land at or below the defined flood planning level, and which require the consent authority to consider the impacts of development on flooding. This sub-section of the DCP supports RLEP, and provides controls for development consistent with the NSW

Government's Flood Prone Land Policy and the Floodplain Development Manual.

This sub-section applies to:

- Residential development on land below the 1% Annual Exceedance Probability (AEP) flood plus the required freeboard, and
- All other development on land below the Probable Maximum Flood (PMF) plus the required freeboard

Applicants are encouraged to liaise with Council early in the design process to identify any applicable flooding implications.

Objectives

- To control development at risk of flooding in accordance with the NSW Government's Floodplain Development Manual.
- To ensure that the economic and social costs which may arise from damage to property due to flooding is minimised and can be reasonably managed by the property owner and general community.
- To reduce the risk to human life and damage to property caused by flooding by controlling development on land impacted by potential floods.
- To ensure that development is appropriately sited and designed according to the site's sensitivity to flood risk.

Definitions

Probable Maximum Flood (PMF):

The largest flood that could reasonably occur.

1% Annual Exceedance Probability (AEP) flood:

A flood with a 1% (1:100) probability of occurring in any given year, also known as the 100 year ARI.

5% Annual Exceedance Probability (AEP) flood:

A flood with a 5% (1:20) probability of occurring in any given year, also known as the 20 year ARI.

Freeboard:

A factor of safety typically used in relation to floor levels, to ensure that the required standard of protection is achieved.

Overland Flow Path:

The path of rain-induced surface run-off that is not part of a defined watercourse, including run-off in excess of the capacity of the underground drainage system

5.1 Flood Studies and Plans

Objectives

- To ensure that development addresses any relevant flood studies, and is consistent with the requirements of any floodplain risk management studies or plans.

Controls

- i) DAs are to identify any flood related information including flood levels, locations of floodways or overland flow paths impacting the site.
- ii) Submit a site specific flood study or other calculations to demonstrate there is no adverse impact on flooding if a flood study for the catchment has not been prepared.
- iii) Comply with any catchment-specific controls in an adopted Floodplain Risk Management Plan in addition to the controls in this section.

5.2 Flood effects

Objectives

- To ensure that development, either individually or cumulatively, minimises adverse impacts on flooding, conveyance of floodwaters and floodplain storage volume.
- To ensure that floodways and overland flow paths are not obstructed by development.

Controls

- i) The development shall not increase flood effects elsewhere, having regard to loss of flood storage, changes in flood levels and velocities and the cumulative impact of multiple potential developments, for floods up to and including the 1% AEP flood.
- ii) Floodways and overland flow paths must not be obstructed or diverted onto adjoining properties.
- iii) Areas identified as flood storage areas must not be filled unless compensatory excavation is provided to ensure that there will be no net loss of floodplain storage volume below the 1% AEP flood.

5.3 Floor levels

Floor levels refer to the minimum required building floor levels. For development such as basements, the floor level refers to the lowest level at each access point.

Objective

Notes:

Refer to Council's website for status of flood studies, and availability of information for different catchments.

Information including locations of floodways and flood levels is available from Council where a flood study for a particular catchment has been prepared.

Property specific information, where available, can be obtained from Council by completing a Flood Report Application Form.

A flood study may be prepared either by Council, or by the applicant in instances where Council requires the applicant to submit a flood study.

- To ensure that floor levels are set at an appropriate height to reduce the frequency of inundation of structures and floors to an acceptable probability.

Controls

- Building floor levels shall comply with the *Table A – Floor Levels for Buildings*, with exceptions noted below:

A single (once only) addition at the existing lowest habitable floor level may be permitted after a flood study has been prepared. Such an addition will be limited to:

- A maximum 10 square metres for existing single and dual occupancy dwellings,
 - up to 10 percent of the existing gross floor area for all other development (note for large buildings, this increase may be limited to a lower amount)
- A certificate by a registered surveyor shall certify that the floor levels are not less than the required level.
 - Where the lowest habitable floor area is elevated more than 1.5m above ground level, a restriction is to be placed on the title of the land confirming that the sub-floor area is not to be enclosed.

Table A - Floor Levels for Buildings

Scenario	Floor level
Habitable Floors - all development (excluding critical facilities)	
Inundated by flooding	1% AEP + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the 1% AEP flood with a minimum of 0.3m above the surrounding surface
Habitable floors - Critical facilities	
Inundated by flooding	PMF + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the PMF with a minimum of 0.3m above the surrounding surface
Non-habitable floors – residential outbuildings (excluding garages) *	
Gross floor area less than or equal to 10 square metres.	1% AEP but not less than 0.15m above surrounding ground level
Gross floor area greater than 10 square metres.	The applicable habitable floor level
Non-habitable floors – Industrial and commercial	
Located on flooding or overland flow path	1% AEP but not less than 0.15m above surrounding ground level
Material storage locations – all development	
Materials sensitive to flood damage, or which may cause pollution or be potentially hazardous during flooding	1% AEP + 0.5m freeboard

* Note: floor levels for car parking are covered in 5.5

Notes:

Non habitable floors include areas such as laundries or sheds, but exclude garages. All other floor spaces are habitable areas.

Industrial and commercial facilities include areas such as office space, show rooms, child care facilities, residential floor levels for hotels and tourist establishments.

Critical facilities include: hospitals, police, fire, ambulance, SES stations, major transport facilities, major sewage or water supply or electricity or telecommunication plants, schools, nursing homes and retirement villages

Overland flow paths occur when:

- a. The maximum cross sectional depth flowing through and upstream of the site is less than 0.25m for the 1% AEP flood for other than critical facilities, or 0.25 for the PMF for critical facilities; and
- b. Existing surface levels within the site are above the floor level requirements, at the nearest downstream trapped low points, and
- c. The flood study demonstrates that blockage to any upstream trapped low point does not increase the depth of flow to greater 0.25m.

Note:

For more information on overland flow paths, contact Council's Development Engineering section.

5.4 Building components**Objective**

- To ensure the structure and construction of development is compatible with flooding up to the applicable floor level.

Controls

- i) All development shall have flood compatible building components below the floor levels identified in Table A.
- ii) All structures shall be constructed to withstand the forces of floodwater, debris and buoyancy up to and including the floor levels identified in Table A.

5.5 Driveway access and car parking**Objectives**

- To ensure car parking and site access is constructed to an acceptable flood standard.
- To require appropriate protection measures for warning and safe evacuation from basement car parking.
- To minimise the likelihood of cars or other objects becoming floating debris during a flood.

Controls

- i) Car parking floor levels shall comply with *Table B – Floor Levels for Car Parking*.
- ii) Locate vehicular access where the road level is greater than or equal to the required floor level for the car park. Where road access above the required floor level is not available, locate vehicular access at the highest feasible location.

Note:

For additional guidance on structural soundness and flood compatibility of buildings refer to: **Reducing Vulnerability of Buildings to Flood Damage – Guidance on Building in Flood Prone areas (Hawkesbury-Nepean Flood Plain Management Steering Committee, 2006)**

- iii) The level of the driveway between the road and car park shall be no lower than 0.3m below the 1% AEP flood or such that the depth of inundation during the 1% AEP flood is not greater than the depth of flooding at either the car park or the road where the site is accessed.
- iv) Underground car parking accommodating more than three vehicles shall have warning systems signage and exits to ensure adequate warning and safe evacuation.
- v) Barriers shall be provided to prevent floating vehicles leaving the site during the 1% AEP flood if the depth of flooding at the car space exceeds 0.3m.
- vi) Vehicle access to critical facilities that have an emergency function must be achieved for floods up to the PMF.

Table B - Floor Levels for Car Parking

Scenario	Floor Level
Above ground level open car parking, car ports and garages	
Open car parking spaces and car ports	5% AEP flood
Residential garages with up to two spaces	1% AEP but not less than 0.15m above surrounding ground level
Residential garages with more than two spaces	Applicable residential habitable floor level requirement (Table A)
Enclosed industrial/ Commercial parking spaces	Applicable industrial/commercial floor level requirement (Table A)
Underground car park (where floor level is more than 0.8m below surrounding ground level)	
All driveways	1% AEP plus 0.3m freeboard at its highest point
All emergency exits	All underground garages and car parks to have emergency exits protected from inundation up to the 1% AEP flood plus 0.5m freeboard with a minimum of 0.2m freeboard from vehicle entry point.
All other openings inundated by flooding or local overland flow path	All openings to be sealed up to 1% AEP + 0.5m freeboard with a minimum of 0.3m above the surrounding ground level

5.6 Safety and evacuation

Objective

- To ensure development provides for the safety of persons and emergency access during a flood.

Controls

- i) Include a description of the safety and evacuation methodology with all DAs, including:
 - a) the provision of reliable and safe egress for inhabitants from the lowest habitable floor level to a publicly accessible location above the PMF level.
 - b) the method of access for emergency personnel.

Note:

For some developments a condition of consent may be imposed to require the placement of a safety and evacuation plan for all building occupants in a visible location

5.7 Management and design

Objectives

- To ensure stored materials do not become hazardous during a flood.
- To ensure land subdivisions have suitable potential to be developed in accordance with the flooding requirements of this DCP.
- To ensure development does not increase erosion, siltation or destruction of natural or modified watercourses, wetlands or coastal areas.
- To ensure fencing does not obstruct the flow of flood waters, become unsafe during times of flood or become moving debris.

Controls

- i) Land shall not be subdivided unless it is demonstrated that the newly created parcels of land can be developed in accordance with the flooding requirements of this DCP. Parcels created for the specific purpose of being transferred to Council ownership are exempt from this requirement.
- ii) The development shall not cause or increase erosion, siltation or destruction of natural or modified watercourses, wetlands or coastal areas.
- iii) Fencing within a floodway or overland flow path shall be of permeable open type design, and be constructed to withstand the forces of floodwaters or to collapse in a controlled manner.
- iv) Any proposed storage area shall be constructed and located to prevent stored materials or goods becoming hazardous during a flood.

Note:

Permeable open type fences are fences with sufficient openings to allow the unobstructed flow of water

Explanation

A Management Plan is a document which outlines how the operation of a premises will be managed to minimise any potential impacts on the amenity of surrounding properties and/or the locality.

A Management Plan may be required as a condition of development consent for proposals for late night trading premises, sex services premises, backpackers accommodation, boarding houses and amusement centres. It may also be required for any other land uses that in the opinion of Council may potentially have unacceptable amenity impacts if poorly managed.

The content and level of detail in a Management Plan will vary on a case by case basis depending on the nature and intensity of the proposed land use or its intended location. Applicants are advised to also refer to the relevant DCP section for additional Management Plan requirements for specific land uses.

A Management Plan should be in the form of a separate attachment with a DA.

Controls

The Management Plan must address the following requirements:

1 Objectives

- i) Objectives articulating the need for preparation of the Management Plan and outcomes it sets out to achieve.

2 Site and Context Details

- (i) Street address and lot number of the land to which the Management Plan applies.
- (ii) Date of preparation.
- (iii) Registered business name and trading name of the premises.
- (iv) A description of the primary use of the premises as well as any secondary/ancillary uses. This may be in the form of a floor or site plan indicating the use of all areas within the building or site.
- (v) Types of activities within the premises including any variations at different times of the day, week or in different seasons.

- (vi) Any 'active areas' adjacent to the boundaries of the site associated with the premises (e.g. outdoor dining, queuing areas etc) where relevant.
- (vii) A brief description of surrounding land uses including:
 - Proximity to residential and other sensitive land uses (e.g. schools, places of worship etc).
 - Premises of a similar nature and scale.
- (viii) Maximum capacity of the premises.
- (ix) A schedule of proposed hours of operation for each day of the week for all areas of the premises.

3 Operational Details

- i) Name and contact details of operator/manager and type of management arrangement (e.g. on site or managed through off site agent etc).
- ii) Organisational structure including number of staff, key roles and responsibilities. Information on any variation to staffing levels at different times of the day, week, or during different seasons should be provided.
- iii) The procedure for receiving, recording and handling complaints regarding the operation of the premises. A Complaints Register should be maintained on site which includes the following information:
 - Complaint date and time.
 - Name, address and contact details of person making the complaint.
 - Nature of complaint.
 - Name of staff on duty.
 - Action undertaken by premises to resolve the complaint.
 - Follow up and outcome.
- (iv) Details of training and induction procedures to ensure staff are aware of the provisions of the Management Plan and emergency procedures.
- (v) Any requirements in respect of the on-going management of the premises arising from any conditions placed on the Development Determination, if approved.

4 Amenity

- i) Details on all measures to be undertaken to ensure that the operation of the premises will not adversely affect the amenity of the locality by way of noise, vibration, fumes, waste disposal and the like.

5 Safety and Security

- i) Details on systems and procedures to ensure the safety and well being of staff, patrons/residents and/or other users of the premises including:

- Risk management procedures appropriate to the service provisions (e.g. accident and injury etc).
- Method of surveillance of common areas.
- Location and monitoring of security alarms.
- Security personnel and their duties.

6 Waste Management

- i) Procedures for minimising and managing waste and litter that is generated on site.
- ii) Details on how and when waste will be collected.
- iii) Details of when (frequency) and how the premises will be cleaned and serviced.
- iv) Location of waste storage areas.

7 Fire Safety

- i) Details on proposed fire safety regime including:
 - Annual certification (if required).
 - Maintenance of emergency systems.
 - Actions to reduce fire risks.
 - Provision of an emergency evacuation plan.

8 Deliveries and Loading/Unloading

- i) Details on deliveries including frequency, hours and type of vehicles associated with delivery and loading/unloading.
- ii) Guidelines for service providers and staff on how to mitigate any adverse impacts.

9 Declaration

- i) A signed declaration from the licensee/manager that they have read, understood and will ensure compliance with the approved Management Plan.

Foreshore Scenic Protection Area B10

Explanation

Randwick City covers almost 30km of coastline. The RLEP has identified visually prominent residential areas and commercial centres as the Foreshore Scenic Protection Area, to recognise, protect and enhance the scenic qualities of the coastline.

Development on any land located within the Foreshore Scenic Protection Area must be located and designed to minimise visual impact on public areas, including views to and from the coastline, foreshore reserves and open space.

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

Objectives

- To protect the natural landscape qualities and aesthetic appeal of the foreshore areas.
- To encourage high quality designs for dwellings that are sensitive and sympathetic to the natural landform, colours and landscape character of the foreshore areas.
- To retain and provide an ambient landscape that is suitable to the coastal conditions and enhances the scenic qualities of the foreshore.

Controls

- i) The design of buildings must consider their visual presentation to the surrounding public domain, including streets, lanes, parks, reserves, foreshore walkways and coastal areas. All elevations visible from the public domain must be articulated.
- ii) Outbuildings and ancillary structures must be integrated with the design of the main dwelling in a coherent architectural expression. They must not present as temporary or make-shift structures, nor constructed with non-durable, low quality materials.
- iii) The exterior colour scheme must complement the natural elements in the coastal areas. The colour palette must predominantly consist of light toned neutral hues.
- iv) High reflective glass in windows and doors visible from the public domain must not be used.

- v) Finishing materials to buildings must be capable of properly withstanding deterioration and weathering accelerated by the coastal conditions.
- vi) Plant species selected for landscaping must be capable of withstanding the exposed and windy coastal environment. Professional landscape advice must be obtained in the selection of species.
- vii) Adequate soil depth must be reserved around buildings for gardens and soft landscaping purposes.
- viii) Any exposed coping structures of swimming and spa pools must be minimised and screened from view from the public domain.
- ix) Any rock outcrops, shelves and large boulders must be retained on the site and integrated into the landscape design.
- x) Any retaining walls within the foreshore area (that is, encroaching upon the Foreshore Building Line) must be constructed or clad with sandstone.

Development in Laneways Nominated for Road Widening

B11

Explanation

A number of narrow laneways in Randwick City have been identified for road widening. In many of these nominated laneways, Council has already commenced widening works which are gradually transforming the lane character.

These nominated laneways are listed below:

- a) Ferguson Street, Maroubra, between Maroubra Road and Beauchamp Road
- b) Glanfield Street, Maroubra, between Bunnerong Road and Bruce Bennetts Place
- c) Green Street, Maroubra, between Anzac Parade and Cooper Street
- d) Galvin Street, Maroubra, between Cooper Street and Mulgray Avenue
- e) Mason Street, Maroubra, between Bunnerong Road and Anzac Parade
- f) Alma Road, Maroubra, between Anzac Parade and Cooper Street
- g) Metcalfe Street, Maroubra, between Garden Street and Flower Street
- h) Nevorie Crescent, Maroubra, between Royal Street and Hannan Street
- i) Marjorie Crescent, Maroubra, between Storey Street and Royal Street
- j) Eastmore Place, Maroubra, between Bunnerong Road and Marjorie Crescent
- k) Bundock Lane, Randwick, between Avoca Street and Canberra Street

The development of residential dwellings fronting these laneways is encouraged. Subject to dedication of land for the purpose of laneway widening, payment of relevant fees and compliance with the objectives of this DCP, subdivision for a dwelling to the rear lane may be permitted, notwithstanding the minimum allotment sizes required for subdivision under the RLEP.

The special land dedication requirements for corner blocks and specific allotments are detailed in Council's Subdivision Code.

Objectives

- To facilitate widening and streetscape improvement of specially nominated laneways in Randwick City.
- To achieve the dedication of land for laneway widening purposes through permitting subdivision and dwelling house development on nominated sites fronting the lanes.

Controls

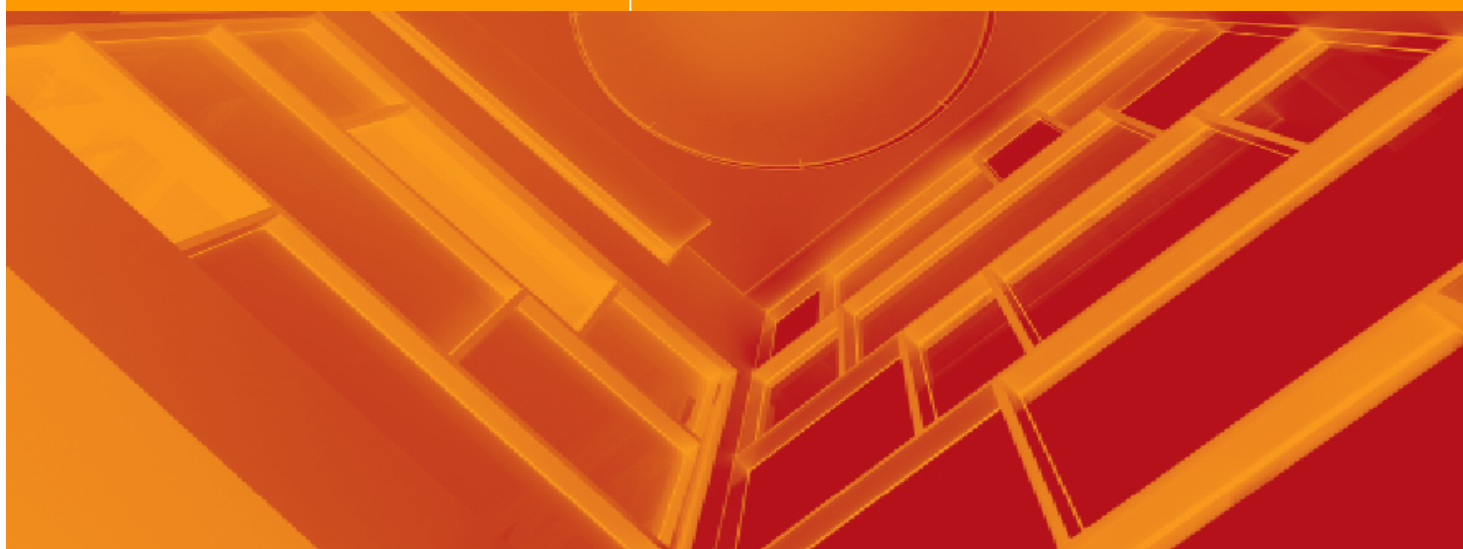
Notwithstanding the minimum allotment size provisions of the RLEP and the minimum frontage width requirements of this DCP, the subdivision of land for a dwelling house fronting a nominated laneway may be permitted having regard to the following criteria:

- i) The merits of the proposal and compliance with the objectives of this DCP; and
- ii) The dedication to Council of a strip of land 4.57m in depth along the frontage of the lane for road widening purposes.

**RANDWICK CITY COUNCIL
DEVELOPMENT CONTROL PLAN**

C Residential

- C1 Low density housing
- C2 Medium density housing
- C3 Adaptable and universal housing
- C4 Boarding houses



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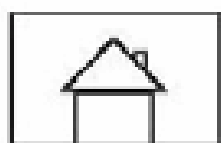
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1 Introduction

This section applies to all new development and alterations and additions for low density forms of housing in Randwick City, being:

- Dwelling houses
- Semi-detached dwellings
- Dual occupancies (attached)
- Dual occupancies (detached)
- Secondary dwellings

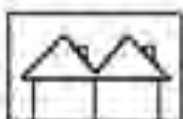
And ancillary facilities relating to the above land uses.



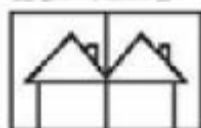
Single Dwelling



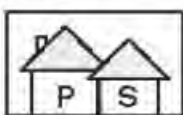
Dual Occupancy (Detached)



Dual Occupancy (Attached)



Semi-Detached Dwellings (on separate allotments)



Secondary Dwelling

Note:

Dual occupancies (detached) are only permissible in R3 (Medium Density Residential) Zones.

Secondary dwellings are made permissible by State Environmental Planning Policy (Affordable Rental Housing) 2009 in all residential zones. The controls in this DCP supplement the provisions of the SEPP. Where there is any inconsistency between the provisions of this DCP and the SEPP, the SEPP shall prevail to the extent of that inconsistency.

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

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

2 Site Planning

2.1 Minimum Lot Size and Frontage

Explanation

The lot size controls are contained in the RLEP.

These lot frontage controls supplement the LEP provisions on lot size, and aim to maintain the established character of low density neighbourhoods occupied by dwelling houses, semi-detached dwellings, attached dual occupancies or a mixture of these housing types.

The frontage control serves to ensure suitable subdivision configuration, which will in turn enable dwellings of adequate dimensions, configuration and amenity performance. It also functions to ensure that suitable space for open space and visually acceptable and efficient parking and access arrangements could be achieved.

Objectives

- To ensure land subdivision respects the predominant subdivision and development pattern of the locality.
- To ensure land subdivision creates allotments that have adequate width and configuration, to deliver suitable building design and to maintain the amenity of the neighbouring properties.

Controls

- i) The minimum frontage width for allotments resulting from the subdivision of land within Zone R2 (Low Density Residential) for the purposes of dwelling houses and semi-detached dwellings is 12m.

See Clause 4.1(4) of RLEP for minimum subdivision standards for residential purposes in Zone R2 (Low Density Residential).

- ii) The minimum frontage width for allotments resulting from the subdivision of land within Zone R3 (Medium Density Residential) for the purposes of dwelling houses is 9m.
- iii) Any subdivision of land within Zones R2 (Low Density Residential) and R3 (Medium Density Residential) must not create battle-axe or hatchet shaped allotments for the purposes of dwelling houses, semi-detached dwellings or dual occupancies (attached and detached).
- iv) The minimum frontage width for the development of a dual occupancy (attached) within Zone R2 (Low Density Residential) is 15m.

2.2 Site Layout for Detached Dual Occupancies

Explanation

Detached dual occupancy is permissible only in the R3 Zone in Randwick City to provide flexibility in housing choice. It may be suitable for allotments, which do not have sufficient dimensions for other types of medium density residential development.

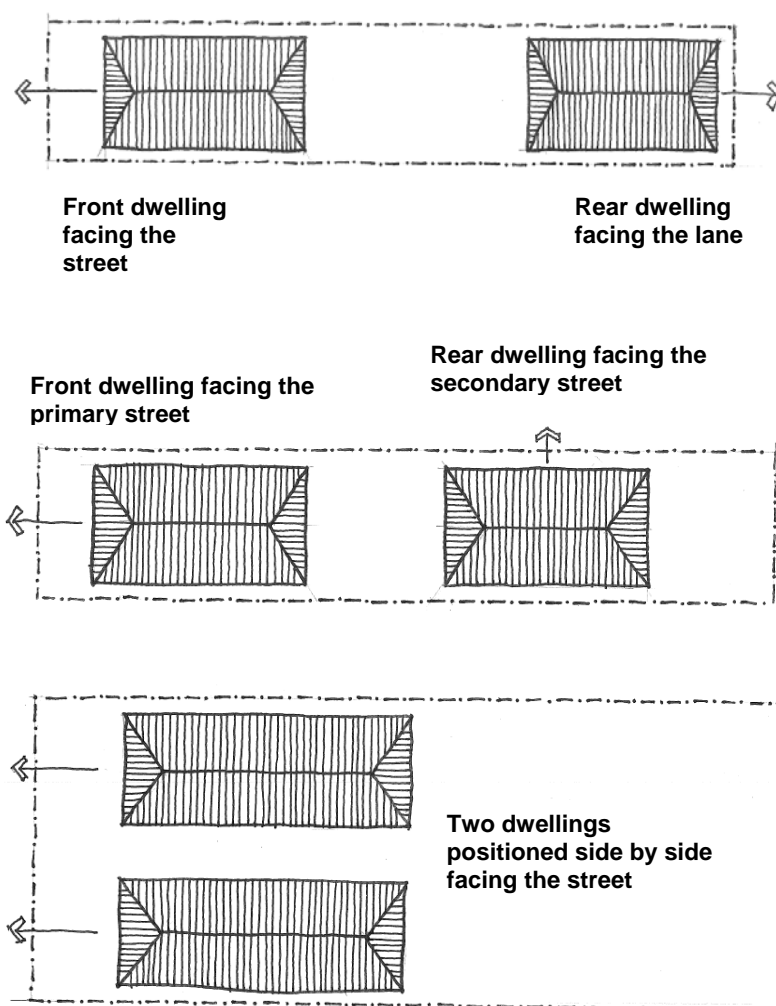
Building layout plays an important role in ensuring adequate levels of amenity for the occupants of the dual occupancy dwellings and the adjoining properties, and to avoid adverse visual impacts on the streetscape.

Objectives

- To ensure detached dual occupancy has suitable scale and form that complement the streetscape.
- To ensure detached dual occupancy does not result in unreasonable impacts on the surrounding properties in terms of visual amenity, solar access and privacy.
- To ensure each dwelling in a detached dual occupancy achieves adequate levels of living amenity in terms of private open space provision, solar access, privacy and accessibility.

Controls

- i) Detached dual occupancies may be developed only if:
 - The allotment has dual frontages with either rear lane or secondary street access; or
 - The allotment has a primary street frontage of at least 18m in width.
- ii) The dwellings in a detached dual occupancy must be sited in the following manner:
 - One dwelling fronting the primary street and the other fronting the rear lane;
 - One dwelling fronting the primary street and the other fronting the secondary street; or
 - Both dwellings fronting the primary street in a side by side arrangement for sites without rear lane or secondary street access.

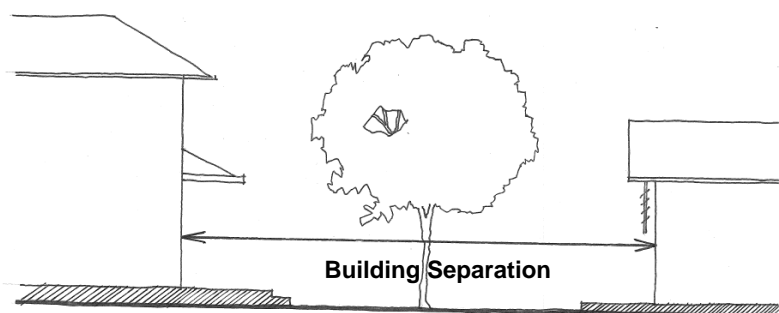


Site layout options for detached dual occupancy

- iii) Minimum building separation between the two dwellings in a detached dual occupancy must satisfy the following:

Minimum Building Separation		
Site characteristics	Building layout	Minimum building separation
Dual frontages with rear lane access	One dwelling fronting the street, with the other fronting the rear lane	10m
Corner allotment	One dwelling fronting the primary street, with the other fronting the secondary street	Merit assessment
Single frontage	Both dwellings fronting the street in a side by side arrangement	1800mm

Building separation is the distance between the nearest external walls of two buildings, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished), and minor projecting features, such as awnings, sun hoods, screening devices and the like.



- iv) A footpath of not less than 900mm in width must be provided to link any rear lane dwelling with the street frontage.

Note: This requirement does not apply to corner allotments.

2.3 Site Coverage

Explanation

Site coverage in conjunction with setback controls determine the extent and location within which a building may be developed. It aims to reserve sufficient unbuilt upon areas on a site for accommodating private open space, deep soil planting, permeable surfaces and open recreational and service areas.

Site coverage is expressed as a percentage to describe the proportion of a site that could be built upon. The allowable site coverage generally decreases as allotment size increases, so that the mass and scale of any building will not form a detracting feature compromising the streetscape character.

Objectives

- To ensure new development and alterations and additions to existing dwellings reserve adequate unbuilt upon areas for the purpose of private open space, deep soil planting, permeable surfaces and ancillary development.

Controls

- i) Maximum site coverage must meet the following:

Site Area	Maximum Site Coverage (% of site area)
Up to 300 sqm	60%
301 to 450 sqm	55%
451 to 600 sqm	50%
601 sqm or above	45%

Definition:

“Site coverage”, for development, does not include any of the following:

- (a) an access ramp,
- (b) any part of an awning, blind or canopy that is outside the outer wall of a building,
- (c) a balcony, deck, patio, pergola, terrace or verandah attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level,
- (d) the eaves,
- (e) a driveway,
- (f) a fence or screen,
- (g) a pathway or paving,
- (h) a rainwater tank that is attached to the dwelling,
- (i) a swimming pool or spa pool.

2.4 Landscaping and Permeable Surfaces

Explanation

Landscaping assists in visually integrating development with the streetscape and the wider neighbourhood. It also provides an attractive and useable outdoor environment.

Deep soil planting moderates local climatic conditions, and enhances permeability of surface water and infiltration of stormwater, thus improving the environmental performance of development. It also provides for trees, shade and plays a screening function that improves mutual privacy and visual amenity between development and the neighbours.

Definition:

Deep soil permeable surfaces include areas used for the growing of plants (including grasses, shrubs and trees) and areas occupied by loose gravels upon soil at the ground level of the site.

Deep soil permeable surfaces do not include swimming and spa pools, paved areas, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Objectives

- To ensure landscaped areas are effectively distributed on the site to achieve a visual balance between building structures and open space.
- To provide privacy screening between dwellings.
- To retain and provide for canopy trees and large shrubs to contribute to the establishment of vegetation corridors across the locality.
- To assist with stormwater infiltration and reduction of overland flow.

Controls

- i) Deep soil permeable surfaces must be provided in accordance with the table below:

Site area	Minimum Deep Soil Permeable Surfaces (% of site area)
Up to 300 sqm	20%
301 to 450 sqm	25%
451 to 600 sqm	30%
601 sqm or above	35%

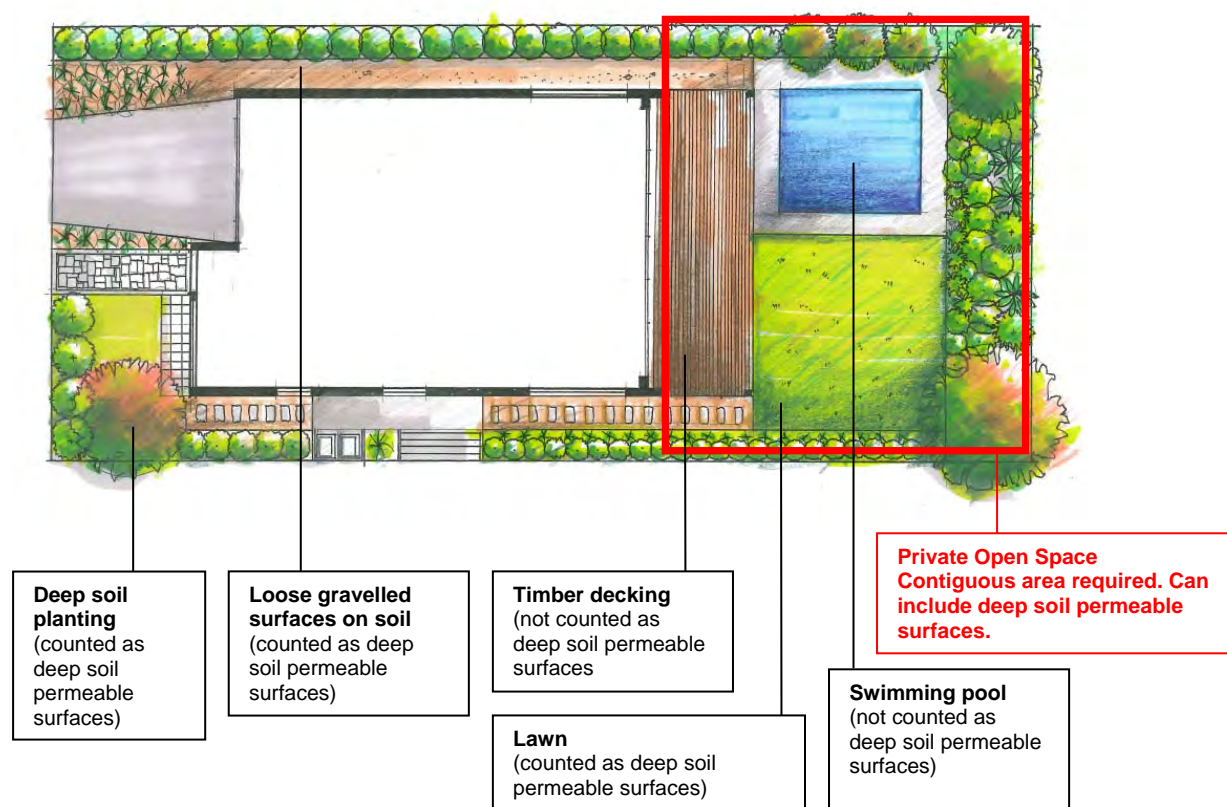
- ii) Deep soil permeable surfaces must have a width of not less than 900mm.
- iii) Maximise the amount of permeable surfaces in the front yards of new development.
- iv) Existing mature native trees on the site must be retained and incorporated in the landscape design whenever possible. Where a development involves removal of such existing trees, suitable replacement planting of equivalent or larger size must be provided.
- v) New development must incorporate a minimum of 1 canopy tree per allotment capable of reaching a mature height of at least 6m. For allotments with constrained dimensions or site conditions, a smaller tree with minimum mature height of 4m may be accepted.

The above requirement may not apply if the existing mature tree/s of similar or larger size is proposed or required to be retained.

Suitable soil depth and volume must be provided on the site to support the healthy, sustained growth of trees.

- vi) Proposed and existing retained trees must be protected by locating paved areas, underground services (including

rainwater tanks) and building structures away from their root zones.



Not drawn to scale

Refer to the relevant controls for thresholds on deep soil permeable surfaces and private open space
Indicative elements of deep soil permeable surfaces

2.5 Private Open Space

Explanation

Private open space provides outdoor living areas for recreational activities of residents. Private open space should be located and designed to maximise solar access, privacy, accessibility and useability.

Objectives

- To ensure an adequate level of private open space is provided for dwellings to enable passive recreational activities by residents.
- To ensure private open space is designed for useability, solar access, privacy and accessibility.
- To ensure dual occupancy development provides a suitable level of functional private open space for each dwelling that offers high amenity for residents.

Controls

- i) Provide at least 1 contiguous area of private open space satisfying the following:

Minimum Dimensions for Contiguous Private Open Space	
Dwelling Houses & Semi-Detached Dwellings	
<i>Site area</i>	<i>Minimum dimensions</i>
Up to 300 sqm	5m x 5m
301 to 450 sqm	6m x 6m
451 to 600 sqm	7m x 7m
601 sqm or above	8m x 8m
Dual Occupancies (Attached and Detached)	
<i>Site area</i>	<i>Minimum dimensions</i>
451 to 600 sqm	5m x 5m each dwelling
601sqm or above	6m x 6m each dwelling

- ii) The contiguous private open space must satisfy the following criteria:
- Situated at ground level (except for attached dual occupancy development where one dwelling is situated above another);
 - Does not include any open space on podiums or roofs;
 - Adjacent to and directly accessible from the living or dining room of the dwelling;
 - Oriented and configured to maximise solar access;
 - Located to the rear of the allotment behind the dwelling where possible;
 - Has minimal change in gradient; and
 - Includes landscaped areas, terraces, decks, paved surfaces and the like.

3 Building Envelope

Building envelope is an imaginary 3-dimensional space within which a development may occur. Building envelope is defined by setbacks, building height, wall height and FSR.

3.1 Floor Space Ratio

Explanation

Floor space ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. FSR operates in conjunction with building height, wall height and setback controls to define the 3-dimensional space within which a development may occur, that is, the building envelope. FSR is expressed as a ratio of the permissible gross floor area to the site area.

The maximum permissible FSR for any development is prescribed in the RLEP.

3.2 Building Height

Explanation

Building height is a major factor affecting the visual mass of a development and the degree of overshadowing on the neighbouring properties.

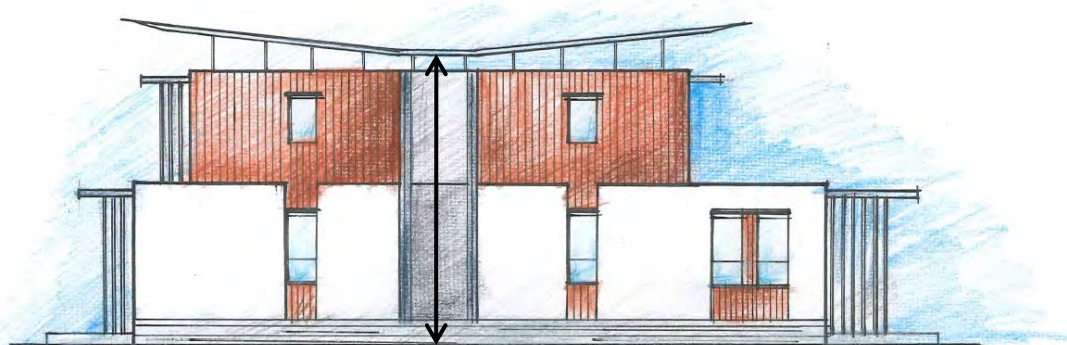
In Randwick City, dwelling houses, semi-detached dwellings and dual occupancies are typically single to double storeys, with an additional storey occurring on sloping sites.

The maximum building height control is stipulated in the RLEP, which varies across different residential zones. The maximum building height is specified at 9.5m in the R2 (Low Density Residential) Zone. This maximum building height control is measured to the topmost point of a building.

Operating in conjunction with the LEP height control, external wall height provision in this DCP stipulates the maximum height for the external enclosing walls of a building. Any structures above the wall height limit are intended for roof elements only. The two height controls together ensure the scale and mass of development complement the desirable streetscape character and achieve a suitable urban design outcome.

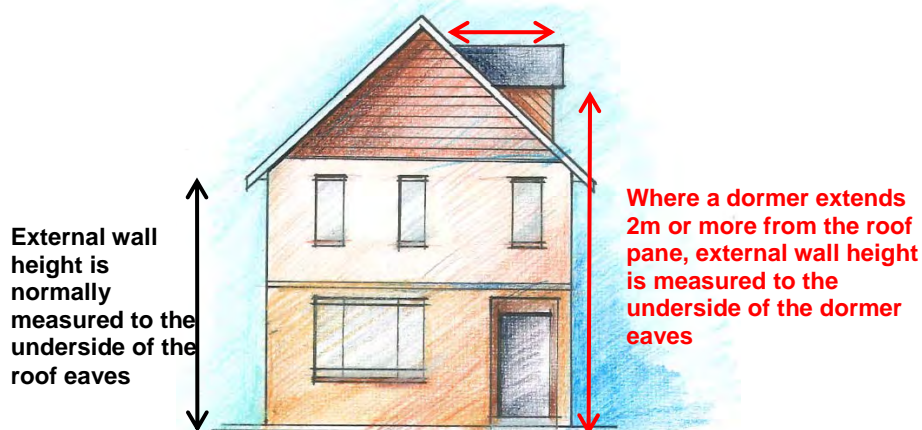
Definition:

“Wall height” is the vertical distance as measured from the ground level (existing) to the topmost point of an external wall. The topmost point of an external wall is taken to be the underside of the eaves or the highest point of a parapet, and excludes gable ends and clerestory windows. For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



For skillion or butterfly roofs, external wall height is measured to the underside of the eave on the lower end of the roof

Measurement of external wall height for skillion or butterfly roofs



Measurement of external wall height

Objectives

- To ensure development height establishes a suitable scale to the street and contributes to its character.
- To ensure development height does not cause unreasonable impacts upon the neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity.
- To ensure the form and massing of development respect the topography of the site.

Controls

- The maximum external wall height is 7m. For steeply sloping sites, the maximum external wall height is 8m.

Note:

Refer to Sub-Sections 7.4 and 8.1 for building height controls for outbuildings and laneway development.

The minimum floor-to-ceiling height for living areas, such as living room / lounge and dining room, is 2700mm.

Note:

This control does not apply to outbuildings, including any detached secondary dwellings. Refer to State Environmental Planning Policy (Affordable Rental Housing) 2009 for provisions relating to secondary dwellings.

- ii) The maximum external wall height for all detached dual occupancies must be as follows:

Detached Dual Occupancy	
Building location	Maximum external wall height
Dwelling fronting the primary or secondary street	7m for sites with flat or gentle gradient
	8m for sloping sites
Dwelling fronting the rear lane	7m

- iii) An alternative design that variates from the above external wall height controls may be acceptable having regard to the following consideration:
- Site topography
 - Site orientation
 - Allotment configuration
 - Allotment dimensions
 - Potential impacts on the visual amenity, solar access, privacy and views of the adjoining properties

3.3 Setbacks

Explanation

Setbacks define the outer extremities of a building in relation to the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment along the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation.

Measurement Rules:

- Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves, gutters, unroofed terraces, decks or landings not more than 1m above ground level (finished) and minor projecting features, such as awnings, sun hoods, screening devices and the like.

- Any basement or semi-basement level protruding 1.2m or more above ground level (finished) at any point will be counted as a storey.

Objectives

- To maintain or establish a consistent rhythm of street setbacks and front gardens that contributes to the character of the neighbourhood.
- To ensure the form and massing of development complement and enhance the streetscape character.
- To ensure adequate separation between neighbouring buildings for visual and acoustic privacy and solar access.
- To reserve adequate areas for the retention or creation of private open space and deep soil planting.
- To enable a reasonable level of view sharing between a development and the neighbouring dwellings and the public domain.

3.3.1 Front Setbacks

Controls

- i) The front setback must be consistent with the average setbacks of the adjoining dwellings. Where there are no adjoining dwellings, the setback must be no less than 6m.

Where a development is proposed in an area identified as being under transition in the site analysis, the front setback will be determined on a merit basis.

- ii) For corner allotments, the setback from the secondary street frontage must be in accordance with the following minimum requirements:
 - 900mm for allotments with primary frontage width of less than 7m
 - 1500mm for all other sites
- iii) The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.

Note:

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. They can also be precincts or localities in the process of undergoing change in terms of character or built form

3.3.2 Side Setbacks

Controls

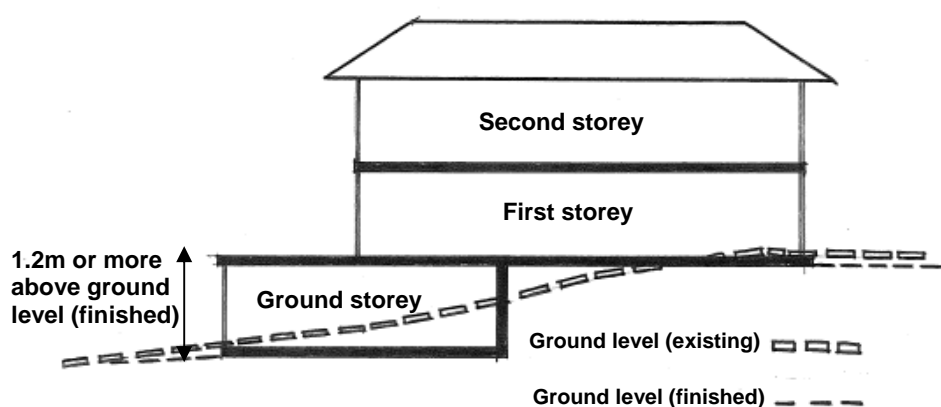
- i) Comply with the minimum side setbacks as follows:

Semi-Detached Dwellings			
Frontage width	Ground storey	First storey	Second storey & above
Less than 6m	Merit assessment		
6m ~ 8m	900mm	900mm	900mm

Dwelling Houses & Dual Occupancies (Attached & Detached)			
Frontage width	Ground storey	First storey	Second storey & above
Less than 9m	900mm	900mm	900mm
9m ~ 12m	900mm	900mm	1500mm
12m and above	1200mm	1200mm	1800mm

Note:

Any basement or semi-basement protruding less than 1.2m above ground level (finished) will not be counted as a storey. In this case, the "ground storey" is taken to be the level immediately above and will be subject to the relevant side setback control.



Application of side setback controls

Note:

Refer to Sub-Section 6 for further information relating to side setback requirements for parking facilities.

3.3.3 Rear Setbacks

Controls

- i) The minimum rear setback must be 25% of allotment depth or 8m, whichever is the lesser.

Note: Rear setback controls do not apply to corner allotments.

- ii) Provide increased rear setbacks over and above the aforementioned minimum requirements, or demonstrate that this is not required, having regard to the following matters:
 - Existing predominant rear setback line in the subject urban block.
 - The need to achieve reasonable view sharing with the neighbouring dwellings and the public domain.
 - The need to adequately protect the privacy and solar access to the neighbouring dwellings.
- iii) Garages, carports, outbuildings, swimming or spa pools, above-ground water tanks, and unroofed decks and terraces attached to the dwelling may encroach upon the required rear setback, in so far as they comply with other relevant provisions of this DCP.
- iv) For irregularly shaped allotments, or allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth), the rear setback will be assessed on merit having regard to demonstration of the following:
 - Compatibility with the existing development pattern in the subject and adjoining urban blocks.
 - Provision of adequate private open space with dimensions compliant with the requirements of this DCP.
 - Potential impacts on the neighbouring dwellings in terms of solar access, privacy and view sharing.

4 Building Design

4.1 General

Explanation

Following the establishment of the permissible building envelope (defined by site coverage, setbacks, FSR, overall building height and external wall height), the form and mass of development need to be modelled to respond specifically to the site characteristics and the surrounding natural and built context.

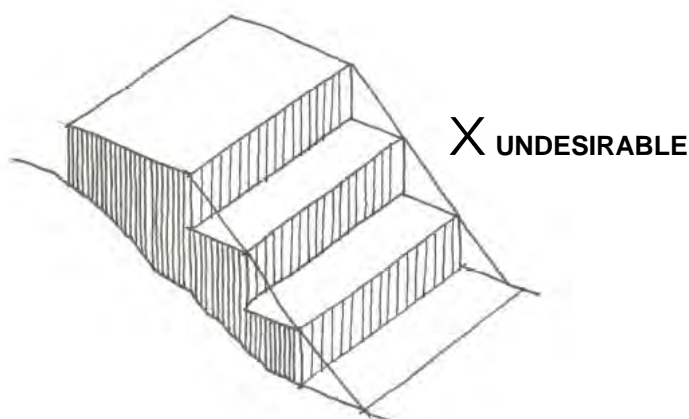
Façade treatment and detailing affect the visual presentation of buildings and play a pivotal role in enhancing the character and continuity of streetscapes. Façade composition has an impact on the perceivable bulk and scale of a building and should be carefully exercised to achieve an appropriate streetscape outcome.

Objectives

- To ensure the form, scale, massing and proportions of dwellings recognise and adapt to the characteristics of a site in terms of topography, configuration, orientation and surrounding natural and built context.
- To ensure building facades are articulated to complement or enhance the existing streetscape and neighbourhood character.
- To encourage contemporary and innovative designs to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

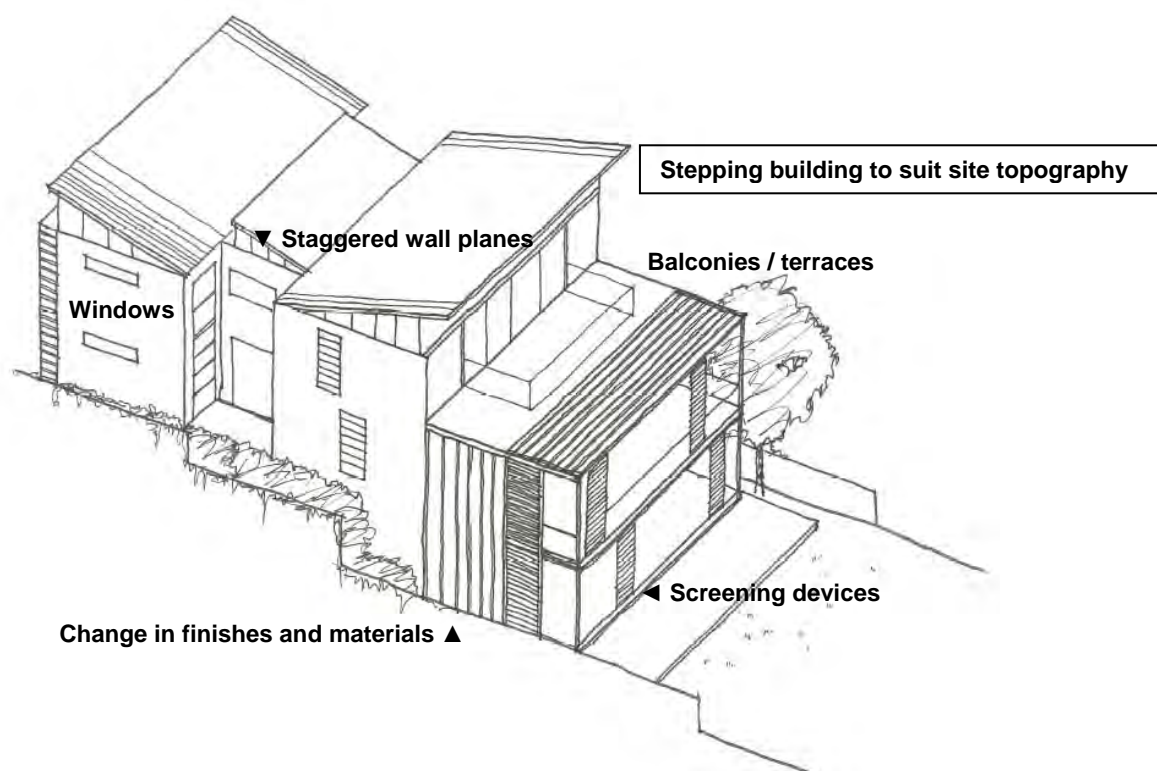
- i) Built form must respect and follow the natural topography of the site. On sloping sites, the building mass must be modelled or stepped in response to the land gradient and avoid concentrating the structural bulk on the uphill or downhill side of the allotment. (Note: when modelling the built form, avoid the creation of 'wedding cake' or 'pyramid' type of buildings due to their visual dominance and unsympathetic relationship with the natural landform.)



Avoid creating “wedding cake” or “pyramid” type of built form

- ii) Articulate the external facades to reduce the apparent mass and present a human scale. This may be achieved by measures such as:

- Window openings
- Balconies or terraces
- Entry porches
- Staggered wall planes
- A combination of materials and finishes
- Decorative architectural elements



Design measures for modelling and articulating a building

- iii) Divide side elevations into sections, bays or modules of not more than 12m in length, separated by measures, such as recesses or side courtyards, in order to avoid massive or unrelieved walls.
- iv) Articulate all street elevations for development on corner allotments.
- v) Alterations and additions to an existing dwelling must present an integrated design with suitable configuration, materials and detailing, so that the new and retained structures are visualised as one whole building.

Note:

For heritage items or buildings within conservation areas, it may be desirable to distinguish between old and new works. Refer to Section B2 *Heritage* for further details.

- vi) Balconies, terraces and decks must be of a size and configuration that are appropriate to the proportions of the building without excessively increasing its visual bulk.

4.2 Additional Design Provisions for Semi-Detached Dwellings

Explanation

The following are additional provisions which must be addressed by proposals for symmetrical semi-detached dwellings.

Objectives

- Any redevelopment or alteration and addition to an individual semi-detached dwelling recognise it as being half of a pair of symmetrical, similar or complementary buildings.
- Any development to a semi-detached dwelling is carefully integrated with the building to which it is attached, and takes into account any possible future development to the latter.

Controls

- i) Development must respect and enhance the architectural character of the pair of semi-detached dwellings as a coherent entity. The design of the works must be based on a detailed site and contextual analysis. Possible design solutions include:

- Respect the existing architectural expression and symmetry between the pair of semi-detached dwellings.

The bulk of any first floor addition should be setback from the principal street frontage and accommodated to the rear of the dwelling, with a substantial portion of the existing front roof remaining intact. The addition should be positioned behind the apex or ridge of the main roof and retain any existing gable features and chimneys.

The first floor addition should use a low profile roof form that is visually secondary to the existing front roof. Alternatively, the addition should adopt a roof form that is compatible with the style and period of the existing roof to be retained.

This solution should not be used where the adjoining dwelling contains unsympathetic or poorly configured additions.

- Create a new character for the semi-detached dwelling based on a detailed analysis of the existing and potential architectural and streetscape outcome (e.g. construction of a first floor addition where its front setback is the same as that of the ground level).

Note:

The owners of the pair of semi-detached dwellings should coordinate with each other and present a

Note:

This is an important consideration in Heritage Conservation Area. Refer to the Heritage Section (B2 of this DCP) for further details

consistent and integrated design approach to the buildings. It is encouraged that a DA/s for both dwellings be submitted to Council concurrently.

- ii) Development to a semi-detached dwelling may be constructed to the common boundary with the adjoining dwelling.
- iii) Avoid the exposure of existing blank party walls of the adjoining semi-detached dwelling to the public domain.
- iv) New development must seek to minimise creation of exposed party walls at the common boundary. Where this is not feasible, the party walls must be appropriately finished.

The selection of materials used for alterations and additions must enhance the character of the pair of semi-detached dwellings.



Possible design solutions for first floor additions to semi-detached dwellings:

Respect the existing architectural expression with the first floor addition setback behind the roof ridge (above);

Create a new character for the pair of dwellings (below)

4.3 Additional Design Provisions for Attached Dual Occupancies

Explanation

Attached dual occupancies provide an alternative form of low density housing choice. They have the potential for more significant environmental impacts than single dwellings due to additional parking and access requirements and associated hard paved surfaces. Attached dual occupancies should present a similar bulk and scale as single dwellings in order to integrate with existing streetscapes.

The following are additional provisions which must be addressed by proposals for attached dual occupancies.

Objectives

- To ensure the configuration, scale, massing and proportions of attached dual occupancies are compatible with other dwellings in the street.
- To ensure parking facilities do not dominate the street elevations of dual occupancy dwellings but present as an integrated architectural element.

Controls

- i) The garage for each dwelling within an attached dual occupancy must have a single car width only.
- ii) Articulate the front facade to soften the visual dominance of parking facilities. This may include the following measures:
 - Place balconies or verandahs above garages.
 - Provide windows and/or doorways on the front elevation of the parking level, so that garage entries are not the sole façade elements.
 - Recess garage entries below cantilevered or projecting architectural elements.
- iii) Minimise driveway width.
- iv) The main entrance to a dwelling must not be recessed behind the front facade alignment by more than 2m.
- v) Maximise landscape planting or permeable surfaces in between, or adjacent to driveways to improve visual presentation to the street.



Design measures for articulating an attached dual occupancy

4.4 Roof Design and Features

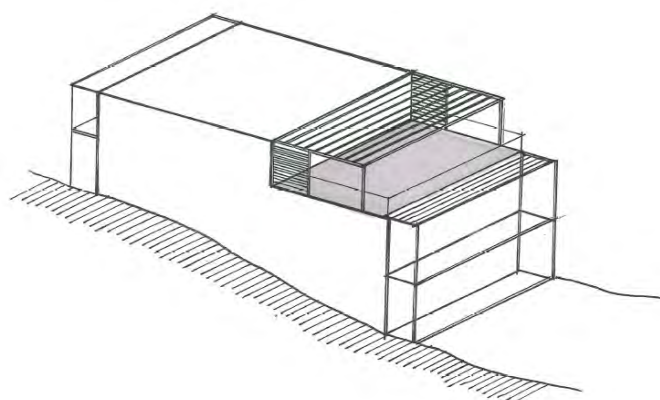
Objectives

- To ensure roof design integrates with the form, proportions and façade composition of the building.
- To ensure trafficable roof space is integrated with the built form and maintains satisfactory privacy relationship with the neighbouring dwellings.

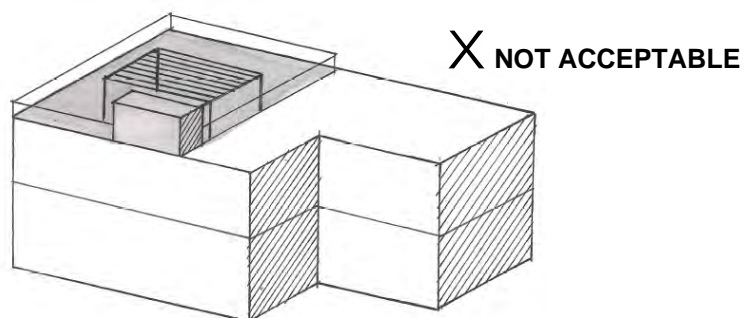
Controls

Rooftop Terraces:

- Terraces, decks or trafficable outdoor spaces may be provided in stepped buildings, but must not be provided on the uppermost or main roof of the building (including the principal dwelling and any outbuilding).



For stepped buildings on sloping sites, a terrace may be provided on the roof (not the uppermost roof) above the storeys below

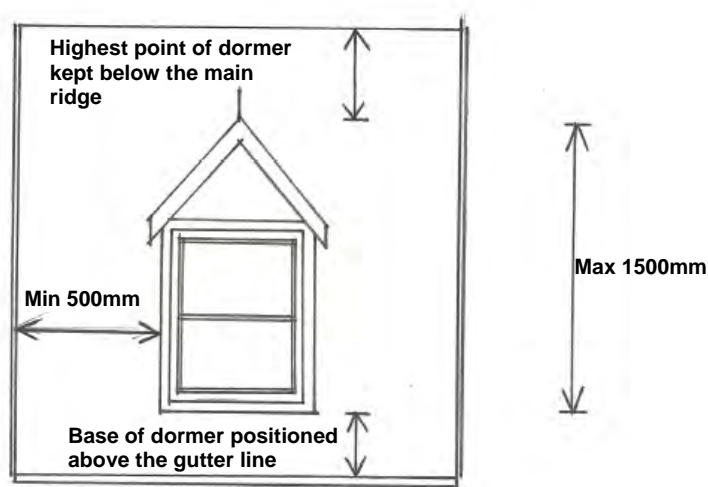


Terrace or deck must not be provided above the topmost or main roof of the building

- ii) Roof terraces above garages may only be provided in sloping sites, where the garages are located in the downhill side of the sites fronting the street.

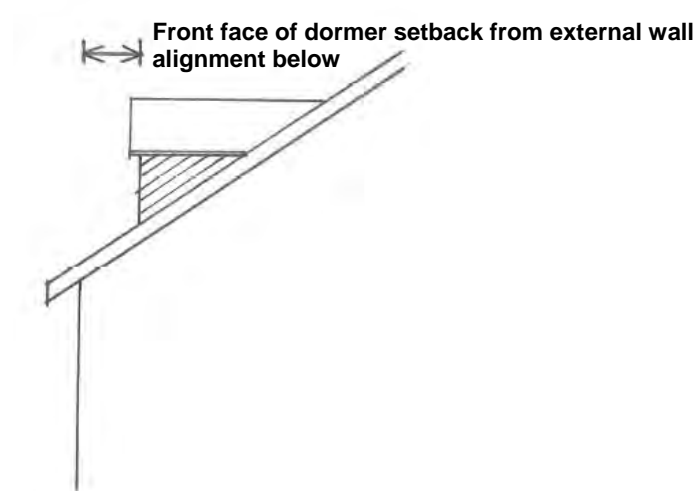
Dormers:

- iii) Dormer windows must be located and have a size, bulk and scale that do not dominate the roof form or add excessively to the building mass.
- iv) The configuration of dormer windows must satisfy the following:
 - A maximum height from base to ridge of not more than 1500mm.
 - The highest point of a dormer must be situated below the ridge of the roof to which it is attached.
 - Dormers must be setback from the sides of the roof by a minimum of 500mm.
 - The front face of a dormer must be setback from the external face of the wall immediately below.
 - The base of a dormer must be positioned above the gutter of the roof in which it is situated.
- v) Dormers occurring in the same roof plane must be similarly sized and configured, and arranged symmetrically.

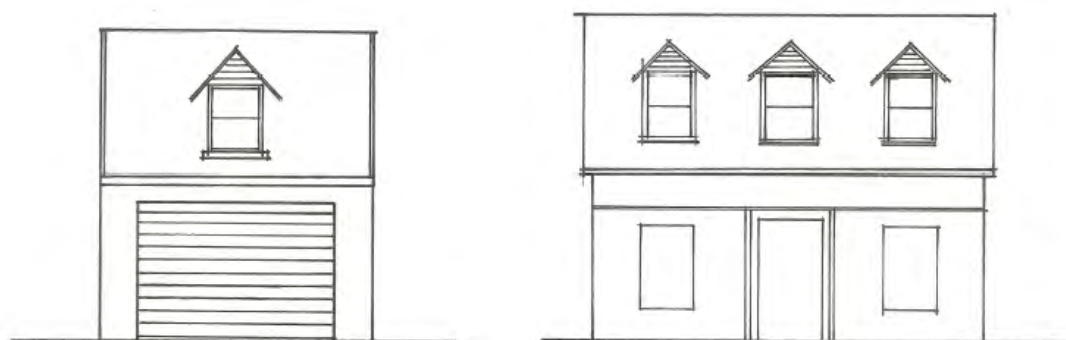


Dormer window configuration

- vi) Dormer windows may only be provided on buildings with an architectural character or style that is suitable for dormer features.



Dormer window configuration



Positioning of dormer windows on the roof plane

Clerestory Windows and Skylights:

- vii) The location, size, configuration and layout of clerestory windows and skylights must be sympathetic to the overall design of the dwelling and the streetscape.

Mechanical Equipment:

- viii) Any plant and equipment must be contained within the roof form or screened behind parapet walls, so that they are not readily visible from the public domain and surrounding properties.

4.5 Colours, Materials and Finishes

Objectives

- To ensure colour and material schemes contribute to the articulation of the building and enhance the streetscape character.
- To ensure surface materials and finishes are durable and fit for their purpose.
- To retain or recycle existing sandstone block works as much as possible.

Controls

- i) Provide a schedule detailing the materials and finishes in the DA documentation. The selection of colour and material palette must complement the character and style of the building.
- ii) Exterior materials (such as wall cladding and roofing materials) to a building must be durable and non-reflective.
- iii) Large expanses of rendered masonry must be avoided in street frontages and laneway elevations, except where they are created due to heritage consideration.
- iv) Use a combination of materials and finishes to articulate long sections of walls and create visual interest.
- v) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration.
- vi) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

Note:

Also refer to controls under Foreshore Scenic Protection Areas in Section B10.

4.6 Earthworks

Objectives

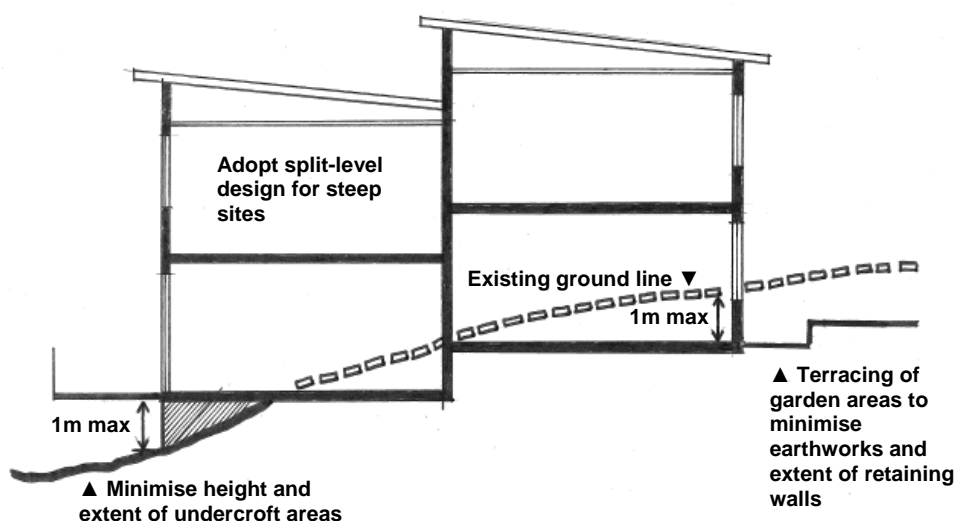
- To maintain or minimise change to the natural ground levels.
- To ensure excavation and backfilling of a site do not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining dwellings.
- To enable the provision of usable private open space for dwellings with adequate gradient.
- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

Controls

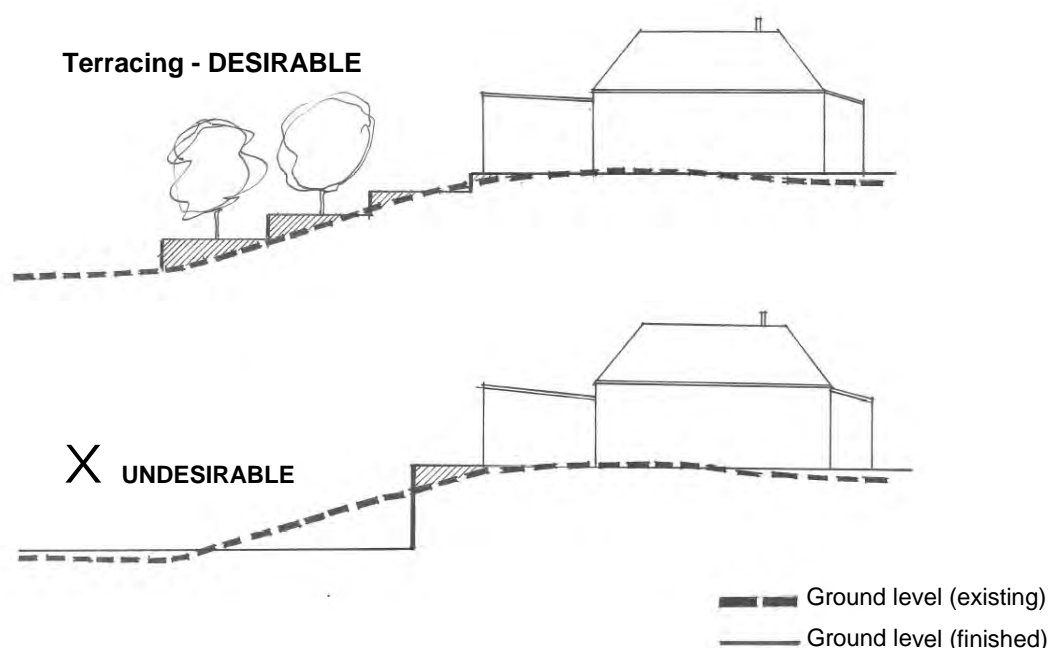
- i) Any excavation and backfilling within the building footprint must be limited to 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to

reasonably construct a dwelling within this extent of site modification. These requirements do not apply to swimming or spa pool structures.

- ii) Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries.
- iii) Step retaining walls in response to the natural landform to avoid creating monolithic structures, particularly where visible from the neighbouring dwellings and the public domain.
- iv) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped to follow the topography of the land. Each stepping must not exceed a maximum height of 2200mm, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.
- v) For sites that slope upwards to the rear with the dwelling elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation, and/or incorporate landscaping to visually soften the wall structures.
- vi) Any cut and fill outside the building footprints (for the purposes of creating useable private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.
- vii) For sites with a significant slope, adopt a split-level design for dwellings to minimise excavation and backfilling.
- viii) For sites with a significant slope, design dwellings to minimise the height and extent of any exposed undercroft areas.



Measures for minimising earthworks



Terracing of private open space to minimise cut and fill and extent of retaining walls

5 Amenity

Explanation

Natural sunlight is critical to the health and amenity performance of dwellings and their private open space, especially during the winter seasons. Access to sunlight also reduces reliance on artificial heating and lighting and consequential consumption of energy. It is therefore important that new development is sited and designed to capture appropriate levels of sunlight, and without unreasonable overshadowing on the neighbouring dwellings.

The required level of solar access may not be fully achievable in certain circumstances due to issues such as subdivision pattern, allotment orientation and site topography. In these cases, development proposals must be designed to maximise solar access and simultaneously minimise overshadowing upon the neighbours through responsive and skilful solutions.

Note:

In NSW energy and water efficiency measures for most residential development is covered by BASIX (the Building Sustainability Index), a web based tool aimed at reducing water usage and greenhouse gas emissions. For further information on the implementation of BASIX refer to www.basix.nsw.gov.au

5.1 Solar Access and Overshadowing

Objectives

- To ensure new dwellings and alterations and additions are sited and designed to maximise solar access to the living areas and private open space.
- To ensure development retains reasonable levels of solar access to the neighbouring dwellings and their private open space.
- To provide adequate ambient daylight to dwellings and minimise the need for artificial lighting.

Controls

Solar access to proposed development:

- i) A portion of the north-facing living area windows of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June (in so far as it does not contradict any BASIX requirements).
- ii) The private open space of proposed development must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation activities.

Solar access to neighbouring development:

- iii) A portion of the north-facing living area windows of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.
- iv) The private open space of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June. The area covered by sunlight must be capable of supporting passive recreation activities.
- v) Existing solar panels on neighbouring dwellings, which are situated not less than 6m above ground level (existing), must retain a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June.

Where the neighbouring dwellings do not contain any solar panels, direct sunlight must be retained to the northern, eastern and/or western roof planes of neighbouring dwellings, which are at least 6m above ground level (existing), so that future solar panels capturing not less than 3 hours of sunlight between 8am and 4pm on 21 June may be installed.

- vi) Any variation from the above requirements will be subject to a merit assessment having regard to the following factors:
 - Degree of meeting the FSR, height, setbacks and site coverage controls.
 - Orientation of the subject and adjoining allotments and subdivision pattern of the urban block.
 - Topography of the subject and adjoining allotments.
 - Location and level of the windows in question.
 - Shadows cast by existing buildings on the neighbouring allotments.

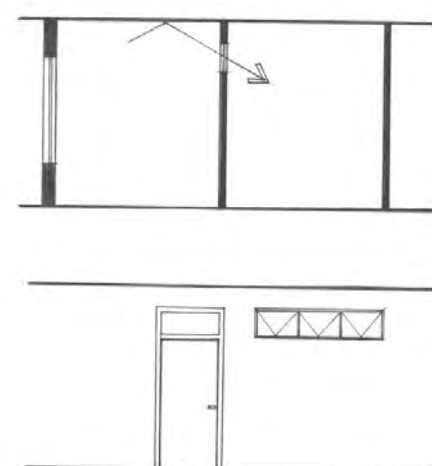
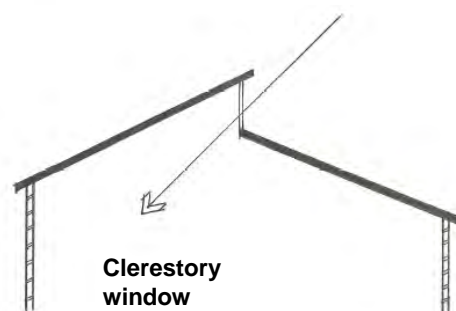
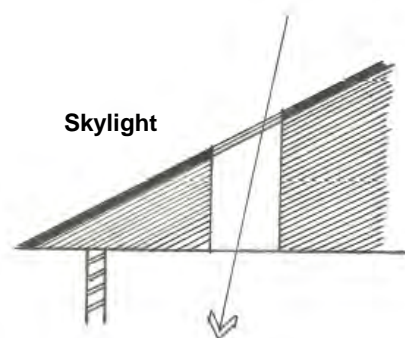
5.2 Energy Efficiency and Natural Ventilation

Objectives

- To contribute positively to reduction in energy consumption and greenhouse gas emission during the occupation and use of buildings.
- To enhance the amenity of indoor areas via the use of natural lighting and ventilation.

Controls

- i) Provide day light to internalised areas within the dwelling (for example, hallway, stairwell, walk-in-wardrobe and the like) and any poorly lit habitable rooms via measures such as:
- Skylights
 - Clerestory windows
 - Fanlights above doorways
 - Highlight windows in internal partition walls



Highlight windows in internal partitions for borrowing ambient, reflected light from adjacent room

Measures for optimising daylight access to interior space of dwellings

- ii) Where possible, provide natural lighting and ventilation to any internalised toilets, bathrooms and laundries within the dwelling via measures such as ventilated skylights.

- iii) All habitable rooms (that is, living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory window for natural lighting and ventilation is not acceptable.

5.3 Visual Privacy

Explanation

Skilful design of buildings can optimise privacy by minimising cross viewing and overlooking to the adjoining dwellings.

In the urban context, complete privacy between dwellings is often not achievable or practicable, and some limited glimpses between neighbours can add to safety and social well being. The emphasis of the control is on minimising cross viewing and overlooking from the indoor and outdoor living areas of dwellings to maintain the amenity of the neighbours.

Objective

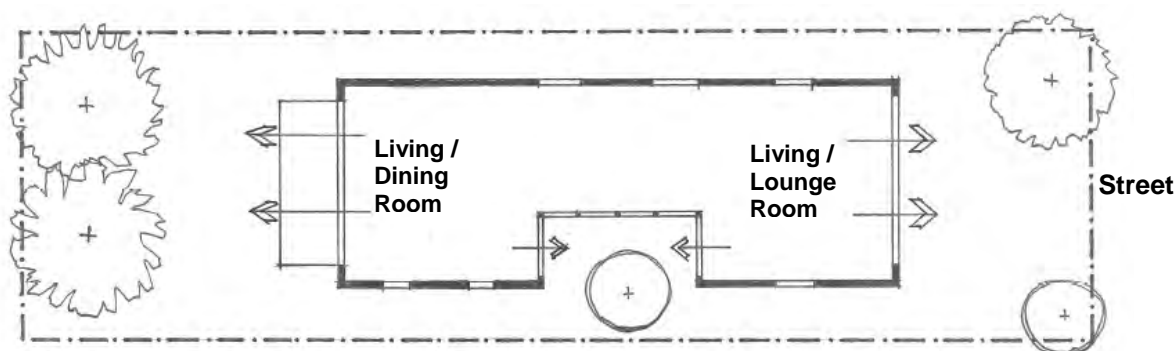
- To ensure development minimise overlooking or cross-viewing to the neighbouring dwellings to maintain reasonable levels of privacy.

Controls

- i) All habitable room windows must be located to minimise any direct viewing of existing habitable room windows in adjacent dwellings by one or more of the following measures:
 - Offsetting or staggering windows away from those of the adjacent buildings.
 - Setting the window sills at a minimum of 1600mm above finished floor level.
 - Installing fixed and translucent glazing up to a minimum of 1600mm above finished floor level.
 - Installing fixed privacy screens outside the windows in question.
 - Creating a recessed courtyard on the side elevations of a building measuring not less than 3m x 2m in dimensions, with windows opening towards the courtyard in lieu of the common boundary.
- ii) The windows to the living areas must be oriented away from the adjacent dwellings where possible. In this respect, they may be oriented to:
 - Front or rear of the allotment
 - Side courtyard
- iii) Focus upper floor balconies to the street or rear yard of the site. Any elevated balconies or balcony returns on the side facade must have a narrow width to minimise privacy impacts on the adjoining properties.

Note:

'Living Areas' are indoor space occupied for extended periods of time such as a living room, lounge room, dining room, family room and/or other open plan living areas.



Preferred orientation of main living / dining room windows

- iv) Where a balcony, deck or terrace is likely to overlook the private open space or windows of the adjacent dwellings, privacy screens must be installed in positions suitable to mitigate the loss of privacy.

Privacy screens must be permanently fixed and have a minimum height of not less than 1600mm as measured from the finished floor level. Privacy screens must achieve a minimum of 70% opaqueness and may be constructed with:

- Translucent or obscured glazing
 - Fixed timber or metal slats mounted horizontally or vertically
 - Fixed vertical louvres with the individual blades oriented away from the private open space or windows of the adjacent dwellings
- v) Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However, they must not be used as the sole privacy protection measure.
- vi) For sloping sites, any ground floor decks or terraces must step down in accordance with the landform, and avoid expansive areas of elevated outdoor recreation space.

5.4 Acoustic Privacy

Explanation

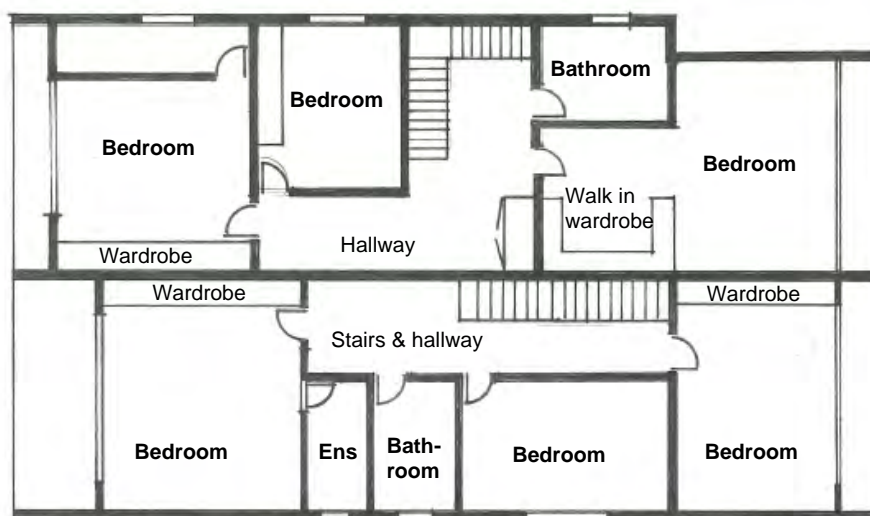
Skilful design of buildings and space can minimise noise intrusion to the adjoining dwellings. The emphasis is on controlling noise generation from the indoor and outdoor living areas of dwellings, which are more critical in maintaining the amenity of the neighbours.

Objectives

- To ensure the siting and design of development minimise the impacts of noise transmission between dwellings.
- To ensure the siting and design of development minimise impacts from significant noise sources outside the property, such as arterial roads, flight paths, industries and ports.

Controls

- i) Dwellings must be sited and designed to limit the potential for excessive noise transmission to the sleeping areas of adjacent dwellings. Accordingly, main living room windows, barbeques, swimming pools and spa pools must not be located immediately adjacent to the bedroom windows of the adjoining dwellings.
- ii) Attached dual occupancies must be designed to reduce noise transmission between dwellings via the following measures:
 - Locate noise-generating areas adjacent to each other, and quiet areas next to each other (for instance, living rooms to living rooms, bedrooms to bedrooms).
 - Locate less sensitive areas, such as stairways, store rooms, toilets, walk-in-wardrobes, built-in-wardrobes and the like adjacent to the party wall for both dwellings to serve as noise buffer.
 - Avoid locating wet areas, such as toilets, laundries and kitchens, adjacent to the bedrooms of the adjoining dwelling.



Example:

Designing room layout to minimise noise transmission between dwellings sharing a common wall

- iii) Development affected by noise from road traffic, aircrafts and industrial and port operation must be designed and constructed in accordance with relevant Australian Standards and guidelines issued by relevant agencies and authorities.

As a minimum, the bedroom windows must be oriented away from the noise source where possible.

5.5 Safety and Security

Explanation

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy focusing on the planning, design and structure of buildings, public places and neighbourhoods. The key principles of CPTED are:

Casual surveillance – Casual surveillance functions by increasing the perception that people can see and be seen. Surveillance occurs by designing building elements and activity areas in such a way that maximises visibility to the space in question.

Territorial reinforcement – Territorial reinforcement occurs when the design of space encourages users to adopt a sense of responsibility for its use and condition.

Access control – Access control limits the opportunity for crime by clearly delineating public, semi-public and private space.

Objectives

- To reduce crime risk and minimise opportunities for crime.
- To ensure relevant crime prevention principles are applied in the siting and design of buildings and landscaping.
- To ensure the siting and design of buildings and spaces contribute to the actual and perceived security to dwellings and the personal safety of residents and visitors.

Controls

- i) The main entry to a dwelling must be located on the front elevation facing the street and be readily identifiable, unless the site has a narrow frontage width.
- ii) The street number of a dwelling must be conspicuously displayed near the main pedestrian entry.
- iii) Dwellings must provide at least 1 habitable room window with a total glazed area of not less than 2 square metres overlooking the street or a public place.
- iv) Front fences, parking facilities and landscaping must be designed so as not to obstruct casual surveillance to and from the dwelling and permit safe access by residents and visitors.

5.6 View Sharing

Explanation

Many dwellings and public places in Randwick City enjoy views to the ocean, coastline, parks and distant skyline of Sydney CBD and Bondi Junction. Some elements are recognised as prominent natural features (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing relates to the equitable distribution of views between development and neighbouring dwellings and the public domain. View sharing control aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practicable and reasonable.

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, development inevitably causes varying degree of view loss. The intent of the DCP is to ensure development is sensitively and skilfully designed, so that a reasonable level of views is retained for the surrounding areas.

The NSW Land and Environment Court has developed a planning principle relating to view sharing based on the case of *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

Where view loss impact is likely to occur, development proposals must address this sub-section of the DCP as well as the aforementioned planning principle in detail.

Objectives

- To acknowledge the value of views to significant scenic elements, such as ocean, bays, coastlines, watercourses, bushland and parks; as well as recognised icons, such as city skylines, landmark buildings / structures and special natural features.
- To protect and enhance views from the public domain, including streets, parks and reserves.
- To ensure development is sensitively and skilfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and the public domain.

Controls

- i) The location and design of dwellings and outbuildings must reasonably maintain existing view corridors or vistas from the neighbouring dwellings, streets and public open space areas.
- ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.

- iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain.
- iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring dwellings and the public domain.
- v) Adopt a balanced approach to privacy protection and view sharing, and avoid the creation of long and massive blade walls or screens that obstruct views from the neighbouring dwellings and the public domain.
- vi) Clearly demonstrate any steps or measures adopted to mitigate potential view loss impacts in the DA.

Advisory:

In order to facilitate assessment of potential view loss impacts, Council may request the installation of height poles on the development site to demonstrate the height and envelope of the works. The height poles must be checked and certified by a Registered Surveyor as being accurate with relevant certification submitted to Council.

6 Car Parking and Access

Explanation

The location, size and configuration of parking and vehicular access have significant implications on building design and the streetscape character. It is important that parking facilities are properly integrated into the architecture of buildings and do not present as prominent, intrusive features.

Garages tend to create a blank appearance to the building façade at the expense of window openings and articulation. Access driveways increase hard paved surfaces and occupy space which could otherwise accommodate landscaping.

Large parts of Randwick City were developed in the late 19th and early 20th centuries and dwellings in those periods were not designed to accommodate private cars. The provision of any car parking in existing and infill development must be sensitive to the character of the buildings and the streetscapes.

Objectives

- To ensure car parking and access facilities do not visually dominate the property frontage or streetscape.
- To ensure parking facilities are integrated with the architectural expression of the dwelling as an integrated element.
- To minimise hard paved surfaces occupied by driveways and parking facilities, and maximise opportunities for deep soil planting and permeable surfaces for stormwater infiltration.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants and pedestrians.
- To ensure the location and design of parking and access facilities do not adversely impact on the amenity of neighbouring properties.

6.1 Location of Parking Facilities

Controls

- i) Provide a maximum of 1 vehicular access per property.
- ii) Locate parking facilities off rear lanes, or secondary street frontages in the case of corner allotments, where available.
- iii) Where rear lane or secondary street access is not available, parking facilities must be located behind the front façade alignment, either integrated within the dwelling or positioned to the side of the dwelling.
- iv) Provide a single width garage or carport facing the primary street if the site frontage has a width of less than 12m.

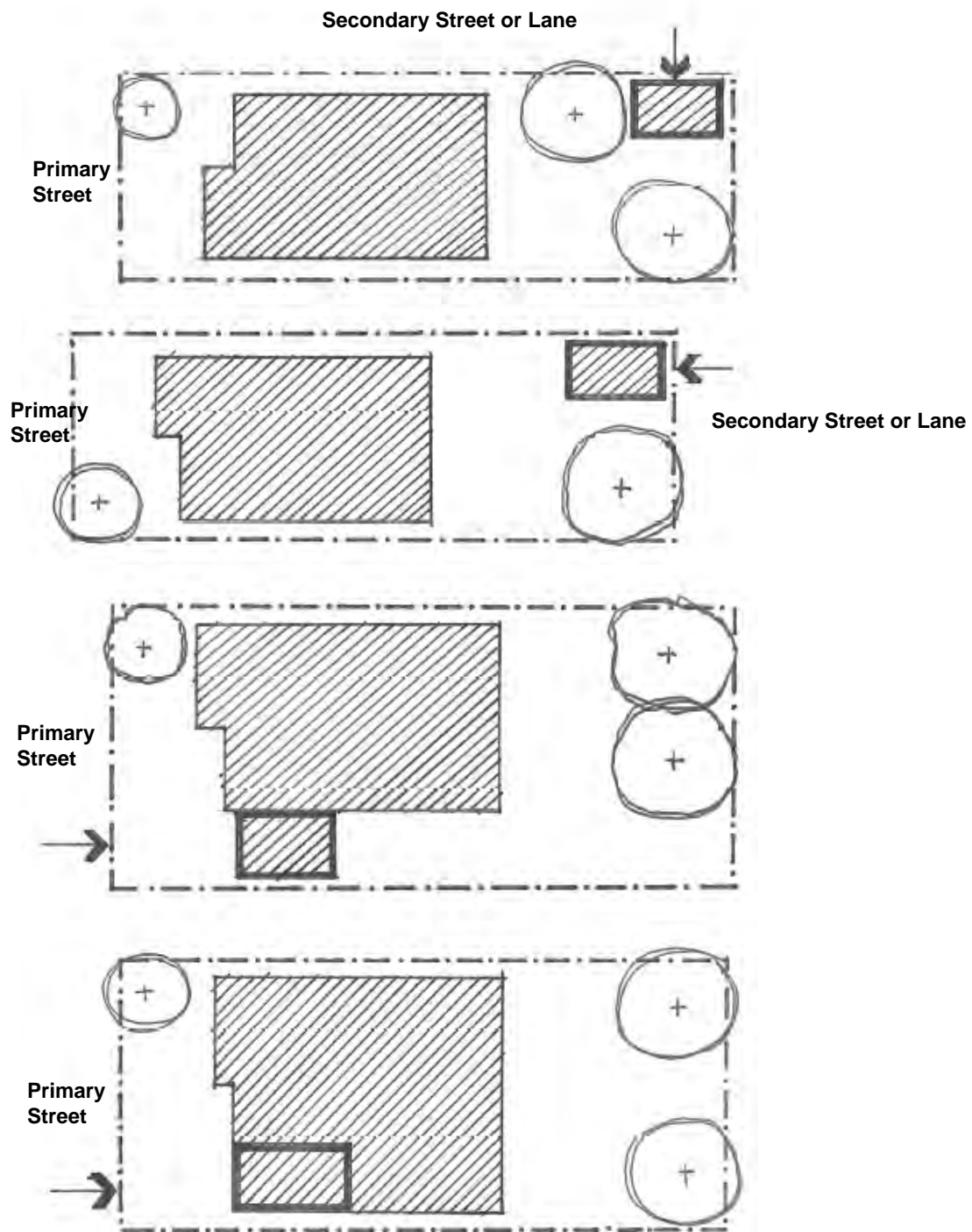
Double width garage or carport may only be provided where:

- The frontage width is at least 12m;
 - The development is consistent with the predominant pattern in the street; and
 - Landscaping can still be provided in the front yard areas.
- v) On flat or gently sloping sites, any basement garage must NOT be situated substantially or completely below ground level (existing), in order to minimise excavation and apparent scale of the front elevation.
 - vi) Avoid long driveways that occupy large expanses of impermeable surfaces.

Note:

See also 6.2 for circumstances where parking facilities forward of the front façade alignment may be considered.

vii)



Location of parking facilities

6.2 Parking Facilities Forward of Front Façade Alignment

Controls

- i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing dwelling), parking facilities may be provided within the front setback areas as follows:
- An uncovered single car space; or
 - A single carport having an external width of not more than 3m (excluding eaves); and
 - Landscaping must be able to be incorporated into the site frontage.



A single hardstand car space or a single carport may be provided in front of a dwelling on constrained sites. Landscaping must be able to be incorporated into the site frontage.

- ii) Regardless of the site's frontage width, the provision of garages or carports (single or double width) within the front setback areas may only be considered where:
- There is no alternative, feasible location for accommodating car parking;
 - The site has a significant slope with the dwelling being elevated above the street level;
 - The garage or carport will not adversely affect the visual amenity of the street and the surrounding areas;
 - The garage or carport location will not pose an undue risk on the safety of pedestrians; and
 - The garage or carport will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.



A garage or carport within the front setback area may be considered where the site has a significant slope with no feasible alternative for accommodating car parking, and where it does not create adverse visual and safety impacts on the street.

6.3 Setbacks of Parking Facilities

Controls

- i) Garages and carports must comply with the side setback requirements stipulated in Sub-Section 3.3.
- ii) Entry to garages and carports off the rear lane must be setback a minimum of 1m from the lane boundary.
- iii) Garages and carports built to the side boundary may be considered where:
 - The adjoining property has its parking facilities or outbuildings constructed to the common boundary;
 - The location of car parking is compatible with the streetscape character;
 - Appropriate sightlines will be maintained for drivers and pedestrians; and
 - Development seeks to amalgamate the driveway crossing with that of the adjoining property.

6.4 Driveway Configuration

Controls

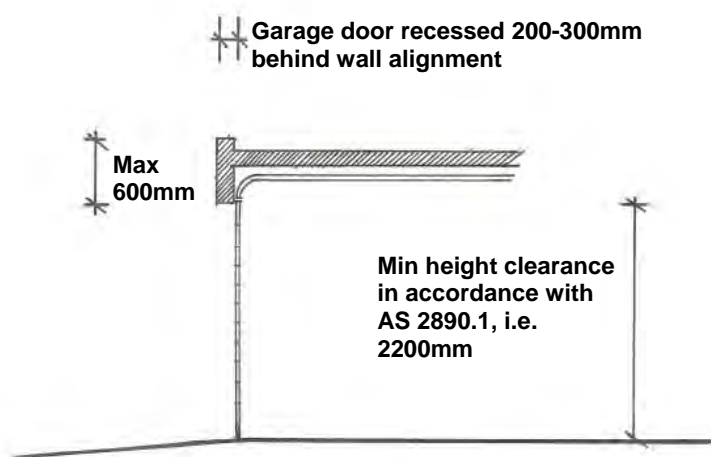
- i) The maximum width of driveway is as follows:
 - Single driveway – 3m
 - Double driveway – 5m

In addition, the width of driveway must be tapered towards the street boundary and preferably form a single width at that boundary.

6.5 Garage Configuration

Controls

- i) Garages must be recessed behind the front façade alignment of the dwelling on both the primary and secondary street elevations.
- ii) The maximum internal width of a garage (including the garage door and the flanking piers or columns) is as follows:
 - Single garage – 3m
 - Double garage – 6m
- iii) The minimum internal length of a garage is 5.4m.
- iv) The maximum wall height of detached garages fronting the street is 2.6m and maximum building height of 3.0m for a pitched roof.
- v) Garage doors must not be flush with the alignment of the garage walls. As a guide, the garage door should be recessed 200mm to 300mm behind the alignment of the walls, in order to provide articulation.
- vi) The height of any parapet wall or bulkhead above the garage entry must not exceed 600mm, in order to minimise the visual bulk of the garage.



Measures for minimising visual bulk of garages

6.6 Carport Configuration

Controls

- i) Carports must have a simple, post-support design and not solid enclosing walls. The carport may only be semi-enclosed with timber or metal slats achieving minimum 30% openness.
- ii) The carport must have a flat roof, lean-to roof or gable or hipped roof having a pitch angle that relates to the dwelling or the street. The roof must not be trafficable.

- iii) The maximum width of a carport is as follow:
 - Single carport – 3m
 - Double carport – 6m
- iv) The minimum length of a carport is 5.4m.
- v) The maximum building height of carports is 2.6m for a flat roof or 3.0m for a pitched roof.
- vi) Carports must not use a solid panel or roller shutter door.
- vii) The carport may be secured by a gate having minimum 30% openness.
- viii) Carport gates must not encroach upon public land during operation.

6.7 Hardstand Car Space Configuration

Controls

- i) Hardstand car spaces should include permeable materials, such as porous paving units. Gravels over deep soil may be provided in between concrete wheel strips.
- ii) A hardstand car space must have minimum dimensions of 2.4m x 5.4m.

7 Fencing and Ancillary Development

Explanation

Fences demarcate property ownership and provide definition between the public and private domain. Fences must be designed to promote high quality streetscapes, adequate privacy and security protection for dwellings, and appropriate surveillance and interaction with the public domain.

Ancillary development is facilities and structures that are incidental to the use and occupation of a dwelling. Examples of ancillary development include outbuildings, swimming and spa pools, air conditioning equipment, communications dishes, aerials, antennae and clothes drying facilities.

Ancillary development should be of smaller scale and visually compatible with the design of the dwelling in terms of form, colours and finishes.

These should be considered as part of the preliminary design of development works and positioned to minimise visual impact on the public domain.

Objectives

Definition:

“Outbuilding” is a freestanding building not being attached to any dwelling on the site, which may or may not be enclosed on the side elevations, and includes cabana, shed, gazebo, greenhouse, habitable room, secondary dwelling and the like

- The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences complement the building on the site and the streetscape.
- Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment.
- Fences are designed to minimise opportunities for graffiti and malicious damage.
- To provide for ancillary development that enhances the liveability of dwellings and maintains reasonable levels of visual amenity, solar access and privacy for the neighbouring dwellings.
- To ensure ancillary development do not present as prominent features and detract from the streetscape character.

7.1 General - Fencing

Controls

- i) Construct fences with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering.
- ii) Sandstone fencing must not be rendered or painted.
- iii) The following materials must not be used in all fences:
 - Steel post and chain wire
 - Barbed wire or other dangerous materials
- iv) Expansive surfaces of blank rendered masonry to street frontages must be avoided.

7.2 Front Fencing

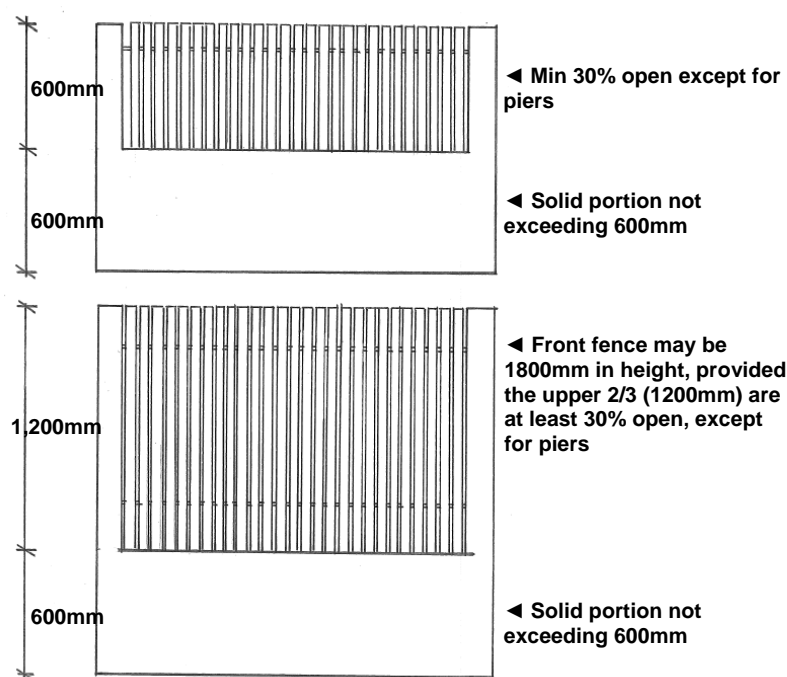
Controls

- i) The maximum height of front fencing is limited to 1200mm, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers.

The maximum height of front fencing may be increased to 1800mm, provided the upper two-thirds are partially open, except for piers.
- ii) Construct the non-solid portion of the fence with light weight materials (such as timber panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.
- iii) Solid front fence of up to 1800mm in height may be permitted in the following scenarios:
 - Front fence for sites facing arterial roads.

- Fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence once past the front façade alignment.

Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), so as to avoid continuous blank walls.



Configuration of front fencing

- The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping.
- The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape.
- Avoid roofed entry portal, unless designed to complement any established fencing pattern in heritage streetscapes.
- Gates must not open over public land.
- The fence must align with the front property boundary or the predominant fence setback line along the street.
- The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3 Side and Rear Fencing

Controls

- i) The maximum height of side, rear or common boundary fences is limited to 1800mm, as measured from the ground level (existing).

For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).

- ii) In the scenario where there is a significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit.
- iii) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment.
- iv) Side or common boundary fences must be finished or treated on both sides.

Advisory:

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining land owners, where an owner wishes to erect a new dividing fence or undertake work to an existing dividing fence. The Act also sets out the procedures for resolving disputes involving the cost, type and position of a fence. Either property owner may apply to a local court or local land board to have any matters in dispute decided.

A copy of the Dividing Fences Act may be obtained in the following web site: www.legislation.nsw.gov.au.

7.4 Outbuildings

Controls

- i) Locate behind the alignment of the front building façade.
- ii) Position to optimise backyard space and must not be located within the required permeable surfaces.
- iii) Except for laneway development, outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.
- iv) Outbuildings may be constructed to the side and rear boundaries where:
 - The external walls are finished and do not require frequent maintenance;
 - There are no windows or openings facing the adjoining allotments; and
 - Adequate solar access to the adjoining dwellings is maintained.

- v) Where there is an existing detached garage at the rear of the allotment, a first floor addition may be considered subject to the following measures:
 - Contain the upper floor level within the roof form as an attic storey;
 - Articulate the facades;
 - Provide an integrated landscape design with screen planting to visually soften the outbuilding;
 - Does not create excessive structural bulk as viewed from the adjoining properties;
 - Maintain adequate solar access to the adjoining dwellings; and
 - Maintain adequate privacy to the adjoining dwellings.
- vi) Outbuildings may be used as habitable space, but must not be used as a separate business premises.

7.5 Swimming and Spa Pools

Controls

- i) Locate behind the alignment of the front building facade.
- ii) Locate to minimise damage to the root system of existing trees on the adjoining properties, as well as trees on the subject site proposed or required to be retained.
- iii) Locate to minimise noise impacts on the adjoining dwellings.
- iv) The coping level of the pool must relate to the topography of the site. On sloping allotments, the higher side of the site must be excavated, so that the pool structures do not protrude more than 1m above ground level (existing) on the lower side.
- v) Setback the outer edge of pool coping a minimum of 900mm from the rear and side boundaries.
- vi) The side and rear setback areas must incorporate screen planting extending along the full length of the pool. The planting must be capable of reaching a mature height of not less than 3m. This requirement may not apply where there is a need to retain existing view corridors from adjoining and nearby properties.
- vii) Position any decking away from the side and rear boundaries to minimise adverse privacy impacts on the neighbours.
- viii) Locate the pool pump and filter away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that limits noise generation.

7.6 Air Conditioning Equipment

Controls

- i) Locate to minimise visibility from the street.
- ii) Avoid installing air conditioning equipment on the street or laneway elevation of buildings.
- iii) Any roof mounted air conditioning units must be screened from view by parapet walls, or contained within the roof form.
- iv) Locate to minimise amenity impacts (e.g. noise, exhaust) on bedroom areas of adjoining dwellings.

7.7 Communications Dishes and Aerial Antennae

Controls

- i) Provide a maximum of 1 communications dish and 1 antenna per dwelling.
- ii) Communications dishes, TV antennae and ancillary facilities must be positioned to minimise visibility from the adjoining dwellings and the public domain, and must be:
 - Located behind the front façade alignment;
 - Setback a minimum of 900mm from the side and rear boundaries;
 - Located below the ridge of the roof;
 - Not located on the roof plane facing the primary and any secondary streets; and
 - Positioned to avoid intrusion into significant views or outlook currently enjoyed by the adjoining dwellings.
- iii) The topmost point of freestanding communications dishes must be no higher than 2.7m above ground level (existing).

7.8 Clothes Drying Facilities

Controls

- i) Located behind the front façade alignment and not be prominently visible from the street.

Advisory:

In NSW noise pollution is regulated through the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations Regulations. A copy of the legislation may be obtained in the following web site:
www.legislation.nsw.gov.au

A number of policies and guidelines also provide guidance on how to prevent noise and minimise impacts including 'The NSW Industrial Noise Policy', 'Noise Guide for Local Government' and 'Dealing with Neighbourhood Noise'

8 Area Specific Controls

8.1 Development in Laneways

Explanation

A large proportion of housing development in the northern and central parts of Randwick City dates back to the late 19th and early 20th centuries. Development in these periods features narrow, elongated blocks serviced by rear laneways.

The rear laneways are generally narrow and shared by pedestrians, private cars and service vehicles. The visual amenity and perceived safety and security of many laneways are limited.

This Sub-Section provides general guidance on the appropriate forms of ancillary development for laneways, with the intent of promoting their safety and security and visual appearance.

Objectives

- To ensure any building fronting a rear lane has a scale and mass secondary to the main dwelling on the site, and is appropriate for the width of the lane.
- To promote casual surveillance and improve safety and security of laneways.

Controls

- i) All ancillary buildings fronting laneways must have a maximum height of not more than 6m. The maximum external wall height is limited to 4.5m.

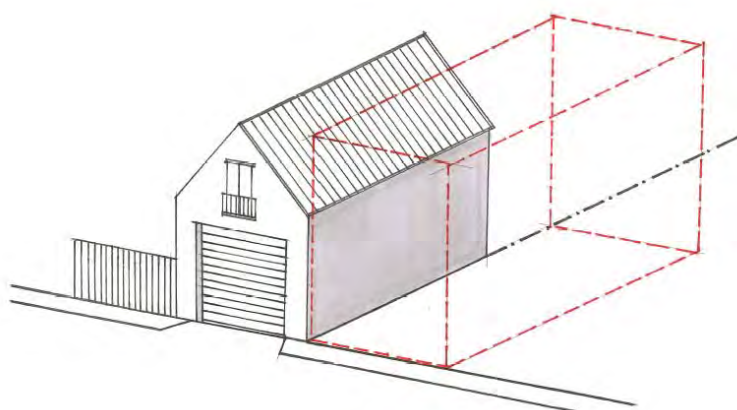
Ancillary buildings on laneways must have a mass and scale secondary to the primary dwelling on the allotment. Any upper level (for instance, storey above garage) must be contained within the roof form as an attic storey.

Note:

The above requirements do not apply to detached dual occupancies in R3 (Medium Density Residential) Zone.

- ii) The laneway elevation of any upper level must provide at least 1 operable window to enable casual surveillance of the rear lane.
- iii) Where there is a consistent setback pattern along the lane, buildings must be aligned in accordance with that setback. Where there is no consistent setback pattern, buildings must be setback a minimum of 1m from the laneway boundary. (Refer to Sub-Section 6 for controls relating to setback to garage entry.)
- iv) Laneway development may reserve nil setback from the side boundaries in the following scenarios:

- The adjoining site already contains a building at the rear constructed to the common boundary.
 - The reservation of nil side setback/s will not result in unreasonable visual, privacy and overshadowing impacts on the adjoining properties.
- v) Laneway development must screen or match any exposed blank walls within the adjoining properties that are near to or abut the common / side boundaries.



Laneway development may be built to the common boundary, provided the adjoining site already contains a building constructed to the boundary, and where no unreasonable impacts will result.

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1 Introduction

This section of the DCP contains objectives and design controls which apply to new development and alterations and additions for the purposes of medium density housing including the following types of development defined in the RLEP:

- Attached dwellings;
- Multi dwelling housing; and
- Residential flat buildings.

These controls are based on best practice design guidance under SEPP 65 – Design Quality of Residential Flat Buildings and the **‘Residential Flat Design Code’** (the Design Code) refer to <http://www.planning.nsw.gov.au/residential-flat-design-code> published by NSW Department of Planning and Infrastructure.

For residential flat buildings, applications must specifically address the ‘Design Code’ principles.

State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development (SEPP 65) provides design principles for residential flat buildings containing three or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2m above ground level), and four or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops)

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

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

The following document should also be considered:

- *Randwick City Council’s ‘Design ideas for rejuvenating residential flat buildings’*

1.1 Medium density housing in Randwick LGA

Over half the housing stock in Randwick consists of medium density housing, characterised by pre and post war residential flat buildings, walk up flats, newer multi storey apartment buildings, villas and terraces.

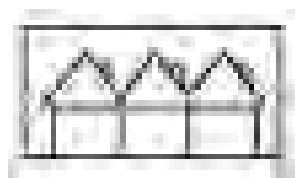
The following terms describe the dwelling types covered by this section and as defined by RLEP.

Attached dwellings such as terraces and townhouses *means a building containing 3 or more dwellings, where:*

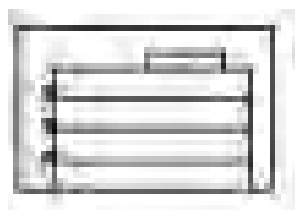
- (a) *each dwelling is attached to another dwelling by a common wall, and*
- (b) *each of the dwellings is on its own lot of land, and*
- (c) *none of the dwellings is located above any part of another dwelling.*



Multi dwelling housing such as villas as 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.



Residential flat buildings such as pre and post war walk up flats and newer multi storey buildings *means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.*



Attached dwellings ("terraces")



Multi-dwelling housing ("townhouses")



Newer residential flat building



Pre-war residential flat building



Post-war residential flat building

2 Site Planning

2.1 Site Layout Options

Explanation

A large proportion of properties in the R3 medium density zone consist of deep allotments with an average length of 30 to 40m. Many also have a narrow frontage width of less than 15m. To configure a building that would achieve adequate daylight access, natural ventilation and privacy on these properties requires careful and skilful execution of site planning and building layout.

In addition to the above, many properties that are suitable for redevelopment into medium density housing are situated among older style residential flat buildings, which generally occupy a large proportion of the land area with living spaces oriented to the side boundaries. This represents a considerable challenge in achieving good amenity outcomes between properties, and the constraints to be resolved during the design process.

This sub-section provides guidance for site planning by suggesting general solutions that are relevant to the context of Randwick City.

Objectives

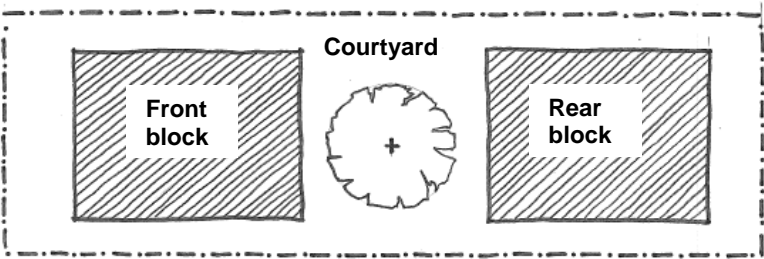
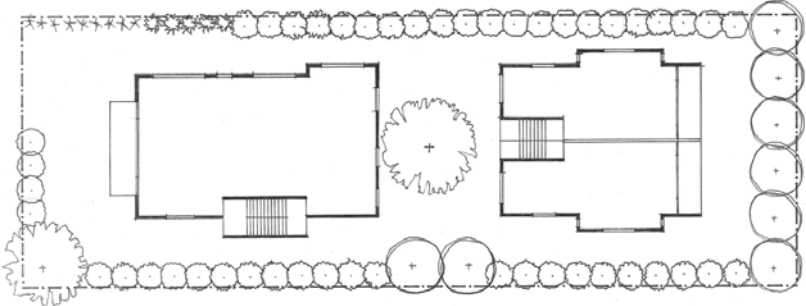
- To ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- To ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Controls

- i) The site layout and location of buildings must be based on a detailed site analysis and have regard to the site planning guidelines in table 1 below.
- ii) For development fronting laneways, the building must incorporate operable windows enabling casual surveillance of the rear lane.
- iii) Laneway setbacks should be aligned with existing setbacks and where there is no consistent setback, a minimum of 1m setback is to be provided from the laneway.

Table 1 Site Planning Guidelines

Note: The following site layout options are provided as examples only and are based on recently approved DAs. Refer to sections B1 Design: subsections 3.1 and 3.2 for further information on responding to site and contextual analysis

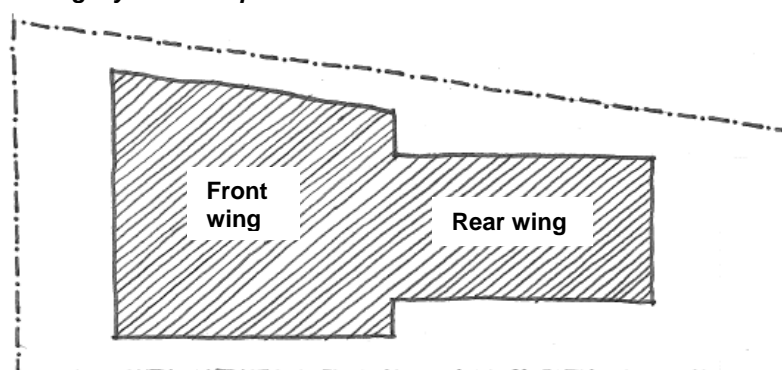
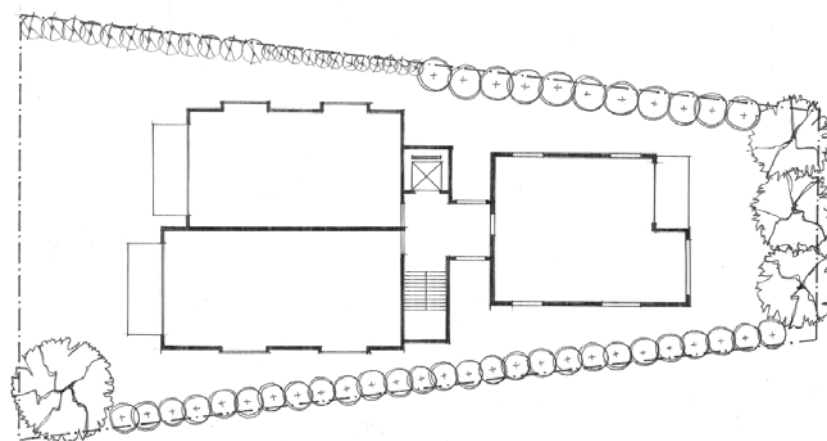
Site Planning Type	Details
Two Block / Courtyard Example	<p>Configuration:</p> <p>The floor space is distributed into two building blocks, with one building addressing the street, and the other situated at the rear. The two blocks may be situated above a common basement containing car parking facilities.</p> <p>The buildings are separated by a central courtyard that functions as communal garden with opportunities for canopy tree planting.</p> <p>The habitable room windows can be oriented to the front and rear of the allotment as well as the central courtyard.</p> <p>Application:</p> <ul style="list-style-type: none"> • Both narrow, elongated allotments and wider allotments; • Allotments with rear lane access; • Allotments with significant level difference or steep slope; • East-west oriented allotments where overshadowing from the adjoining property to the north forms a major constraint; and/or • The adjoining developments have significant building mass with habitable room windows oriented to the common boundaries. <p>Building layout concept:</p>  <p>Example:</p> 

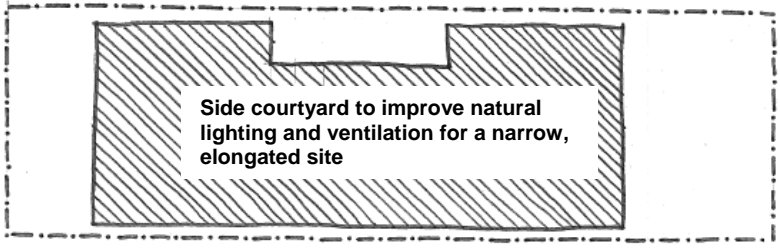
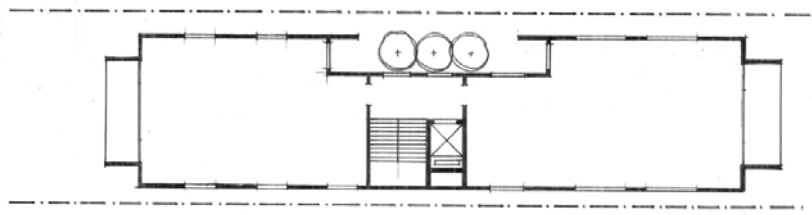
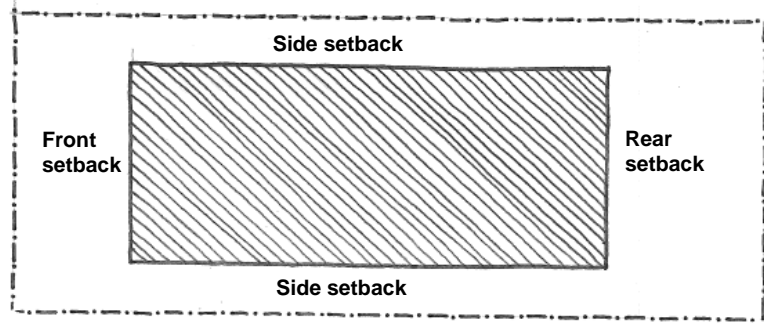
**T-Shape
Example****Configuration:**

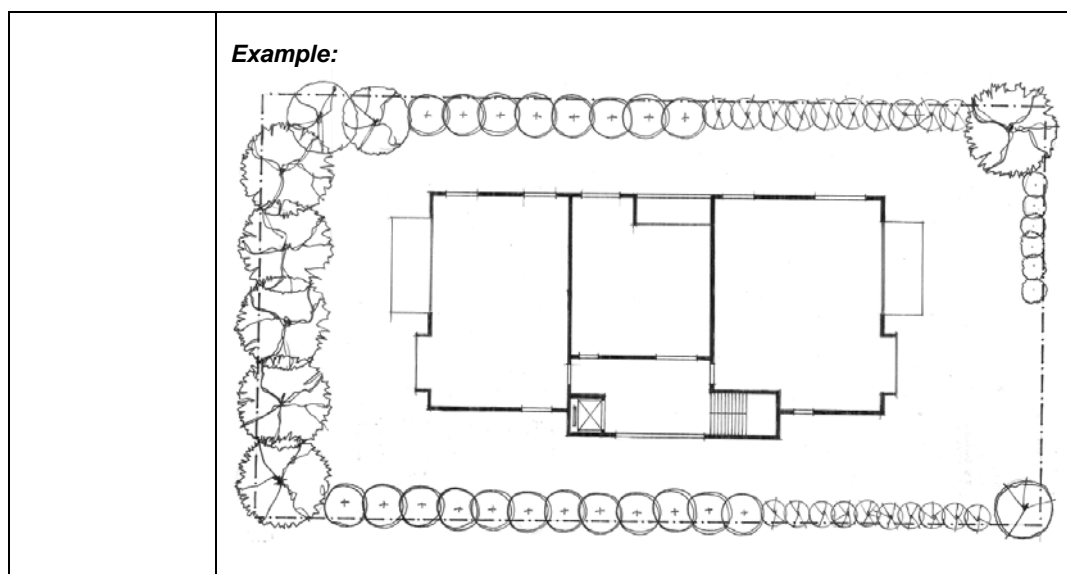
The floor space is distributed between two building wings. The wider wing is positioned at the front of the allotment addressing the street. A narrower wing with generous side setbacks is attached to the rear of the front block, forming a T-shape in plan view. The habitable room windows are oriented towards the street, rear and side boundaries. The side setback areas enable landscape planting.

Application:

- Allotments with a frontage width of at least 15m;
- Wedge shaped allotments with a wider frontage (of at least 15m) towards the street, gradually tapered towards the rear; and/or
- Allotments (with a frontage of at least 15m) adjoined by residential buildings with long side walls and habitable room windows oriented towards the common boundaries.

Building layout concept:**Example:**

U-Shape Example	<p>Configuration: The floor space is contained in an elongated building block with narrow setbacks from the side boundaries. A courtyard or light well on the side elevation is provided to admit daylight and natural ventilation to the central part of the building.</p> <p>Application:</p> <ul style="list-style-type: none"> • Narrow and elongated allotments with a site width of less than 12m; and • Allotments in more urban context, such as adjacent to local or neighbourhood centres. <p>Building layout concept:</p>  <p>Example:</p> 
Conventional Example	<p>Configuration: The floor space is contained within a single building block which is setback from the front, side and rear boundaries of the allotment. The setback areas enable landscaping and open space provision. Habitable room windows may be provided on all elevations.</p> <p>Application:</p> <ul style="list-style-type: none"> • Allotments with a uniform configuration and a width of at least 15m; and/or • Corner allotments. <p>Building layout concept:</p> 



2.2 Landscaped open space and deep soil area

Explanation

Landscaped open space should provide a range of usable, attractive and accessible landscaped open space and recreation areas for the use of occupants of the dwellings. Landscaped open space also contributes to the relationship of the building to adjoining and nearby development and has a significant relationship to the level of amenity and quality of life for local residents.

Landscaped open space also includes deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which has the ability to grow to a mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allows infiltration of surface water into the soil. Deep soil zones have important environmental benefits including supporting the healthy growth of large trees with large canopies, protecting existing mature trees and improving infiltration of stormwater.

Objectives

- To provide landscaped open space of sufficient size to enable the space to be used for recreational activities, or be capable of growing substantial vegetation.
- To reduce impermeable surface cover including hard paving.
- To improve stormwater quality and reduce quantity.
- To improve the amenity of open space with landscaped design.

Controls

2.2.1 Landscaped open space

- i) A minimum of 50% of the site area is to be landscaped open space (see clause (iii) below).
- ii) For multi dwelling housing and attached dwellings, a minimum of 50% of the site area is to be landscaped open space. A minimum width of 2m of landscaped open space is to be provided. For attached dwellings, this refers to each allotment individually.
- iii) The following items are considered to constitute landscaped open space:
 - (a) "Landscaped area" as defined in RLEP (including areas of deep soil planting)
 - (b) Outdoor recreation areas including communal open space (not located on the roof)
 - (c) Unroofed swimming pools
 - (d) Clothes drying areas
 - (e) Barbecue areas and ancillary structures
 - (f) Footpaths
 - (g) Landscaped podium areas (not more than 1.5m above ground level existing) and water tanks at ground level
 - (h) Paved areas
 - (i) Areas covered by shading structures that are located at ground level and substantially open on the side elevations without wall enclosure, such as cabanas, pergolas, canopies and the like but excluding verandas, balconies and decks (see clause iv) below .
- iv) Landscaped open space area excludes:
 - (a) Areas used for parking
 - (b) Driveways
 - (c) Balconies
 - (d) Rooftop gardens
 - (e) Areas used for garbage or recycling material
 - (f) Areas occupied by storage sheds and the like

Note:

Refer to Part B of this DCP on standards for landscaping and how to prepare landscape plans

2.2.2 Deep soil area

- i) A minimum of 25% of the site area should incorporate deep soil areas sufficient in size and dimensions to accommodate trees and significant planting.

Note: The deep soil area is counted towards the required landscaped open space area

- ii) Deep soil areas must be located at ground level, be permeable, capable for the growth of vegetation and large trees and must not be built upon, occupied by spa or swimming pools or covered by impervious surfaces such as concrete, decks, terraces, outbuildings, or other structures.

- iii) Deep soil areas are to have soft landscaping comprising a variety of trees, shrubs and understorey planting (refer to Part B section on Landscaping).
- iv) Deep soil areas cannot be located on structures or facilities such as basements, retaining walls, floor slabs, rainwater tanks or in planter boxes.
- v) Deep soil zones shall be contiguous with the deep soil zones of adjacent properties.

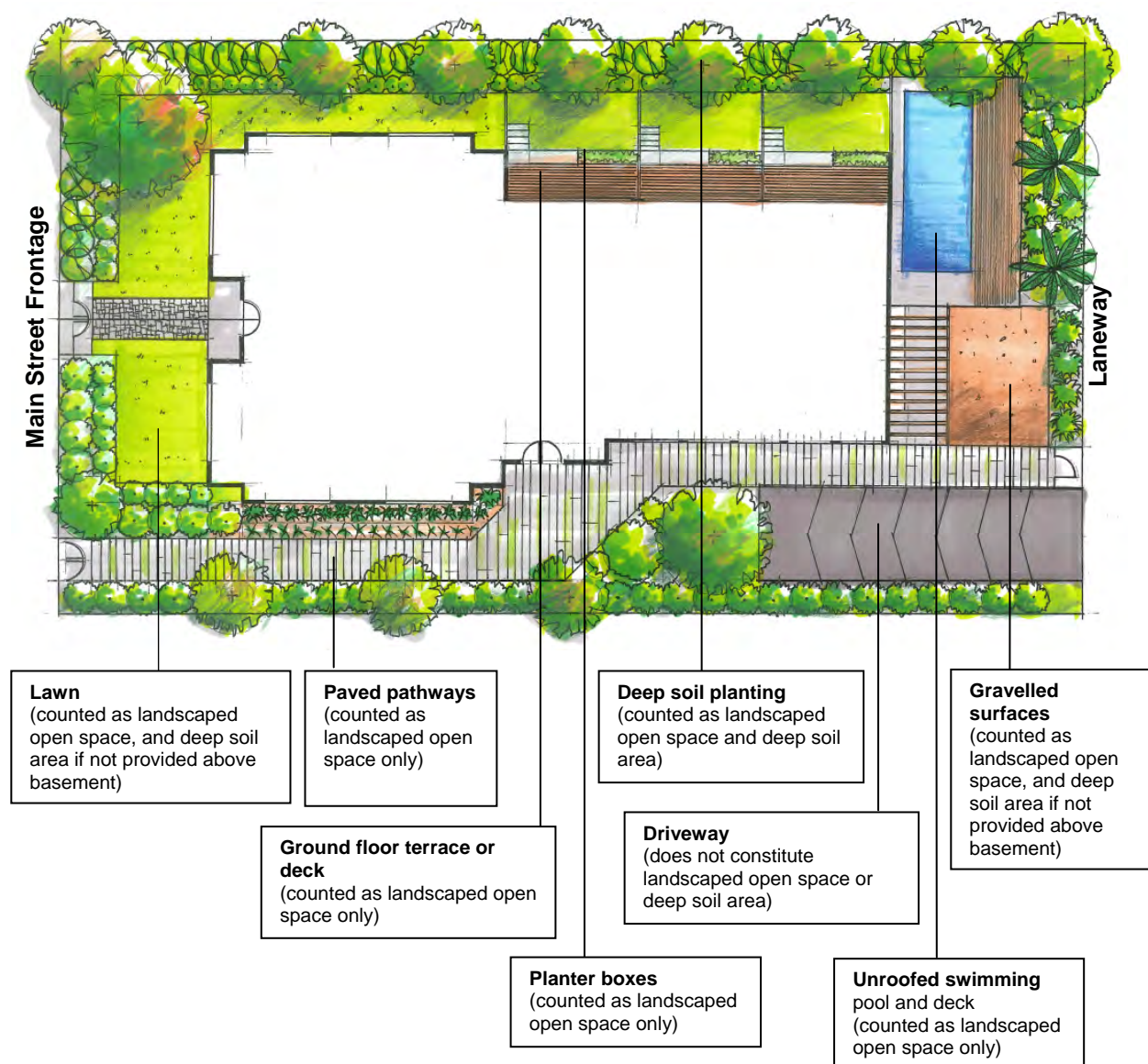


Diagram demonstrating elements of Landscaped Open Space and Deep Soil Areas

2.3 Private and communal open space

Explanation

Private and communal open space areas should be conducive to a range of uses and activities as well as enhancing the appearance of the development.

Objective

- To provide useful areas of private and communal open space for outdoor living and recreation to serve the needs of the residents and enhance their quality of life.

Controls

2.3.1 Private open space

Private open space is to be:

- i) Directly accessible from the living area of the dwelling
- ii) Open to a northerly aspect where possible so as to maximise solar access
- iii) Be designed to provide adequate privacy for residents and where possible can also contribute to passive surveillance of common areas

For attached dwellings and multi dwelling housing-

- iv) Each dwelling is provided with an area of useable private open space or courtyard area, at ground and/or podium level with minimal or no level changes; and
- v) A minimum area of 20 square metres of private open space should be provided at ground and/or podium level capable of containing a rectangle with minimum dimensions of 3m x 4m with minimal or no level changes.

For residential flat buildings-

- vi) Each dwelling has access to an area of private open space in the form of a courtyard, balcony, deck or roof garden, accessible from within the dwelling.
- vii) Private open space for apartments has a minimum area of 8 square metres and a minimum dimension of 2m.

2.3.2 Communal open space

- i) Communal open space for multi dwelling housing and residential flat buildings is to be:
 - (a) Of a sufficient contiguous area, and not divided up for allocation to individual units;
 - (b) Designed for passive surveillance;
 - (c) Well oriented with a preferred northerly aspect to maximise solar access;

- (d) Adequately landscaped for privacy screening and visual amenity;
- (e) Designed for a variety of recreation uses and incorporate recreation facilities such as playground equipment, seating and shade structures.

3 Building envelope

A building envelope is a three dimensional representation of the outer limits of a proposed building that can illustrate the appropriate scale of future development in terms of height, floor space ratio (FSR), depth and setback from boundaries.

RLEP sets the height and FSR objectives and controls for medium density development on land across Randwick City. The following provisions provide further guidance on their application.

3.1 Floor Space Ratio

Explanation

Floor Space Ratio (FSR) is a measure that assists in controlling the mass and bulk of a development. Under RLEP the maximum FSR permissible on a parcel of land is shown on the *Floor Space Ratio Map*. FSR is expressed as a ratio of the permissible gross floor area to the site area and is explained and defined in Clause 4.5 of RLEP.

3.2 Building height

Explanation

Building height is a major factor affecting the visual mass of a development and influences streetscape character and adjoining residential amenity. Under RLEP the maximum building height permissible on a parcel of land is shown in metres on the *Height of Buildings Map*. The height of buildings is measured from the natural ground level (at any point) to the highest point of the building which includes roofs, list overruns and plants, as defined in Clause 4.3 of RLEP.

3.3 Building depth

Explanation

Building depth is the horizontal distance between the front and rear elevations, or between the side elevations, of a building, as measured from window line to window line. It is the sectional dimension of a building and has significant effects on residential amenity.

In general, buildings with a narrow sectional depth have greater potential for dual aspect apartments that facilitate natural ventilation and daylight access to the interior space.

Note:

The Floor Space Ratio Map shows the maximum FSR which may not be achievable on all sites. The maximum FSR is not “as of right” and will depend on how the proposed development meets other relevant controls in this DCP.

Note:

See also Sub-section 4.4 for maximum wall heights and ceiling heights which operate in conjunction with the LEP maximum building height.

Note:

The Height of Buildings Map shows the maximum height of a development which may not be achievable on all sites. The maximum height is not “as of right” and will depend on how the proposed development meets other relevant controls in the LEP and DCP. RLEP clause 5.6 *Architectural roof features* also addresses height limits and architectural roof features on buildings.

This control aims at achieving adequate building depths and ensuring all future developments provide good amenity and contribute to energy efficiency.

Objectives

- To facilitate the provision of dwelling units with more than one aspect in order to improve natural lighting and ventilation.
- To ensure reasonable amenity for occupants of dwellings in terms of solar access and natural ventilation.

Controls

- i) For residential flat buildings, the preferred maximum building depth from (window line to window line) is between 10m and 14m. The building depth is to be determined by the following factors:
 - Site configuration
 - Site orientation and aspect
 - Prevailing wind patterns
 - Building layout
 - Internal room configuration
 - Window size, configuration and operation

Any greater depth must demonstrate that the design solution provides good internal amenity such as via cross-over, double-height or corner dwellings/units.

Note:

Building depth is measured from window line to window line between the front and rear elevations, or between the side elevations.

3.4 Setbacks

Explanation

Setbacks define the outer extremities of a building in relation to the front, side and rear boundaries. The front setback control is formulated to maintain any established building alignment and proportions of the street. Side and rear setbacks are devised to ensure an adequate level of building separation, and to provide for access, landscaping, privacy and natural lighting and ventilation for both the new development and the adjoining properties.

Measurement Rules:

Setback distances are measured perpendicular (that is, at 90 degrees angle) from the boundary to the outer face of the building elevation, excluding eaves; gutters; semi-basement car park, terraces, decks or landings not more than 1200mm above ground level (finished); and minor projecting features, such as awnings, sun hoods, screening devices and bay windows.

Objectives

- To define the street edge and establish or maintain consistent rhythm of street setbacks and front gardens that contributes to the local character.

- To ensure adequate separation between buildings for visual and acoustic privacy, solar access, air circulation and views.
- To reserve contiguous areas for the retention or creation of open space and deep soil planting.

3.4.1 Front setback

Controls

- The front setback on the primary and secondary property frontages must be consistent with the prevailing setback line along the street.

Notwithstanding the above, the front setback generally must be no less than 3m in all circumstances to allow for suitable landscaped areas to building entries.

Note:

- Where a development is proposed in an area identified as being under transition in the site analysis, the front setback will be determined on a merit basis.
- The front setback areas must be free of structures, such as swimming pools, above-ground rainwater tanks and outbuildings.
- The entire front setback must incorporate landscape planting, with the exception of driveways and pathways.

Transitional areas can be areas of mixed character, without clearly prevailing characteristics or features. They can also be precincts or localities in the process of undergoing change in terms of character or built form.

3.4.2 Side setback

Controls

Residential flat buildings and Multi dwelling housing

- Comply with the minimum side setback requirements stated below for residential flat buildings and multi dwelling housing:

Site Frontage Width	Minimum Side Setbacks
Irregularly shaped allotments	Merit assessment
Less than 12m	Merit assessment
12m ≤ Width < 14m	2.0m
14m ≤ Width < 16m	2.5m
16m ≤ Width < 18m	3.0m
18m ≤ Width < 20m	3.5m
20m and above	4.0m

- Incorporate additional side setbacks to the building over and above the above minimum standards, in order to:
 - Create articulations to the building facades.
 - Reserve open space areas and provide opportunities for landscaping.
 - Provide building separation.
 - Improve visual amenity and outlook from the development and adjoining residences.

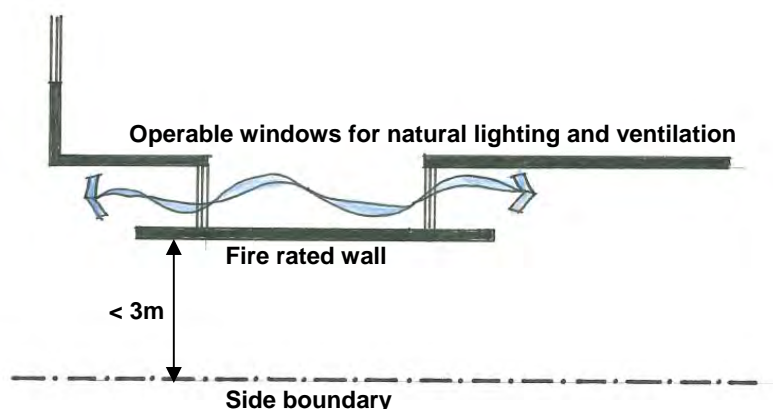
- Provide visual and acoustic privacy for the development and the adjoining residences.
 - Ensure solar access and natural ventilation for the development and the adjoining residences.
- iii) A fire protection statement, prepared by a qualified building consultant, must be submitted where windows are proposed on the external walls of a residential flat building or multi-dwelling housing within 3m of the common boundaries. The statement must outline design and construction measures that will enable operation of the windows (where required) whilst still being capable of complying with the relevant provisions of the BCA.

Note:

Clearly show all affected windows/openings on the DA plans.

Solutions include, but are not limited to:

- Orienting side windows generally to the front and rear of the site, and incorporating blade walls for fire protection and separation.



Attached Dwellings

- i) Attached dwellings should comply with the minimum side setback requirements for dwelling houses and dual occupancies (attached and detached) (see Section C1 Low Density Residential: 3.3.2 Side Setbacks).

Notwithstanding the above, side setbacks do not need to comply where they attach to another dwelling within the same development.

3.4.3 Rear setback

Controls

- i) For residential flat buildings and multi-dwelling housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.
- ii) For attached dwellings, provide a minimum rear setback of 25% of the allotment depth or 8m, whichever is the lesser.

Any garages fronting rear lanes may encroach upon the rear setback areas.

- iii) The required rear setback may be varied in the following scenarios:
- Allotments with an irregular shape.
 - Allotments with the longest boundary abutting the street or the rear adjoining neighbour (that is, the frontage width being longer than the site depth).
 - Allotments with the rear boundary abutting a laneway.
 - A central courtyard is provided in the development.

4 Building Design

4.1 Building Facade

Explanation

The treatment and detailing of building facades has a significant impact on the apparent scale and proportion of developments and contribution to the streetscape. A skilful façade design requires the appropriate disposition of building elements, textures, materials and colours, which reflect the function, internal layout and structure of a development.

Objective

- To ensure building facades are articulated to complement and enhance the streetscape and neighbourhood character.
- To encourage contemporary and innovative design to establish a preferred neighbourhood character in new and transitional residential areas.

Controls

- i) Buildings must be designed to address all street and laneway frontages.
- ii) Buildings must be oriented so that the front wall alignments are parallel with the street property boundary or the street layout.
- iii) Articulate facades to reflect the function of the building, present a human scale, and contribute to the proportions and visual character of the street. Design solutions include but are not limited to:
- Defining a base, middle and top section related to the overall scale and mass of the building.
 - Expressing the internal layout or structural system of the building via revealing elements, such as columns, beams, floor slabs and party walls.
 - Using a variety of window types and openings to create a pattern or reflect the interior uses (for

Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works.

Refer to the Heritage section of this DCP for further details.

example, a living room window versus a bathroom window).

- Selecting balcony types that respond to the living amenity, building orientation and context: cantilevered balconies, partially or fully recessed balconies, and Juliet or French balconies.
 - Detailing balustrades to reflect the type and location of the balconies.
 - Incorporating weather and sun protection devices appropriate to the orientation of the building elevation, such as eaves, awnings, hoods, louvres, pergolas and the like.
 - Articulating building entries with porticos, awnings and the like.
 - Articulating vertical circulation space (such as stairwells) with recesses, blade walls, bays and the like.
 - Adopting a combination of materials and finishes.
 - Using vertical gardens (that is, landscape planting mounted on building elevations).
- iv) Avoid massive or continuous unrelieved blank walls. This may be achieved by dividing building elevations into sections, bays or modules of not more than 10m in length, and stagger the wall planes.
- v) Conceal building services and pipes within the balcony slabs.
- vi) Alterations and additions to an existing residential flat building must present an integrated design with suitable façade configuration, materials and detailing, so that the new and retained structures are visualised as one whole building.



Example of façade articulation; note the curving sun screens create a distinctive sculptural element in the built form, and the use of cantilevered balconies and vertical louvres in modulating the elevation.

(Courtesy of Smart Design Studio)



Example of façade articulation; note the staggered wall planes, changes in materials and colours and the use of operable screens in modulating the elevation

(Courtesy of Eeles Trelease Architects)

4.2 Roof Design

Explanation

The roof is a key architectural component in the overall form and expression of a building. In some cases, the roofs of buildings sit within a broader skyline and are highly visible from different vantage points. Quality roof design contributes to the streetscape and silhouette of the local area, and enhances the character and environmental performance of the building.

Objectives

- To ensure roof design integrates with the overall form, proportions and façade composition of the building.
- To ensure any recreational use of the roof integrates with the built form and does not cause unreasonable privacy and noise impacts on the surrounding residences.

Controls

- Design the roof form, in terms of massing, pitch, profile and silhouette to relate to the three dimensional form (size and scale) and façade composition of the building.
- Design the roof form to respond to the orientation of the site, such as eaves and skillion roofs to respond to sun access.
- Use a similar roof pitch to adjacent buildings, particularly if there is consistency of roof forms across the streetscape.
- Articulate or divide the mass of the roof structures on larger buildings into distinctive sections to minimise the visual bulk and relate to any context of similar building forms.
- Use clerestory windows and skylights to improve natural lighting and ventilation of internalised space on the top floor of a building where feasible.

The location, layout, size and configuration of clerestory windows and skylights must be sympathetic to the overall design of the building and the streetscape.

- Any services and equipment, such as plant, machinery, ventilation stacks, exhaust ducts, lift overrun and the like, must be contained within the roof form or screened behind parapet walls so that they are not readily visible from the public domain.
- Terraces, decks or trafficable outdoor spaces on the roof may be considered only if:
 - There are no direct sightlines to the habitable room windows and private and communal open space of the adjoining residences.



The roof structure contributes to the 3-dimensional form of the building. It incorporates clerestory windows for additional daylight access and has been divided into sections to avoid a monolithic bulk.

(Courtesy of Candalepas Architects)

- The size and location of terrace or deck will not result in unreasonable noise impacts on the adjoining residences.
 - Any stairway and associated roof do not detract from the architectural character of the building, and are positioned to minimise direct and oblique views from the street.
 - Any shading devices, privacy screens and planters do not adversely increase the visual bulk of the building.
- viii) The provision of landscape planting on the roof (that is, “green roof”) is encouraged. Any green roof must be designed by a qualified landscape architect or designer with details shown on a landscape plan.

4.3 Habitable Roof Space

Objectives

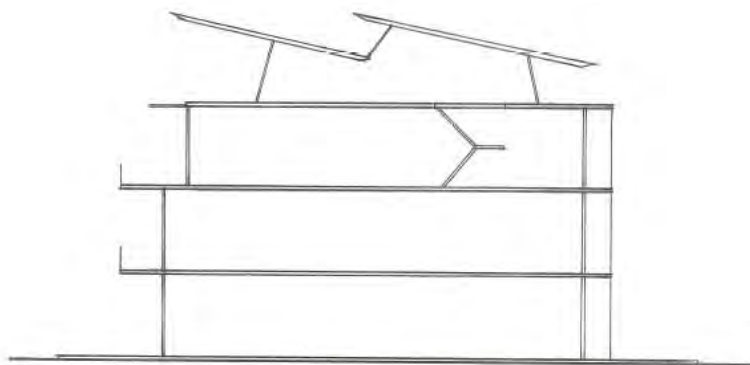
- To broaden the dwelling mix by creating opportunities for larger sized units on the uppermost storey.
- To promote high amenity apartment design with flexible layout and good natural ventilation.
- To provide opportunities for creating interesting roof forms that contribute to the streetscape and neighbourhood character.

Controls

- i) Habitable roof space may be considered, provided it meets the following:
- Optimises dwelling mix and layout, and assists to achieve dual aspect or cross over units with good natural ventilation.
 - Has a maximum floor space of 65% of the storey immediately below.
 - Wholly contain habitable areas within the roof space.
 - When viewed from the surrounding public and private domain, the roof form (including habitable roof space, associated private open space and plant and machinery) has the appearance of a roof. A continuous flat roof with habitable space within it will not satisfy this requirement.
 - Design windows to habitable roof space as an integrated element of the roof.
 - Submit computer-generated perspectives or photomontages showing the front and rear elevations of the development. Any space above the external wall height control will be visualised as a roof form.

Note:

Any design seeking the inclusion of habitable roof space must allow for adequate floor to ceiling heights, and floor slab and roof construction. The design should fully meet the building height and FSR controls contained in the RLEP and this DCP, and take into account the topographical conditions of the site.

**Example:**

Habitable roof space must present itself as a roof form (Note: this example relates to sites subjected to a building height control of 12m under RLEP)

4.4 External Wall Height & Ceiling Height

Explanation

In addition to the RLEP maximum building height, which sets out the absolute height of the development including roof and all plant equipment, the following wall height and ceiling height controls supplement the LEP to ensure that development provides for a suitable number of storeys and encourages interesting roof forms suitable to the streetscape.

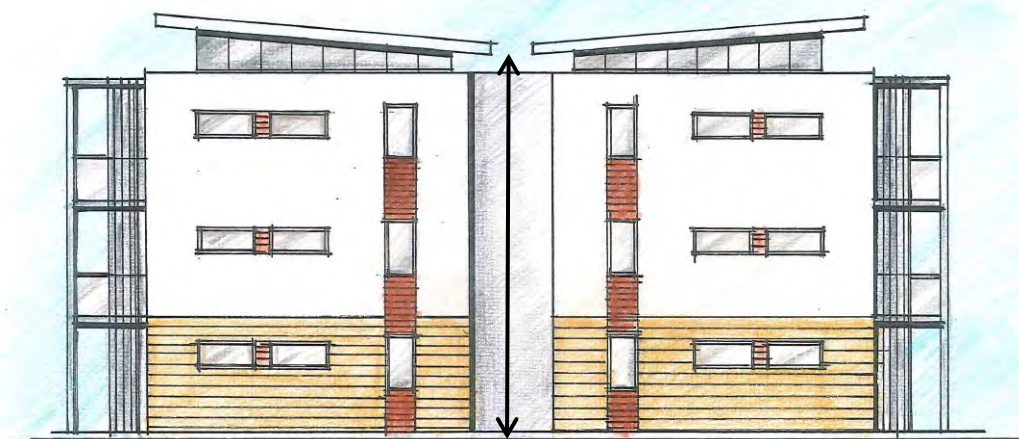
The external wall height control has been devised to ensure that adequate floor to ceiling height, realistic floor slab and roof construction and basement or semi-basement car parking could be achieved under different topographical conditions.

Definition:

“Wall height” is the vertical distance as measured from the ground level (existing) to the topmost point of an external wall.

The topmost point of an external wall is taken to be the underside of the eaves or the highest point of a parapet, and excludes gable ends and clerestory windows.

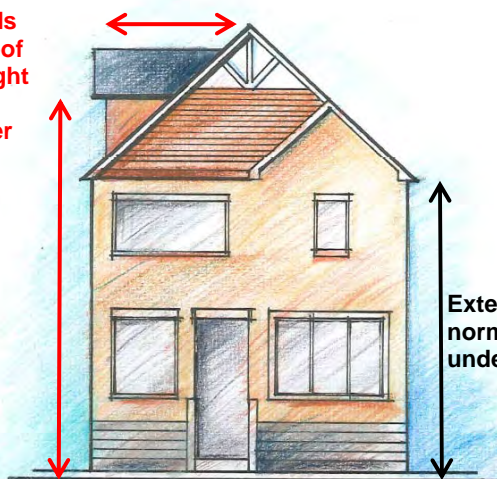
For skillion or butterfly roofs, the highest point of the external wall is measured to the underside of the eave of the lower end of the roof. For dormer windows that protrude horizontally from the roof by 2m or more, external wall height is measured to the underside of the dormer eaves.



For skillion or butterfly roofs, external wall height is measured to the underside of the eave on the lower end of the roof

Measurement of external wall height for skillion or butterfly roofs

Where a dormer extends 2m or more from the roof pane, external wall height is measured to the underside of the dormer eaves



External wall height is normally measured to the underside of the roof eaves

Measurement of external wall height

Objectives

- To ensure that the building form provides for interesting roof forms and is compatible with the streetscape.
- To ensure ceiling heights for all habitable rooms promote light and quality interior spaces.
- To control the bulk and scale of development and minimise the impacts on the neighbouring properties in terms of overshadowing, privacy and visual amenity.

Controls

- Where the site is subject to a 12m building height limit under the LEP, a maximum external wall height of 10.5m applies.

- ii) Where the site is subject to a 9.5m building height limit under the LEP, a maximum external wall height of 8m applies.
- iii) The minimum ceiling height is to be 2.7m for all habitable rooms.

4.5 Pedestrian Entry

Objectives

- To provide clearly identifiable and safe pedestrian entries to buildings.
- To contribute positively to the façade design and the streetscape.

Controls

- i) Separate and clearly distinguish between pedestrian pathways and vehicular access.
- ii) Present new development to the street in the following manner:
 - Locate building entries so that they relate to the pedestrian access network and desired lines.
 - Design the entry as a clearly identifiable element in the façade composition.
 - Integrate pedestrian access ramps into the overall building and landscape design.
 - For multi-dwelling housing and residential flat buildings, provide direct entries to the individual dwellings within a development from the street where possible.
 - Design mailboxes so that they are convenient to residents, do not clutter the appearance of the development at street frontage and are preferably integrated into a wall adjacent to the primary entry (and at 90 degrees to the street rather than along the front boundary).
- iii) Provide weather protection for building entries.

Postal services and mailboxes

- i) Mailboxes are provided in accordance with the delivery requirements of Australia Post.
- ii) A mailbox must clearly mark the street number of the dwelling that it serves.
- iii) Design mail boxes to be convenient for residents and not to clutter the appearance of the development from the street. Design solutions include:
 - Locating mailboxes adjacent to the main entrance of a building and inserting them into a wall.
 - Positioning mailboxes at 90 degrees to the street, rather than parallel to the front boundary.

Note:

All premises must display a street number that is legible whilst not presenting as a dominant feature of the façade.

4.6 Internal Circulation

Explanation

Lobbies, stairs, lifts, hallways and corridors constitute the common circulation space within a building.

Objectives

- To create safe and pleasant spaces for circulation of residents and visitors and their possessions.
- To facilitate good apartment layout with optimal environmental performance.
- To contribute positively to the built form and façade articulation.

Controls

- i) Enhance the amenity and safety of circulation spaces by:
 - Providing natural lighting and ventilation where possible.
 - Providing generous corridor widths at lobbies, foyers, lift doors and apartment entry doors.
 - Allowing adequate space for the movement of furniture.
 - Minimising corridor lengths to give short, clear sightlines.
 - Avoiding tight corners.
 - Articulating long corridors with a series of foyer areas, and/or providing windows along or at the end of the corridor.
- ii) Use multiple access cores to:
 - Maximise the number of pedestrian entries along a street for sites with wide frontages or corner sites.
 - Articulate the building façade.
 - Limit the number of dwelling units accessible off a single circulation core on a single level to 6 units.
- iii) Where apartments are arranged off a double-loaded corridor, limit the number of units accessible from a single core or to 8 units.

4.7 Apartment Layout

Explanation

The internal layout of an apartment establishes the spatial arrangement of rooms and private open space and the circulation routes between them. The layout directly affects the quality of living amenity, such as access to daylight and natural ventilation, and maintenance of acoustic and visual privacy.

Objective

- To ensure apartment layouts provide high standard of living amenity in terms of access to sunlight and natural ventilation, visual and acoustic privacy, open space provision and accommodate a range of domestic activities.

Controls

- i) Maximise opportunities for natural lighting and ventilation through the following measures:
 - Providing corner, cross-over, cross-through and double-height maisonette / loft apartments.
 - Limiting the depth of single aspect apartments to a maximum of 6m.
 - Providing windows or skylights to kitchen, bathroom and laundry areas where possible.
 - Providing at least 1 openable window (excluding skylight) opening to outdoor areas for all habitable rooms and limiting the use of borrowed light and ventilation.
- ii) Design apartment layouts to accommodate flexible use of rooms and a variety of furniture arrangements.
- iii) Provide private open space in the form of a balcony, terrace or courtyard for each and every apartment unit in a development.
- iv) Avoid locating the kitchen within the main circulation space of an apartment, such as hallway or entry.

4.8 Balconies

Objectives

- To provide all apartments with functional private open space
- To ensure that balconies and terraces are integrated into the overall architectural form and detail of residential flat buildings.

Controls

- i) Provide a primary balcony and/or private courtyard for all apartments with a minimum area of 8 square metres and a minimum dimension of 2m and consider secondary balconies or terraces in larger apartments.
- ii) Provide a primary terrace for all ground floor apartments with a minimum depth of 4m and minimum area of 12 square metres. All ground floor apartments are to have direct access to a terrace.
- iii) The piece meal enclosure of balconies or terraces on existing residential flat buildings will not generally be supported unless an overall scheme for the building is implemented using similar materials or materials which will harmonise with the existing building facade.

4.9 Colours, Materials and Finishes

Objectives

- To ensure colour and material schemes contribute to the articulation of the building and enhance the streetscape character.
- To ensure surface materials and finishes are durable and fit for their purpose.
- To ensure the retention or recycling of existing sandstone block works.

Controls

- i) Provide a schedule detailing the materials and finishes in the development application documentation and plans.
- ii) The selection of colour and material palette must complement the character and style of the building.
- iii) In Foreshore Scenic Protection Areas, the exterior colour scheme must complement the natural elements in the coastal locations. The colour palette must predominantly consist of light toned neutral hues.
- iv) Use the following measures to complement façade articulation:
 - Changes of colours and surface texture
 - Inclusion of light weight materials to contrast with solid masonry surfaces
 - The use of natural stones is encouraged.
- v) Avoid the following materials or treatment:
 - Reflective wall cladding, panels and tiles and roof sheeting
 - High reflective or mirror glass
 - Large expanses of glass or curtain wall that is not protected by sun shade devices
 - Large expanses of rendered masonry
 - Light colors or finishes where they may cause adverse glare or reflectivity impacts
- vi) Use materials and details that are suitable for the local climatic conditions to properly withstand natural weathering, ageing and deterioration.
- vii) Sandstone blocks in existing buildings or fences on the site must be recycled and re-used.

4.10 Alterations and additions to attached dwellings

Objective

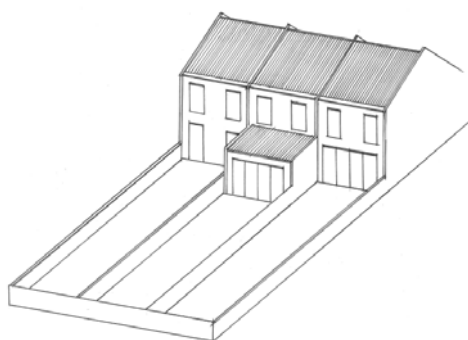
- Ensure that additions are appropriate to the scale and character of the existing building and the streetscape.

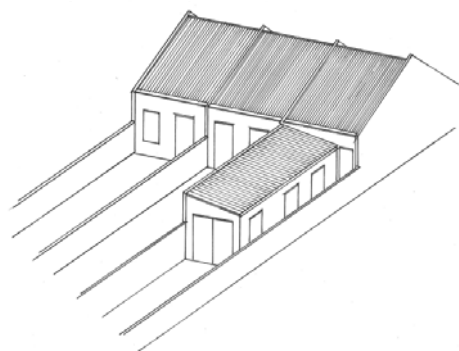
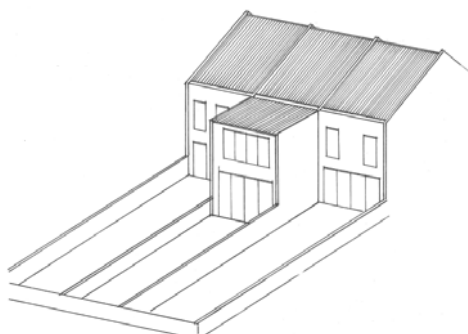
Controls

- i) Additional storeys to the main building or street frontage are generally not supported where:
 - (a) A building is part of an intact group or streetscape;
 - (b) The existing building is comparable to a consistent or predominant building height in the streetscape;
 - (c) The predominant height of development in the vicinity of the site is single storey;
- ii) Additional storeys should respect the parapet or ridge line of immediately adjoining buildings
- iii) Rear additions to terraces must not alter the parapet, ridgeline, chimneys and profile of party walls projecting above the roof of the terrace, as perceived from the front streetscape.
- iv) Where the rear of a group of attached dwellings (terraces) displays a consistent form that is visible from a public space, alterations and additions are to be restricted to the ground floor.
- v) Lean-to additions are the most traditional form of rear extension, and are suitable for most buildings. Generally, lean-to additions are to have a skillion roof with a low pitch that pitches away from the building or a flat roof may be acceptable at rear (as shown in the figure above).
- vi) A detached pavilion can be located at the rear boundary, limited to single storey where the allotment is long enough to provide adequate private open space and where the new structure will not adversely affect the amenity of neighbours. This may be extended to two storeys, on rear laneways.

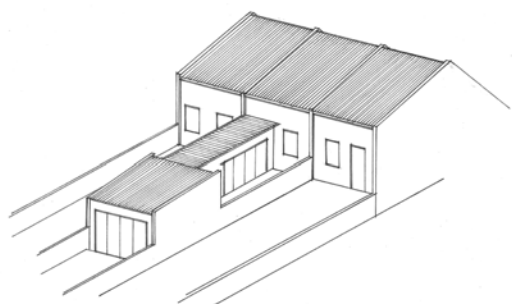
Note:

For heritage items or Heritage Conservation Areas, it may be desirable to distinguish old and new works and/or to provide a detached pavilion rather than extension to an existing building. Refer to the Heritage section of this DCP for further details.





Possible forms of lean-to additions for attached dwellings



Possible form of pavilion additions for attached dwellings

4.11 Alterations and additions to residential flat buildings

Explanation

Walk-up residential flat buildings, typically built between the 1950s-1970s forms a significant proportion of residential flat buildings in Randwick City. These older residential flat buildings are often now in need of redevelopment or refurbishment to meet current lifestyle needs, improve sustainability and to update the building's appearance. Randwick City Council's *'Design Ideas for Rejuvenating Flat Buildings'* manual published 2006, contains design principles and concepts to promote and guide the refurbishment of older residential flat buildings.

Objective

- Promote design excellence in the refurbishment of older residential flat buildings.

Control

- i) DAs for the comprehensive refurbishment of older walk up flat buildings must have regard to the Randwick City Council *'Design Ideas for rejuvenating residential flat buildings'* manual, dated 2006.
- ii) DAs involving alterations and additions to residential flat buildings located within heritage conservation areas or a heritage item shall ensure that the overall aesthetic improvements to the appearance of the building can make a positive contribution to the heritage streetscape by :
 - providing for a combination of materials, colours and finishes to the building façade that are compatible with the heritage conservation area or heritage item;
 - incorporating elements such as shading devices, blade walls or vertical elements to articulate the façade of the building;
 - providing for balconies and terraces that can help recess garages;
 - incorporating landscaping and where practical suitable fencing to the street frontage;
 - where practical, remove external elements that detract from the appearance of the heritage conservation area or heritage item.



BEFORE



AFTER

Example of refurbishment of a residential flat building. Note the use of finishes, materials and colours in delivering significant upgrade to the façade articulation, and the extended balconies, weather protection and privacy screens that improve the living amenity.

(Courtesy of Smart Design Studio)

4.12 Earthworks

Objectives

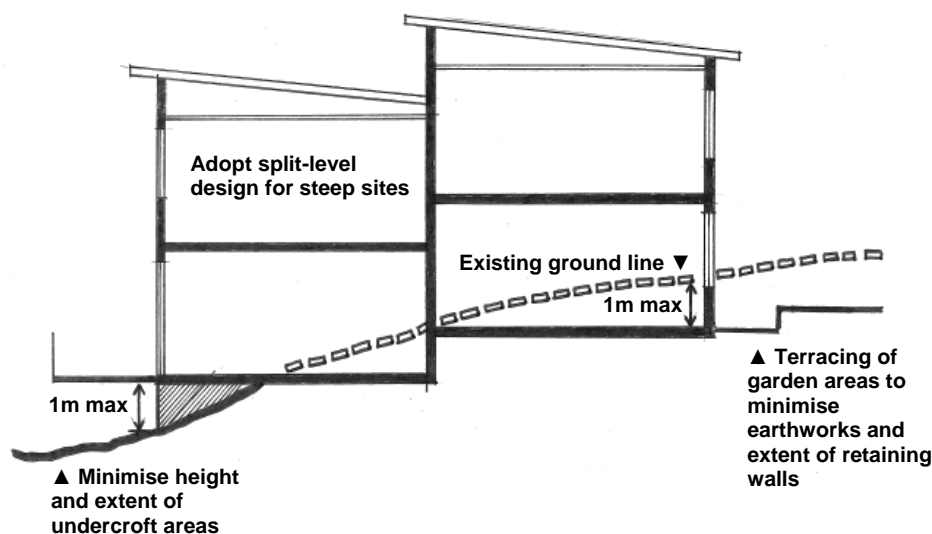
- To maintain or minimise change to the natural ground levels.
- To ensure excavation and backfilling of a site do not result in unreasonable structural, visual, overshadowing and privacy impacts on the adjoining properties.
- To enable the provision of usable communal or private open space with adequate gradient.
- To ensure earthworks do not result in adverse stormwater impacts on the adjoining properties.

Controls

Excavation and Backfilling

- i) Any excavation and backfilling within the building footprints must be limited to 1m at any point on the allotment, unless it is demonstrated that the site gradient is too steep to reasonably construct a building within this extent of site modification. (This does not apply to swimming or spa pool structures).
- ii) Any cut and fill outside the building footprints (for the purposes of creating useable communal or private open space) must take the form of terracing following the natural landform, in order to minimise the height or depth of earthworks at any point on the site. The appropriate extent of site modification will be assessed on a merit basis.

- iii) For sites with a significant slope, adopt a split-level design for buildings to minimise excavation and backfilling.



Measures for minimising earthworks

Retaining walls

- iv) Setback the outer edge of any excavation, piling or sub-surface walls a minimum of 900mm from the side and rear boundaries.

The thickness of retaining walls and indicative footing locations must be shown on the drawings.

- v) Step retaining walls in response to the natural landform to avoid creating monolithic structures visible from the neighbouring properties and the public domain.
- vi) Where it is necessary to construct retaining walls at less than 900mm from the side or rear boundary due to site conditions, retaining walls must be stepped with each section not exceeding a maximum height of 2200mm, as measured from the ground level (existing). In this case, the retaining walls may be incorporated as part of the boundary fence.
- vii) For sites that slope upwards to the rear with the building elevated above street level, the surface area of any blank retaining walls fronting the street must be minimised. Use a combination of materials to create articulation and/or incorporate landscaping to visually soften the wall structures.

A combination of materials and/or landscaping, including planter boxes may be incorporated in the retaining walls to visually soften the structures.

5 Amenity

The following amenity provisions on solar access and overshadowing, natural ventilation, visual and acoustic privacy and view sharing are to ensure reasonable amenity for dwellings and their occupants and neighbouring properties.

5.1 Solar access and overshadowing

Explanation

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

Objectives

- To ensure the design, orientation and siting of development maximises solar access to the living areas of dwellings and open spaces, and is encouraged to all other areas of the development.
- To ensure development retains reasonable levels of solar access to the neighbouring properties and the public domain.
- To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.

Controls

Solar access for proposed development

- Dwellings within the development site must receive a minimum of 3 hours sunlight in living areas and to at least 50% of the private open space between 8am and 4pm on 21 June (mid winter).
- Living areas and private open spaces for at least 70% of dwellings within a residential flat building must provide direct sunlight for at least three hours between 8am and 4pm on 21 June (mid winter).
- Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 percent of the total units within a residential flat building.
- Any variations from the minimum standard due to site constraints and orientation must demonstrate how solar access and energy efficiency is maximised.

Solar access for surrounding development

- Living areas of neighbouring dwellings must receive a minimum of 3 hours access to direct sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).
- At least 50% of the landscaped areas of neighbouring dwellings must receive a minimum of 3 hours of direct

Note:

‘Living Areas’ are indoor space occupied for extended periods of time such as a living room, lounge room, dining room, family room and/or other open plan living areas.

‘Habitable room’ is a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods (see BCA for full definition).

sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).

- iii) Where existing development currently receives less sunlight than this requirement, the new development is not to reduce this further.

5.2 Natural ventilation and energy efficiency

Explanation

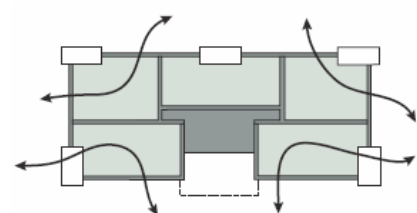
Natural ventilation is the circulation of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

Objectives

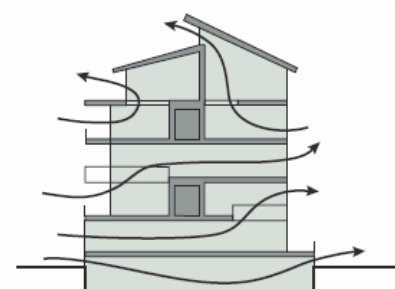
- To ensure that dwellings are designed to provide all habitable rooms with direct access to fresh air and assist in promoting thermal comfort for occupants.
- To provide natural ventilation in non-habitable rooms, where possible
- To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.

Controls

- i) Provide daylight to internalised areas within each dwelling (for example hallways and stairwells) and any poorly lit habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) via measures such as ventilated skylights, clerestory windows, fanlights above doorways and highlight windows in internal partition walls.
- ii) Sun shading devices appropriate to the orientation should be provided for the windows and glazed doors of the building.

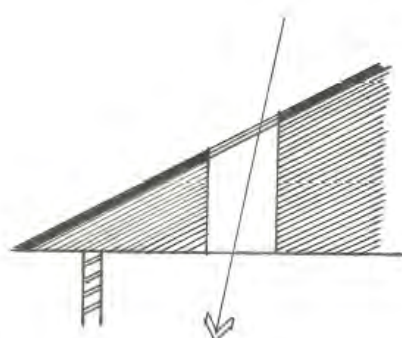


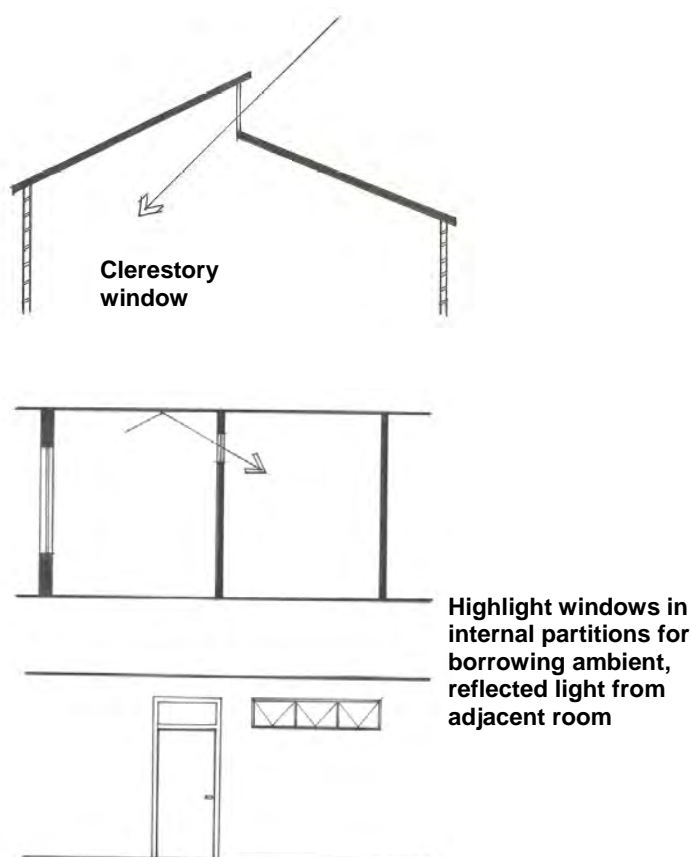
Plan view



Section AA

Achieving natural cross-ventilation in residential flat buildings
(Source: Residential Flat Design Code)





Measures for optimising daylight access to interior space of dwellings

- iii) All habitable rooms (that is living rooms, dining rooms, rumpus rooms, kitchens and bedrooms) must incorporate windows opening to outdoor areas. The sole reliance on skylight or clerestory windows for natural lighting and ventilation is not acceptable.
- iv) All new residential units must be designed to provide natural ventilation to all habitable rooms. Mechanical ventilation must not be the sole means of ventilation to habitable rooms.
- v) A minimum of ninety percent (90%) of residential units should be naturally cross ventilated.

In cases where residential units are not naturally cross ventilated, such as single aspect apartments, the installation of ceiling fans may be required.

- vi) A minimum of twenty five percent (25%) of kitchens within a development should have access to natural ventilation and be adjacent to open able windows.
- vii) Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

5.3 Visual Privacy

Explanation

Sensitive design of buildings can optimise visual privacy by minimising cross viewing and overlooking to adjoining dwellings.

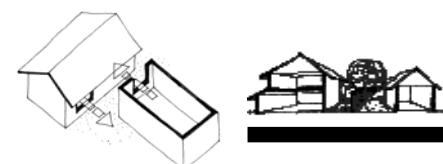
Objectives

- To ensure a high level of amenity by providing for reasonable level of visual privacy for dwellings and neighbouring properties
- To ensure new development is designed so that its occupants enjoy visual and acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.

Controls

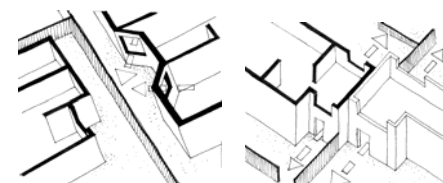
- Locate windows and balconies of habitable rooms to minimise overlooking of windows or glassed doors in adjoining dwellings (whether part of the development or on adjoining properties). Refer to the figure above on techniques to protect privacy.
- Orient balconies to the front and rear boundaries or courtyards as much as possible. Avoid orienting balconies to any habitable room windows on the side elevations of the adjoining residences.
- Orient buildings on narrow sites to the front and rear of the lot, utilising the street width and rear garden depth to increase the separation distance.
- Locate and design areas of private open to ensure a high level of user privacy. Landscaping, screen planting, fences, shading devices and screens are used to prevent overlooking and improve privacy.
- Incorporate materials and design of privacy screens including (but not limited to):
 - Translucent or obscured glazing
 - Fixed timber or metal slats mounted horizontally or vertically
 - Fixed vertical louvers with the individual blades oriented away from the private open space or windows of the adjacent dwellings
 - Screen planting and planter boxes may be used as a supplementary device for reinforcing privacy protection. However, they must not be used as the sole privacy protection measure.

Locating windows to limit overlooking



Offset windows

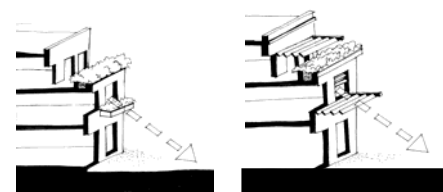
Screening



Splay windows

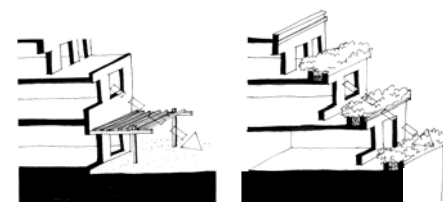
Build to boundary

Some techniques for providing privacy to a lower dwellings private open space



Planter box

Vertical or horizontal louvre screens



Some techniques for privacy protection

5.4 Acoustic Privacy

Explanation

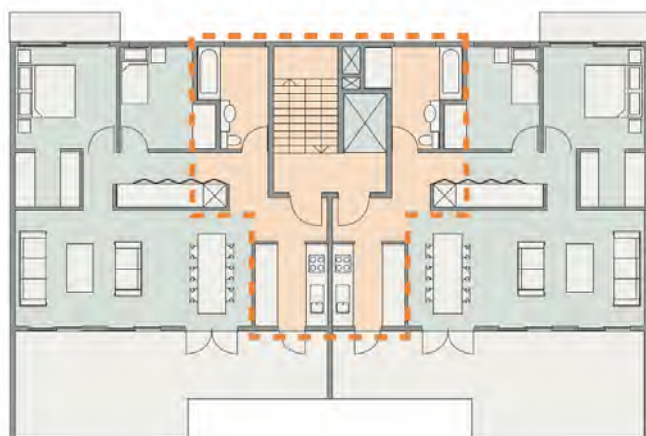
Acoustic privacy is a measure of sound insulation between dwellings and between external and internal spaces.

Objectives

- To ensure a high level of amenity by providing for reasonable level of acoustic privacy for dwellings and neighbouring properties
- To ensure dwellings are designed so that its occupants enjoy acoustic privacy, whilst maintaining the existing level of privacy of adjoining and nearby properties.
- To ensure dwellings are designed to minimise impacts from significant exterior noise sources such as arterial roads, flight paths, industries and ports.
- To design buildings with adequate separation within the development and from adjoining properties

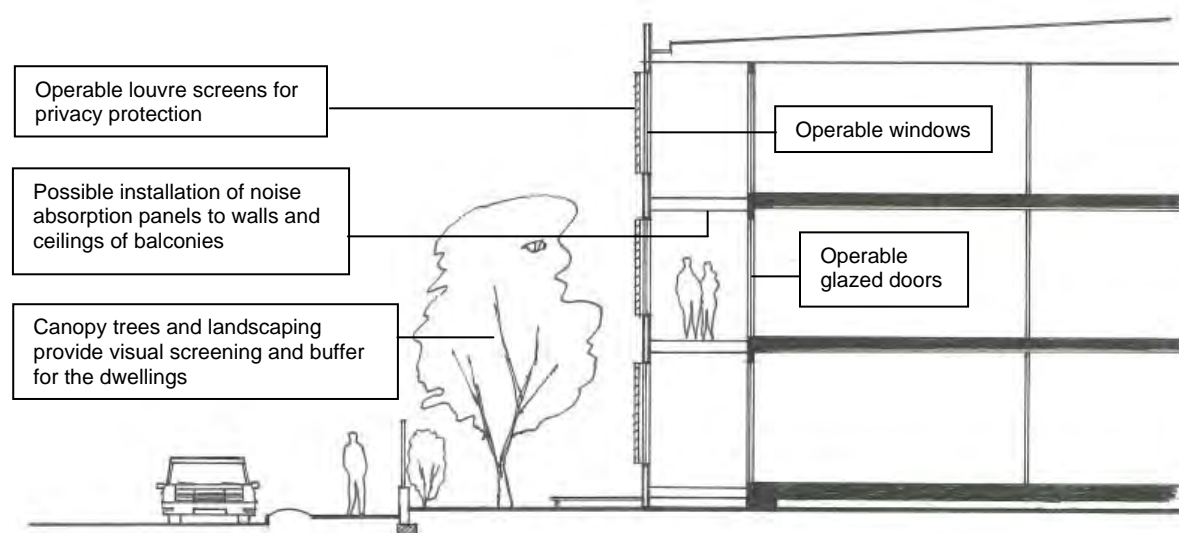
Controls

- i) Design the building and layout to minimise transmission of noise between buildings and dwellings by:
 - locating busy, noisy areas near each other and quiet areas such as bedrooms near each other
 - use storage and circulation areas to buffer noise where possible
 - minimise the extent of part walls
- ii) Separate “quiet areas” such as bedrooms from common recreation areas, parking areas, vehicle access ways and other noise generating activities.
- iii) Utilise appropriate measures to maximise acoustic privacy such as:
 - double glazing
 - operable screened balconies
 - walls to courtyards
 - sealing of entry doors.



This example locates sleeping rooms away from the main living areas of the units and common circulation. The extent of party walls is minimised. (Source: Residential Flat Design Code)

- iv) For developments fronting arterial roads, provide noise mitigation measures to ensure an acceptable level of living amenity for the dwelling units is maintained. A noise assessment report prepared by a qualified acoustic consultant must be submitted with suitable noise mitigation solutions. The intention is to achieve an acceptable level of noise exposure in the interior space, without relying on mechanical ventilation.
- v) Adopt design solutions for developments fronting arterial roads such as provision of an enclosed, recessed balcony or loggia to the dwelling units to function as a buffer between the outdoor environment and the interior living space.



Enclosed balconies / loggias may be used as a buffer to attenuate traffic noise in arterial roads and improve living amenity for the dwelling units

5.5 View sharing

Explanation

Many residences and public places in Randwick City enjoy views to the ocean, coastline, parks and distant skyline of Sydney CBD and Bondi Junction. Some elements are recognised as prominent natural landforms (such as Wedding Cake Island) or significant man-made artefacts, and carry scenic and iconic values.

The concept of view sharing concerns with the equitable distribution of views between developments and neighbouring dwellings and the public domain. View sharing control aims to achieve a balance between facilitating quality development and preserving an equitable amount of views for the surrounding properties as far as is practicable and reasonable.

View sharing does not prescribe the total retention of all significant views and vistas. In established inner metropolitan areas like Randwick City, developments would inevitably cause varying degree of view loss. The intent of the DCP is to ensure developments are sensitively and skilfully designed, so that a reasonable level of views is retained for the surrounding areas.

The NSW Land and Environment Court has developed a planning principle relating to view sharing based on the case of *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

Where view loss impact is likely to occur, development proposals must address this Section of the DCP as well as the aforementioned planning principle in detail.

Objectives

- To acknowledge the value of views to significant scenic elements, such as ocean, bays, coastlines, watercourses, bushland and parks; as well as recognised icons, such as city skylines, landmark buildings / structures and special natural features.
- To protect and enhance views from the public domain, including streets, parks and reserves.
- To ensure developments are sensitively and skilfully designed to maintain a reasonable amount of views from the development, neighbouring dwellings and the public domain.

Controls

- i) The location and design of buildings must reasonably maintain existing view corridors or vistas to significant elements from the streets, public open spaces and neighbouring dwellings.
- ii) In assessing potential view loss impacts on the neighbouring dwellings, retaining existing views from the living areas (such as living room, dining room, lounge and kitchen) should be given a priority over those obtained from the bedrooms and non-habitable rooms.

Advisory Note:

- iii) Where a design causes conflicts between retaining views for the public domain and private properties, priority must be given to view retention for the public domain.
- iv) The design of fences and selection of plant species must minimise obstruction of views from the neighbouring residences and the public domain.
- v) Adopt a balanced approach to privacy protection and view sharing, and avoid the creation of long and massive blade walls or screens that obstruct views from the neighbouring dwellings and the public domain.
- vi) Clearly demonstrate any steps or measures adopted to mitigate potential view loss impacts in the development application.

In order to facilitate assessment of potential view loss impacts, Council may request the installation of height poles on the development site to demonstrate the height and envelope of the works. The height poles must be checked and certified by a Registered Surveyor as being accurate with relevant certification submitted to Council

5.6 Safety and security

Explanation

Design of buildings and spaces can influence actual and perceived safety and security. These controls aim to minimise such risks and create a residential environment in which people will feel secure.

Objectives

- To consider safety and security of residents and the security of the neighbourhood through building and landscaping design.
- To provide for casual surveillance of footpaths and driveways important for the safety of residents and passing pedestrians, and for the security of the neighbourhood.

Controls

- i) Design buildings and spaces for safe and secure access to and within the development. Design solutions include, but are not limited to:
 - sheltered, well lit and highly visible entries to building and mail collection areas.
 - direct entry to ground level dwellings from the street rather than from a common foyer.
 - a clear line of sight between one circulation space to the next.
 - Avoiding recessed alcoves or potential entrapment points adjacent to entries, along hallways and within car parks.
 - Providing direct access between car park and residential levels:
- ii) For multi dwelling housing and attached dwellings, provide direct access between the private garages and the dwellings where possible.
- iii) For residential flat buildings, provide direct, secure access between the parking levels and the main lobby on the ground floor.

- iv) Design window and door placement and operation to enable ventilation throughout the day and night without compromising security. The provision of natural ventilation to the interior space via balcony doors only, is deemed insufficient.
- v) Avoid high walls and parking structures around buildings and open space areas which obstruct views into the development.
- vi) Resident car parking areas must be equipped with security grilles or doors
- vii) Control visitor entry to all units and internal common areas by intercom and remote locking systems
- viii) Provide adequate lighting for personal safety in common and access areas of the development.
- ix) Improve opportunities for casual surveillance without compromising dwelling privacy by designing living areas with views over public spaces and communal areas, using bay windows which provide oblique views and casual views of common areas, lobbies/foyers, hallways, open space and car parks.
- x) External lighting must be neither intrusive nor create a nuisance for nearby residents.
- xi) Provide illumination for all building entries, pedestrian paths and communal open space within the development.

Note:

All outdoor illumination must be designed to minimise light overspill and nuisance to the surrounding areas and comply with AS 4282: *Control of the Obtrusive Effects of Outdoor Lighting*.

6 Car parking and access

Explanation

Car parking and access facilities have significant implications on the streetscape, site layout and façade configuration. It is important that vehicular access is integrated with site planning at the early design stage to balance any potential conflicts between pedestrian movements, local traffic patterns and the streetscape character.

Objectives

- To ensure the location and configuration of car parking are integrated with the site planning and building design.
- To ensure that car parking and access facilities do not visually dominate the property frontage or adversely detract from the streetscape character.
- To minimise hard paved surfaces occupied by driveways and parking, so as to maximise opportunities for deep soil planting and permeable surfaces.
- To ensure the location and design of parking and access facilities do not pose undue safety risks on building occupants, pedestrians, cyclists and motorists.

Note:

See Part B7 Transport, traffic, parking and access for vehicle parking rates

6.1 Location

Controls

- i) Car parking facilities must be accessed off rear lanes or secondary street frontages where available.
- ii) The location of car parking and access facilities must minimise the length of driveways and extent of impermeable surfaces within the site.
- iii) Setback driveways a minimum of 1m from the side boundary. Provide landscape planting within the setback areas.

Where the adjoining property has its driveway abutting the common boundary, the new driveway may be built to that boundary. In this scenario, a combined crossing must be created to serve the two neighbouring properties.

- iv) Entry to parking facilities off the rear lane must be setback a minimum of 1m from the lane boundary.

- v) For residential flat buildings and multi dwelling housing, comply with the following:
 - (a) Car parking must be provided underground in a basement or semi-basement for new development.
 - (b) On grade (surface) car park may be considered for sites potentially affected by flooding. In this scenario, the car park must be located on the side or rear of the allotment away from the primary street frontage.
 - (c) Where rear lane or secondary street access is not available, the car park entry must be recessed behind the front façade alignment. In addition, the entry and driveway must be located towards the side and not centrally positioned across the street frontage.
- vi) For attached dwellings, where rear lane or secondary street access is not available, garages may be provided on the primary street elevation of the buildings provided they are:
 - (a) Single car width only.
 - (b) Recessed behind the front façade alignment.

6.2 Configuration

Controls

- i) With the exception of hardstand car spaces and garages, all car parks must be designed to allow vehicles to enter and exit in a forward direction.
- ii) For residential flat buildings and multi dwelling housing, the maximum width of driveway is 6m. In addition, the width of driveway must be tapered towards the street boundary as much as possible.
- iii) For controls on the configuration of hardstand car spaces, carports, garages and driveways for attached dwellings, refer to the Low Density Residential chapter.
- iv) Provide basement or semi-basement car parking consistent with the following requirements:
 - (a) Provide natural ventilation.
 - (b) Integrate ventilation grills into the façade composition and landscape design.
 - (c) The external enclosing walls of car park must not protrude above ground level (existing) by more than 1.2m. This control does not apply to sites affected by potential flooding.
 - (d) Use landscaping to soften or screen any car park enclosing walls.
 - (e) Provide safe and secure access for building users, including direct access to dwellings where possible.
 - (f) Improve the appearance of car park entries and avoid a 'back-of-house' appearance by measures such as:

- Installing security doors to avoid 'black holes' in the façades.
 - Returning the façade finishing materials into the car park entry recess to the extent visible from the street as a minimum.
 - Concealing service pipes and ducts within those areas of the car park that are visible from the public domain.
- v) Where on-grade (surface) car park cannot be avoided, incorporate the parking area into the landscape design of the site:
- (a) Use planting to screen the parking areas from view from the communal and private open space and the public domain.
 - (b) Provide canopy or shade trees among parking bays.
 - (c) Use a combination of paving materials to divide the parking surface.

6.3 Parking Facilities Forward of Front Façade Alignment

Controls

- i) Where the provision of parking facilities behind the front façade alignment is not feasible (due to absence of rear lane or secondary street access, narrow site width, irregular allotment configuration, or retention of an existing building), parking facilities may be provided forward of the front façade alignment as follows:

Attached Dwellings

- Take the form of an uncovered single car space; or
- Take the form of a single carport having an external width of not more than 3m (excluding eaves); and
- Landscaping must be incorporated into the site frontage.

Residential Flat Buildings and Multi Dwelling Housing

- Minimise the length and height of the car park enclosing walls and driveway entries.
- Use high quality external finishes and materials for any visible car park enclosing walls and roller doors.
- Incorporate landscaping in the site frontage.
- The car park will not require the removal of significant landscape elements that enhance the streetscape, such as rock outcrop or sandstone retaining walls.
- The car park location will not pose an undue risk on the safety of pedestrians.

7 Fencing and ancillary development

7.1 Fencing

Explanation

Fences demarcate property ownership and provide definition between the public and private domain. Fences must be designed to promote high quality streetscapes, adequate privacy and security protection for dwellings, and appropriate surveillance and interaction with the public domain.

Objectives

- The alignment, configuration, rhythm of bays, height, materials, colours and texture of new fences complement the building on the site and the streetscape.
- Fences are designed to achieve a balance between privacy, safety and security for the building occupants and visual interaction with the public domain, without adversely affecting the amenity of the pedestrian environment.
- Fences are designed to minimise opportunities for graffiti and malicious damage.

General - Fencing

Controls

- Fences are constructed with durable materials that are suitable for their purpose and can properly withstand wear and tear and natural weathering.
- Sandstone fencing must not be rendered and painted.
- The following materials must not be used in fences:
 - Steel post and chain wire
 - Barbed wire or other dangerous materials
- Expansive surfaces of blank rendered masonry to street frontages must be avoided.

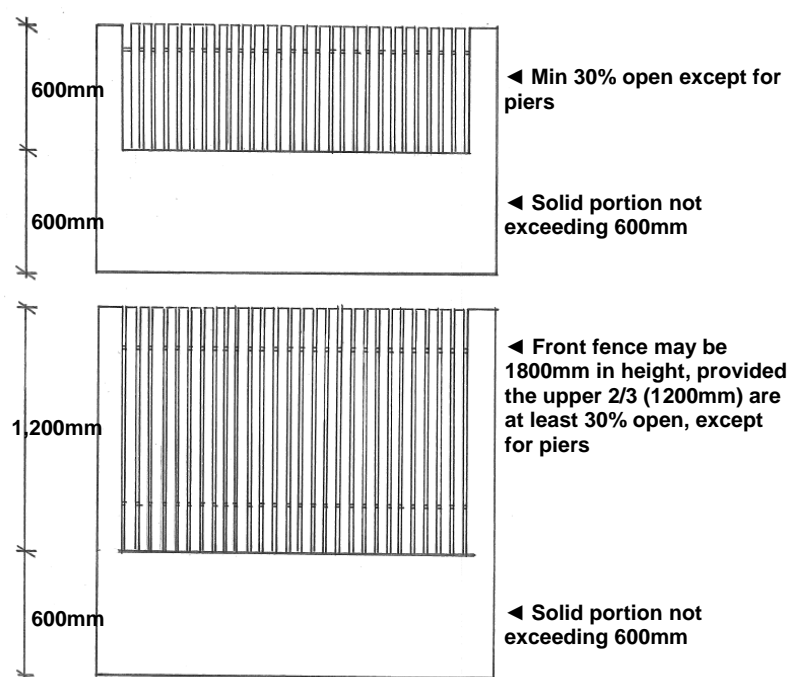
7.2 Front Fencing

Controls

- The fence must align with the front property boundary or the predominant fence setback line along the street.
- The maximum height of front fencing is limited to 1200mm, as measured from the footpath level, with the solid portion not exceeding 600mm, except for piers.

The maximum height of front fencing may be increased to 1800mm, provided the upper two-thirds are partially open, except for piers.

- iii) Construct the non-solid portion of the fence with light weight materials (such as timber or metal panels, slats or the like) that are at least 30% open and evenly distributed along the full length of the fence.



Configuration of front fencing

- iv) Solid front fence of up to 1800mm in height may be permitted in the following scenarios:
- Front fence for sites facing arterial roads.
 - Fence on the secondary street frontage of corner allotments, which is behind the alignment of the primary street façade. The fence must be tapered down to match the height of the primary street fence once pasts the front façade alignment.

Such solid fences must be articulated through a combination of materials, finishes and details, and/or incorporate landscaping (such as cascading plants), so as to avoid continuous blank walls.

- v) The fence must incorporate stepping to follow any change in level along the street boundary. The height of the fence may exceed the aforementioned numerical requirement by a maximum of 150mm adjacent to any stepping.
- vi) The preferred materials for front fences are natural stone, face bricks and timber. Cast or wrought iron pickets may be used where they are compatible with the character of the building and the streetscape.
- vii) Gates must not open over public land.

- viii) The fence adjacent to the driveway may be required to be splayed to ensure adequate sightlines for drivers and pedestrians.

7.3 Side and Rear Fencing

Controls

- i) The maximum height of side, rear or common boundary fences is limited to 1800mm, as measured from the ground level (existing).

For sloping sites, the fence must be stepped to follow the topography of the land, with each step not exceeding 2200mm above ground level (existing).
- ii) In the scenario where there is significant level difference between the subject and adjoining allotments, the fencing height will be considered on merit.
- iii) The side fence must be tapered down to match the height of the front fence once pasts the front façade alignment.
- iv) Side or common boundary fences must be finished or treated on both sides.

Advisory Note:

The Dividing Fences Act 1991 regulates how the cost of a dividing fence is shared between adjoining land owners, where an owner wishes to erect a new dividing fence or undertake work to an existing dividing fence. The Act also sets out the procedures for resolving disputes involving the cost, type and position of a fence. A copy of the Dividing Fences Act may be obtained in the following web site:
www.legislation.nsw.gov.au.

7.4 Outbuildings

Controls

- i) Locate behind the alignment of the front building façade.
- ii) Position to optimise backyard space and must not be located within the required permeable surfaces.
- iii) Outbuildings must be single storey only, and must not exceed a maximum height of 3.6m and a wall height of 2.4m.

7.5 Swimming and Spa Pools

Controls

- i) Locate behind the alignment of the front building facade.
- ii) Locate to minimise damage to the root system of existing trees on the adjoining properties, as well as trees on the subject site proposed or required to be retained.
- iii) Locate to minimise noise and privacy impacts on the adjoining dwellings.

7.6 Storage

Explanation

Storage is important in the proper functioning of a residential unit. Lack of sufficient storage space can result in cramped living

accommodation and displacement of vehicles from allocated parking spaces on site on to the street for parking.

Objective

- Provide adequate storage for everyday household items within easy access of the dwelling.

Controls

- i) The design of development must provide for readily accessible and separately contained storage areas for each dwelling.
- ii) Storage facilities may be provided in basement or sub floor areas, or attached to garages.

Where basement storage is provided, it should not compromise any natural ventilation in the car park, reduce sight lines or obstruct pedestrian access to the parked vehicles.

- iii) In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:
 - (a) Studio apartments – 6m³
 - (b) One bedroom apartments – 6m³
 - (c) Two bedroom apartments – 8m³
 - (d) Three plus bedroom apartments – 10m³

7.7 Laundry facilities and air conditioning units

Controls

Laundry and drying facilities

- i) Provide a retractable or demountable clothes line in the courtyard of each dwelling unit.
- ii) Provide internal laundry for each dwelling unit.
- iii) Provide a separate service balcony for clothes drying for dwelling units where possible.

Where this is not feasible, reserve a space for clothes drying within the sole balcony and use suitable balustrades to screen it to avoid visual clutter.

Air conditioning units:

- i) Avoid installing within window frames. If installed in balconies, screen by suitable balustrades.
- ii) Air conditioning units must not be installed within window frames.

8 Area Specific Controls

Explanation

Throughout Randwick City there are a number of areas that for a variety of reasons possess special qualities warranting specific controls that supplement those generally applying in this DCP. These areas may be identified for any number of reasons, including, but not limited to, historic, landscape and/or scenic or localities where it may be desirable to retain or provide for particular uses or characteristics.

In these situations Council has taken the initiative to:

- Identify such areas of special significance in terms of their landscape, scenic, historic or other development qualities.
- Formulate objectives and design controls for development in each of the identified areas of special significance.

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

8.1 Coral Sea Park Estate, Maroubra

Explanation

The Coral Sea Park Estate is a distinctive and historically important precinct. It is located in Maroubra and generally bounded by Fitzgerald Avenue, Malabar Road, Beauchamp Road and Anzac Parade. The Estate is characterised by a mixture of single storey bungalows and low to medium rise multi-unit housing, most of which harmonises with the single storey detached bungalows.

The relative scale, placement and configuration of buildings in the Estate is testimony to careful urban design and how low scale residential precincts can sustain increased density and housing choice. The Estate was developed by the then NSW Housing Commission in the early to mid 1950's. It is an early example of a planned neighbourhood in Australia. Subsequent private development has occurred, also within the low-medium rise scale of the original development.

The significant characteristics of the Estate are:

- It is a neighbourhood made up of a balanced combination of dwelling types housing a wide population mix ranging from young families to aged persons.
- The provision and spatial arrangement of facilities whereby open space, schools, shops and community facilities are centrally located on the Estate.
- The arrangement and mix of cottages, duplexes and blocks of flats. An important feature is the open rear gardens of cottages and flats alike which provide quality access to sunlight and maintain high levels of privacy.
- The curvilinear street pattern responding to the local topography forming an amphitheatre type effect to the central open spaces.



Residential flat buildings with similar form, roof pitch, material finishes and colour as other housing of the estate



Row housing with open front yards and grassed roadside verges

Objectives

- To ensure new development reflects the scale and massing of existing development in the Estate.
- To ensure new development maintains the characteristics of building setbacks and garden areas prevalent throughout the Estate.
- To maintain the planned neighbourhood and garden suburb characteristics of the Estate.

Controls

- i) Building materials and external finishes are to be consistent with the dominant themes in the Estate.
- ii) Site area and dimensions, particularly width, are of sufficient size to allow and maintain the existing themes of large rear garden areas and open spaces between buildings to continue.
- iii) Sites have a minimum frontage of 20 metres for development of more than 2 dwellings.
- iv) Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than one metre high.
- v) Front setbacks of development must consider consistency with the surrounding buildings. Front façade design must consider compatibility with the form, massing and articulation of existing development.



Consistency of building forms, finishes and colour provide a backdrop to landscape features

8.2 58- 64 Carr Street, Coogee

Explanation

The land at 58-64 Carr Street Coogee comprises three separate lots located between Kurrawa Avenue and Beach Street Coogee. The sites are currently zoned for residential purposes and are developed with the following uses:

- 58-60 Carr St: 8 storey residential flat building, strata titled (with ground level parking)
- 62 Carr Street: 2 storey shop top building with café at ground floor and yoga studio on 1st floor
- 64 Carr Street: Private hotel (heritage listed)



58-64 Carr Street, Coogee

The subject sites form the southern end of the horseshoe shaped built form of the Coogee business centre and residences opposite the foreshore reserve of Coogee Beach. The local context includes the northern and eastern sections of the business centre providing an active street edge of commercial, retail and food related uses which services resident and visitor needs.

Land uses immediately to the west of these sites include ground floor retail and café and visitor accommodation. Land uses to the south of the block along Kurrawa Avenue and Beach Street comprise multi-unit housing and some single dwellings.

The RLEP zones these sites residential, while permitting restaurants or cafes, subject to development consent. The purpose of this sub-section is to provide site specific controls to ensure that any development of these sites for restaurant or cafe use does not adversely impact on residential amenity of surrounding residences. The zoning also permits other limited business premises including a neighbourhood shop for which these provisions are also relevant. Development for residential purposes must address other relevant sections of this DCP section relating to medium density residential.

Objectives

- To enable ground level small scale neighbourhood shop, restaurant or cafe development whilst protecting the amenity of nearby residents.
- To ensure any development improves the public domain of Carr Street.
- To promote pedestrian activity and safety in the public domain.
- To encourage high quality design and enhance the street frontage of buildings.

Controls

- i) Proposals for a neighbourhood shop, restaurant or café must be limited to the ground floor of these buildings and must present an active street front to Carr Street only.
- ii) Any outdoor seating must be limited to the Carr St frontage only.
- iii) Business signage must address Carr Street only and must be limited to the ground or first floors.
- iv) Proposals must specify likely sources of noise or odour generated from the premises and measures to be implemented in order to minimise these and other amenity impacts on adjoining residents.
- v) The standard hours of operation for non-residential uses will be limited to 7am – 10pm.
- vi) Outdoor lighting must limit light spillage, including light emitted from signage to minimise impacts on residents, living on, or adjoining the subject sites.
- vii) High quality awnings, complimentary to the adjoining building design shall be provided along Carr St to achieve a continuous awning with adjoining properties.
- viii) Awnings should be a minimum 3 metres deep and setback a minimum 600mm from the kerb.

- ix) Cantilever awnings from the building must have a minimum soffit height of 3.5metres
- x) Colonnades along the street edge are inappropriate.
- xi) Canvas blinds along the street edge may be suitable where they would assist in sun access/protection.
- xii) Signage on canvas blinds is inappropriate.
- xiii) Ensure all awnings are structurally sound and safe and comply with relevant BCA requirements.
- xiv) The minimum floor to ceiling heights for the ground floor must be 3.5m. *Note: (Ceiling heights shall be measured from finished floor level (FFL) to finished ceiling level (FCL)).*
- xv) The loading and unloading of goods associated with a proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street shall be from Carr Street frontage only.
- xvi) Development including upgrading of existing buildings shall be designed to achieve high quality urban design and a high level of pedestrian amenity at street level having regard to the coastal context, adjoining heritage item and pedestrian traffic movement.

Note:

Any proposal for 58-60 Carr Street will be referred to the Joint Randwick/Waverley Design Review Panel. State Environmental Planning Policy No.65 (Design Quality of Residential Flat Development) may also be relevant to development proposals for upgrading works to this building.

See


<http://www.planning.nsw.gov.au/design-quality-of-residential-flat-buildings>

- xvii) New development including upgrading of buildings shall incorporate passive surveillance of public and communal spaces (including, but not limited to balconies over public spaces, effective lighting, landscaping to reduce opportunities for crime prevention, design with clear boundaries between private and public areas) and shall have regard to the principles of Crime Prevention through Environmental Design (CPTED) in *Section B (General Control)* of this DCP and guidelines available at: http://www.planning.nsw.gov.au/rdaguidelines/documents/duapguide_s79c.pdf
- xviii) Any alterations and/or refurbishment proposals at 58-60 Carr Street must address Part C section on Medium Density Residential of this DCP and address the following:

- Retain current side and rear building setbacks for residential uses onsite.
 - Minimise change to the size and location of balconies.
 - Minimise overlooking and privacy impacts on other balconies and adjacent dwellings.
- xix) Any proposal for a neighbourhood shop, restaurant or café at 58-60 Carr Street must be within the developable area as shown in the figure below subject to meeting all other site requirements including parking assessment; and:
- provide for a continuous street façade and zero lot line to Carr Street. This zero lot line should also extend to the corner of Carr Street and along Kurrawa Avenue, as shown in the figure below; and
 - remove the existing driveway crossing along Carr Street in order to improve pedestrian amenity and safety.
 - Street facade should display proportions and detailing which respect the prevailing building facades of the sites at 62 and 64 Carr St.

Developable area for proposed neighbourhood shop, restaurant or café at 58-60 Carr Street, Coogee



 Outline of 'developable area' for a neighbourhood shop, restaurant or cafe at 58-60 Carr St

8.3 Barker Street / Willis Street, Randwick

Explanation

This subject sites is rectangular in shape, split in two by Kennedy Lane. It is bound by Barker Street to the north, Willis Street to the west, a five storey residential flat development to the east and four storey residential flat buildings as well as a single storey dwelling to the south. Kennedy Lane reduces in width as it passes through the block, facilitating pedestrian connections only. There are existing services located in Kennedy Lane. The block falls approximately 7 to 9 metres on either side of the ridge at Kennedy Lane (see the Figures below on Building envelope – typical section).

The site comprises six lots, with six single storey detached dwellings and a two storey flat building. The five storey strata titled residential flat building to the east of the site is unlikely to redevelop.

There are excellent views from the block towards the City to the north-west and outlook to the south west towards Botany Bay. Due to the topography of Barker Street, there is no direct pedestrian or vehicular connection from the block to Barker Street. There is a footpath along Barker Street adjacent to the Block, accessed by Willis Street and Kennedy Street. Due to the steeply sloping topography, Willis Street is characterised by blank retaining walls with dwellings above.

The sites have unique opportunities and constraints. A building envelope has been developed for the sites that respond to context, streetscape and the sites characteristics.

Objectives

- To encourage residential uses including affordable housing that reflect the needs of key workers and students in the adjacent Randwick Education and Health Specialised Centre.
- To reinforce Kennedy Lane as part of the urban structure.
- To maintain public pedestrian access and visual connection along Kennedy Lane.
- Locate residential lobbies along Kennedy Lane.
- Locate private open space at ground floor.

Controls

- i) **Building Envelope Plan:** The building envelope plan shows the maximum envelope including balconies (while excluding the roof structure and roof envelope). Development Applications are to demonstrate that the proposed building fits within the envelope. To achieve the envelope, the sites must be developed holistically as shown in the plan for blocks A and B.
- ii) **Height:** RLEP identifies a maximum height of 15m. The building envelope illustrations show four storeys, excluding

the roof envelope and structure. Between Willis Street and Kennedy Lane, with the building envelope is articulated as four equal forms, stepping with the sloping topography. Any habitable roof space provided above the maximum building envelope must be setback an additional 4m from the street front at Barker Street, Kennedy Street and Kennedy Lane.

iii) **Building Depth:** Refer to setbacks.

iv) **Setbacks**

Block A:

Barker Street	5m	Ground floor and above.
Kennedy Lane	4m	Ground floor and above
Willis Street	0m	Ground floor.
	5m	First floor and above.
Rear	6m	All floors.

Block B:

Barker Street	5m	Ground floor and above.
Kennedy Lane	5.5m 2.5m	Ground floor and above First floor and above
Willis Street	0m	Ground floor.
	5m	First floor and above.
Rear	6m	All floors.
Side	6m	Ground floor and above

v) **Form and articulation:** For Block B, the built form envelope may comprise two separate buildings or demonstrate sufficient articulation. Vertical articulation is to be provided between stepped forms along Barker Street to reduce the apparent length of the facade to a proportion that is compatible with the surrounding built form.

vi) **Building Uses:** Residential only.

vii) **Mix:** The following residential mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
	An additional 50% can be provided if they are dual key units.
3 Bed	No requirement.

viii) **Parking and access:** Access to parking is to be provided from Willis Avenue. Depending on how these sites are amalgamated, there are two options:

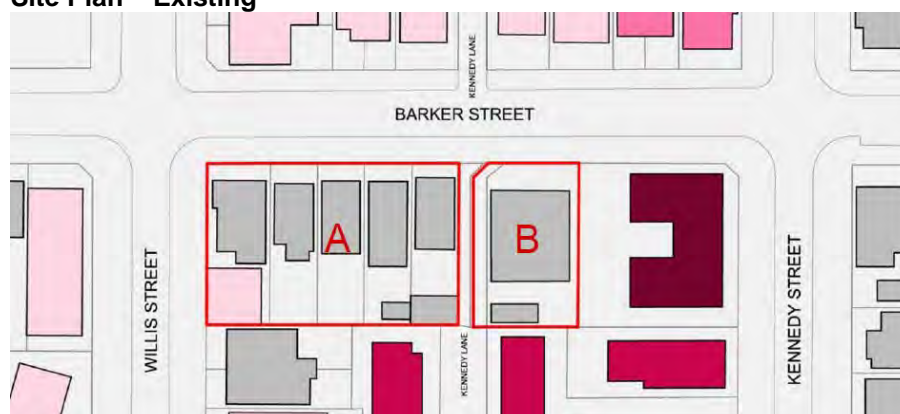
1. Develop the two blocks concurrently and provide all parking in a basement within Block A, or
2. Provide parking directly to each Block. At grade parking may be provided for Block B provided it is not visible from the public domain.

ix) **Open space**

Communal open space	15% of site area.
	Roof top communal open space is encouraged for Block A.
	Communal open space at first floor is encouraged.
Deep soil zone	25% of communal open space.

- x) **Public dedication:** A public dedication is to be provided in the form of a 2.5m road widening to Kennedy Lane to provide better pedestrian amenity and visual connection along Kennedy Lane.

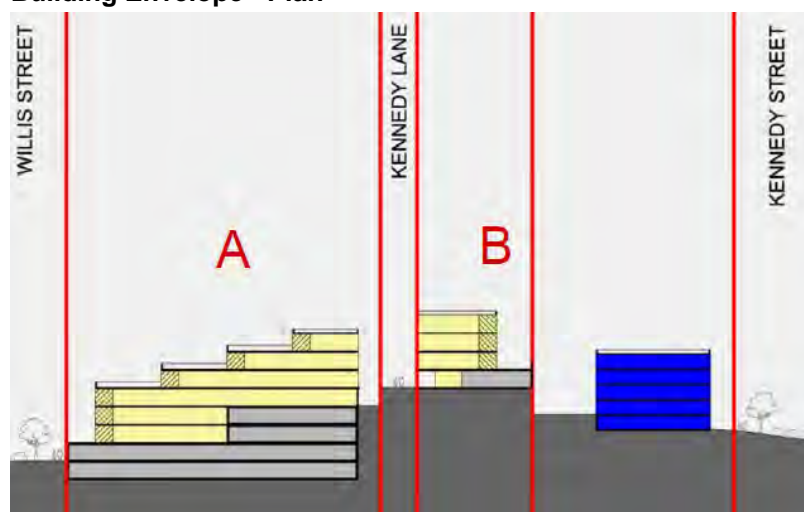
Site Plan – Existing



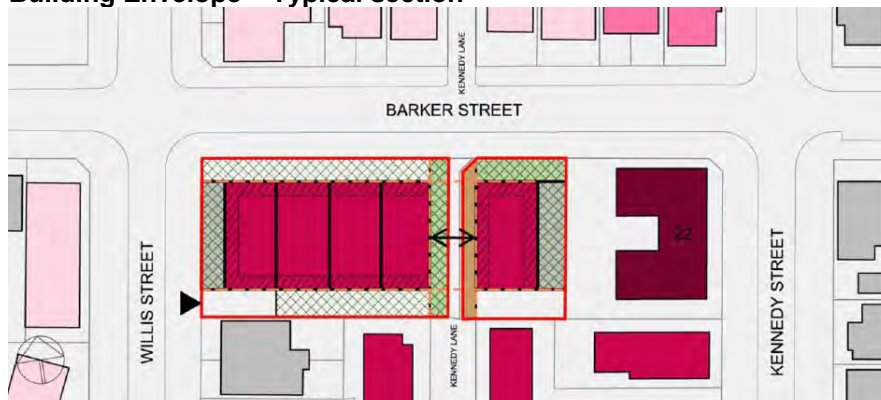
Legend

	1 storey
	2 storeys
	3 storeys
	4 storeys
	5 storeys
	6 storeys +
	Block boundary
	Building envelope
	Deep soil zone
	Open space
	Existing strata-titled building
	Balcony zone
	Right of way
	Public dedication
	Carpark
	Setback - all levels
	Setback - ground level only
	Preferred building entry
	Preferred carpark entry
	Pedestrian connection

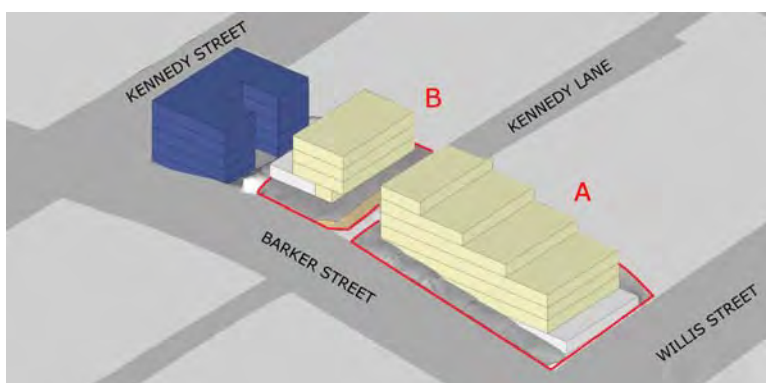
Building Envelope - Plan



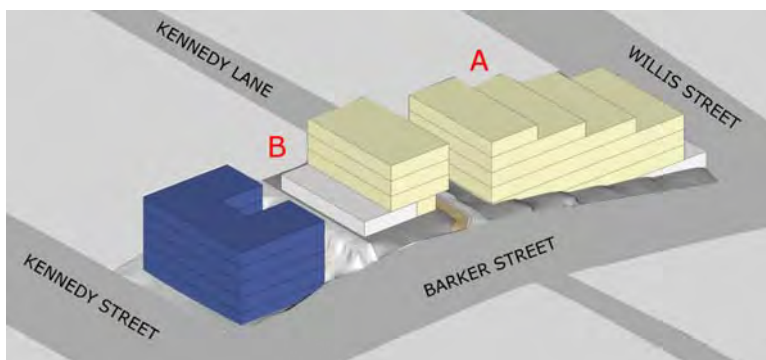
Building Envelope – Typical section



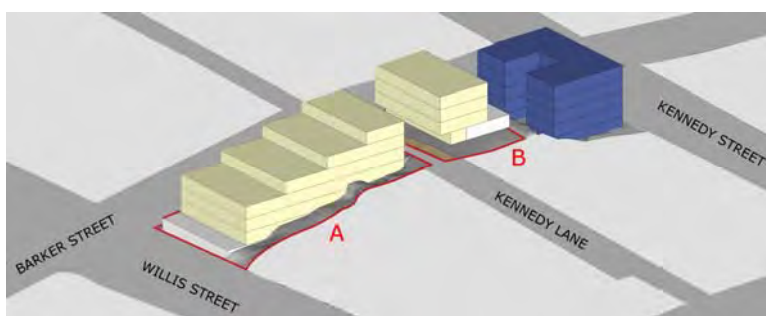
Building Envelope – 3D view from north-east



Building Envelope – 3D view from north-west



Building Envelope – 3D view from south-west



8.4 Blenheim House curtilage, 15 Blenheim Street, Randwick

Explanation

The Site, located at 15 Blenheim Street is a single lot, rectangular in shape with a single frontage to Blenheim Street. It is bound by a 4 storey residential flat building to the west, single detached dwellings and a three storey residential flat building to the north. Immediately to the east are Blenheim House and its former stables building, listed as heritage items under RLEP 2012. The site falls approximately 1 metre towards the west across the site.

Most lots along Blenheim Street are strata-titled, with only a few lots remaining in single ownership. Blenheim Street is lined with large street trees. Existing buildings within the block comprise single detached dwellings, attached dwellings and residential flat buildings, ranging in size from one storey to four storeys. There are some health services facilities located within the block, but the predominant use is residential.

Blenheim House (17 Blenheim Street) is Randwick's oldest remaining house and was completed in early 1848 by Simeon Pearce who later became the first Mayor of Randwick. The two storey sandstone building is a fine example of simple Colonial Georgian design. Blenheim House was originally constructed on 1.6 hectares with its main façade and entrance facing west with a driveway providing access from Botany Street. Subdivisions of the original site of Blenheim House have resulted in Blenheim House having a Blenheim Street address to its south, and a western boundary with 15 Blenheim Street. Both Blenheim House and its stables building are well set back from Blenheim Street. A double carport at the front of the site encloses a private garden to the south of the dwelling.

The height, length and setbacks of existing residential flat building at 15 Blenheim Street have significantly impacted on the amenity and heritage curtilage of Blenheim House. The siting and envelope of the existing building affects sunlight and privacy to Blenheim House, blocks views towards its original front façade, and detracts from its setting. Redevelopment of the site presents to opportunity to improve the curtilage and amenity of Blenheim House and to allow it to be viewed in a more sympathetic setting. A building envelope has been developed for the sites that respond to the heritage context, streetscape and site characteristics, while retaining potential development floor space and improving amenity.

Objectives

- Improve the curtilage and amenity of Blenheim House.
- Create a strong built edge to Blenheim Street
- Provide articulation to the built edge along Blenheim Street.
- Manage stepping of built form with the topography behind the primary building line to Blenheim Street.

Controls

Building Envelope Plan

The building envelope plan shows the **maximum** envelope including balconies. DAs are to demonstrate that the proposed building fits within the envelope.

Height

Four storeys along Blenheim Street and two storeys are the rear of the site.

Building Depth

Refer to Building Envelope Plans.

Setbacks

Blenheim Street	3m	All levels
East boundary	3m	All levels
Rear	3m	All levels

For west boundary setbacks, refer to Building Envelope – Plan.

Building Uses

All levels	Residential
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Mix

If residential units are provided the following mix is to be provided:

Studio	50% maximum.
1 Bed	50% maximum.
2 Bed	50% maximum.
3 Bed	No requirement.

Parking and access

If parking is provided, no parking is to be located within the front setback zone.

There is no requirement for car parking on the site for studio or 1 bedroom units and their visitors.

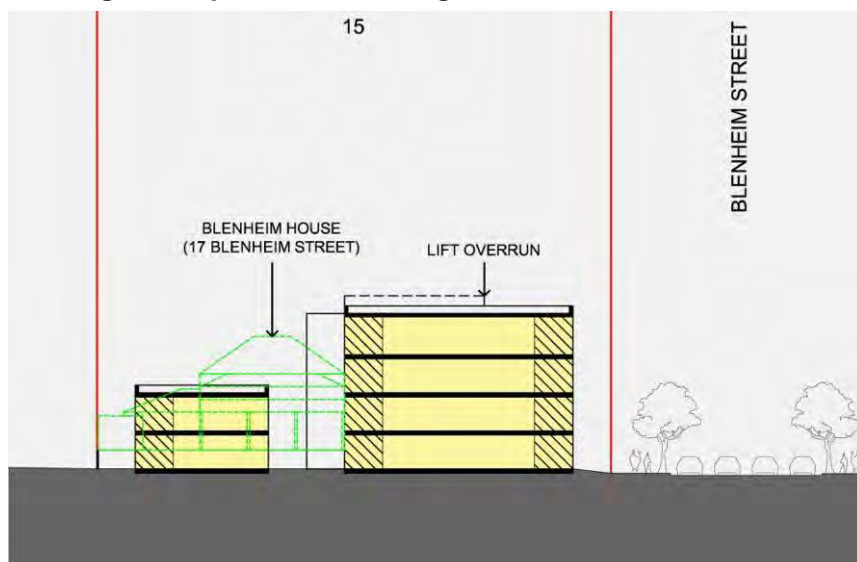
Open space

Communal open space	25% of site area
Deep soil zone	25% of communal open space

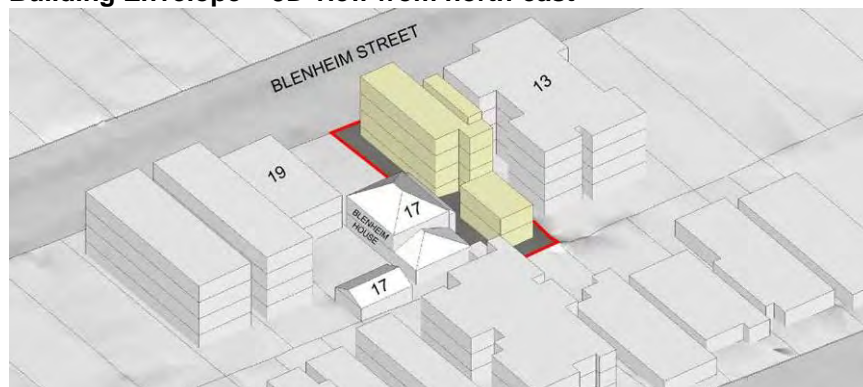
Site Plan – Existing**Building Envelope - Plan**



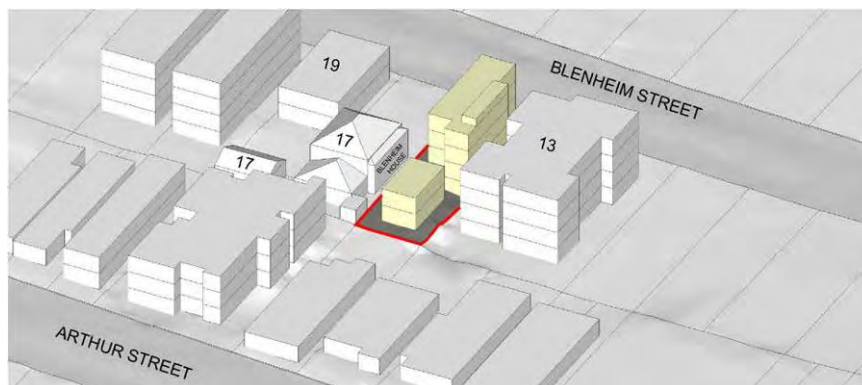
Building Envelope –Section through Block A



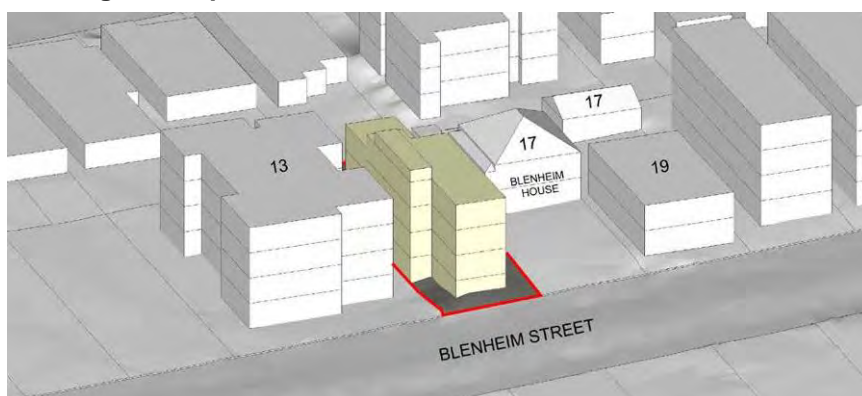
Building Envelope – 3D view from north-east



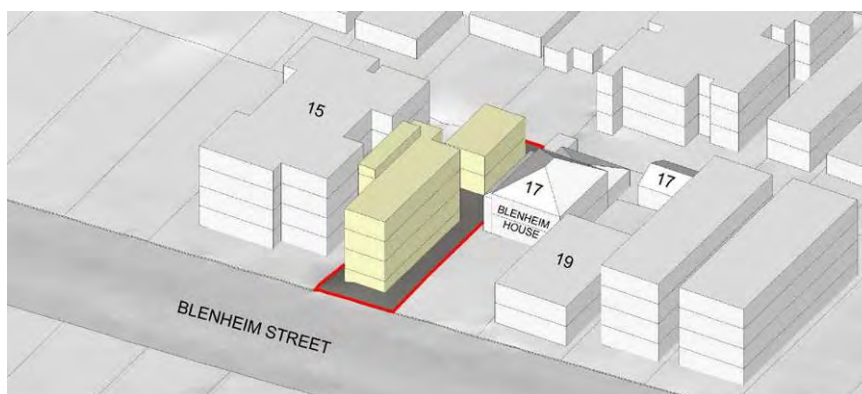
Building Envelope – 3D view from north-west

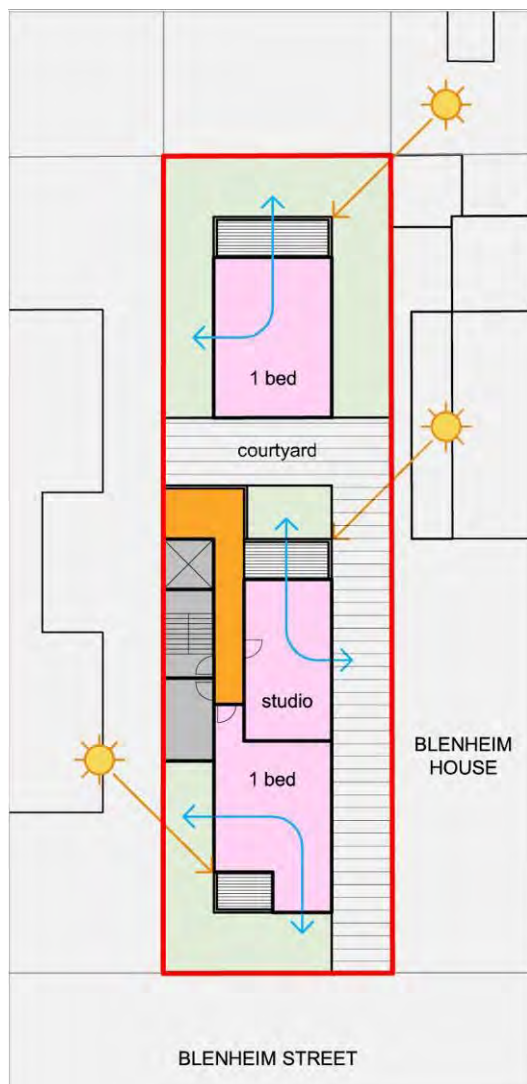


Building Envelope – 3D view from south-west

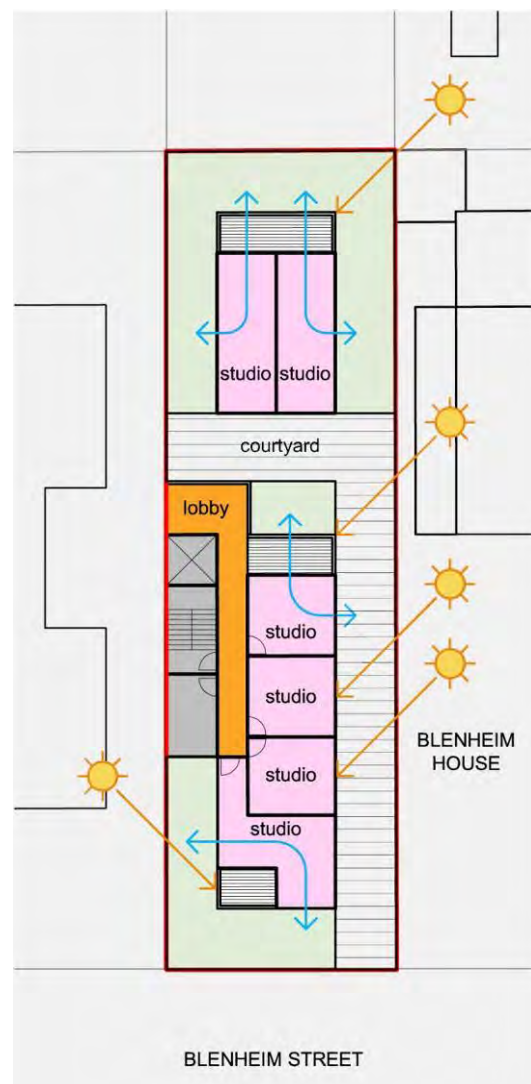


Building Envelope – 3D view from south-east





Indicative Layout – Plan (Residential)



Indicative Layout – Plan (Boarding Houses)

8.5 Hill 60, La Perouse

Explanation

The land at known as Hill 60 has a total site area of approximately 12 ha and comprises the following parcels:

- 9-23 Karoo Ave (Lot 5300 DP 48768),
- 1-7 Karoo Ave (Lot 5299 DP 48768),
- 42 Yarra Rd (Lot 5235 DP 821317),
- 2-14 Koorngai Ave (Lots 56-62 DP 752015), along with several Crown road reserves adjoining these parcels.

Hill 60 is an undulating, predominantly vacant site and its topography has been greatly altered through its history of sand mining and landfill. There are pockets of remnant vegetation retained towards the southern end of the site. The site is bounded by the Chinese Market Gardens to the north (which is listed on the State Heritage Register), the Yarra Bay Beach and Bicentennial Park to the west (a local heritage item and conservation area), La Perouse Public School to the east and a row of dwelling houses along Yarra Rd to the south.



The site also comprises internal unmade/informal access roads known as Karoo Avenue and its unnamed extension connecting to Baragool Avenue. The site may contain the Eastern Suburbs Banksia Scrub (ESBS) listed as an endangered ecological community under the *Threatened Species Conservation Act, 1995*. This requires further investigations.

The site is owned by the La Perouse Local Aboriginal Land Council (LPALC) and has significant social and cultural significance for the Aboriginal community.

The majority of the site has a residential zoning that permits low to medium density housing development as well as a range of community uses including child care centres, churches, schools and recreation facilities. A portion of the site on the south-western side is zoned for public recreation (along Koorngai Avenue).

The RLEP cl.6.11 requires that a site specific DCP must be prepared for large sites (over 10,000 sqm). This section of the DCP provides guidance on the key issues for any such future planning for the site.

Objectives

- To ensure any future development on the site is planned in a holistic and orderly manner.
- To ensure any identified biodiversity value of the site is protected and conserved.
- To promote, recognise and protect the cultural and social significance of the site to the Aboriginal community.
- To provide for appropriate and legible public access and open spaces through the site.

- To maintain appropriate view corridors from surrounding development including the public domain.
- To provide key design principles for any future planning and development of the site.
- To encourage a diverse range of housing, including affordable and adaptable dwellings.

Controls

i) Prepare a site-specific DCP for the entire Hill 60 site to guide any future redevelopment in a holistic suitably staged manner and must address (but not limited to) the following specific matters:

- Overall vision and design principles for the site in the context of its significant Aboriginal history, social and environmental considerations;
- identification of and provision for the social and cultural needs of the Aboriginal community and consideration of Council's *La Perouse Needs Study*
- a suitable and clearly dimensioned buffer zone to the adjacent Chinese Market Garden site
- clarification of the existence and extent of Eastern Suburbs Banksia Scrub (ESBS) at the site, appropriate curtilage and future zoning and management measures to ensure its ongoing conservation;
- provision for a minimum of 10% of the total site area as public open space that suitably connects with existing open space and serves the needs of the new and existing community. Open space provision should have regard to the existing open space zone boundary and extent of any identified biodiversity significance;
Note: This 10% threshold requirement for public open space does not include any land identified for connections/pathways or environmental conservation purposes (e.g. ESBS).
- clear street hierarchy and legible street network;
- strong pedestrian and cycle linkages through the site and connections to the surrounding street network;
- legible access and entry points to the site that aim to integrate the site with the surrounding neighbourhood;
- potential soil and groundwater contamination, potential flooding and stormwater management.

Note:

Variations to the existing zoned open space boundaries will require a rezoning application. When clarified, the specific ESBS locations should also be zoned for Environmental Conservation.

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1 Introduction

This section provides objectives and controls to increase the amount of adaptable and universally designed dwellings in Randwick City.

Adaptable and universally designed dwellings are conventional dwellings that incorporate construction and design elements to meet people's changing mobility requirements over their lifetime (e.g. levelled pathways, wider doorways and corridors and reinforced bathroom walls to enable future installation of grab rails).

This section applies to all development in Randwick City for attached dwellings, multi dwelling housing, residential flat buildings, shop top housing and is encouraged for new dwelling houses, semi detached dwellings and dual occupancy development.

The focus is on creating safe, accessible, and functional housing for a diverse demography including the elderly, families with children, and people with permanent or temporary disabilities.

The Building Code of Australia (BCA) and associated Australian Standards set technical requirements in regards to the accessibility of buildings.

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

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

1.1 Objectives

- To increase the supply of adaptable and universal housing.
- To ensure a suitable proportion of dwellings include layouts and design features to accommodate changing mobility requirements of residents.
- To promote sustainable development by extending the usability of a dwelling to meet 'whole of life' needs of the community.

2 Universal Housing

Explanation

A dwelling of universal design is a form of adaptability that incorporates elements that are 'designed in' at the construction stage, thus not requiring subsequent modification or adaptation through the lifecycle of occupants.

Controls

- i) All new attached dwelling, multi dwelling and residential flat building development must incorporate the following universal design measures for all ground floor dwellings:
 - An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance.
 - At least one level entrance into the dwelling.
 - Internal doors and corridors widths that facilitate comfortable and unimpeded movement between spaces.
 - A toilet on the ground (or entry) level that provides easy access.
 - Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
 - A continuous handrail on one side of any stairway where there is a rise of more than one metre.
- ii) For all new dwelling house, semi detached dwelling and dual occupancy development, consider incorporating the universal design measures outlined in control 2(i).
- iii) Where proposed, all universally designed dwellings must be clearly identified on the submitted DA plans.

Note:

2(i) controls are adapted from the Federal Government's Liveable Housing Design Guidelines (Silver Standard). Further information is available at:
www.livablehousingaustralia.org.au

Note:

Variations to 2(i), will only be considered where it can be demonstrated that site conditions would preclude achieving the controls (e.g. sloping sites with steep gradients, narrow allotments etc)

3 Adaptable Housing

Explanation

An adaptable dwelling incorporates design and construction features that can be readily modified over time to cater for an occupant with changing access and mobility restrictions, without requiring costly and/or energy intensive alterations.

Typical features of an adaptable dwelling include: level and relatively wide doorways, non slip surfaces, easy to use door handles, reachable power plugs, hobless shower recesses, and reinforced bathroom walls to facilitate grab rails.

The required standard for Adaptable Housing is AS 4299.

Controls

- i) In addition to the requirements of clause 2(i) controls, a minimum 20% of dwellings in new multi dwelling housing, shop top housing and residential flat buildings containing 10 or more dwellings must be adaptable dwellings and designed and constructed to a minimum Class C Certification under AS 4299 Adaptable Housing.
- ii) Where the development does not provide for lifts, the adaptable dwellings are to be located on the ground floor of the development.
- iii) The design of adaptable dwellings must be integrated into the development with the use of consistent materials and finishes.
- iv) Where proposed, the adaptable dwellings must be clearly identified on the submitted DA plans.

Note:

The proportion of adaptable dwellings in a development should be rounded up to the nearest figure

Note:

For the purposes of 3(ii), adaptable dwellings provided on the ground floor of a development substitutes the equivalent number of dwellings of universal design required under control 2(i).

Note:

Parking requirements for adaptable housing are contained in Part B7 Section 3.5.

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1 Introduction

Boarding houses play a key role in providing affordable rental accommodation for people on low incomes. The NSW Government has introduced a range of strategies, including the Affordable Rental Housing SEPP (AHSEPP), to increase the amount and diversity of affordable housing. Boarding houses are generally permitted (with consent) through the AHSEPP in all RLEP residential and business zones.

Boarding House (as defined in RLEP) means a building that:

- (a) is wholly or partly let in lodgings, and**
- (b) provides lodgers with a principal place of residence for 3 months or more, and**
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and**
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,**

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

The following controls supplement the AHSEPP provisions with additional guidelines and operational requirements to ensure quality yet affordable building design, effective on-going management and suitable living environment for both occupants and neighbours.

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

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

1.1 Objectives

- To encourage housing choice and affordability through the provision of high quality boarding houses in Randwick City.
- To achieve high standards of amenity for boarding house residents and surrounding neighbours through effective design and management controls.

1.2 Application

This DCP section applies to all DAs for new or existing boarding houses, which seek approval for:

- establishing a new purpose built boarding house;
- conversion or adaptation of an existing building to a boarding house; or
- alteration, intensification or refurbishment of an existing boarding house.

In relation to building classifications under the Building Code of Australia (BCA), this DCP section applies to both Class 1b and Class 3 buildings.

Note:

Refer to the BCA for detailed buildings classifications.

2 Building design

Explanation

Satisfactory standards of building design and provision of adequate facilities are essential for delivering a high quality living environment in boarding house premises, maintaining the current amenity of adjoining residences and protecting the long term economic viability of boarding houses.

Objectives

To incorporate suitable design features to:

- ensure boarding rooms and communal spaces are appropriately sized, located and equipped with suitable facilities;
- reduce the opportunity for crime and enhance the feeling of safety for residents; and
- protect the acoustic and visual privacy and living amenity for both boarding house residents and neighbours.

Controls

2.1 Boarding rooms

- i) Orientate to receive the maximum amount of sunlight;
- ii) Provide a balcony, terrace or window opening to outdoor areas for natural light and ventilation; and
- iii) Where provided, private open space in the form of a balcony or terrace must have a minimum useable area of 4 square metres.

Note:

Skylights or windows opening to an internal hallway or corridor cannot be used as the sole source for light and air circulation.

2.2 Outdoor communal open space

- i) Provide for all boarding houses, with a minimum total area of 20 square metres and a minimum dimension of 3 metres;

- ii) Provide at ground or podium level in the form of a courtyard or terrace area, accessible to all residents;
- iii) Locate and orientate to maximise solar access;
- iv) Incorporate both hard and soft landscaped areas;
- v) Provide shared facilities such as fixed outdoor seating benches, barbecues and the like to allow social interaction; and
- vi) Provide partial cover for weather protection, such as pergola, canopy or the like, where it does not cause unreasonable overshadowing on adjoining properties.

2.3 Indoor communal living areas

- i) Provide with a minimum dimension of 3 metres and a minimum total area of 20 square metres or 1.2 square metres/resident, whichever is greater; and
- ii) Orientate to maximise solar access and have a northerly aspect where possible.

2.4 Communal kitchen, bathroom and laundry facilities

- i) For all boarding houses, provide communal kitchen, bathroom and laundry facilities where they are easily accessible for all residents, unless these facilities are provided within each boarding room;
- ii) For development of over 12 boarding rooms without en suite bathrooms, provide separate bathroom facilities for male and female residents;
- iii) Locate and design any communal laundry room to minimise noise impact on boarding rooms and neighbouring properties; and
- iv) Where possible, locate clotheslines to maximise solar access while not compromising the street amenity or usability of communal open space.

2.5 Safety and crime prevention

- i) Locate building entry points and internal entries to living areas where they are clearly visible from common spaces;
- ii) Locate a habitable living area (such as lounge room, kitchen, dining or bedroom) to allow general observation of the street and communal open space;
- iii) Separate ground level private open space from public and common areas by measures such as open fencing or low level plants; and
- iv) Select trees and low-lying shrubs that do not interfere with sight lines nor provide opportunities for concealment or entrapment.

Note:

If provided, a roof terrace cannot be used as the sole or main outdoor living area. It can only function as supplementary open space to minimise privacy impacts on neighbouring properties and enhance the living amenity for boarding house residents.

Refer to the Low Density (C1) and Medium Density Residential (C2) sections for other specific controls on roof-top terraces.

Note:

The calculation of indoor communal areas can include any dining area, but cannot include boarding rooms, kitchens, bathrooms, laundries, reception area, storage, parking, hallways, corridors and the like.

2.6 Visual and acoustic amenity and privacy

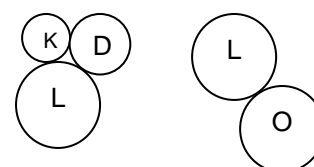
- i) Indicative locations of facilities and appliances for bathrooms, kitchens and laundries must be clearly shown on the DA plans/drawings;
- ii) Locate kitchen, dining room, lounge room and outdoor open space adjacent to or directly accessible from each other;
- iii) Locate similar uses (such as bedrooms or bathrooms) back to back, to minimise internal noise transmission;
- iv) Provide screen fencing, plantings and acoustic barriers where practicable to screen noise and reduce visual impacts;
- v) Where possible locate the main entry point at the front of the site, away from the side boundary and adjoining properties;
- vi) Locate communal open space, balconies and windows to bedrooms or communal areas, to minimise overlooking, privacy and acoustic impacts on adjoining properties;
- vii) An acoustic report prepared by a suitably qualified acoustic consultant must be submitted for new development or conversions/intensifications with an increase in resident numbers. The report must:
 - a) establish the existing background noise levels;
 - b) identify all potential noise sources from the operation of the premises, including any mechanical plant and equipment;
 - c) estimate the level of potential noise emission;
 - d) establish desirable acoustics performance criteria; and
 - e) recommend any mitigation measures (such as sound proofing construction and/or management practices) required to achieve relevant noise criteria.

Note:

Please also refer to the Protection of the Environment Operations (POEO) Act 1997, POEO Regulation 2008 and relevant policies and guidelines for noise prevention and control

Note:

Indicative locational relationships between communal living areas and facilities



K- Kitchen;
D- Dining room;
L- Lounge room;
O- Outdoor open space.

3 Management Plan

Explanation

Effective and responsive day-to-day management is critical to ensure high standards of amenity is maintained and protected for both boarding house residents and neighbours.

This can be achieved by adhering to a Management Plan during the operation of boarding houses, which clearly documents all management measures and house rules.

Objective

- To ensure clear and suitable operational measures and practices are in place for the on-going management of boarding houses.

Controls

- Submit a Management Plan with all DAs for new and existing boarding houses, that addresses the general requirements outlined in the Management Plan section in Part B, and the following specific requirements:
 - Criteria and process for choosing residents. Preference should be given to people on low and moderate incomes;
 - A schedule detailing minimum furnishings for boarding rooms, provision of facilities and appliances for kitchens, bathrooms and laundry rooms and maximum occupancy of each room;
 - House rules, covering issues such as lodger behaviour, visitor and party policies, activities and noise control, use and operation hours of common areas (e.g. communal open space and living rooms) and policies for regulating smoking and consumption of alcohol and illicit drugs;
 - Professional cleaning and vermin control arrangements for at minimum, the shared facilities, such as kitchens and bathrooms;
 - Public notice and signs, including:
 - A sign showing the name and contact number of the manager/caretaker, placed near the front entry and in a visible position to the public;
 - Clear display of fixed room identification number for each boarding room; and
 - Internal signage prominently displayed in each boarding room and/or communal living areas informing maximum number of lodgers per room, house rules, emergency contact numbers for essential services, annual fire safety statement and current fire safety schedule and emergency egress routes and evacuation plan.
- The manager/caretaker must maintain an up-to-date accommodation register with information on residents' details, length of stay, etc. and provide to Council officers upon request.

Note:

Refer also to the Boarding House Act 2012, which sets out registration requirements and occupancy principles for 'registrable boarding houses' (as defined under the Act) to ensure delivery of quality accommodation services and protection of the wellbeing and living amenity of residents.