Randwick City Council
a sense of community

Dwelling Houses and Attached Dual Occupancies

DEVELOPMENT CONTROL PLAN

Approved: 15 February 2000
Amended: 26 November 2002
Effective from: 20 December 2002

Notes: (1) The NSW Government's Exempt and Complying Codes SEPP (effective from 2008) allows certain residential developments to be carried out without the need for a development application. See www.housingcode.planning.nsw.gov.au

(2) This Policy should be read in conjunction with Randwick LEP 1998 (Consolidation), Gazetted on 15 January 2010, which updates a number of clauses referred to in this DCP.

DEVELOPMENT CONTROL PLAN
Dwelling Houses and Attached Dual Occupancies

Approved: 15 February 2000
Effective from: 1 March 2000

TABLE OF CONTENTS

Part 1
INTRODUCTION

Part 1 INTRODUCTION

1.1 About the DCP

This Development Control Plan (DCP) contains advice and controls for the planning and design of dwelling houses and attached dual occupancies within the City of Randwick.

The DCP has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 1994. Council is required by Section 79C of the Act to take the DCP into consideration when determining development applications to which the DCP applies.

Dwelling house and attached dual occupancy development includes the construction of new dwellings as well as alterations and additions to existing dwellings, including garages, carports and ancillary structures to dwellings.

Council's requirements for the submission of development applications are contained in the Randwick Development Application Guide, available from Council's Customer Service Centre.

1.2 Land to which the DCP applies

The DCP applies to dwelling house development on land zoned Residential 2A, 2B or 2C under Randwick Local Environmental Plan (LEP) 1998 and to attached dual occupancy development on land zoned Residential 2A.

1.3 Aims of the DCP

The aims of the DCP are:

1. Residential Diversity

to encourage the provision of a variety of resident i a l environments in response to the increasing diversity of household sizes and types;
to encourage the provision of housing that is sensitive to the local environment, is responsive to social needs and makes better use of existing infrastructure;

2. Urban Design

- to encourage good environmental and architectural design
- to produce an urban environment that benefits the community;
- to promote environmental design standards that respect and enhance the character of existing neighbourhoods;

3. Neighbourhood Amenity

- to enhance the quality and safety of the physical environment of properties;

4. Ecological Sustainability

- to implement the principles of ecologically sustainable development;
- to encourage energy efficient design;

5. Clear and Consistent Controls

- to provide clear and concise guidelines for the design of dwelling house and attached dual occupancy development in Randwick.

1.4 RELATIONSHIP TO OTHER DOCUMENTS

This DCP is a policy document which supports Randwick LEP 1998. The DCP should be read in conjunction with the LEP.

The DCP contains more detailed objectives and performance requirements for the design of dwelling houses and attached dual occupancies. Guidelines for multi-unit housing are contained in a separate DCP.

Development applications for dwelling houses and attached dual occupancies may also be subject to a number of other Council codes and policies. In particular, the following documents may be relevant:

Randwick Development Application Guide;
DCP for the North Randwick Heritage Conservation Area;
DCP for the West Kensington Heritage Conservation Area;
DCP - Parking;
Randwick City Council Private Stormwater Code;

Applicants should check with Council to determine what other documents need to be considered when preparing an application for dwelling house or attached dual occupancy development.

1.5 HOW TO USE THE DCP

The DCP uses a "performance" approach to design guidance and development control. The performance approach allows flexibility in building design while ensuring development meets important design and site planning objectives.

Development controls are contained in Parts 2, 3, 4 and 5 of the DCP. Applicants and designers will need to read all sections of the DCP in order to make sure that they have met all the DCP's requirements.

Each topic in Parts 2, 3, 4, and 5 includes objectives, performance requirements and Preferred Solutions to guide the planning and design of proposed development. Where relevant, references to the relevant provisions of Randwick LEP 1998 have also been included. Development standards contained in the LEP must be complied with and may only be varied by an objection prepared under State Environmental Planning Policy No. 1.

In order to gain Council approval, proposed developments must demonstrate that they have fulfilled the relevant **objectives** for each topic.

Performance Requirements

The **performance requirements** provide the means by which a development will achieve the **objectives** for each topic. These are design based measures that the development is expected to achieve.

The manner in which proposals meet the **performance requirements** is left open to the applicant. The performance based approach allows greater innovation in design while ensuring Council's objectives are achieved.

Preferred Solutions

The DCP also includes Preferred Solutions ("deemed to comply" standards), which are not compulsory standards, but illustrate how the performance requirements may be achieved in the design of developments.
A proposal will be taken to have met a particular performance requirement (denoted, for example, as P2) if it complies with the corresponding preferred solution (all points labelled S2).

If you wish to demonstrate compliance with relevant Performance Requirements by means other than using the corresponding Preferred Solutions Provision you must clearly and concisely demonstrate such compliance in your **STATEMENT OF ENVIRONMENTAL EFFECTS.**

A statement of environmental effects demonstrating compliance with Performance Requirements in lieu of Preferred Solutions must be compiled by a suitably qualified Town Planner, Architect or the like.

The DCP is divided into the following parts:

Part 1 – Introduction

Explains the purpose and structure of the DCP and how to use it.

Part 2 – Designing in Context

Explains the importance of good site planning. It identifies the desired future character of the Randwick area whilst also identifying the objectives and performance requirements for site analysis, which must form part of all development applications.

Part 3 - Ecologically Sustainable Development

Includes objectives and performance requirements for solar access, energy efficiency, stormwater management and water conservation.

Part 4 - Building Design

Includes objectives and performance requirements for landscaping and open space, floor area, building height, form and materials, setbacks, privacy, safety and security, garages and driveways, fences and foreshore development.

Dictionary

Sets out the particular meaning of words shown in italics.

Part 2
DESIGNING IN CONTEXT

Part 2 DESIGNING IN CONTEXT

2.1 GOOD SITE PLANNING

The first step in good design is to understand the development context of the site.

This includes considering:

- the character of the neighbourhood
- the streetscape
- development opportunities
- site constraints
- special qualities of the site

Good design involves a sensitive response to these elements. Council requires all development applications to demonstrate that these elements have been considered in the design process.

2.2 NEIGHBOURHOOD CHARACTER

The City of Randwick displays a wide variety of urban characters reflecting;

differences in topography, street pattern and landscape;
different types and quantities of vegetation;
successive stages of development;
changes in architectural style and building materials over time; and
differences in building size and form achieved under a range of planning controls.

Some sites and areas of particular quality are listed as having heritage significance under the LEP. Development on or near sites containing heritage items or heritage conservation areas requires consideration or the effect on heritage significance (see Part 4 of LEP 1998 and relevant DCPs for Conservation Areas).

2.3 A VISION FOR RANDWICK DESIRED FUTURE CHARACTER

Desired Future Character

This DCP identifies 4 main building types which are characteristic of lower density residential environments.

These are:

1. Two level terrace houses;
2. Single level Federation terraces or semis;
3. Federation or Californian bungalows;
4. Inter-war cottages.

The identified features and design elements of each of these residential types (as outlined in the following pages) are to be used to form the basis of the design of new development and be incorporated into the site analysis.

DESIRED FUTURE CHARACTER

Type 1 : Two level Terrace Houses

Massing and Roof

Verandahs and balconies

Windows and openings

Massing

- simple form, parallel to street, projections and articulation at the rear of the building.
- party walls and chimneys give regular rhythm and visual interest to building silhouette.

Roof

- simple steep primary roof, ridge parallel to street frontage, solid masonry gable end at side boundaries and the end of a row of dwellings or continuous parapet along the front.
- pitched roof with solid gable end or flat roof may be accepable at rear.
- dormer windows to attic rooms may be allowed, if they reflect the scale and form prevalent in this type of building.

Verandahs/balconies

- continuous verandahs along front, recessed between party walls with variations used to provide differentiation between dwellings.
- balustrades provide relief and ornamentation by use of contrasting, lighter and thinner material with heavier capping.
- verandah roof often below eaves of main roof to help articulate roof form.

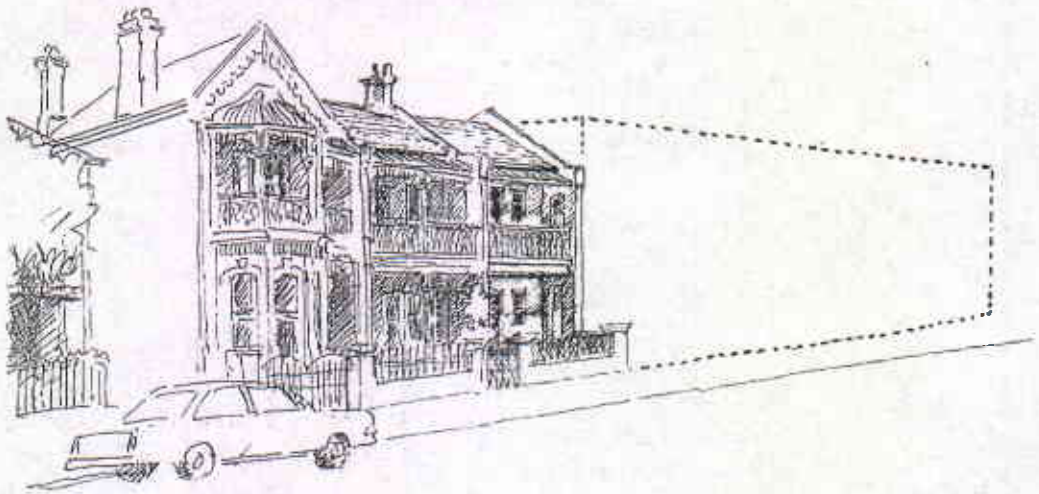
Windows/openings

- openings have vertical proportions and are arranged in a symmetrical pattern within verandah bays.
- front doors have visual prominence with highlights and/or side lights and are sometimes recessed.

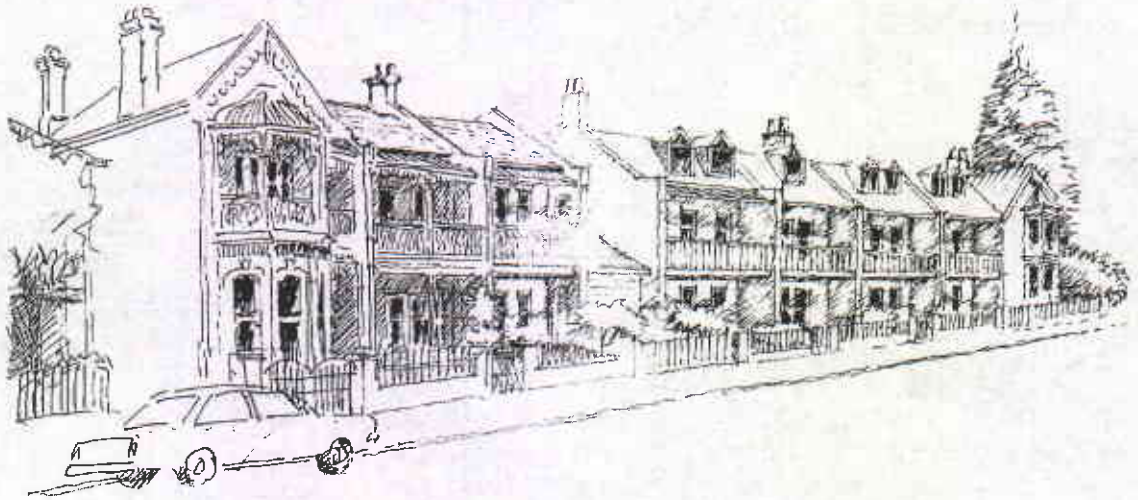
Materials, finishes and details

- walls of rendered masonary or exposed brick in compatible colour and texture to existing neighbouring buildings.
- roof material is compatible with prevailing originals buildings of the type (eg slate or corrugated galvanised iron).
- window frames, balustrating and friezes provide patterning and detail relief to the elevation.

Figure 2.1: Infill development within Type 1 streetscape

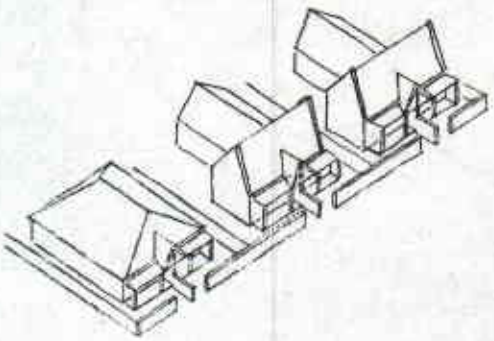


Existing streetscape



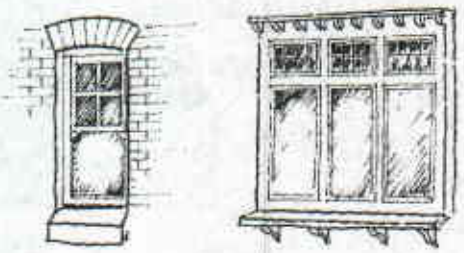
Streetscape with infill

Type 2: Single level Federation terraces or semis



Massing and roof

Verandahs and balconies



Windows and Openings

Massing

- simple form, parallel to street.
- ground floor often elevated slightly.
- consistent rhythm of dwelling width and spacing.
- strong articulation provided by party walls in terraces.

Roof

- simple steep primary roof, usually hipped in semis.
- articulation provided by gables in part of roof facing street and by chimneys
- use roof articulation to provide a sympathetic relationship between 2 storey infill and existing single storey buildings.

Verandahs/balconies

- continuous verandahs along front.
- verandah roof lower and often shallower than primary roof.

Windows/openings

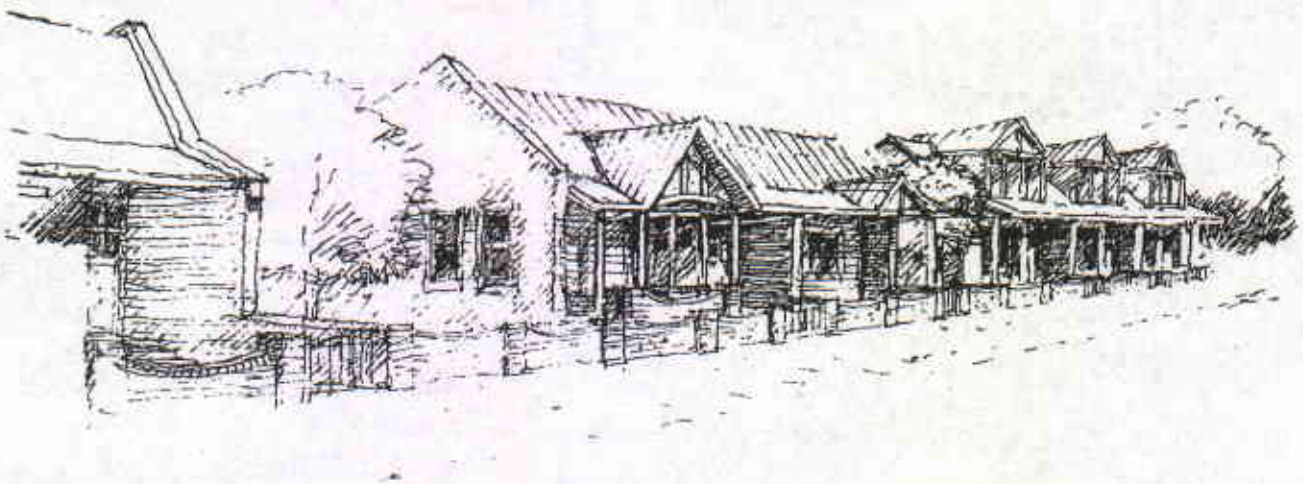
- generally vertical proportion or bay windows, symmetrically placed beneath gable or within verandah bay, divided into 3 vertical panels and highlights.
- entrances often recessed and given emphasis with gable or portico.

Materials, finishes and details

- walls are usually dark brick with decorative banding and trims in darker brick.
- roofs compatible with tile or slate.
- gable ends panelled and recessed.
- verandahs use timber posts on brick base (up to balustrade height) with timber friezes.
- timber work and panelling contrast with masonry, to highlight detail.

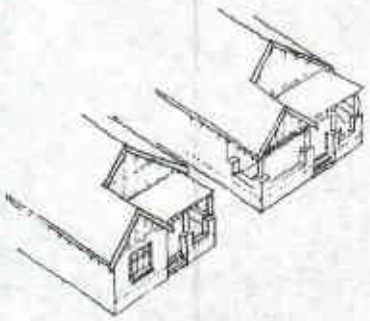
Figure 2.2: Infill development within Type 2

Existing streetscape



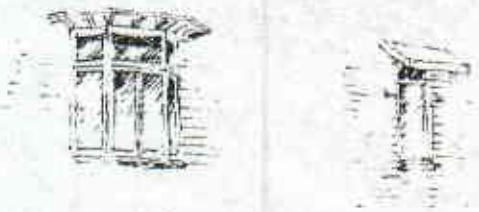
Streetscape with infill

Type 3: Federation or Californian bungalows



Massing and roof

Verandahs and balconies



Windows and Openings

Massing

- articulated building form, divided into 2 bays along frontage, one bay with front verandah or projecting bay with feature window.
- regular pattern formed by building width, spacing and balcony arrangement.
- ground floor slightly raised.

Roof

- composite steeply pitched hipped roof with one or two gables towards street, wide, varied overhangs.
- regular sequence of gables along street.

Verandahs/balconies

- generous width verandah with gabled or flat roof.
- solid masonry base and balustrade with decorative columns above.

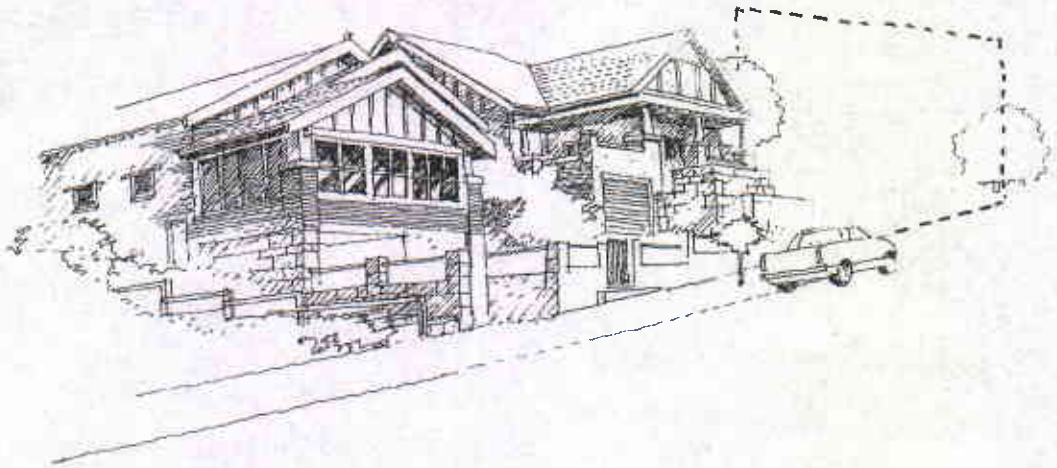
Windows/openings

- projecting solid bay has central feature window divided into 3 or more vertical panels and highlights.
- window treatment varies with a consistent building massing giving individuality, eg. project beyond facade, hoods over bay windows, varying mullion arrangements, use of leadlight.

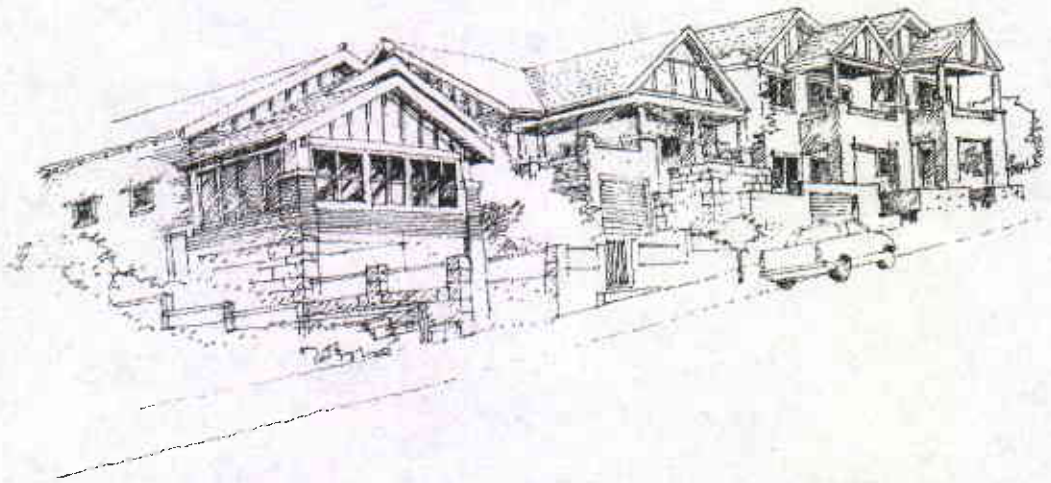
Materials, finishes and details

- walls are usually dark brick with a darker brick varied bonding pattern, decorative banding or trim.
- roofs compatible with tile or slate
- gable ends are panelled and recessed.
- feature columns (timber or masonry) on verandahs and window framing contrasts with masonry to provide decorative relief and richness in detail.

Figure 2.3: Infill development within Type 3 streetscape

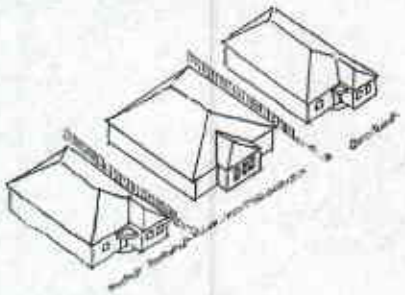


Existing streetscape



Streetscape with infill

Type 4: Interwar cottages



Massing and roof

Verandahs and balconies

Windows and Openings

Massing

- low solid horizontal massing divided into 2 or 3 bays by subtle projections of the facade.

Roof

- simple steep hipped roof shapes, narrow eaves.

Verandahs and balconies

- balcony, if provided, is recessed with solid building facade.
- small concrete overhang over entry to form porch.

Windows

- regular pattern of windows within bays, usually double hung.
- one bay usually has wider "feature window' and mullions dividing window into square panes.

Materials, finishes and details

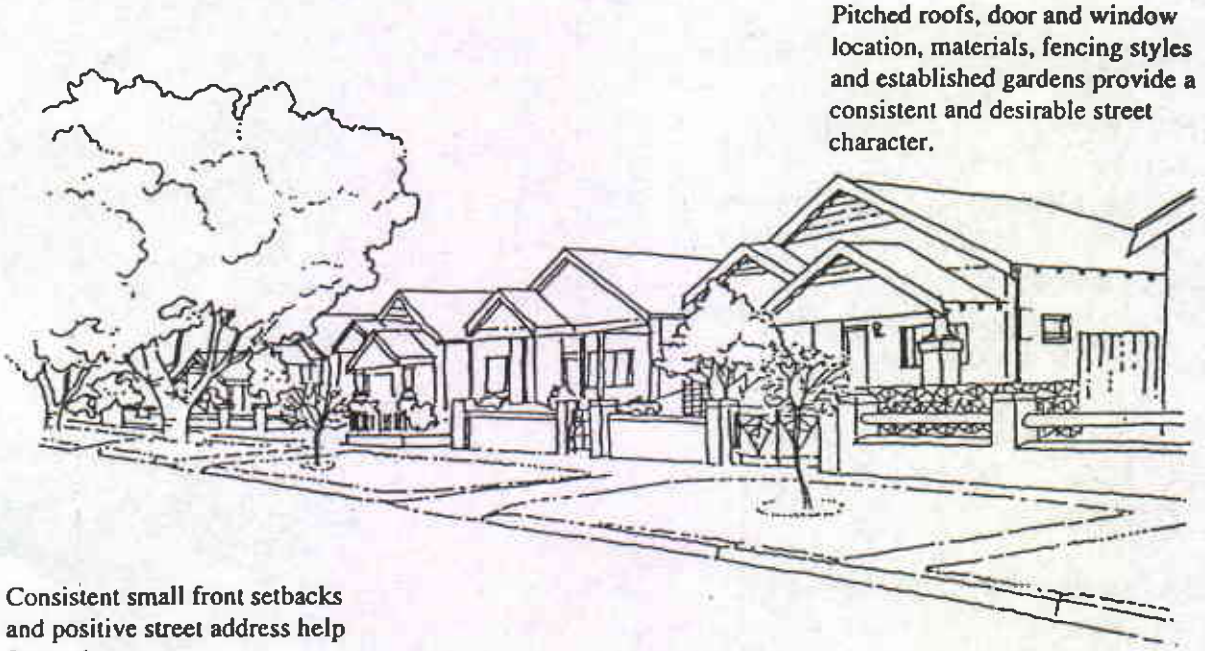
- red brick walls, red tile roofs, light coloured window framing, eaves and fascias.
- curved brick corners feature in some bays.

2.4 SITE ANALYSIS

2.4.1 Objectives

- To encourage design of a scale and appearance in keeping with the streetscape and neighbourhood character and desired future character.
- To ensure development preserves or enhances areas of special architectural, social, cultural or historic interest.
- To ensure design reflects the opportunities and constraints presented by the site.
- To ensure development preserves or enhances the special qualities of individual sites.

Figure 2.2: Example of a homogeneous and consistent streetscape. Pitched roofs, door and window location, materials, fencing styles and established gardens provide consistent street character.



2.4.2 Explanation

A site analysis identifies the special qualities of the site, the street and the neighbourhood and explains how the proposed development relates to these qualities.

It should be presented in the form of sketch plan and written text. Both a Site Analysis Plan and a Statement of Environmental Effects must accompany an application involving external building work. **Where the proposal involves a change in appearance as viewed from the street, a street elevation showing the adjoining buildings should be included. The site analysis may also include photographs and perspectives.**

Refer to the Randwick Development Application Guide for details on what should be included in a Site Analysis Plan and Statement of Environmental Effects. The level of detail required for a site analysis depends on the scale and nature of the proposed development. If in doubt consult with a Council assessment officer.

2.4.3 Relevant LEP Provisions

Clause 10 – Residential 2A zone objectives

(a) to maintain the character of established residential areas, and

(c) to enable redevelopment for low density housing forms, including dwelling houses, dual occupancy, semi-detached housing, and the like, where such development does not compromise the amenity of surrounding residential areas and is compatible with the dominant character of existing development.

Clause 29 – Foreshore Scenic Protection Area

Requires Council to consider the probable aesthetic appearance of a proposed building in relation to the foreshore.

Clause 43

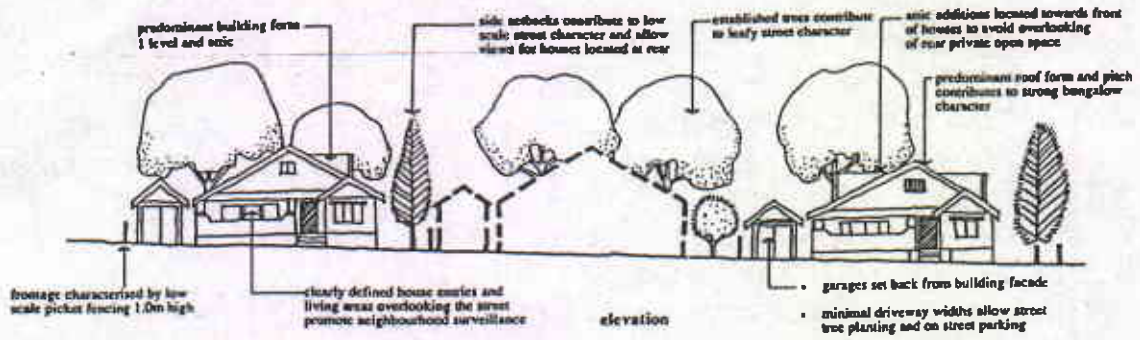
Provides that certain activities involving *heritage items* or *heritage conservation* areas require development consent.

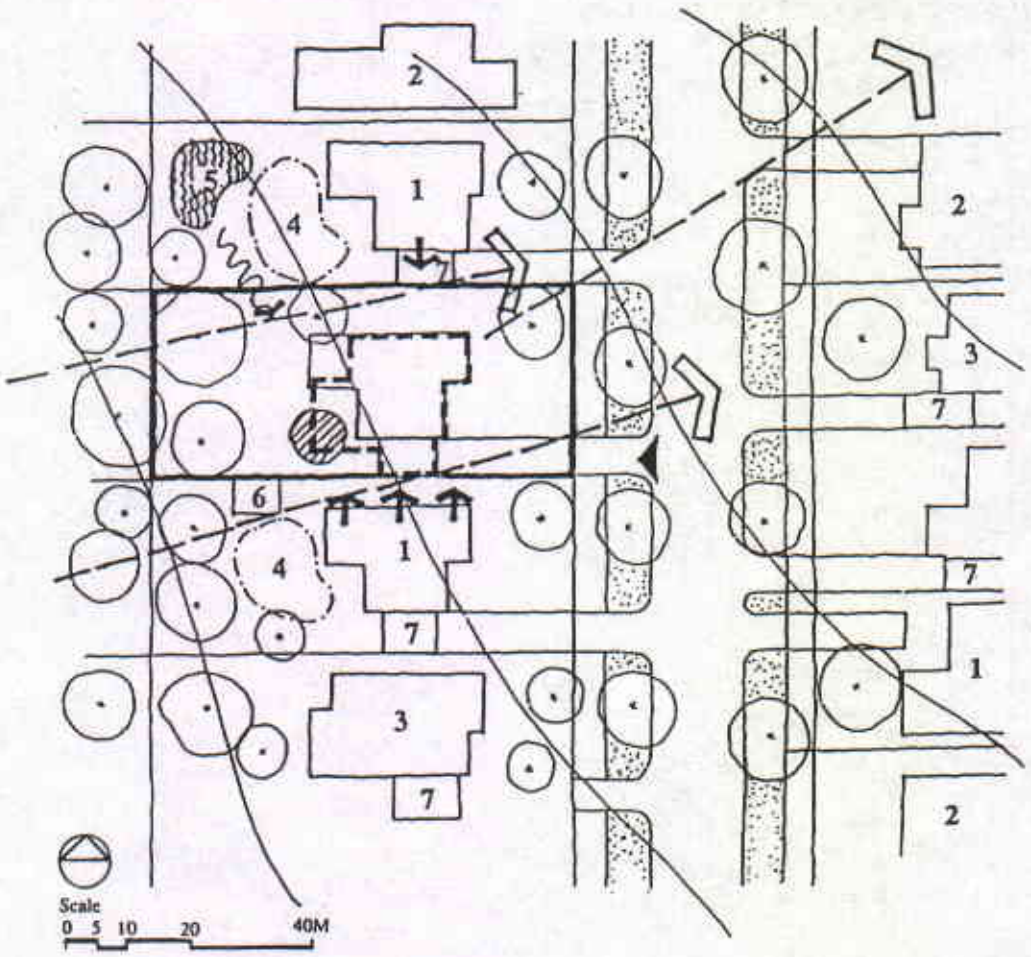
Requires Council to consider the impact of the activities on the *heritage significance* of the relevant *heritage item* or *heritage conservation area.*

Clause 46

Requires Council to consider the likely effect of proposed development on nearby heritage items or heritage conservation areas.

Figure 2.4 Typical Site Analysis Plan





views to city skyline

existing trees to be retained

existing trees to be removed

neighbour windows facing site

noise

vehicular site entry

contours

1 inter-war bungalows (single storey and attic)

2 modern dwelling houses (single storey)

3 modern dwelling houses (two storey)

4 secluded private open space

5 swimming pool

6 garden shed

7 carport/garage

proposed new building footprint

2.4.4 Requirements and Standards

Performance Requirements

P1 Proposals involving external building work must be accompanied by a Statement of Environmental Effect and a Site Analysis Plan which identifies development opportunities and constraints for the site. It must demonstrate that these factors have been instrumental in shaping and design of proposed development and also demonstrate how the desired future character is taken into account in design process.

Note: An example of a typical Site Analysis Plan is included in Figure 2.4. **Streetscape elevations are required for all proposals including 2 storeys or more.**

P2 Development fits into the surrounding environment and pattern of development by recognising:

- future desired character
- site topography
- site features
- vegetation and landscape setting
- form and style of existing buildings
- view corridors
- local street and pedestrian networks
- orientation
- microclimate
- drainage
- services
- access

Part 3
ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Part 3 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

3.1 SOLAR ACCESS AND ENERGY EFFICIENCY

3.1.1 Objectives

- To promote energy efficiency in the design, construction and use of housing.
- To encourage the use of reusable, recyclable and renewable resources in construction.
- To reduce energy costs in demolition, reconstruction and recycling by maximising the life cycle of buildings.
- To encourage the use of passive solar design.
- To protect solar access enjoyed by neighbours.

3.1.2 Requirements and Standards

Performance Requirements

P1 New dwelling houses and attached dual occupancies must demonstrate that they are designed to achieve an energy efficiency (Nathers) rating of 3.5 stars.

Buildings and internal layouts are designed to minimise energy consumed for heating and cooling, eg. by incorporating:

- high thermal mass through the use of materials such as concrete slab floors, cavity brick, concrete block and stone walls.
- energy efficient hot water systems;
- insulation of hot water pipes, location of hot water tanks and heaters close to rooms where the most hot water will be used and grouping hot-water rooms together;
- cooking tops located away from windows and fridges and freezers;
- 'task lighting, where lights focus on particular areas of the room where light is required rather than lighting the whole of the room;
- energy efficient globes;
- light internal colour schemes and maximised opportunities for natural lighting.
- ceiling and wall insulation to at least the level recommended in AS2627.1-1993 (Thermal insulation of dwellings) for the locality.

P2 Buildings are sited and designed to maximise solar access to north-facing living areas and areas of open space.

P3 Air movement within dwellings is designed to minimise the use of mechanical heating and cooling appliances. e.g. by carefully orienting openings to allow through ventilation; by providing for mechanically heated or cooled areas to be closed off from other parts of the dwelling.

P4 Buildings have an area of roof suitable for the installation of solar collectors and photovoltaic cells (subject to design of existing roof, streetscape and heritage considerations).

P5 Building materials, appliances and fuel sources are selected to minimise energy requirements and greenhouse gas emissions.

P6 External clothes drying areas with access to sunlight and breezes are available to all dwellings.

P7 Landscape design assists microclimate management to provide shading in summer, conserve energy consumption and reduce the use of water.

P8 Windows are shaded and appropriately sized to reduce summer heat load and permit entry of winter sun.

P9 The design and siting of new buildings, alterations and additions to existing buildings and landscaping minimises loss of solar access to neighbouring properties. Solar access is to be maximised to the north facing windows of living areas and the principal outdoor recreation space of neighbouring dwellings.

P10 Materials to be used in construction are:

- energy efficient (low embodied energy);
- generally non-polluting, recyclable or reusable; and
- durable with low maintenance requirements.

P11 Timbers used are plantation, recycled or regrowth timbers.

P12 No rainforest timbers or timbers cut from old growth forest are used.

Preferred Solutions

S1 Development applications for new dwelling houses or attached dual occupancies include an energy efficiency compliance certificate from an accredited certifier demonstrating a minimum NatHERS or equivalent rating of 3.5 stars.

S2 Private open space receives at least 3 hours of sunlight over at least part of its area between 9.00am and 3.00pm on 21 June.

S2,8 North-facing windows to living areas receive at least 3 hours of sunlight over at least part of their surface between 9.00am and 3.00pm on 21 June.

S9 Solar access to existing or future solar collectors on adjacent buildings is maintained between 9.00am and 3.00pm each day throughout the year.

S9 North-facing windows to living areas of neighbouring dwellings receive at least 3 hours of sunlight over at least part of their surface between 9.00am and 3.00pm on 21 June. If less than 3 hours is available under current conditions, access to sunlight is not reduced.

S9 The principal outdoor recreation space of neighbouring dwellings receives at least 3 hours of sunlight over at least part of its area between 9.00am and 3.00pm on 21 June. If less than 3 hours is available under current conditions, access to sunlight is not reduced.

Figure 3.1 Careful protection of north-facing walls and windows.

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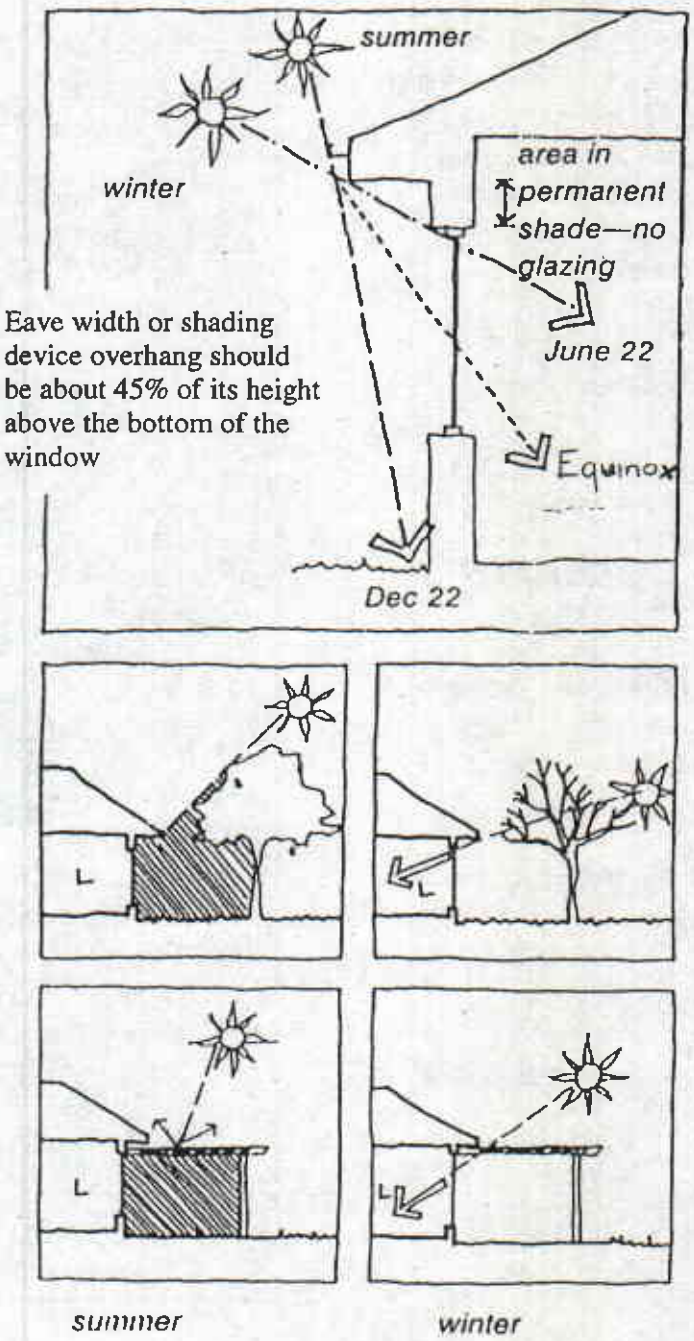


3.2 WATER MANAGEMENT

3.2.1 Objectives

- To control stormwater quality and quantity and eliminate discharge impacts on adjoining properties.
- To ensure cost-effectiveness in the provision and maintenance of storm drainage works.
- To reduce the pressure of new housing development on domestic water supplies.
- To ensure building and landscape design incorporate techniques for conserving mains water.
- To encourage rainwater storage for domestic use reducing run off.

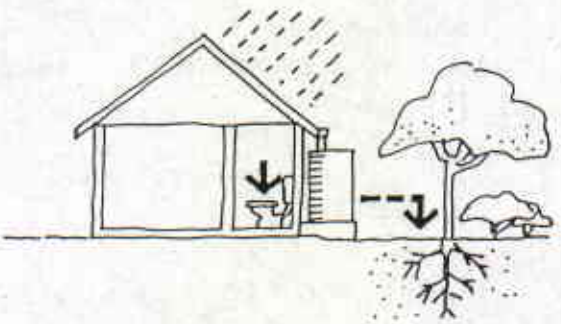


Figure 3.3 Using rainwater to conserve water.

3.2.2 Relevant LEP Provisions

Clause 22

Requires Council to be satisfied that adequate facilities for the supply of water and for the removal or disposal of sewage and drainage are available to the land.

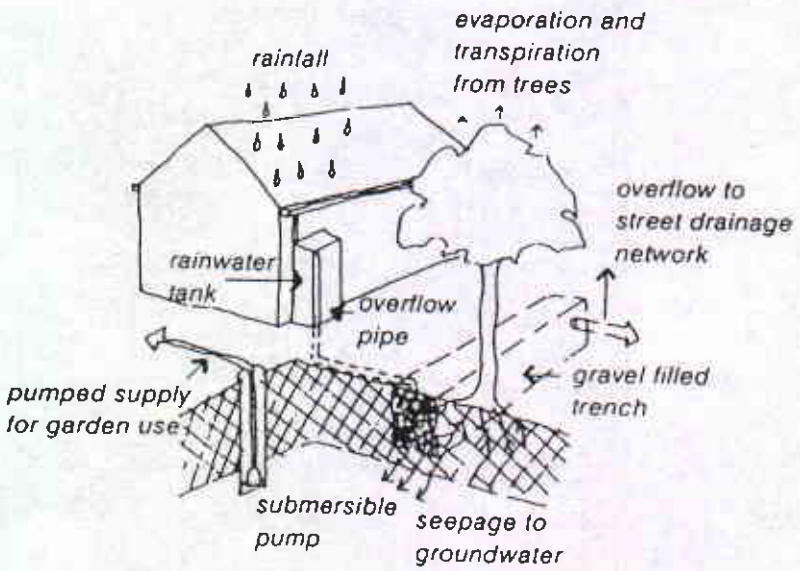


Figure 3.2 Example of multiple use of drainage

3.2.3 Requirements and Standards

Performance Requirements

P1 Stormwater disposal systems are designed to:

- ensure that stormwater from buildings is collected and drained to a suitable disposal system which is appropriate to the suitability of the site,
- existing downstream systems are not adversely affected;
- fit in with the hydrology of the natural systems;
- use on-site stormwater infiltration as a means of minimising stormwater run-off where soil conditions are appropriate;
- maximise opportunities for re-use of stormwater; and
- retain existing trees to preserve established leafy character, assist in microclimate management and maximise geotechnical stability and opportunities for on-site stormwater retention.

Note: Site suitability should be demonstrated on State of Environmental Effects.

P2 The consumption of water within *dwellings* is minimised.

P3 The consumption of water for the purpose of landscaping is minimised.

Preferred Solutions

S1 Storm water from all buildings and surfaces is graded and drained via a gravity system to Council's street gutter; or to a suitable absorption system designed by an accredited certifier or other suitably qualified person, subject to the suitability of the site and which does not result in any nuisance to nearby premises.

S1 Rainwater tanks or other storage systems collect roof run-off for treatment and re-use for toilet flushing, laundry purposes and garden watering (overflow shall be connected in accordance with S1).

S2 Triple A rated water-efficient plumbing fixtures (taps and shower roses) and water-efficient dual-flush toilets are installed in new developments and substantial renovations of existing *dwellings*.

S3 *Landscaped areas*:

- contain low-water-demand plant species;
- group together species with similar watering requirements;
- use appropriate mulches for planter beds (except in on-site detention areas);
- utilise drip irrigation systems and irrigation controllers to prevent over-watering where irrigation systems are proposed.

Part 4
BUILDING DESIGN

Part 4 BUILDING DESIGN

4.1 LANDSCAPING & OPEN SPACE

4.1.1 Objectives

- To retain and enhance existing significant trees and established landscaping.
- To provide dwellings with useable outdoor recreation space.
- To improve stormwater management and the appearance, amenity and energy efficiency of housing through integrated landscape design.
- To preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

4.1.2 Relevant LEP Provisions

Clause 31

Attached dual occupancy development in the 2A zone must provide at least 40% of the site area as landscaped area. Not more than half of the landscaped area requirement may be over podiums or excavated basements.

4.1.3 Requirements and Standards

Performance Requirements

P1 The size and dimensions of landscaped areas suit the projected requirements of the dwelling occupants and accommodate outdoor recreation needs as well as providing space for service functions.

P2 The location and design of private open space:

- take advantage of the orientation, outlook and natural features of the site to allow year–round use.
- minimise adverse impacts of adjoining buildings on privacy and sun access, and
- address surveillance, privacy and security issues where public spaces adjoin.

P3 The landscape plan uses local indigenous plant species.

P4 Existing trees and shrubs are retained wherever practicable.

P5 Planting will not obscure or obstruct dwelling entries, paths or streets in a way that reduces actual or perceived personal safety.

P6 Unpaved or unsealed landscaped areas are maximised and are designed to facilitate infiltration of stormwater.

Preferred Solutions

S1	A minimum of 40% of the total site area is provided as landscaped area.
S1	Each dwelling is provided with at least 25m² of useable private open space.
S1	Each dwelling's private open space is capable of containing a rectangle with minimum dimensions of 3m x 4m with only minor changes of level.
S1	Private open space proposed towards the front of a dwelling house or an attached dual occupancy is located behind the required building line (front boundary setback).
S6	A minimum of 20% of the site area has a permeable (soft landscaped) treatment.

4.2 FLOOR AREA

4.2.1 Objectives

To ensure developments are not excessive in bulk or scale but are compatible with the existing character of the locality.

4.2.1 Relevant LEP Provisions

Clause 30
Minimum allotment size for the erection of a dwelling house or attached dual occupancy in the 2A zone is 450m2, and each allotment (other than a battleaxe allotment) must have a frontage of at least 12m.
Minimum allotment size for the subdivision of an attached dual occupancy in the 2A zone is 900m2.

Clause 32
The maximum floor space ratio for attached dual occupancy development in the 2A zone is 0.5:1.

Preferred Solutions

S1 The floor space ratio of a dwelling house does not exceed:

Site Area (m2)	Floor Space Ratio
Up to 300	0.65:1
300 to 450	0.6:1
451-600	0.9 - $\frac{\text{Site Area (m2)}}{1500}$
Over 600	0.5:1

4.2.2 Requirements and Standards

Performance Requirements

P1 Building bulk must be compatible with surrounding built forms and must minimise adverse effects of bulk on neighbours, streets and public open space.

4.3 HEIGHT, FORM & MATERIALS

4.3.1 Objectives

- To ensure the height and scale of development relates to the topography with minimal cut and fill.
- To ensure developments are not excessive in height & scale but are compatible with the existing character of the locality.
- To ensure buildings preserve privacy and natural light access for neighbouring residents and allow a sharing of views.
- To ensure additions to *dwellings* do not detract from the individual character and appearance of the existing *dwelling*.
- To ensure buildings enhance the predominant neighbourhood and street character.

4.3.2 LEP Controls

Clause 33

Maximum building height for an *attached dual occupancy* in the 2A zone is 9.5m measured vertically from any point on ground level.
Maximum external wall height for an *attached dual occupancy* in the 2A zone is 7.0m measured vertically from any point on ground level.

4.3.3 Performance Requirements and Design Solutions

Performance Requirements

Note: Proposals incorporating a two storey front facade in predominantly single storey *streetscapes* which are not subject to substantial redevelopment are generally not permitted.

P1 The height of buildings relate to those in the surrounding *streetscape*, with higher buildings located to minimise impacts on neighbours and the *streetscape*.

P2 Buildings are designed to enhance the existing desirable built form character of the street by adopting, where relevant, existing characteristics of:

- mass and proportion;
- materials, patterns, textures, colours and decorative elements;
- roof form and pitch;
- façade articulation,
- window and door location and proportions;
- verandahs, eaves and parapets;

P3 The location and design of development relates to the topography of the site, with minimal cut and fill.

P4 Buildings are designed to preserve privacy and natural light access for neighbouring residents.

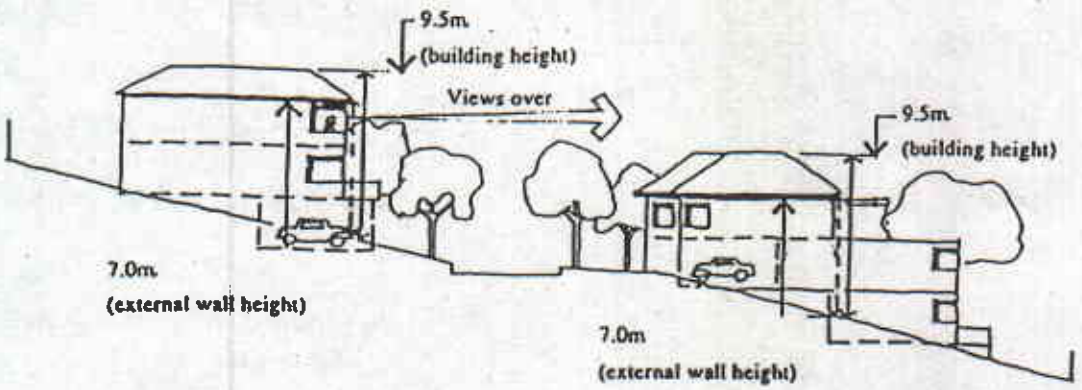
P5 The second storey of a semi detached *dwelling* should integrate with the streetscape and the adjoining semi-detached *dwelling*.

P6 Buildings are designed to allow a sharing of views.

Preferred Solutions

S1	The *external wall height* of a *dwelling house or attached dual occupancy* does not exceed 7m.
S1	The *external wall height* of buildings or additions to the rear does not exceed 3.5m.
S3	Cut or fill does not exceed 1m.
S3	Excavation does not occur within 900mm of a side boundary.
S3	Excavation does not occur within 3m of the rear boundary.
S4	The length (depth) of a second storey portion is no greater than 12m at less than 1.5m from a southern boundary.
S5	The second storey portion of a semi-detached *dwelling* being confined within the existing roof space or setback from the front elevation behind a substantial portion of the existing roof form and the design respecting the symmetry of the adjoining semi-detached *dwelling*.

Figure 4.1 Maximum height



4.4 BUILDING SETBACKS

4.4.1 Objectives

- To integrate new development with the established setbacks of the street and maintain the environmental amenity of the *streetscape.*
- To ensure *dwellings* have adequate access to natural light, daylight and fresh air.
- To maintain and enhance established trees and vegetation.

4.4.2 Requirements and Standards

Performance Requirements

Front Setback

P1 Front building setback generally conforms with the setback of adjoining development or the dominant setback along the street.

Rear Setback

P2 Building forms and setbacks allow neighbours adequate access to natural light and a share of views and preserve established trees and vegetation and be generally consistent with the setback of adjoining properties.

Side setbacks

P3 Building forms and setbacks allow occupants and neighbours adequate access to natural light, daylight and fresh air. Side setbacks adjoining a street frontage, regarding corner allotments, must integrate with the established setbacks of the side street and maintain the environmental amenity of the streetscape.

Preferred Solutions

S1 Front setback is:

- the average of the setbacks of the adjoining *dwelling houses* and where there is no adjoining *dwelling house*, front set back is 6m.

S2 No part of the building is closer than 4.5m from the rear boundary.

S3 Side setbacks are no less than:

- 900mm for any part of a building over 1m above ground level and up to one level in height.
- 1.5m for any part of a building, the height of which is two levels at that point;
- 3.0m for any part of a building, the height of which is more than two levels at that point (see Figure 4.2).

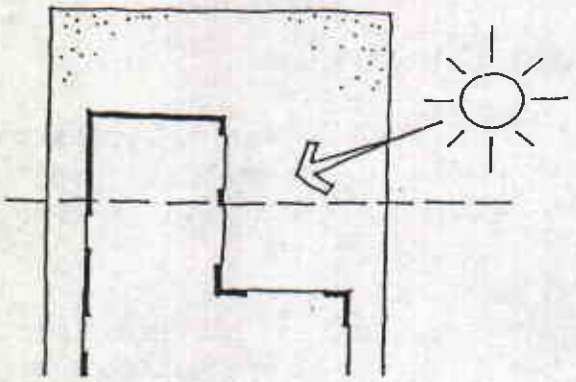
NOTE: The following may encroach beyond the side, front and rear setbacks;

- eaves, gutters, pergolas, screens, sunblinds, light fittings, electricity or gas meters,
- unroofed terraces, landings, steps or ramps not more than 1m in height.

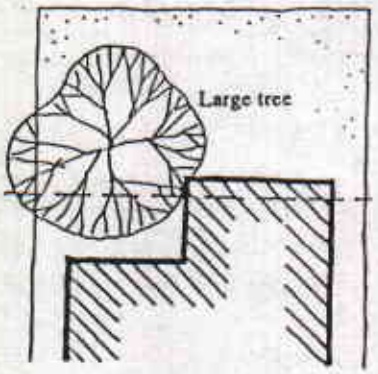
Buildings may be set back less than the Preferred Solution standard or may be built to the boundary where:

- it is proposed to extend an existing terraced or semi-detached building along the alignment of the common wall
  or
- the proposal would not have an adverse impact on the streetscape or adjoining premises provided
- the performance requirements relating to neighbour's privacy and access to light, air and views would be met and clearly addressed or demonstrated in the Statement of Environmental Effects.

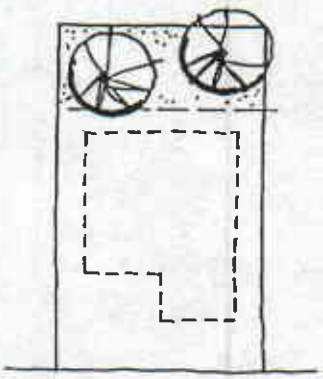
Figure 4.1 Rear setback examples



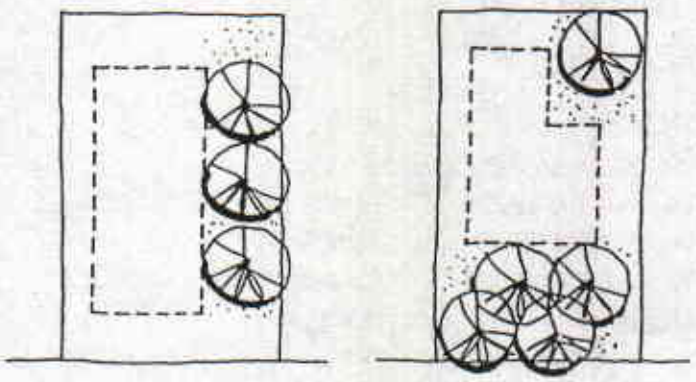
Flexibility exists to allow for ideal solar orientation of living rooms and preservation of important site features such as significant trees.



Rear yard space is designed to retain existing vegetation and promote useable private outdoor space.

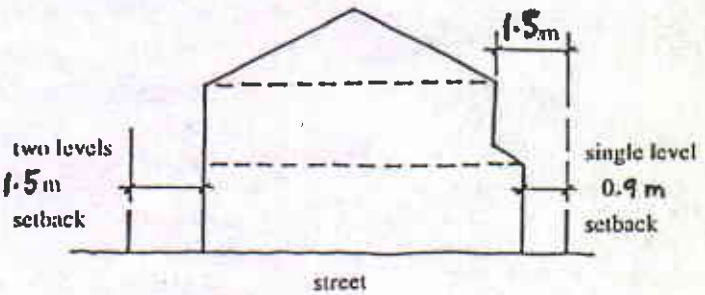


Protecting the rear yard area.

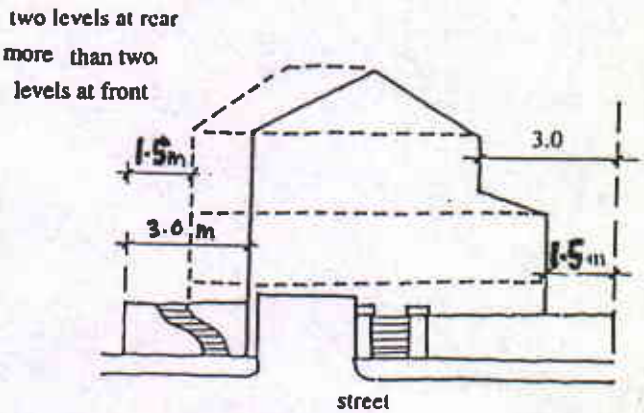


Allowing house site flexibility where existing private open space and significant vegetation suggests a preferred alternative.

Figure 4.2 Side setback options



Alternative Side Setbacks for 1 and 2 levels



Site sloping down to road with 3 levels at street

4.5 VISUAL AND ACOUSTIC PRIVACY

4.5.1 Objectives

To ensure that new buildings and additions meet occupants' and neighbours' requirements for visual and acoustic privacy.

4.5.2 Relevant LEP Provisions

Clause 27

Requires Council to take into account Australian Standard AS 2021 in assessing proposals for land affected by aircraft noise (as advised by the Federal Airports Corporation). Council may not grant consent to proposals within the 25 ANEF contour (as advertised by the Federal Airports Corporation) which will result in an increase in the number of *dwellings* on that land.

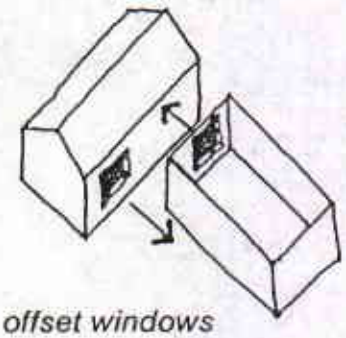
Performance Requirements

P1 Overlooking of internal living areas and *private open spaces* of residential development is minimised through appropriate building layout, location and design of windows and balconies and, where necessary, separation, screening devices and landscaping.

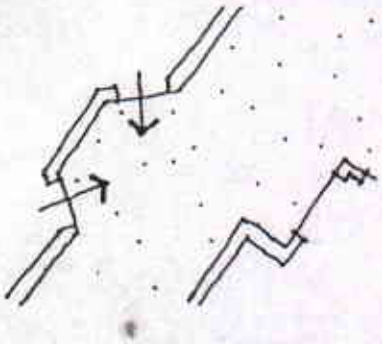
P2 Balconies are designed to provide adequate privacy for occupants of the building when viewed from other *private open spaces*, public spaces or the street.

P3 *Dwellings* close to noise sources such as busy roads or industry are designed to provide a comfortable living and sleeping environment.

Figures 4.3 Offsetting windows to avoid outlook to adjacent private areas.

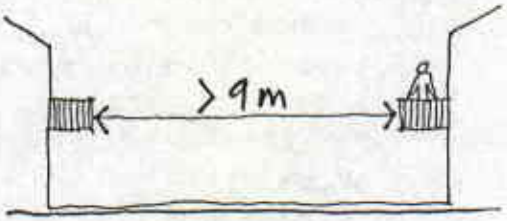


offset windows

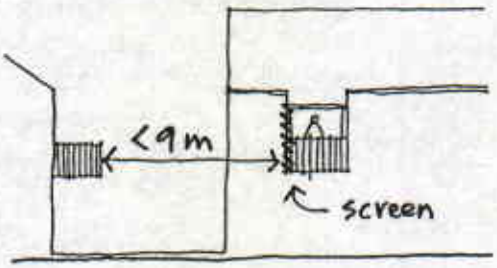


splay windows

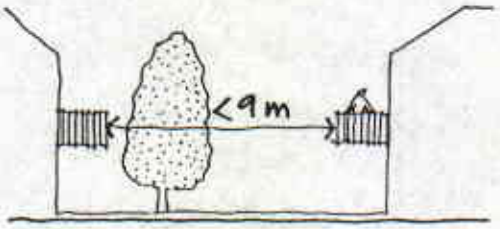
Figure 4.4 Using distance and screening to adjacent private areas.



unscreened balcony separation



careful location and / or screening of balconies can increase privacy at reduced separation



existing vegetation may offer screening so separation can be reduced

Preferred Solutions

S1 Habitable room windows with a direct outlook to another *dwelling's habitable room* windows within 9 metres are offset by more than 45 degrees or have fixed obscure glazing installed below 1.5 metres above floor level (see Figure 4.3).

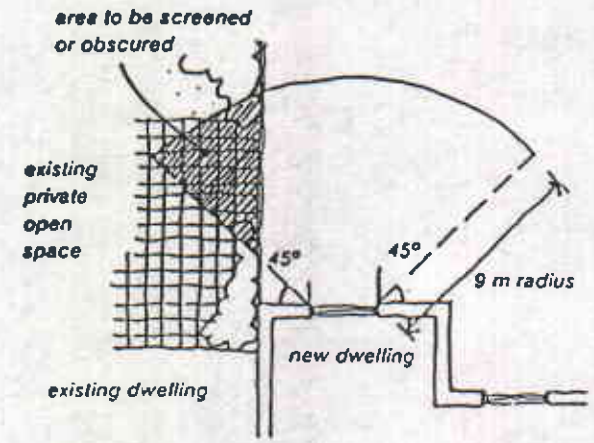
S1 Where a direct view is available into the private open space of an existing *dwelling*, outlook from windows, balconies, stairs, landings, terraces and decks is obscured or screened within 9m and beyond a 45 degree angle from the plane of the wall containing the opening (see Figure 4.4 & 4.5).

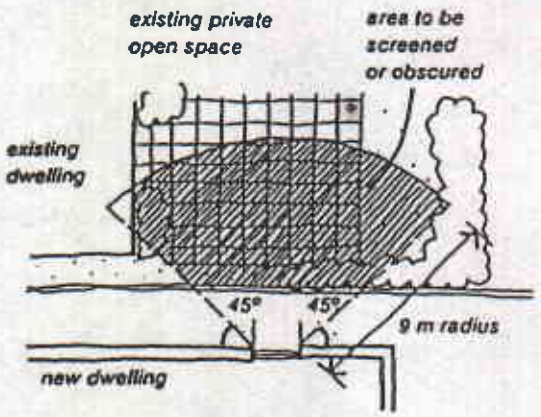
S1 Windows have sill heights of 1.5m or more above floor level or fixed obscure glazing to any part of the window less than 1.5m above floor level.

S3 Buildings comply with:
(AS – 3671: Acoustics – Road Traffic Noise Intrusion, Building Siting and Construction; and

(AS - 2107: Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.

Figure 4.5 Ensuring Privacy for private open space areas.





4.6 SAFETY AND SECURITY

4.6.1 Objectives

- To ensure a safe physical environment by promoting crime prevention through design.
- To ensure the security of residents and visitors and their property and enhance the perception of community safety.

4.6.2 Requirements and Standards

Performance Requirements

P1 Buildings are designed to face the street and overlook streets and other public areas to provide casual surveillance of the public domain.

P2 Individual *dwellings* and entries are readily identifiable by visitors and emergency services by design and conspicuous house numbering.

P3 The design of front fences, *landscaped areas* and driveways allows casual surveillance from the public domain and safe access by residents to their *dwellings.*

Preferred Solutions

S1,2,3 Front doors of *dwellings* are visible from the street.

S1, 3 *Dwellings* have at least one *habitable room* window overlooking the street (see Figure 4.7).

S2 A Council-approved street number is conspicuously displayed at the front of the *dwelling* or front fence.

S3 Front fences comply with the standards in section 4.8.

GARAGES, CARPORTS AND DRIVEWAYS

4.7.1 Objectives

- To ensure on-site car parking and driveways are not visually obtrusive and do not detract from the appearance of dwellings or the local streetscape.

- To provide convenient and safe car parking and access.

4.7.2 Requirements and Standards

Performance Requirements

Notes: Council's car parking DCP sets out on Site parking requirements. The Parking DCP requires that each 1 or 2 bedroom dwelling house is provided with one on-site car parking space. Each dwelling with 3 or more bedrooms is provided with two on-site car parking spaces. For more information refer to Parking DCP.

Hardstand parking areas before the building line may be permitted and considered preferable to a garage or carport where it may demonstrate that it does not dominate or detract from the appearance of the existing development and the local streetscape.

Carports, garages and car parking areas are located and designed to:

P1
- conveniently and safely serve users;
- enable the efficient use of car spaces and accessways, including adequate manoeuvrability for vehicles between the site and the street.

P2
- Not dominate or detract from the appearance of the development and the local streetscape;
- be compatible in scale, form, materials and finishes with the associated dwelling.

P3 Car parking areas and accessways are designed, surfaced and sloped to facilitate stormwater infiltration on site.

P4 Uncovered car parking areas are suitably landscaped to enhance amenity.

P4

Preferred Solutions

S1 Car parking spaces have minimum dimensions of 5.5 metres x 2.5 metres.
- Driveways have a minimum width of three metres and are set back at least one metre from the side boundary.
- Driveways have a maximum width of three metres at the property boundary.
- Driveway gradients do not exceed a maximum of 1 in 6. The gradient for the first five metres from the street alignment does not exceed 1 in 8.
- Garages and carport to a rear lane are set back at least 1m to improve pedestrian visibility.

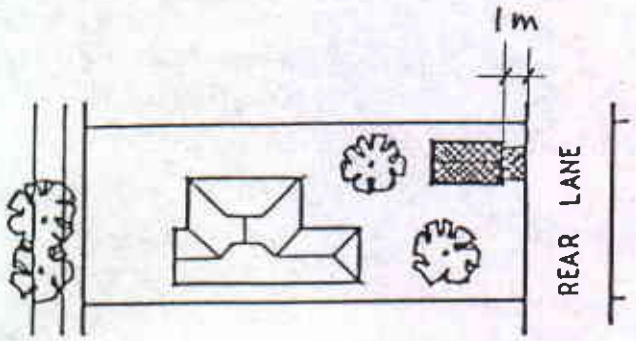
S2 Where vehicular access is available from the rear of the allotment, access and parking is located behind the building.

S2 Where vehicular access is available only from the front of the allotment, carports and garages located behind the building Line.

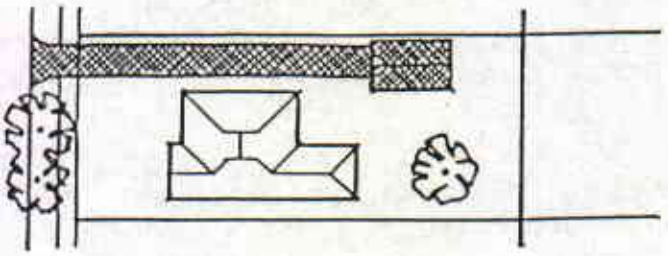
S2 Driveways, car parking spaces and car parking structures do not occupy more than 35% of the width of the site.

Figure 4.6 Options in order of preference for accommodating the car.

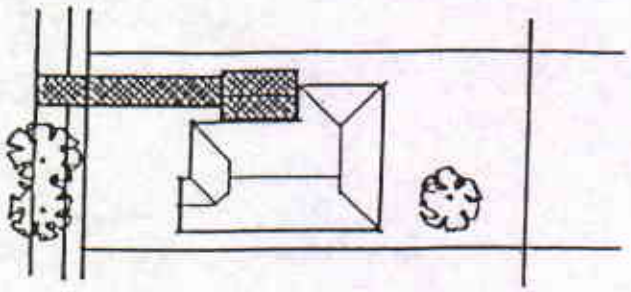
1. **Locate at the rear, with access from a rear lane.**



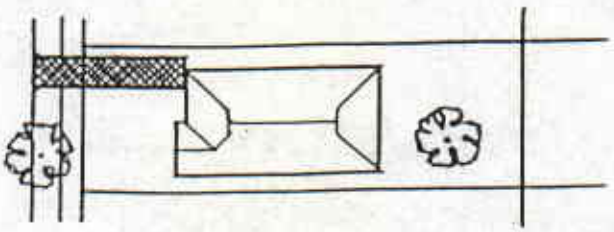
2. **Locate towards the rear, with access from the front.**



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



4. **Provide an uncovered paved area at the front.**



4.8 FENCES

4.8.1. Objectives

- To ensure front fencing is integrated with the *streetscape* and contributes positively to street character.
- To ensure front fencing is integrated with landscape and *dwelling* design.
- To ensure adequate privacy, amenity, safety and security for occupants of new and existing *dwellings.*

4.8.2 Requirements and Standards

Performance Requirements

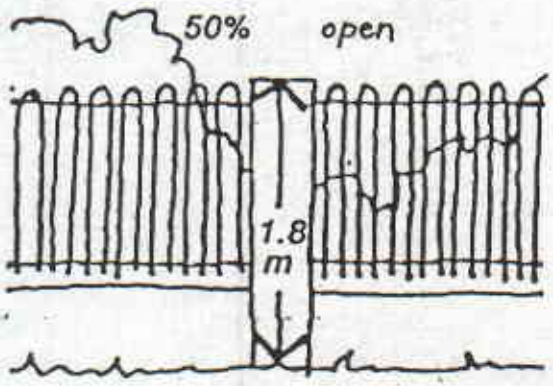
P1 Front fences are integrated with the surrounding *streetscape* and compatible with the appearance of the building and any established local fence form and material.

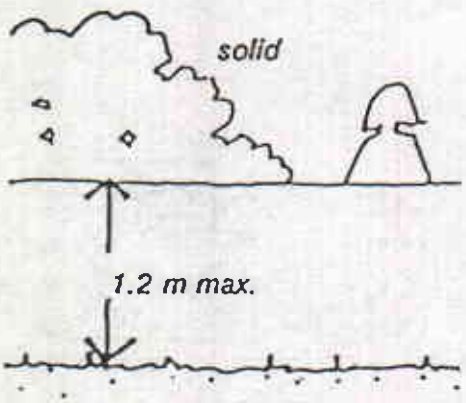
Preferred Solutions

S1 Existing sandstone fences and walls are retained and / or recycled.

- Solid front fences or on street frontages in front of the building line are no higher than 1.2m.
- Fences in front of the building line or on street frontages are no higher than 1.8m and are designed so that the upper two-thirds is at least 50% open. (Not applicable in *Heritage Conservation Areas.*

Figure 4.7 Fence design should reflect site qualities and streetscape character.





4.9 FORESHORE DEVELOPMENT

4.9.2 Objectives

- To protect the landscape qualities and aesthetic appearance of ocean foreshore areas.
- To conserve the natural form of the land and water interface and reinforce the original character of the foreshore.

4.9.3 Relevant LEP Provisions

Clause 29 – Foreshore Scenic Protection Area

Requires Council to consider the probable aesthetic appearance of a proposed building in relation to the foreshore.

4.9.4 Requirements and Standards

Performance Requirements

P1 Apart from in-ground swimming pools, buildings on properties shown in Figures 4.8, 4.9, 4.10 and 4.11 do not encroach on the Foreshore Building Line.

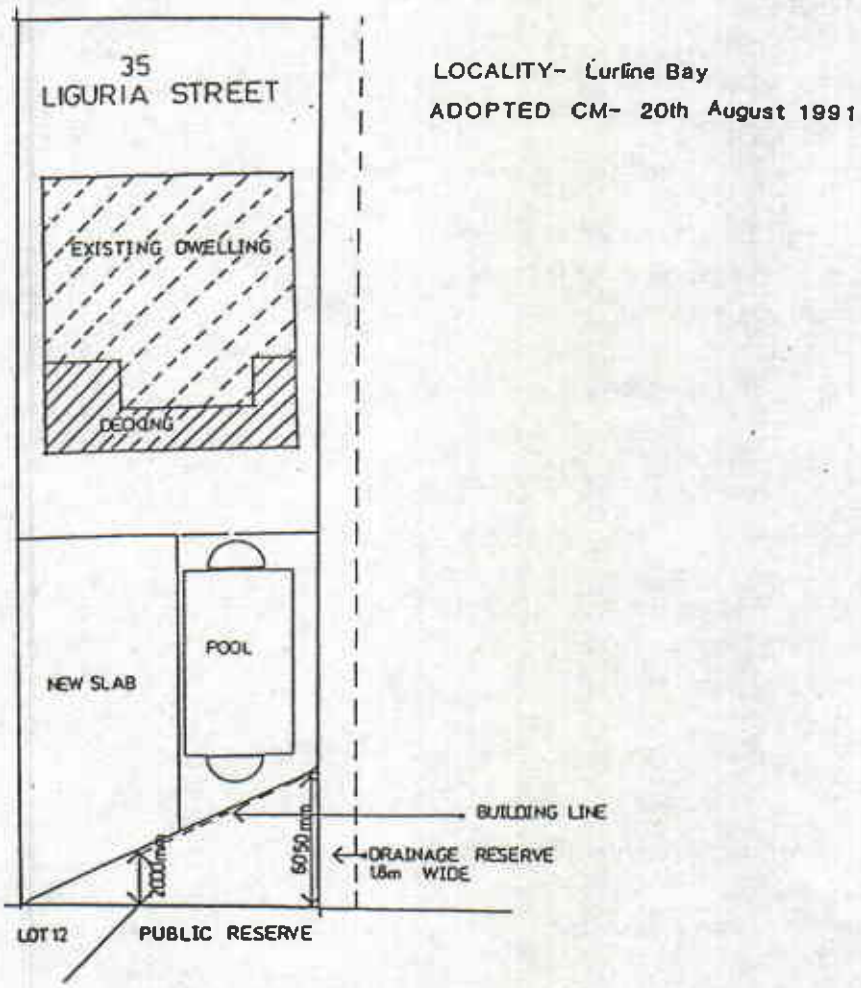
P2 Building form, colours, materials and finishes are sympathetic to surrounding natural forms.

P3 Stepped buildings on sloping sites are articulated to reflect human scale.

P4 Buildings incorporate sufficient setbacks to allow planting and a fair sharing of views.

P5 Ancillary structures do not detract from the appearance of developments and are sympathetic to the landscape and visual qualities of the foreshore.

Figure 4.8 Foreshore Building Line



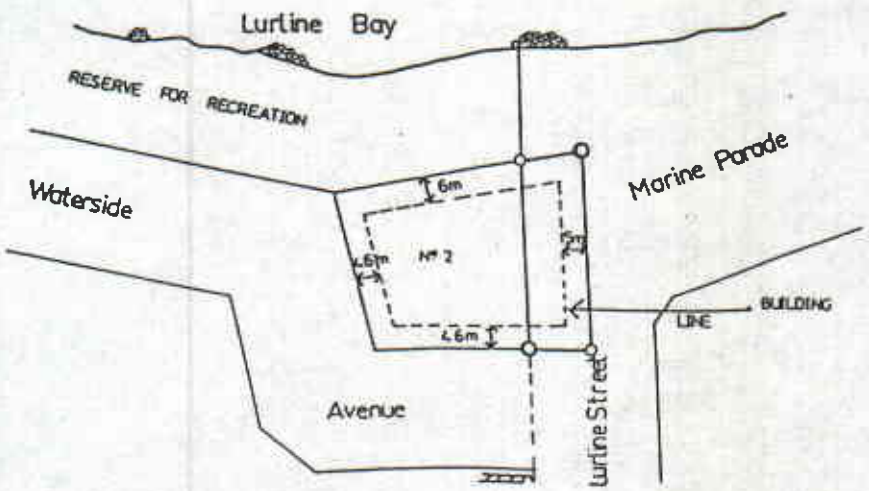


Figure 4.9 Foreshore Building Line

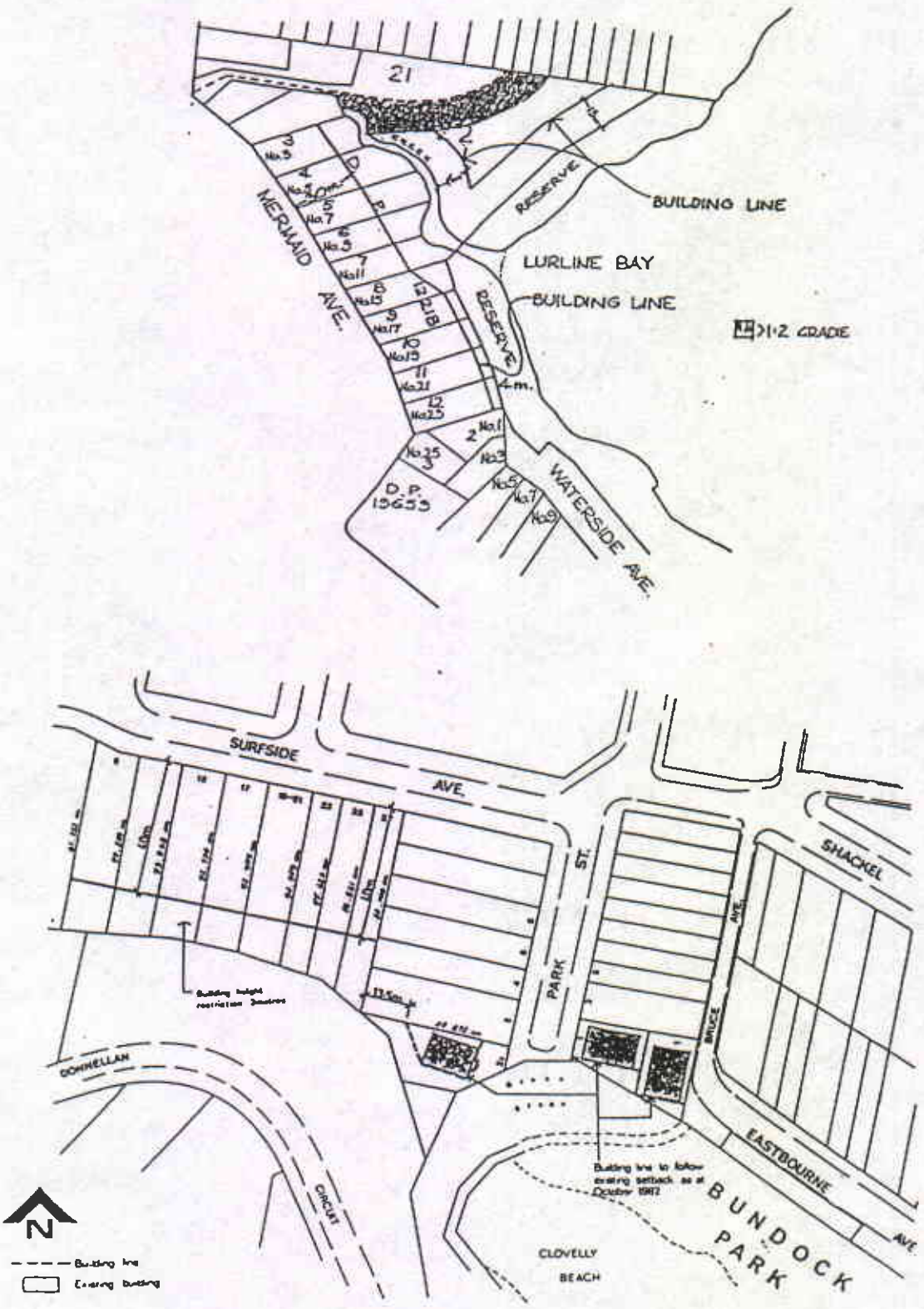


Figure 4.10 Foreshore Building Line.

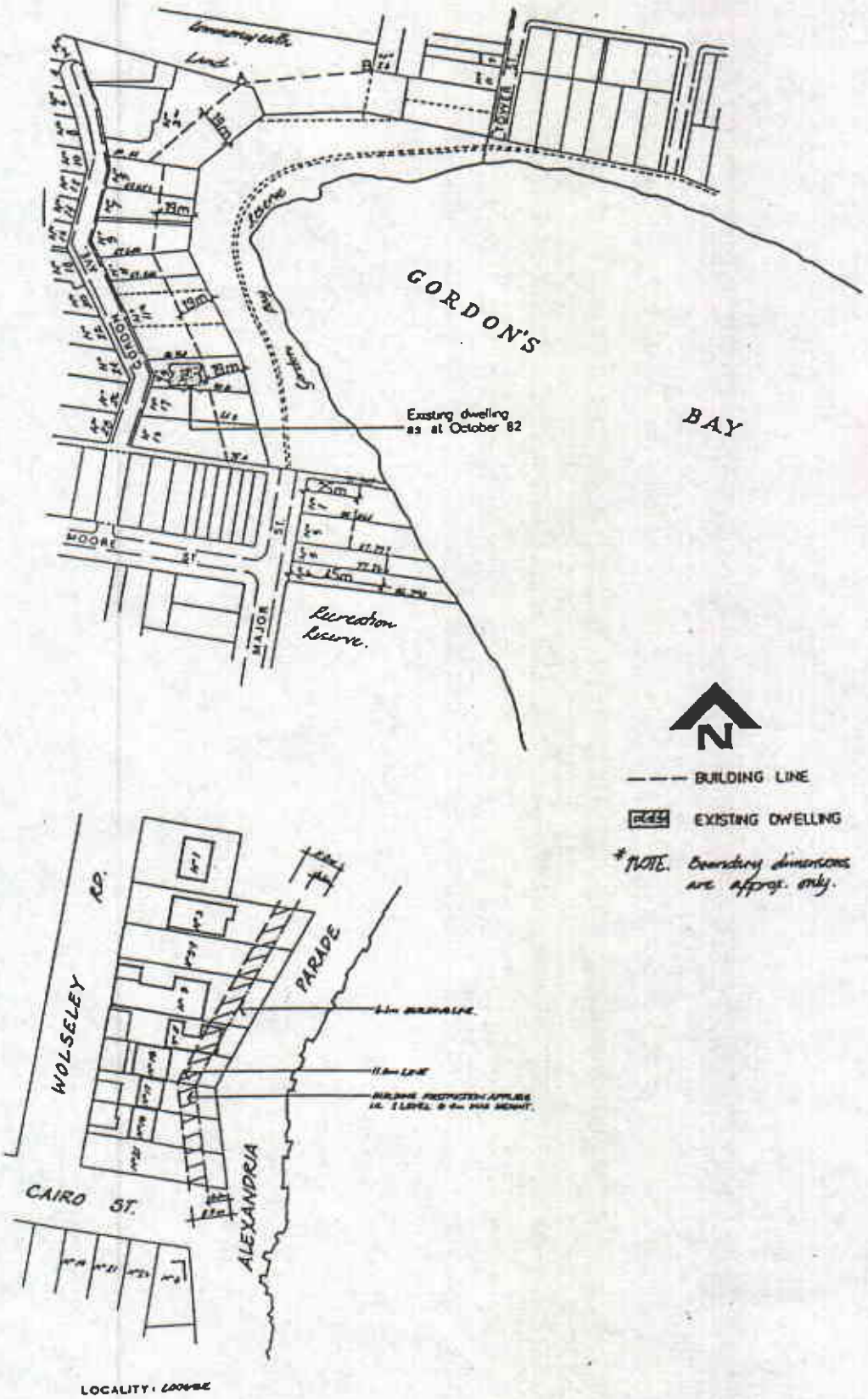
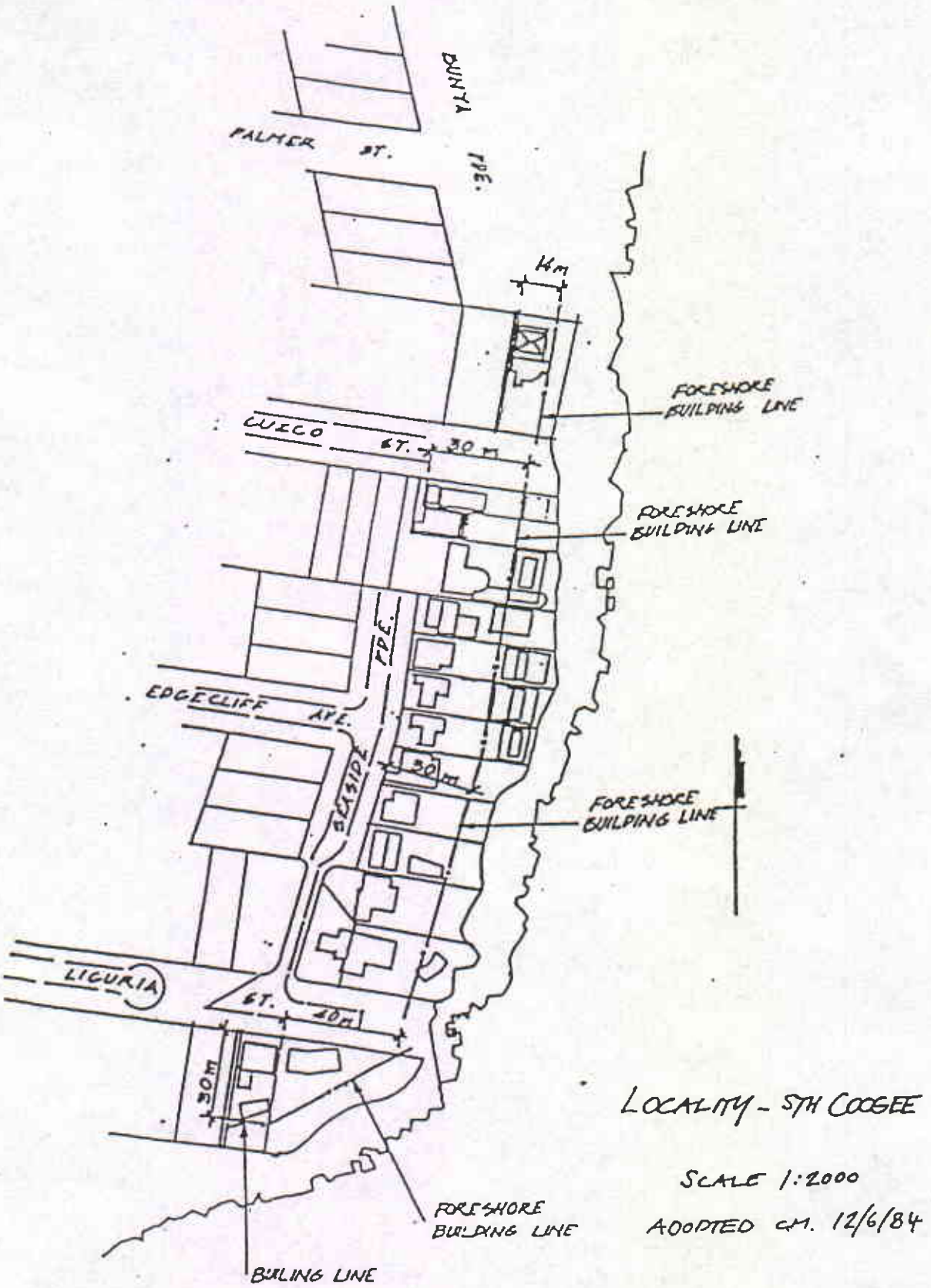


Figure 4.11 Foreshore Building Line



Part 5
EXAMPLES

Figure 5.1 Unacceptable and Preferred Solutions for first floor additions to dwelling houses

UNACCEPTABLE

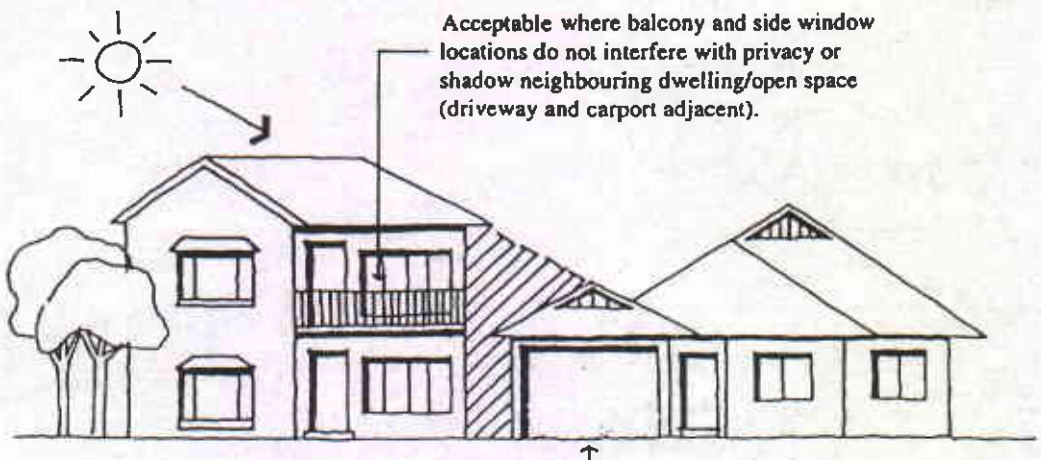
First floor balcony and window location can deny privacy of neighbours

First floor addition can cause overshadowing depending on orientation.

ACCEPTABLE

Pitched roof with attic rooms minimises overlooking, retains bungalows street character and minimises shadow to neighbours.

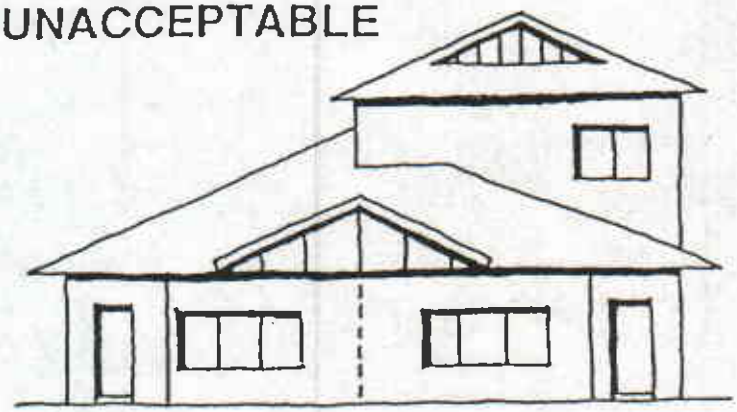
ACCEPTABLE



First floor additions in keeping with existing ground floor style.

Figure 5.2 Extensions such as these for semi-detached dwellings are not acceptable

UNACCEPTABLE



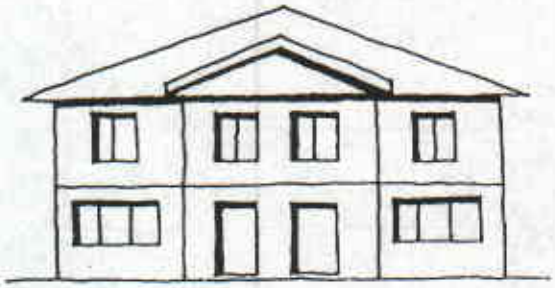
First floor addition on one half is bulky and destroys character and symmetry of building form.

Semi-detached second level extensions.

Figure 5.3 Major first floor additions to semi-detached dwellings may be acceptable if both dwellings are involved, subject to local character and sensitive design

Existing semi

ACCEPTABLE

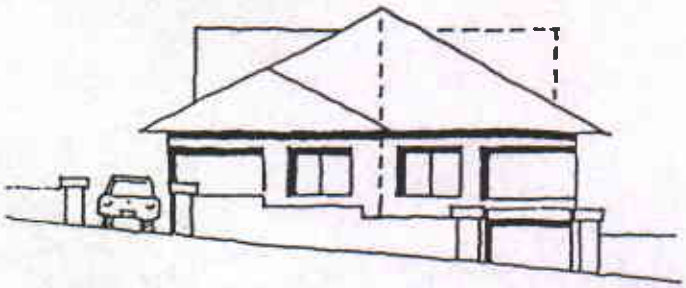


First floor addition and radical remodelling to both sides.

2 level section should be limited to front of building to avoid bulky form at rear which might impact on privacy and sunlight to neighbours

Roof form and materials should be in keeping with neighbourhood character.

Figure 5.4 Option for first floor additions to semi-detached dwellings

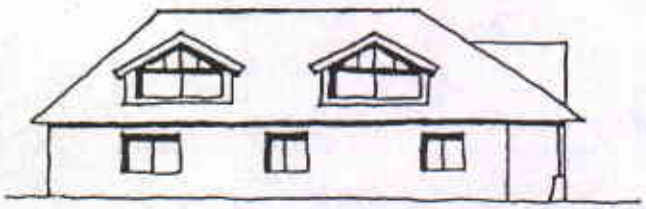


Street elevation

ACCEPTABLE

Acceptable solution:
Side facing dormer window to attic bedroom is in keeping with bungalow style of pitched roof with gables when seen from street.

Allows for future symmetrical addition to other side.



Side elevation

Rear-ward extensions should avoid increasing height above highest point of existing roof.

Windows should be located to avoid direct overlooking.

Figure 5.5 These examples of insensitive first floor additions and large carport are completely out of character with the existing semi-detached dwellings and the streetscape

UNACCEPTABLE

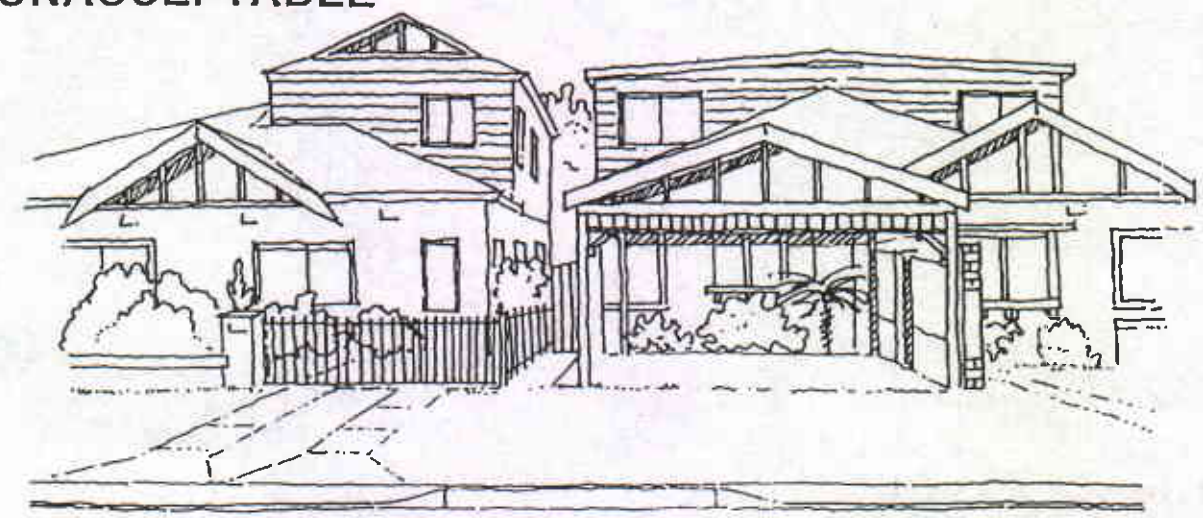


Figure 5.6 A garage level below two dwelling levels may be acceptable on the high side of the street if sensitively designed. In this example, levels, landscaping, side setbacks, materials and a positive street address ensure the building's scale does not dominate the street.

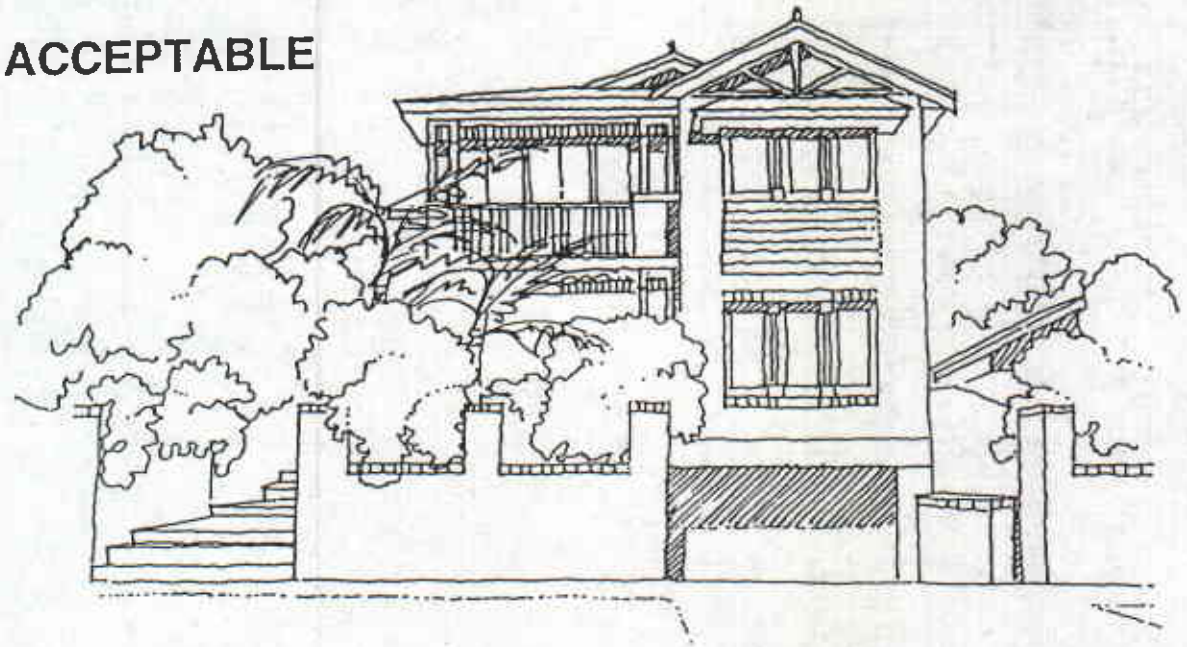
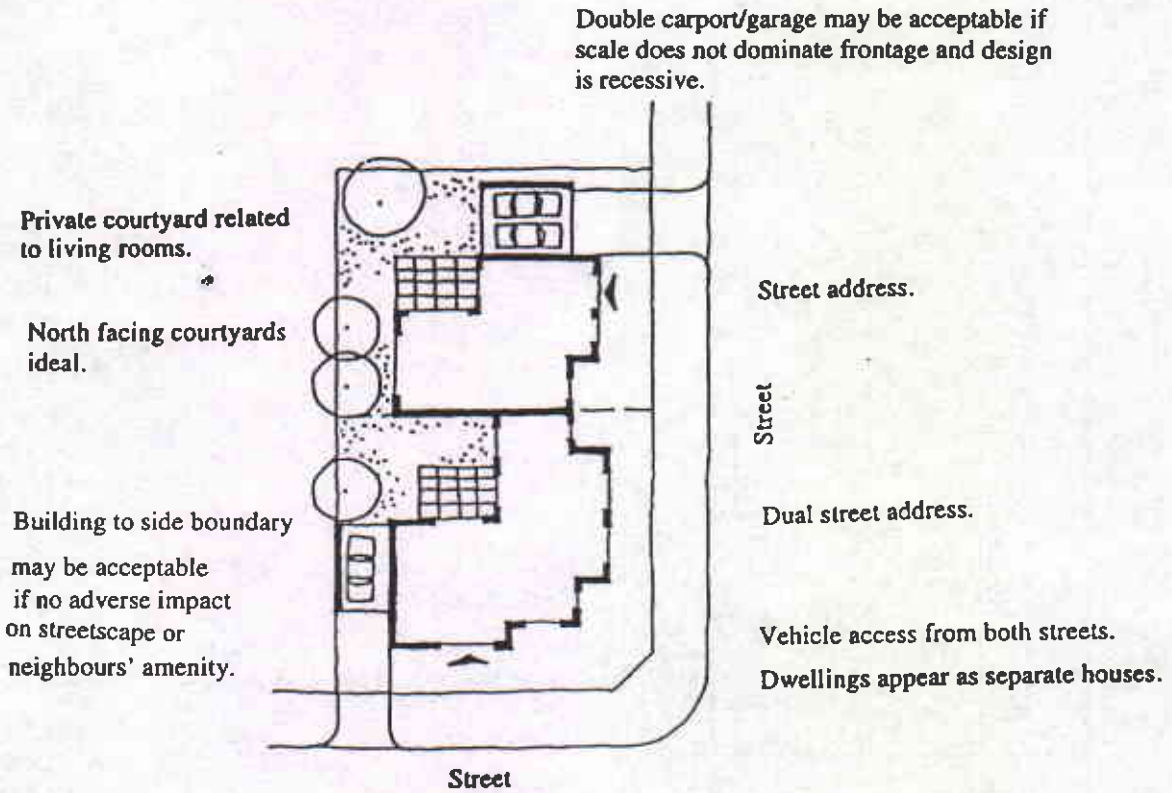


Figure 5.7 Unacceptable dominance of streetscape by dwelling more than two levels over double garage.

Figure 5.8 Attached dual occupancy site layout options.



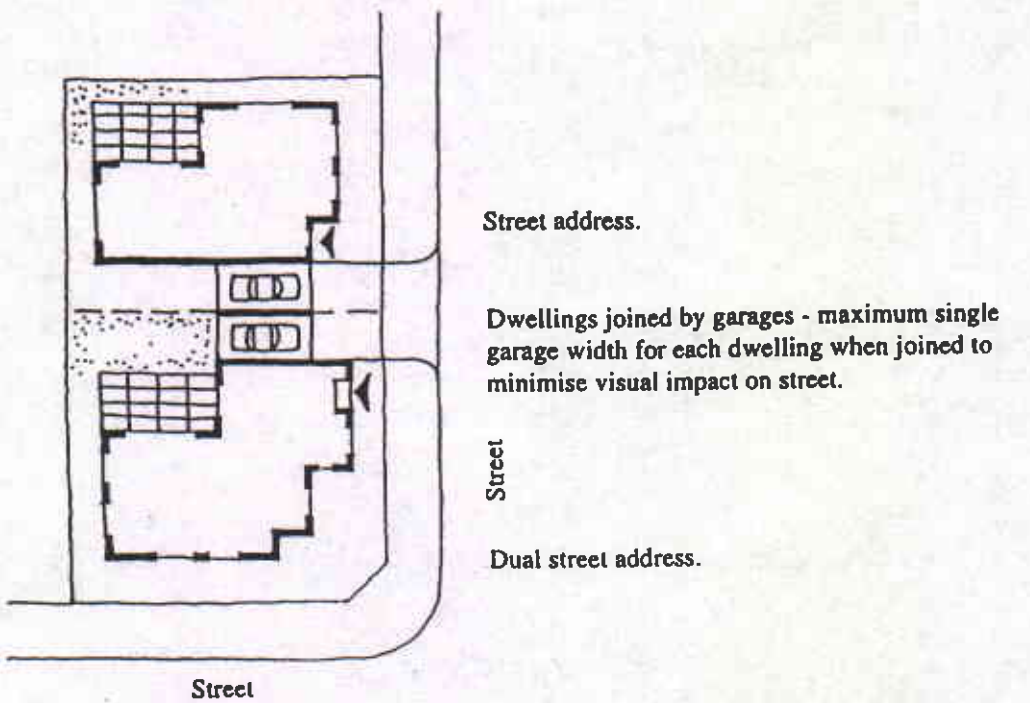
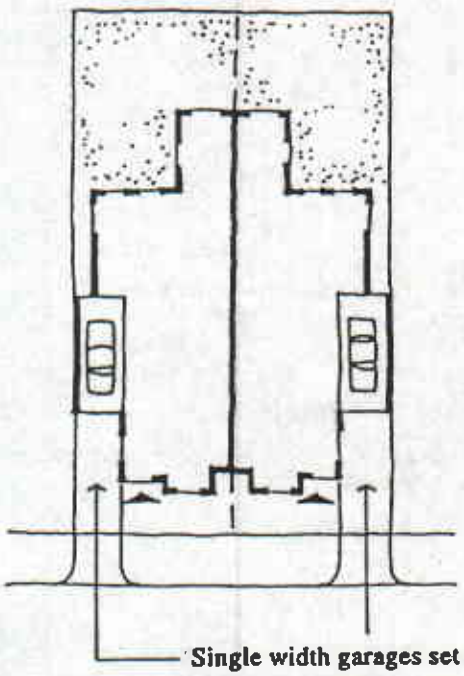


Figure 5.9 Attached dual occupancy site layout options



Dwelling may appear as a large single house or as two attached cottages.

Building to side boundary may be acceptable if no adverse impact on streetscape or neighbours' amenity

Single width garages set back from the frontage minimise driveway cross over width and visual impact of garage doors.

Figure 5.10: Examples of contemporary dwelling design sympathetic to an existing single storey streetscape.

Second storey portion contained within the roofspace.

Sizeable yet sensitively located and designed second storey portion minimising impact on the streetscape.

Double fronted garage turned on its side so as not to dominate the front elevation with the second storey portion set back beyond the predominant building alignment of the street.

DICTIONARY

Building height – means the vertical distance from any point on the building, excluding chimneys, vents and other service installations, to the ground level .

Attached dual occupancy – means a building containing two (but not more than two) dwellings.

Development control plan (DCP) – a plan made under Section 72 of the Environmental Planning and Assessment Act 1979 containing more detailed provisions than Council's Local Environmental Plan 1998.

Dwelling - means a room or number of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate residence.

Dwelling house – means a building containing one (but not more than one) dwelling.

External wall height - means the vertical distance from the topmost point on an external wall, other than a gable wall or the wall of a dormer window, to the ground level.

Floor space ratio – means the ratio of the total gross floor area of all buildings (existing and any proposed) to the site area.

Frontage- means the width of an allotment of land measured at the public road boundary.

Gross floor area – means the sum of the areas of each level of a building where the area of each level is taken to be the area within the outer face of the external enclosing walls, excluding:

a) columns, fin walls, shading devices, awnings, balconies and any other elements, projections or works outside the general lines of the outer face of the external wall, and

b) lift towers, cooling towers, machinery and plant rooms and air-conditioning ducts, and

c) associated car parking less than 40m2 in area and any internal vehicular or pedestrian access to that parking, and

d) space for the loading and unloading of goods, and

e) void levels up to 10% of the total floor area.

Note: decks and terraces more than 1m above ground level and exceeding a total of 40m2 are included in gross floor area.

Ground level – means the level of a site as it existed on 26 June 1998.

Habitable room – means a room in a dwelling used for normal domestic activities including:

- a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, rumpus room and sunroom or the like;

but excluding:

- a bathroom, laundry, toilet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Heritage conservation area – means land so defined by Randwick LEP 1998 and includes buildings, works, relics, trees and places situated on or within that land.

Heritage item – means a building, work, relic, tree or place listed in Schedule 3 to Randwick LEP 1998.

Heritage significance – means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

Landscaped area – means the part of the site area which is used, or capable of being used, for outdoor recreation or garden areas (such as lawns, gardens, unroofed swimming pools, barbecue areas, footpaths and the like and includes any landscaped podium area. It does not include any areas used for driveways, parking, balconies or elevated terrace or rooftop gardens or for garbage or recycling material storage or sorting.

Local environmental plan (LEP) – a plan made under Section 70 of the Environmental Planning and Assessment Act 1979, that generally controls land use by zones and contains Council objectives and development standards for different types of development.

Multi-unit housing – means two or more dwellings, whether or not attached.

NatHERS or equivalent – NatHERS (Nationwide House Energy Rating System)
is a computer simulation tool developed by CSIRO for rating the thermal performance of houses across Australia. The Energy Management Task Force is responsible for delivering a NatHERS compliance protocol. Any software or paper checklist which passes under this protocol is deemed "NatHERS or equivalent" (SEDA 1997).

Private open space – means an area of land or of a building (such as a balcony or roof garden) associated with a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed to offer visual privacy to the occupants.

Site area – in relation to development, means the area of land to which an application for consent to carry out development relates, but does not include any part of that land on which the development is not permitted by or under Randwick LEP 1998 or any other environmental planning instrument.

Streetscape – refers to the collection of visible elements in a street, including the form and treatment of buildings, setbacks, fences and walls, landscaping and trees, driveway and street layout and surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.