

Kingsford South Precinct Draft DCP Submission

The Kingsford South Precinct appreciated that it was provided with two copies of the draft DCP and that the exhibition period was for several months.

What concerned the Precinct was that the documents did not identify most if not nearly all changes from the current DCPs (if they existed).

This oversight, whether intentional or accidental, had the effect of making a transparent analysis of the document nearly impossible to achieve. For most residents it would have been baffling at best.

The Precinct identified a number of areas where apparent factual errors have been made which result in residents being misled about what is proposed.

The Precinct would like to specifically draw attention to the 'supposed' identification and rezoning of the Kingsford block bordered by Anzac Parade, Bunnerong Road and Sturt Street. Our records indicate that that site was excluded from the Draft Comprehensive LEP and not voted upon for rezoning at the May 2012 Council meeting. However within the Draft DCP it refers to it as being in the Comprehensive LEP.

Similarly, it appears that a number of blocks within the Bundock St site have had their permissible heights increased from the previous master plan which set a limit of three storey structures. Yet nowhere with the Draft DCP could any reference to this change be located.

The Draft DCP is disappointing in that despite over 10,000 locals signing the petition about development before sufficient infrastructure is in place to cope with current density levels – there is nothing in the document that specifically ties in increased FSR/Building envelopes etc for the numerous site specific DCPs to sufficient infrastructure being in place to service any increased population density.

The Draft DCP similarly is in direct conflict with the espoused planning principles heralded by the NSW Department of Planning and Infrastructure with regard to set backs for medium and high density development. Something that the Minister has stated previously when discussing the rezoning of the Kingsford markets site by RCC in May 2012. This inconsistency needs to be addressed urgently and corrected. Specifically it was stated that land should not be rezoned to high density/high rise if it is contiguous with low density residential zoning.

Within this Draft DCP that outcome occurs repeatedly – it needs to be corrected and a stepped rezoning substituted to be consistent with the State Government objectives as well as living up to the espoused objective by RCC of protecting existing amenity.

Equally there is no numerical justification or supporting evidence provided to explain neither changes to existing rules proposed nor whether they are correct or possibly drafting errors. Within the document there is no way to tell.

Was it intentional to leave out explanatory tables and diagrams? Despite the text referring to specific tables such as 'table XX'? We could not tell and were left confused.

At the May 2012 Council meeting that passed the Draft Comprehensive LEP all residents in attendance were assured that there would be detailed information included in the Draft DCP to enable informed consent and to ensure no misunderstanding about what was intended. We could not find this detailed information.

What was observed were many series of 'fait accomplis' such as the diagrams included for the Blenheim house site.

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Other Precincts, such as the Kensington/West Kingsford Precinct have repeatedly made RCC aware of its failure in its duty of care to residents over continued approval of projects in and around the Kensington Town Centre that do not adequately take into account the unique aspects of the Botany Sands aquifer.

This Draft DCP continues the neglect and will potentially expose RCC (using ratepayers funds) to defend against class actions over failure to honour its duty of care to existing and future residents in approving under-engineered and structurally inappropriate developments in that area. The Kingsford South Precinct wishes to object to this apparent disregard of a serious and potentially life-threatening disregard by RCC officers.

The Kingsford South Precinct wishes to object to the proposal to allow zero set back on above ground level storeys in the block fronting High St, Eurimbla and Botany St. The surrounding area is not a CBD area but a mixture of low rise residential (directly contiguous with the block) and medium residential facing it to the north. The creation of such dominant and an overpowering streetscape is not in the interests of the general community but we would expect the developer community to wholeheartedly endorse such a proposal.

Similarly the proposal to create a sixth road at the junction of Avoca, Belmore and High St has no justification provided, no analysis of likely impact (and degradation) on traffic flows on one of the most important emergency services and public transport intersections in Randwick. It should be rejected.

The Kingsford South Precinct wishes to object to the disregard given to existing residents' amenity.

The Draft DCP makes reference to maintaining amenity but does not explain how this is proposed to be done. In numerous instances, throughout the general as well as the site specific sections, there is no identification on the negative impact on traffic flows resulting from the increases in building density.

There is no identification of where the influx of additional residents will be able to school their children as all local public and private schools are at or above capacity with class sizes at some in the mid to high 30s. Many local public schools have waiting lists to get into them and have done so for over four years – yet the DCP makes no mention of how all the increases in density will not adversely impact residents' amenity – lack of schooling capacity is definitely a negative amenity outcome. Similarly inadequate parking (some site specific DCPs mention providing no on-site parking) is only exacerbated within the document.

The Kingsford South Precinct wishes to object to the increases proposed in building density in the numerous flood impacted areas within Randwick. The recent costs associated with RCC footing the bill in alleviating the flooding of the Mirvac project in Bundock Street should have woken up RCC as to the dangers of increasing density in known flood prone areas.

Summary

The Precinct requests RCC to withdraw the Draft DCP until such time as the factual errors, missing tables and diagrams, lack of support for major alterations to existing streetscapes etc have been rectified.

As it currently stands the document would appear to provide residents with next to no amenity protection and to provide developers with near maximum profit projection.

This is not the outcome that Councillors campaigned on in 2012 and should not be accepted by them.

D01661989

Kensington & West Kingsford Precinct
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11 March 2013

Mr R Brownlee
General Manager
Randwick Council
Randwick 2031

draftdcp@randwick.nsw.gov.au

Dear Mr Brownlee

Submission to exhibition draft DCP 2013

The KWK Precinct makes the following submission in respect of the Kensington Town centre.

1. Minimum lot size 900 sq metres – Kensington Town Centre

The preferred minimum lot size of 900 square metres ought to be clearly stated in the DCP. It is a necessary *development control* to ensure the amenity of surrounding residents is protected. In the recent past, there have been development applications lodged in respect of site areas less than 500 sq metres. Although Council has refused such development, (for instance, Bowral / Anzac Pde) this is a scenario likely to be repeated. If the purpose of a DCP is to provide "more detailed provisions" or in other words a guide for proposed development, then the inclusion of a "site area" development control, signals clearly to prospective developers, the type of proposals that are likely to obtain the "green light" of consent.

2. Suitability of the site 79C(1)

Height and scale of buildings – Botany Sands - unsuitable for 25m buildings

We do not believe that the site areas, within Kensington Town Centre located directly above the Botany sands, is suitable for building heights of 25m and scale of buildings proposed by Council.

Council's continuing Liability - construction in Botany sands aquifer

We believe that Council will continue to be directly liable subsidence damage of existing adjacent buildings, within Kensington, located within the "zone of influence" of proposed re-development.

We believe that the heights should be limited to no more than 15metres inclusive of car parking levels above ground. The car parking levels ought to be shielded from an active street front level.

We believe these limitations are reasonable since the actual depths of the Botany Sands, its limits, hydrology, detailed assessment of the levels of sub-soil and location of sandstone/ rock have never been reliably assessed and mapped.

Council's development conditions

We refer below to the presence of the Botany sands aquifer, and Council's conditions, dated November 2012.

2 Goodwood street DA – recharge not included in geotech brief

We are aware that "re-charge" was not a matter included by the relevant developer in their brief to their geotechnical engineers, Asset engineers. Thus, their geotech survey submitted to Council failed to address this essential aspect. As a result adjoining properties are at risk of subsidence.

We believe this is a serious omission in council's development conditions, which ought to be addressed promptly by Council.

Omission- Re-charge of underground water – not included in Council's development conditions – Botany Sands aquifer

Council's conditions fail to address the question of re-charge. Re-charge of the underground water, within the perimeter of the site itself, is necessary if adjacent properties, located within the "zone of influence," are to avoid the problem of differential settlement of sand, and associated subsidence.

Foundations and Footing type proposed for future development

Conditions relating to the content and detail that developers are required to provide to Council, must be clearly defined in the DCP. The detail, submitted by developers to council, must include several options in relation to footings, as prepared by Geotechnical engineers, together with reasons for selecting the preferred option.

If neighboring properties are to be protected, then developers ought not to have the discretion to choose the cheapest type of footing to cut costs. These are matters which Council must require in developer's submission, in the fullest detail.

Excavation: suitable retaining wall systems – lift wells in underground water

In addition, Council's conditions fail to include requirements relating to (a) suitable retaining wall systems, to protect adjacent properties. This is a matter which must be adverted to in development consent conditions, to draw a developer's attention to the special features of land located above the Botany Sands aquifer.

The question of retaining walls has been left to the discretion of the developer. Secant pile walls comprising CFA piles are typically used where basement excavations extend below the groundwater in sandy soils.

Very frequently, the lift well is located deeper in the aquifer, with many developers installing water pumps, which are used on a daily basis during excavation and construction, but left *in situ* after completion of the construction, to pump out water from the foundations on a continuing basis. This is a contravention of the Water Management Act, which requires sites to be "fully tanked" and is a matter which ought to be addressed by DCP.

Zone of influence – protection of adjacent and surrounding properties

This is an essential matter which ought to be included in the DCP. It requires a clear definition.

Clear definitions

In summary, the DCP must include clear definitions in relation to the matters hereunder:

- Zone of influence

- Geotech surveys – addressing issues of de-watering, re-charge, and footings/ anchoring, retaining walls during excavation.
- Hydrology Reports
- Structural Engineer's Report
- Supervision by Structural Engineer to sign off to ensure compliance

3. Apartment sizes 4.7.4

The minimum requirements designated by the "performance criteria" for apartment sizes must be retained in the DCP. This criterion provides no more than an optimum measure of living environment.

Performance criterion (ii) ought to be included:

Comply with the following minimum Apartment widths:

- Studios 3.5m clear internal width
- 1, 2 & 3 bedroom apartments: 4.5m clear internal width
- Crossover/cross through apartments more than 18 metres deep. 4m clear internal width

4. Rear Colonnades – 4.6.8

Are currently not being complied with. The objective of rear colonnades, is "to soften the appearance of rear facades by achieving building articulation and to maximize opportunities for communal and private open space at ground level and private open space at upper levels".

The DCP ought to include the colonnades and performance criteria.

5. Rear and side setbacks – 4.2.10 – above ground

We refer to page 27 in the existing DCP 4.2.10 Set backs.

Objectives: Change: to "minimize" any negative impact on the amenity of adjacent sites to "protect" the amenity of adjacent sites.

We maintain the performance criteria in (i) and (ii) ought to be retained. The wording in (ii) "All development should give consideration to....." should be amended to "All development should comply with the following set backs".

Rear and side setbacks from boundary – basements below ground – stability of sub-strata loose sandy soils and aquifer

We believe that minimum below ground rear setbacks of 12 metres and side setbacks of 3 metres must apply below ground (ie. from the boundary). This would permit re-charge of underground water on the subject site itself and prevent the differential settlement of loose sandy soil below surrounding properties.

Building Set backs from side and rear boundary– heritage buildings

Building set backs define the outer extremities of the building in relation to the front, side and rear boundaries. Side and rear set backs enable building separation and provide for access, landscaping, privacy, natural lighting and ventilation. These set backs are necessary when habitable room windows are oriented towards common boundaries (see 2.4 Kingsford centre). In this case, new development adjacent to existing buildings must maintain a minimum building separation and set backs.

Objective: to protect impacts of overshadowing, overlooking, noise emission, solar access on adjacent properties.

In addition, there ought to be clearly defined set backs from existing strata-titled buildings and heritage items and buildings.

Inconsistencies between set backs / building separations and maximum building envelopes

In the event of inconsistencies between set backs / building separations and maximum building envelopes, the set backs should apply

6. Deep soil and open space

A minimum of 25% of the total site area must be retained for residential flat buildings and where the frontage of buildings constructed at the rear of Anzac Parade, and fronting side streets, then a minimum of 3m set back to the rear, must be retained.

7. Building separation

This development control ought to be included in the Kensington Town Centre provisions, and Performance criteria specified as it is in the Maroubra Town Centre.

Building separation controls increase in proportion to building height to ensure appropriate urban form, adequate amenity and privacy for building occupants, and neighbouring residents.

The following criteria should apply:

Building heights	Building separation
Up to 4 storeys / 15m	12 m between habitable rooms & balconies 9m between habitable rooms and balconies of non-habitable rooms 6m between non-habitable rooms
4 - 6 storeys/25m	18 m between habitable rooms and balconies 13 m between habitable rooms and balconies of non-habitable rooms 9m between non-habitable rooms

8. Opportunities and Constraints

Reference is made to 2.2 Maroubra Junction Town Centre.

The "opportunities" and "constraints" ought to be included in the KTC DCP provisions. There is significant common ground between the issues stated in the Maroubra Junction plan and Kensington

Constraints	Opportunities
Loss of character	Make it community oriented
Excessive traffic	Give consideration to aesthetics
Car Parking	Ensure all new development are self-sufficient; 1 space per studio, 1br 2br 2 spaces per 3 or more bedrooms
Aesthetics	Acquire land for gardens
Site amalgamation	Attractive shop front design

Not enough shops	Include commercial uses on ground floors of multi-unit housing
Excessive building heights	Maximum heights in Kensington TC ought to be 15m due to Botany Sands constraints
Footpath encroachments	Stop selling out the public domain; stop private encroachments on footpaths
Lack of performance based standards	Include standards to protect residential amenity
Community orientation	Lack of features to draw local residents; No local library; no community facilities; no green space; no community seats in public open space; non-compliance with public domain improvements

9. Basement car parking

Basement car parking within the Botany Sands aquifer may not be safely developed. Council should reduce the number of units, reduce the building heights. Include car parking above ground, but shielded from the front of buildings and encourage use innovative design techniques to screen car parking.

10. Vision statement

Council has not stated how this "vision" is to be implemented? There is a disconnect between the development approved and Council's "vision".

Extensive new landscaping to bring to life the unfulfilled Victorian vision of a "model suburb" with grand boulevards creating a focus for shopping and community activities in the town centre.

The vision statement does not provide a workable premise for Kensington Town Centre.

It should be accepted that surrounding commercial centres preclude expansion of Kensington Town Centre and the focus should turn to other opportunities.

11. Public car parking 3.8

"Council will work to optimize the efficiency of on-street parking within the town centre"

"Council will work to discourage long stay and commuter parking that impacts negatively on residential amenity and the commercial viability of the Town Centre in association with Parklands and the Racecourse to find solutions which do not displace commuters.

Council has failed to reach solutions for UNSW car parking.

The students occupy our local streets for free. They don't pay rates. We do.

What measures has council come up with to "optimize the efficiency" of parking, reducing residential impacts?

12. Block 03 – Corner Bowral and Anzac Pde

Building height – a building height of 25 metres ought NOT to be permitted on this site since it is only 432 sq metres, less than half the recommended site area. The minimum site area is 900 sq m. The Precinct and local surrounding residents OPPOSE developments of this type – due to massive intensity.

The site area is seriously limited. The height of 25m dwarfs the neighbouring Coptic church, and overlooking into the Church premises is a significant issue. Bowral street is a narrow street.

If at all there is an opportunity for Council to purchase the land and convert it to public open space, open up a pleasing vista of the Coptic Church for passers by. It would give status to KTC.

13. Heights of 25m

Council has failed to provide residents with reasons for increasing building heights to 25m.

Amend error: The DCP 4.7.6 clearly indicates heights of 27.4metres for Anzac Parade, Doncaster and Mews style development.

A DCP height of 27.4 metres is inconsistent with the maximum LEP height of 25 m.

The tables should be deleted.

Any substitute table should include roof options within the 25m and clearly state that freeboard is included.

14. Block 8 – rezoning - 153 – 155 Anzac Pde, Kensington

Block 8 states a “building depth” of 22m, with the inclusion of the council car park. Block 8 envisages site depths of 33m.

The building depth and envelope controls proposed for the site area do not comply with Kensington town centre DCP Block 8 controls, and indeed cannot comply.

The building envelope Block 8 controls must be maintained.

The numerical calculation, then is that only a “building depth” of 14m is permissible on the existing site 153-155 Anzac Parade, if the owners do not acquire more land.

- The site area of 712 square metres is too small for a building height of 26.5m.
- this site is unsuitable for the construction of a 26.5m building, due to a high water table, which fluctuates between 1.5-2m below ground level.
- the set back of 12m, both above and below ground, between Town Centre buildings and the strata titled residential flat building at the rear (7 Addison street) ought to be maintained.
- There ought to be 12 m separation from the common side boundary, both above and below ground, for fundamental reasons that the strata titled building (a) has foundations in shallow sand, is 80 years old, dates from the 1930s, is “built above a common Sydney Water sewer,” and (b) any disturbance of the sandy soil located in the unstable Botany Sands aquifer lying immediately below our building may result in the differential re-settlement of sand below, and cause subsidence and cracking of the existing strata titled residential property.
- An additional risk is the movement of the common Sydney Water sewer in the event of differential sand re-settlement. Movement of the sewer would result in the subsidence and cracking of the strata titled building, and rendering the building uninhabitable.
- We believe the subsidence of 7 Addison street is a realistic scenario.

- 7 Addison lies within the "zone of influence" of any de-watering, re-charge or below ground earthworks on 153-157 Anzac pde.
- It has been accepted by Council that 7 Addison street is located in a recognized "low point" in a basin.
- The rights of carriageway ought not to be removed.
- "Transition" heights of no more than 15m must be included at the rear of 153-155 Anzac Parade, Kensington
- "Building to boundary" would prevent *cross-ventilation, solar access*, to 7 Addison street as well as *prevent deep soil planting*, along the west boundary of the site proposed to be rezoned
- At present, occupiers in the adjacent residential flat building, on the East boundary, only receive some morning sunlight until 11am. This will be reduced to zero, if the proposed rezoning goes ahead in its current form.
- In its LEP report on this rezoning proposal Council officers accurately described the negative impacts:
 - *Overshadowing*: A building located on our boundary line would completely deprive adjacent residents, in the strata titled building, of natural light, and cause massive overshadowing.
 - *Noise*: There would be an unacceptable level of noise, if this proposal is permitted to be built to the common boundary line.
 - *Overlooking/ privacy*: there would be huge privacy impacts from a proposed 26.5 m building located on the side boundary.

15. Council car park at corner of Addison and Anzac Pde

We do not agree that the car park, important public infrastructure, should be sold off for residential development.

If council is "Council will work to optimize the efficiency of on-street parking within the town centre" and "encourage use of the commercial centre" then getting rid of the car park will result in the very opposite.

16. Section 94 contributions

Could the West Ward share of s94 contributions be made available for West Ward. We seek the following local community infrastructure improvements:

- improvements to the Kensington Bowling Club site dedicated to the community such as community Hall
- acquisition of stables adjoining Primary School for children's playground
- acquisition of land on corner of Bowral st / Anzad Pde – negotiate with owner

17. Habitable roof space 4.6.9(c)

We are opposed to "rooms in the roof", this is thoroughly inappropriate for the Australian climate, temperatures in excess of 35degrees Celsius.

It is an inappropriate living environment for any occupier.

18. Roof terraces

We are opposed to roof terraces. We believe residential amenity ought to be protected. There are difficulties with enforcement of such wide open semi-public spaces open to use by occupiers and their invitees for use of parties. The Coogee experience indicates that this type of space is likely to generate a considerable of noise and anti-social conduct. There are privacy considerations, where total strangers look down on local residents, possibly "staking out" to return for "break and enter" events at a suitable time.

Roof terraces would create considerable problems for police.

19. Local streets – Cottenham, Mooramie, Doncaster, Eastern Avenue etc.

These streets have an attractive "federation" streetscape. The houses are unique representing an important period in the evolution of Kensington. We believe new development in this locality must be sympathetic to the existing streetscape and housing.

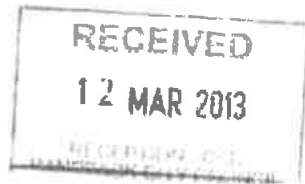
For this reason, we are opposed to "built to boundary" controls for new development. We believe that existing set backs, front and side must be maintained.

As far as possible, the "*California bungalow facades*" ought to be maintained. Council should include some pictorial design alternatives in the DCP.

A handwritten signature in cursive script, reading "Rosemary Warkentin".

Secretary
KWKP

D01662888



12th March 2012

Randwick City Council

12 MAR 2013

Records Received

To the General Manager,

Please find attached Coogee Precinct's submission to the Draft Comprehensive DCP.

We thank you for the opportunity for providing feedback.

Regards,

Carla Giannakopoulos - Secretary

A stylized, handwritten signature in dark ink, appearing to read "Giannakopoulos".

**SUBMISSION TO RANDWICK CITY COUNCIL - DRAFT DEVELOPMENT CONTROL PLAN
FROM THE COOGEE PRECINCT COMMITTEE [12 MARCH 2013]**

**Draft Submission Table of contents
[Page nos are those of the submission]**

Summary of Coogee Precinct concerns.....2-3

PART A - INTRODUCTION

A2 Development Applications 4

PART B - GENERAL CONTROLS

B1 Design 4

B3 Ecologically Sustainable Development 5

B4 Landscape and Biodiversity 5-6

B5 Preservation of Trees and Vegetation 6

B6 Recycling and Waste Management 6

B7 Traffic, Parking and Access 6-9

B8 Water management 10

PART C - RESIDENTIAL

C2 Boarding Houses 10

C3 Low Density Residential 11-14

C4 Medium Density Residential...14-21

PART D - COMMERCIAL/INDUSTRIAL USES

Commercial Uses

D1 Amusement Centres 22

D2 Backpackers Accommodation 23-24

D4 Footpath Dining and Trading 24-26

D5 Late Night Trading.....26-28

D6 Sex Services and Restricted Premises.....28

Neighbourhood Centres

D7 General Controls 28-30

SUBMISSION TO RANDWICK CITY COUNCIL - DRAFT DEVELOPMENT CONTROL PLAN FROM THE COOGEE PRECINCT COMMITTEE [12 MARCH 2013]

SUMMARY

1. **Foreshore Scenic Protection.** This is covered at a general level in the LEP. However specific controls are only within the draft DCP for Low Density Residential. There are no specific controls in Medium Density Residential or Commercial despite both being dominant within the Foreshore Protection area of places like Coogee. Neither are they outlined in the General Controls. Among other suggested changes, the Coogee Precinct recommends that:
 - Specific controls be strengthened so as to minimise the impact of new development upon the shoreline or the view from the shoreline and to ensure that the design of new developments consider the views of neighbouring properties.
 - Foreshore Scenic Protection be included as a General Control and/or in all zones.
2. **Building setbacks.** It is apparent that setbacks make a vital contribution to residential amenity particularly in built up areas such as Coogee. It is a welcome change that setbacks will be controls in the new DCP rather than preferred solutions. However, the Precinct is concerned that setbacks will be reduced and among other changes recommends:
 - Low Density Residential - retain side setbacks of 1200 and 1500mm;
 - Medium Density Residential - retain current setbacks by adding .5m to all stated side setbacks and increasing the rear setback to 6m as per the current DCP;
 - Retain existing setbacks for sites in B1 Commercial areas formerly residential.
3. **Overshadowing and solar access.** The draft DCP reduces the requirement for direct sunlight access for neighbouring properties to just "a part" of a window [Part C4: 5.1: i)] or a "portion" [Part C3: 5.1: iii)]. Use of such words is ambiguous and is a reduction on the current situation. Furthermore there are other glassed areas than windows and modern dwellings have more than one living area:
 - The controls should be amended to ensure direct sunlight access is safeguarded for all the affected living areas of neighbouring dwellings for the designated period between the designated times.
4. **Roof terraces and balconies.** Adverse amenity impacts arising from large roof terraces and balconies particularly in built up areas such as Coogee are often brought to the attention of the Precinct. The Coogee Precinct recommends more appropriate minimum size controls and the need for additional controls to reduce adverse amenity impacts. Specifically:
 - Medium Density Residential - reduce the minimum size for balconies from 8 to 4sqm;
 - Add controls that protect the residential amenity of neighbouring properties;
 - Include the need to limit the size of roof terraces and balconies in built up areas;
 - Exclude roof terraces from backpackers and boarding houses.
5. **Residential amenity.** Requirements relating to the impact of development on neighbouring properties are not sufficiently present in the Objectives or Controls and are sometimes limited to just adjoining properties. The Coogee Precinct recommends additional Objectives and Controls to be added to protect the rights of neighbours and that all references to adjoining properties also include neighbouring properties.
6. **58-64 Carr Street.** This is a Residential R3 zone in the LEP and the relevant development controls are those for Medium Density Residential. However, Council is proposing that only residential uses are subject to these controls and exempts commercial uses from them. This is contrary to elsewhere in the DCP [D7: 6.1] and robs neighbours of any protection relating to

amenity issues. Other Issues specific to 58-60 Carr St include: a proposed developable area that is for a large scale café or restaurant, not a small scale one; proposed late (10.00 pm) closing for any new café or restaurant; a bulky continuous built frontage to the foreshore with the loss of side setbacks; a requirement to remove the driveway which would result in a loss of access to onsite parking in an area where there is acute competition for on street parking; and concern that the limit to the ground floor for new commercial development may not be clear enough. The Coogee Precinct among other changes recommends:

- A much smaller developable area for 58-60 Carr St suited to a small scale café or restaurant;
 - Application of Medium Density Residential Controls for all development in this R3 zone including those relating to setbacks;
 - Retention of the driveway from Carr St;
 - An 8.00 pm closing for any new café or restaurant in this R3 area; and
 - Any new commercial development to be on one level only at Carr St ground floor;
7. **B1 Neighbourhood Business Centres [Part D7].** There is insufficient consideration of the residential nature of many of the newly created B1 Centres, for example in relation to setbacks, outdoor dining and licensed premises. The Coogee Precinct recommends:
- Additional Objectives and Controls in support of residents in B1 areas.
8. **Late night trading.** The Coogee Precinct makes a number of recommendations including:
- An objective to protect the quiet and good order of the neighbourhood;
 - The inclusion of bars and nightclubs in the High Impact category;
 - A decrease in patron nos from 100 to 40 for premises not specified as High Impact;
 - An increase in the radius for considering the addition of a new licensed premise from 100m to 300m and including take-away liquor outlets in the mix;
 - Winding back all the listed trading hours for B1 areas;
 - Trial periods and regular reviews for all late night operations.
9. **Parking.** The draft DCP specifies reduced requirements for onsite parking for a range of commercial and other non-residential premises. It also relaxes the conditions under which onsite parking rates for residential dwellings may be varied. Both of these changes are predicated upon the availability of public transport and car share schemes. The Coogee Precinct makes a number of recommendations including:
- Reinstating the current requirements for onsite parking for new commercial and other non-residential uses, such as, backpackers accommodation, hotel and motels;
 - Limiting provisions for variation from the stated requirements, including the provision of a car share scheme parking spot as justification for not meeting these;
 - Ensure the current eligibility requirements for residents parking permits are retained.
10. **Other areas of concern.** Other key concerns include but are not limited to:
- Wall heights;
 - CCTV on private property and related privacy issues for neighbouring properties;
 - Swimming pools, air-conditioning & mechanical equipment located near neighbours' bedrooms and other quiet areas;
 - Trial periods and periodic review for amusement centres, sex premises and backpackers accommodation;
 - No substitution of deep soil planting by terraces, green walls or roof gardens;
 - Pre and post DA lodgement procedures.

This submission deals with all of these issues in further detail in the following attached document which includes specific recommended changes to the DCP document and reasons for the recommendations.

The detailed submission with the recommended changes and reasons for the changes follows. Headings used are as per the draft DCP.

PART A – INTRODUCTION

A2 – Development Applications

2. What is a DA?

2.1 DA requirements (p.6)

Comment:

This section briefly mentions “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 ...”etc. It does not clearly specify who may attend these meetings and who these meetings are particularly for. The Coogee Precinct feels that anyone involved with lodging a DA or could be impacted or affected by a submitted DA should have access to such meetings and information. The Precinct suggests and supports a review of the DA Pre and Post lodgement process so that affected residents/community have the same access as the applicant to information and planning staff in order to foster transparency and a fair and equitable system. This should be included and clearly specified in this section.

Reason for change: This section talks about the fact that seeking relevant information is an important first step in preparing a DA. This should also be said about making a submission to a DA. All involved and/or affected parties should have access to all information. Presently there is a public perception that the system is skewed towards the applicant and everyone else is very much disadvantaged in terms of access to information and planning staff. Transparency should be provided, encouraged and required.

PART B – GENERAL CONTROLS

B1 - Design

1. Introduction

1.1 Objectives (p.2)

Add a third objective:

- “To ensure that the context in relation to amenity considerations of neighbouring sites is considered in development proposals for established neighbourhoods”

Reason for change: The introductory paragraph talks about a strong appreciation of context particularly in established neighbourhoods but this is not echoed in the objectives.

3. Development Application Requirements

3.1 Context analysis (p.5)

Objectives (p.5)

First objective – add “.. and amenity needs” after “.. specific conditions”

Reason for change: The introduction refers to amenity but this is not echoed in the objectives.

3.2 Site analysis (p.6)

Objective (p.6)

Add second objective:

- “To ensure that the amenity of neighboring buildings is considered and incorporated into the design proposal”.

Reason for change: The introduction refers to amenity but this is not reflected in the current objective.

Controls (p.6)

1) First control, add another sub bullet/dash:

- “Impacts on neighbouring buildings in relation to views, solar access, privacy and noise and other amenity matters.”

Reason for change: The introduction refers to amenity but this is not echoed in the controls.

B3 Ecologically Sustainable Development

1. Introduction

1.1 Objectives (p.3)

Add new objective:

- "To ensure renewable energy initiatives of neighbouring sites are not compromised by new development proposals."

Reason for change: There have been instances of solar panels being overshadowed by new development.

2. Building Materials and Finishes

Controls (p.3)

Add another control:

- iv) "Submit evidence that the proposal will not overshadow solar panels on neighbouring buildings."

Reason for change: There have been instances of solar panels being overshadowed by new development.

B4 Landscape and Biodiversity

1. Introduction

1.1 Objectives (p.2)

Add two additional objectives:

- "To encourage deep soil landscaping."

Reason for change: Elsewhere in the draft DCP attention is drawn to the importance of deep soil plantings especially for aesthetic reasons and practical reasons such as drainage. This new objective would bring deep soil landscaping into focus.

- "To encourage deep soil landscaping on older sites which do not meet current landscaping requirements."

Reason for change: The Introduction says that "landscape plays an essential role in integrating development....enhancing appearance and amenity of the site and locality..." For some decades in the mid 1900s there was not the same importance attached to landscaping particularly deep soil landscaping as today. This new objective helps ensure that all development not just new development provides an opportunity to rectify past mistakes.

3. Landscape Design

3.4 Water efficiency (p.5)

Controls (p.5)

- i) Add the words "and absorption" after "capture"

Reason for change: The need to absorb rainfall as well as capture it is implied in the subsequent sub points but should be explicit in the wording of the first control.

4. Green roofs and green walls

Insert sentence as follows:

"Green roofs or green walls do not substitute for deep soil planting requirements."

4.1 Green roofs (p.7)

Explanation (p.7)

Third paragraph, first sentence:

Add at the end "excluding deep soil planting requirements."

Reason for both above changes: As attractive as green roofs can be they do not support deep rooted vegetation for any period of time, nor can they be relied upon to fully absorb rain fall. They are also dependent upon mechanical water supply which uses power and has other environmental impacts.

Objective (p.7)

Change objective to:

- "To ensure green roof developments are well designed, well maintained and self-sustainable and suited to their building and location."

Controls (p.7)

Add new control:

- ix) "Demonstrate there is no adverse impact on neighbouring properties with respect to water leakage, view loss and other amenity impacts."

4.2 Green walls (p.8)

Objective (p.8)

Change objective to:

- "To achieve well designed, well maintained and self-sustainable green walls minimising water consumption in suitable buildings and locations."

Controls (p.8)

Add new control:

- vii) "Demonstrate there is no adverse impact on neighbouring properties with respect to water leakage and any amenity impacts."

Reason for the above four changes: The Precinct generally supports green initiatives but (a) they must be self-sustainable should the owners be absent for any extended time or the water supply fail without an automatic back up, (b) they should not adversely impact on neighbouring properties with respect to water leakage or amenity issues such as view loss and (c) they should use minimal water.

B5 Preservation of Trees and Vegetation

1. Introduction

1.1 Objectives (p.2)

First objective - add the words "including for native fauna."

Reason for change: The first objective refers to retaining trees with cultural, heritage and "natural significance". It is unclear whether this "natural significance" means significance just to humans or whether it includes birds and other native fauna that nest or perch in the tree or feed from the tree or otherwise make use of the tree. This new wording makes it clear that the natural significance does extend to native fauna. This is implied elsewhere in this section (see p.4, 10, 12) and in the RLEP but should be made clear in this draft DCP objective.

B6 Recycling and Waste Management

4. On-going operation

Controls (p.4)

- v) After "proposed development" insert "and prevent any odour or acoustic impacts on adjoining or neighbouring properties."

Reason for change: This control talks about minimising impacts on the habitable rooms of the development itself. The developer has an incentive to ensure there are no such impacts. Not so for the neighbours. This change helps to strengthen this control with respect to the neighbours.

B7 Traffic, Parking and Access

1. Introduction (p.2)

Comment:

The Precinct acknowledges that for environmental and health reasons more use needs to be made of public transport and other alternatives to private motor vehicle use. Many local residents live their lives accordingly by using public transport when and where they can. However, the Precinct is concerned that the resident parking problems of older built up areas such as Coogee are not being adequately addressed.

The draft DCP places a high reliance on car share schemes and public transport. Public transport is a valid alternative for some trip requirements but does not replace the need for car ownership at other times. Many local residents use public transport for trips to work or local trips but not for urgent matters or trips to places not easily accessible by public transport or for trips which involve late night travel, other people or the need to transport things. These residents have cars and need a place to park them reasonably close to their homes.

Some residents also use car share schemes but these are expensive, cannot be relied upon and the cars provided are often not suited to long trips, to family use, for passengers who may be elderly or disabled or for transporting things. Car use schemes are not a long term alternative to car ownership for the range of requirements. There is no evidence to support the statement (second paragraph, line 3; p.4) that car share schemes help reduce the number of cars on the road. In fact anecdotal evidence is that they add to cars on the road as they are being used instead of public transport.

Residents of Coogee living in older residential dwellings without on-site parking, rely on street parking for which they pay a fee to Council. They are becoming increasingly angry as they see developments approved without meeting the parking requirements and valued on-street parking places given over to car share schemes while at the same time they have to park many blocks away from their homes.

By all means encourage the use of public transport and car share schemes but not at the expense of on-site parking for commercial and residential developments in areas such as Coogee which lacks on-site parking for older dwellings, is densely populated and is subject to high visitation rates.

1.1 Objectives (p.2)

Add another objective:

- "To ensure that adequate off-street vehicle parking is provided in Randwick City through specific standards to meet residential parking demand."

Reason for change: Residents needs are omitted from the objectives.

2. Sustainable transport

2.2 Car share (p.4)

Explanation (p.4) - delete reference to specific provider

Reason for change: Council appears to have an exclusive agreement with one provider (see B7, 2.2 line 11). If this is the case it is unfortunate as there are other car share schemes. There are also new types of car share schemes whereby residents can make their cars available to others through web sites. If Council does not have an exclusive agreement why mention them? It serves to disadvantage other providers and discourage other options. The reference to any one provider should be deleted as the car share scene is evolving rapidly. The DCP should not appear to tie Council to the one provider in perpetuity.

Controls (p.4) – the numbering is incorrect as there is no control i).

ii) Add "and where there are no resident parking permits issued in the immediate area" after "public transport accessibility is high."

This should be control i).

Reason for change: The controls do not acknowledge the particular problems posed by scarce street parking being given over to car share schemes in areas where residents rely on street parking as evidenced by the purchase of street parking permits.

2.4 Residential parking schemes (p.6)

Explanation (p.6)

Third paragraph first sentence - Change "residents" to "residents and staff and owners of commercial premises"

Third paragraph second sentence – add "owners/developers," before "buyers"

Reason for change: This policy disadvantages only residents and only some residents of developments approved under the DCP. This is not fair. It should apply to all developments approved under the DCP

whether they are residential or commercial.

Controls (p.6)

- i) Add "and commercial developments" after "residential flat buildings" and add "and staff" at the end of the control.

Reason for change: Why are residents of residential flat units disadvantaged compared with residents of other types of dwellings, or commercial owners and tenants (and their staff) or guests of backpackers, boarding houses, motels etc. If this restriction is to be applied it should be applied across all developments approved under this DCP - or not at all.

2.5 Traffic and parking study requirements (p.7)

Controls (p.7)

Parking and Access Report (p.7)

- First paragraph – second sentence insert after "car parking for a development" the following..."within the parking requirements of Table 1 Vehicle Parking Rates (Pages 10 to 13)."
- Second paragraph - Insert after "...available on street parking..." the following "and vacant on street parking and include the number of resident permit parking permits issued for the same area..."

Reason for both changes: It is not enough to survey the available on street parking in an area - it is also important to survey how many of the available spaces are vacant and the potential local residential demand indicated by the number of residents with permits.

3. Parking & Service Delivery Requirements

3.2 Vehicle Parking Rates

Table 1 Vehicle Parking Rates (p.10 -13)

Add a reference at the top of Table 1 (p. 10) "Also see Table 2 for Service and Delivery Rates – page 19."

BUSINESS AND RETAIL (p.11)

Business premises in residential areas (p.11)

Change "100m2" to "40m2"

Reason: Reducing the obligation on the part of developers of business sites within residential zones disadvantages residents. The current rate is 1 space per 40m2 and this should remain the case.

Pubs, registered clubs and nightclubs (p.12)

First point add "or in the case where the liquor license does not specify person numbers, 1 space per 6m2 of the licensed area."

Reason for change: The Table as it stands has no rate where there is no maximum person count in the liquor license. The suggested rate is as per the current table.

Second point change "3 staff" to "2 staff"

Reason: Why reduce the obligation on the part of licensees and owners to provide onsite parking for their staff? Once again why disadvantage residents especially at night time when these businesses operate? The current rate is 1 space per 2 staff and this should remain the case.

Restaurants or cafes (p.12) - Add "1 space per 2 staff"

Reason: Why reduce the obligation on the part of operators of such businesses to provide onsite parking for their staff? Once again why disadvantage residents especially at night time when many of these businesses operate? The current rate is 1 space per 2 staff and this should remain the case.

Restaurants or cafes. Note 1 - add at the end "and outdoor dining"

Restaurants or cafes. Note 2 - delete "dining on footpaths"

Reason: Parking obligations should apply to footpath dining. Why is footpath dining excluded? Is there an assumption that footpath diners ride bikes or walk to dine? This is nonsense, people who dine outside order from the same menu and are no different from those dining inside. They make the same demands on street parking as diners inside so why should the operator not have to make provision for all customers wherever they dine.

TOURIST AND VISITOR ACCOMMODATION (p.12)

Backpackers' accommodation

Add 1 space per manager/caretaker

Reason: Why reduce the obligation on the part of operators of such businesses to provide onsite parking for the manager/caretaker? Once again this disadvantages nearby residents. There is a requirement now for one space per manager/caretaker and this should remain the case.

Hotel or motel accommodation

Add 1 space per manager/caretaker

Reason: The draft DCP reduces the obligation to provide onsite parking for the manager. This disadvantages residents in the area. The current requirement is one space per manager and this should remain so.

HEALTH, EDUCATION AND COMMUNITY FACILITIES (p.12)

Respite day care centres (p.13)

Delete the word "day"

Aged care hostels and nursing homes (needs to be added p.13)

Add another category:

"Aged care hostels and nursing homes"- with the following requirements

"Transport Assessment Study is required with the following indicative rates:

- 1 space per 2 staff
- 1 visitor space per 2 beds
- A space per visiting professional practitioner"

Reason: There will be an increasing need for such facilities as we live in an ageing population.

3.3 Exceptions to the Parking Rates (p.14)

Controls (p.14)

f) Insert "24 hour" before "public parking" and insert "and parking permits issued in the same area.."

Reason for change: This control provides a let out for developers to provide parking if there is street parking or public parking available, but public parking is of little value unless it is available 24 hours. Also the number of parking permits already issued in an area affects the viability of street parking as an alternative.

3.5 Parking requirements for adaptable housing - aging in place (p.15)

Objectives (p.15)

Second bullet - add at the end "and designated disability care service providers"

Reason for change: Disability stickers are used by care service providers and this should be acknowledged in the DCP.

3.9 Service and Delivery Vehicles (p.19)

Explanation (p.19)

Table 2 Service and Delivery Rates (p.19)

Commercial premises

Add "1 space per 100m2 GFA where the premises are in a B1 Neighbourhood Centre or Residential zone."

Reason for change: Most commercial premises in areas zoned B1 or residential are far smaller than 4,000m2 but still require numerous deliveries per day. Delivery vehicles block roadways and take up footpath areas posing a safety risk and an inconvenience to residents and visitors. Providing space for deliveries should be considered a cost of doing business.

Supermarkets, shops and restaurants - add "1 space per 100m2 GFA where the premises are in a B1 Neighbourhood Centre or Residential zone."

Reason: As above also lack of onsite parking should not be compensated with street loading zones.

APPENDIX A: Transport Assessment Study (p.23)

New point p) "Number of parking permits issued in an area compared with the available resident permit parking spaces in that area."

Reason: If there are more parking permits already issued in an area than the resident permit spaces then developments in that area should meet the required parking rates.

B8 Water management

4. Groundwater

Objective (p.6)

Insert "and adjacent and neighbouring properties" before "to be affected by groundwater."

Reason: As it reads now the objective just refers to the development and ignores any likely impact on adjacent and neighbouring properties.

PART C - RESIDENTIAL

C2 Boarding Houses

2. Building Design

Controls (p.3)

2.2 Outdoor communal open space (p.3)

iv) (p.4) Add at the end "including deep soil permeable surfaces must be provided."

Add a new control:

vii) "Provide a landscape plan with all boarding house development applications."

Reason for both changes: Outdoor communal open space provides outdoor living areas for recreational activities of boarding house residents. However, such areas should include landscaping (including deep soil permeable surfaces) that provide an attractive and useable outdoor environment, moderates local climatic conditions by reducing storm water and reduction of overland flow. This improves the environmental performance of the development while also achieving a visual balance between building structures and open space thus providing mutual privacy and visual amenity between the development and the neighbours.

Note: (p.4)

Comment: The Precinct does not support roof terraces for boarding houses in densely populated areas. We request that roof top terraces be excluded from the DCP entirely with particular regard to boarding houses and backpackers accommodation.

Reason: Roof top terraces provide opportunities for overlooking or cross viewing into neighbouring dwellings and may not maintain reasonable levels of privacy for adjoining or neighbouring properties. Roof top terraces are not permitted on the uppermost or main roof of buildings in other sections of the DCP and this control should be mirrored in boarding houses especially as this type of accommodation may attract/encourage large groups to concentrate in such an area which could cause unreasonable privacy and noise impacts on the surrounding residences.

3. Management Plan

Objectives (p.6)

At the end of the only objective add "to ensure the safety and wellbeing of the boarding house residents, the privacy and amenity of neighbours and the quiet and good order of the neighbourhood."

Reason for change: The management plan must have a clear mandate and strategy to ensure the wellbeing of both the boarding house residents and surrounding neighbours.

Controls (p.6)

Add another point under control i)

f) "Undertake that the caretaker/manager will be full time and will be onsite 24 hours a day and contactable at all hours."

Reason for change: Such a control is necessary for the safe and proper running of such establishments.

C3 Low Density Residential

1. Introduction

Fourth bullet:

- Delete "Dual Occupancies (detached)"

Reason for change: The introductory paragraph talks about "Dual occupancies (detached)" but then as a Note: mentions that "Dual occupancies (detached)" are only permissible in R3 (Medium Density Residential) Zones. For clarity this list should only include items that are relevant to Low Density Residential.

Note box: Suggestion: include the relevant SEPP or Clause 4.6 Number/reference in the note.

2. Site Planning

2.5 Private Open Space (p.10)

Diagram (p.10) -Suggestion: include the relevant % and m2 for each text box.

Reason: There are requirements for Deep Soil permeable area [i] p.9] and for Private Open Space [i] p.11]. This diagram shows both. However it appears that part of the requirement for deep soil planting is being met with the lawn component of the private open space. These two requirements should be met separately so for example 60m2 (20%) of a 300 sqm site area should be deep soil planting + 25m2 of the site should be private open space - making a total of 85m2. This is not clear in the diagram. Including the % and the m2 for each section would assist in making this clear.

3. Building Envelope

3.3 Setbacks (p.14)

3.3.1 Front Setbacks (p.15)

Controls (p.15)

- i) Define "an area under transition in the site analysis..."

Referral to determination being "on a merit basis" removes certainty for residents.

Reason for change: Controls should be tangible, understandable, clear and applied evenly.

3.3.2 Side Setbacks (p.16)

Controls (p.16)

Table Dwelling Houses & Dual Occupancies (Attached and Detached) (p.16)

First Storey (3rd column)

Change "900mm", "900mm" and "1200mm" to "1500mm" respectively

Second Storey & Above Column (4th column)

Change "900mm", "1500mm", "1800mm" to "3000mm" respectively

Reason for changes: The current DCP has larger side setbacks than the draft DCP. Side setbacks should not be reduced as they are essential controls for ensuring privacy, providing access to sunlight and preventing overshadowing in built up areas. More flexibility on these controls which have such a significant impact on the amenity of neighbouring residents is very concerning and is not acceptable.

4. Building Design

4.1 General (p.18)

Controls (p.19)

- vi) (p.19) insert the words "within the setback control and" before "without excessively increasing its visual bulk."

Reason for change: Setbacks are crucial in protecting residential amenity and must be enforced.

4.4 Roof Design and Features (p.23)

Objectives (p.23)

Insert at the end of the second objective "...and protects the amenity of neighbouring properties including acoustic rights."

Reason for change: There are amenity issues additional to privacy that need to be protected.

Controls (p.23)

Rooftop Terraces: (p.23)

- i) Insert at the end "and must not adversely impact on the amenity of neighbouring properties including privacy and acoustic rights."

Reason for change: There are amenity issues with roof top terraces that need to be addressed.

Mechanical Equipment (p.25)

- viii) Insert after "parapet walls "... "and sound proofed"

- viii) Insert after "not readily visible"... "nor audible"

Comment: Maximum decibels allowable should be specified.

Reason for above changes: The controls for mechanical equipment need to be strengthened and maximum decibels should be specified.

Add new controls: (p.25)

- ix) "Any plant and equipment must direct air outflow away from neighbouring properties and the public domain."

Reason for change: There is an increasing incidence of air conditioners and other plant and equipment being located on roofs negatively impacting on the surrounding neighbours amenity.

- x) "Use of mechanical equipment for cooling and heating should be minimised and passive/natural means of internal climate control should be encouraged."

Reason for change: Increasing power costs and increasing temperatures require that we not be solely reliant on mechanical means for internal climate control.

4.6 Earthworks (p.27)

Objectives (p.27)

Delete the first objective and replace with the following:

- "To encourage the use of subterranean excavation/development to maximise opportunities to allow for natural climate control, safeguarding the views and solar access of neighbouring properties and providing required onsite parking."

Reason for change: Given the amount of development and lack of parking in our suburbs, appropriate earthworks should be encouraged to reduce bulk and provide much needed parking.

5. Amenity

5.1 Solar Access and Overshadowing

Comment:

The current DCP stipulates at least 3 hours of sunlight be received between the hours of 9.00am and 3.00pm on 21 June; whereas it is now being proposed that these hours be changed to 8pm to 4pm. This is a reduction in the current control and should not occur. Controls need to be strengthened and protected especially those relating to sunlight which is so essential for ones wellbeing and residential amenity.

Controls (p.29)

Solar access to neighbouring development: (p.30)

- iii) Amend to read: "North-facing living areas (including lounge rooms, family rooms, kitchens and other open plan living areas) of neighbouring dwellings must receive a minimum of 3 hours of direct sunlight between 8am and 4pm on 21 June."

Reason for change: The use of the term "living room" is redundant. There are many living areas in a modern home. Furthermore limiting the control to a portion of the windows is unacceptable. Who defines "a portion" and why only windows? All surfaces of all live-able spaces should be included.

- iv) Insert the words "and deep soil permeable surfaces" after "The private open space" and before "of neighbouring dwellings must..."

Reason for change: Deep soil permeable space needs sufficient sunlight for plants to grow, vegetables to produce and flowers to bloom and three hours between 9am and 3 pm may not be sufficient.

5.2 Energy Efficiency and Natural Ventilation (p.30)

Objectives (p.30)

Add another objective:

- "To encourage the use of solar energy solutions."

Reason for change: Encouraging the use of solar energy complements and promotes energy efficiency.

5.3 Visual Privacy (p.32)

Controls (p.32)

- iv) (P.33) add at the end of the first paragraph "...but not in such a way as to adversely impact on the views, light or amenity from the adjacent building."

Add another control:

- vii) "No CCTV on private property should have visual surveillance of any part of the neighbouring properties."

Reason for above changes: Visual privacy and security should not come at the cost of neighbours' existing views, light, amenity and privacy.

5.6 View Sharing (p.36)

Controls (p.36)

- iv) (p.37)

Add ", privacy screens" after "fences."

Reason for change: Privacy screens are increasingly being used and neighbours' existing views and amenity must not suffer as a result.

Advisory: (p.37)

Add "and setback markers" after "the installation of height poles."

Reason for change: Setbacks can be as important as height in relation to neighbours' amenity.

6. Car Parking and Access

6.4 Driveway Configuration (p.42)

Controls (p.42)

- i) Last paragraph - delete the word "preferably"

Reason for change: This relates to the width of a driveway at the street boundary - every effort should be made to minimise the loss of on street parking.

6.7 Hardstand Car Space Configuration (p.43)

Controls (p.43)

- ii) Comment: We note that the measurement has changed from 2.6m x 5.4m in the initial draft DCP - to 2.4m x 5.4m in the final draft DCP documentation. Which is correct?
[Suggestion: See Australian Standard 2890 Figure 2.2]
[Please note there is a cross reference to Table 1 Vehicle Parking Rates contained in pages 11, 12, 13 & 14 in the Traffic, Parking and Access section.]

7. Fencing and Ancillary Development

Explanation (p.44)

Add the following at the end of the first paragraph "and not block views, light or sunshine or overshadow neighbouring properties."

Reason for change: Fencing and Ancillary Development can have a profound impact on neighbouring properties amenity especially with regard to view loss and loss of light.

7.5 Swimming and Spa Pools

Controls (p.48)

- i) Add at the end "...and no higher than 1m from natural ground level."
iii) Add at the end ", particularly bedrooms and other quiet areas for e.g. studies."
viii) After "Locate the pool pump and filter" insert "centrally within the property and" Delete "limits noise generation" and replace with "eliminates noise impacts on neighbouring properties."

Reason for changes: The use of swimming pools and associated equipment can detrimentally affect the amenity of neighbouring properties. Pools and equipment should not be located near the bedrooms and other quiet spaces/areas (for e.g. studies) of neighbouring properties.

7.6 Air Conditioning Equipment (p.49)

Controls (p.49)

- iv) (p.49)

Replace with "Any air conditioning units must be contained within an acoustically sound proofed enclosure and located far enough away from neighbours to ensure that there are no noise impacts on bedrooms, study and living areas of adjoining or neighbouring properties."

Reason for change: Due to the increase in density of development, noise from air conditioning units is an issue that affects the amenity of neighbouring properties detrimentally. Use of such units should be discouraged or they should be sited and restricted so as to not impact on neighbours.

8. Area Specific Controls

8.3 Foreshore Scenic Protection Area (p.52)

Objectives (p.52)

Add another objective:

- "To minimise the Impact of new development upon the shoreline or the views from the shoreline."

Reason for change: The beautiful foreshore areas must be protected and maintained for current and future generations to enjoy.

Controls (p.53)

vi) Insert a new sentence at the end of this control: "Preference should be given to species endemic to the area to support other Council initiatives relating to coastal biodiversity."

Reason for change: Council is working on a coastal biodiversity corridor in the public domain. Suggesting property owners support this initiative is appropriate.

Add another control:

- xi) "The design of buildings must take account of the existing coastal views of neighbouring properties and seek to limit view loss from such properties."

Reason for change: At the moment it is winner take all with coastal views and existing property owners are often left with little or substantially reduced views.

C4 Medium Density Residential

1. Introduction (p.2)

- Include "Dual Occupancies (detached)"

Reason for change: These types of dwellings are permitted in R3 but the introductory paragraph excludes them.

1.1 Medium density housing in Randwick LGA (p.3)

Comment:

Throughout the DCP different terms are used for the same type of housing stock - "multi storey apartment buildings" and "residential flat buildings". We suggest the DCP standardise on one of these.

2. Site Planning

2.1 Site Layout Options (p.4)

Objectives (p.4)

Amend second objective to read:

- To ensure development achieves good amenity outcomes with respect to solar access, natural lighting and ventilation, privacy, views, visual amenity and spatial separation from the neighbouring properties."

Reason for change: The current objectives refers to "adequate levels" of natural lighting etc. "Adequate" is not strong enough to indicate the need to take the amenity needs of neighbours seriously when proposing development in already densely populated areas. The current objective also omits "solar access" and "views" as amenity issues.

2.2 Landscaped open space and deep soil area (p.8)

Controls (p.9)

2.2.2 Deep soil area (p.9)

- i) Delete "should" and replace with "shall" so the control reads "A minimum of 25% of the site shall incorporate...."

Reason for change: To ensure this control is enforced as it is critical for controlling storm water run-off especially in densely built up areas.

2.3 Private and communal open space (p.11)

Explanation (p.11)

Add at the end of paragraph "without adversely impacting on the amenity of neighbouring properties."

Objective (p.11)

Add at the end "without adversely impacting on the amenity of neighbouring properties."

Reason for changes: Amenity impacts on neighbours have not been included in this section.

Controls (p.11)

2.3.1 Private open space (p.11)

- ii) Delete this control which favours a northerly aspect.

Reason for change: Developers will place private open space where it is most marketable. It may be that an aspect other than northerly is more attractive. Also with the dangers of skin cancer ever present not everyone wishes to spend time out of doors in the sun.

For attached dwellings and multi dwelling housing (p.11) -

- v) Delete and replace with "A minimum area of 12 square metres of private open space should be provided at ground and/or podium level with a majority of the area with minimal or no level changes."

Reason for change: 25 square metres is too large for a minimum and could affect affordability. Also the current wording prescribes a rectangle shape of 3m x 4m with minimal no level changes. This is too restrictive, for example what if it is a curved space or what if the area is 2m x 5m?

Add a new control:

- vi) "The size of private open space areas is limited by setback requirements and the proximity of neighbouring buildings."

Reason for change: If there is to be a minimum requirement there should be some limit on the size of areas of private open space.

For residential flat buildings-

- vii) Change "8 square metres" to "4 square metres"

Reason for change: As a minimum requirement 8 square metres for units in residential flat buildings (blocks of units) is too much and would add to housing unaffordability. Also large outdoor spaces give rise to too many amenity impacts for neighbouring properties, especially in densely populated areas and where units are used as holiday rentals and partying is frequent rather than occasional.

viii) Add a new control:

- "The size of private open space areas is limited by setback requirements and the proximity of neighbouring buildings."

Reason for change: If there is to be a minimum requirement there should be some limit on the size of areas of private open space.

2.3.2 Communal open space

- i) (c) Delete this control which favours a northerly aspect.

Reason for change: Developers will place communal open space where it is most marketable. It may be that an aspect other than northerly is more attractive. Also with the dangers of skin cancer ever present not everyone wishes to spend time out of doors in the sun.

- i) (d) Add at the end "in such a way as to not adversely impact on the visual amenity of neighbouring buildings."

Reason for change: Privacy screens and landscaping for communal open spaces should not be provided at the expense of the neighbouring buildings.

- i) (e) Add at the end "in such a way as to not adversely impact on solar access or the visual and acoustic amenity of neighbouring buildings."

Reason for change: There needs to be some reference to amenity impacts. Playground equipment

gives rise to noise and shade structures may block views and reduce solar access for neighbours.

3. Building envelope (p.13)

Add new second paragraph:

"The building envelope includes all the built form not just from window line to window line. When looking at the building depth it includes all balconies, podium structures and eaves."

Reason for change: This change is the usual definition of a building envelope.

3.2 Building height (p.13)

Add a new control:

"That an explanatory, accurate and three dimensional model be provided with every DA proposing any change in building height to illustrate the building envelope in relation to the neighbouring properties and the public domain."

Reason for change: Without such a model it is often hard for neighbours to ascertain the impact.

3.3 Building depth (p.14)

Explanation (p.14)

First sentence in first paragraph- delete "from window line to window line"

- add at the end "when looking at the building depth it should include all balconies, podium structures and eaves."

Reason for change: The draft DCP excludes balconies, podium structures and eaves from the building envelope. This is not in keeping with the notion of building envelope.

Controls (p.14)

Add a second control:

- ii) "That an explanatory, accurate and three dimensional model be provided with every DA to illustrate the building envelope in relation to the neighbouring properties and the public domain."

Reason for change: The true and total building depth must be illustrated, measured and understood with regard to its scale and impact on neighbouring properties and the public domain.

3.4 Setbacks (p.15)

Explanation (p.15)

Add second paragraph:

"Setbacks are an important mechanism for protecting the amenity of the residents of properties that adjoin or are near the development. In the 1960s and 70s high rise unit blocks were approved despite exceeding the heights in local planning regime. The trade off for these high rise developments was reduced bulk achieved through setbacks from the site boundaries. This is of particular relevance in Coogee and Randwick. These existing setbacks will be taken into account for any refurbishment or redevelopment proposal for high rise buildings."

Measurement rules box (p.15)

Change "1200mm" to "1m"

Reason for change: This brings the measurement into line with that for Low Density Residential.

Add at the end of the rules box "...provided such features are minor and do not project more than .5m beyond the setback."

Reason for change: The current wording is too open ended - awnings can be many metres wide as can screening devices. Some limit is required.

Objectives (p.15)

Amend the second objective by adding at the end "...for both the subject property and adjoining or neighbouring properties."

Reason for change: The explanation refers to adjoining properties but this is missing from the objective referring to amenity requirements. Also it is not just the needs of adjoining properties that need to be taken into consideration. Neighbouring properties also need to be considered.

Add a fourth objective:

- "To reduce the impact of development on neighbouring properties."

Reason for change: Setbacks are the key mechanism that protects the amenity of the residents of neighbouring properties in densely populated areas, such as are the subject of this Medium Density section of the draft DCP. This should be acknowledged in the objectives of section 3.4 and hence brought to the attention of those making development proposals.

3.4.2 Side setback (p.16)

Controls (p.16)

Residential flat buildings and Multi dwelling housing (p.16)

i) Table - Minimum Side Setbacks

Add .5m to each of the minimum side setbacks listed in the table so for example "2.0m" becomes "2.5m" and "4.0m" becomes "4.5m" etc.

Reason for change: The current DCP provides for side setbacks of 900mm for any part of a building over 1 metre above ground level and up to one level in height, 1.5m for any part of a building, the height of which is 2 levels at that point and 3.0m for an part of a building, the height of which is more than 2 levels at that point. Given the importance of setbacks in densely populated areas the current setbacks should be maintained/preserved and not be reduced as the draft DCP proposes.

ii) Add a new bullet/dash:

- "Preserve existing side setbacks in place for older high rise buildings where the FSR and height exceed that permitted in the LEP."

Reason for change: Older buildings that greatly exceed the height and FSR in the LEP2012 and were able to achieve this result by providing setbacks which are in excess of those required today, should be required to honour these setback requirements in any refurbishment or redevelopment proposal.

3.4.3 Rear setback (p.17)

Controls (p.17)

i) (p.17) delete "5m" and replace with "6m"

Reason for change: The current DCP requires 6m rear setbacks. Setbacks in densely populated areas enable people to live closely together. This is even more important now with increasing development pressure. The draft DCP should focus on preserving setbacks rather than reducing them.

4.0 Building Design

4.1 Building Façade (p.19)

Controls (p.19)

v) (p.20) add at the end "including podiums built to boundaries (front, back and side)."

Reason for change: Podiums such as the Crowne Plaza and Coogee View present expanses of masonry wall to the street and detract from the open, low key, foreshore ambience of Coogee.

Add a new control (p.20):

- viii) "Buildings must be designed and facades articulated to lessen the adverse impact on views, solar access, privacy and acoustic amenity of neighbouring properties."

Reason for change: Building design in densely populated areas has an important role in ensuring people can live closely together without intruding on privacy and adversely impacting on amenity and this should be acknowledged in the controls.

4.4 External Wall Height & Ceiling Height (p.25)

Controls (p.26)

i) Delete "10.5m" and replace with "10.0m"

ii) (p.27) Delete "8.0m" and replace with "7.0m"

Reason for changes: To control the bulk and scale and to minimise impact on adjoining and nearby properties and land and as per the previous LEP controls (when external wall height was included in the LEP). Such controls should not be watered down given the density in our suburbs is ever increasing.

4.7 Apartment Layout (p.29)

Controls (p.29)

- iii) (p.29) add to the end of the control "without detrimentally impacting on the amenity, solar access, acoustic privacy, views and visual privacy of neighbouring buildings."

Reason for change: With density increasing it is vital that the inclusion of balconies and terraces take

into account the needs of existing residents in neighbouring buildings.

4.8 Balconies (p.30)

Objectives (p.30)

Second bullet - add at the end "without detrimentally impacting on the amenity, solar access, acoustic privacy, views and visual privacy of neighbouring properties."

Reason for change: With density increasing it is vital that the inclusion of balconies takes into account the needs of existing residents in neighbouring buildings.

Controls (p.30)

i) delete "8 square metres" and replace with "4 square metres"

Reason for change: 8 square metres is too large as a minimum. 4 square metres is enough room for a table and chairs and is sufficient as a minimum.

Add a new control: (p.30)

iv) "All balconies, terraces and podiums shall comply with setback controls."

Reason for change: This needs to be explicit in this section.

4.11 Alterations and additions to residential flat buildings (p.33)

Objective (p.33)

Add second objective:

- "To minimise the impacts on neighbouring properties in terms of overshadowing, privacy, view loss, acoustic privacy and visual amenity."

Reason for change: The refurbishment of residential flat buildings especially with the installation of balconies, open space and bbq areas can detrimentally impact the amenity of neighbouring properties. Such amenity must be protected especially in densely populated areas.

Control (p.33)

Add another control:

iii) "Development applications involving alterations and additions to residential flat buildings located within a foreshore protection area shall ensure that the overall aesthetic improvements to the appearance of the building minimise the visual impact upon the shoreline and that the building form is sympathetic with the scenic qualities and topography of the shoreline and conserve the natural form of the land/water interfaces and enhance the natural features of the site."

Reason for change: The Foreshore protection area must be protected and controls must be in place to do so especially with the increase in medium density zoning.

5. Amenity

Controls (p.37)

Solar access for surrounding development (p.37)

i) Delete "Principal" so that the first part of this control reads "Living areas (including lounge rooms, kitchen, family rooms and open plan living areas) of neighbouring dwellings ..."

(p.38) And then delete "part of a window" and replace with "all glassed areas"

Reason for change: All living areas affected by the development should be considered not just those deemed principal and who decides which rooms are the principal living rooms? Also what does a "part of a window" mean and what glass doors? The impact on all the windows of the living areas affected by the development should be taken into account.

ii) (p.38) Delete "principal" and also delete "to a part of a window".

Reason for change: This is about landscaped areas so windows are not relevant. Also the use of the word principal is problematic as who decides this? The developer or the planner may consider a small garden as not being a principal landscaped area but to the resident this may be an important growing area and hence dependent on sunlight.

5.3 Visual Privacy (p.40)

Controls (p.40)

i) Delete "similar windows" and replace with "glass doors or windows" and after "adjoining" add "or neighbouring"

Reason for change: The use of word "similar" is confusing. The use of "windows" is too limiting. The use of "adjoining" does not clearly safeguard the interests of other neighbouring properties which may not adjoin (i.e. join) the development.

ii) First sentence delete "and rear".

Second sentence replace with "Avoid orienting balconies to the windows or other glassed areas of any habitable rooms on the side elevations of the adjoining or neighbouring residences."

Reason for change: The sleeping areas of many existing developments are at the rear and every effort should be made to orient noise sources such as balconies away from the rear of neighbouring buildings. Also the need to avoid orienting balconies to any habitable room windows of adjoining residences should apply to any glassed area including doors.

Add another control

vi) "No CCTV on private property should have visual surveillance of any part of the neighbouring properties."

Reason for change: Visual security should not come at the cost of neighbours' privacy.

5.4 Acoustic Privacy (p.41)

Controls (p.41)

Add another control (p.42)

vi) "Avoid locating balconies, courtyards and other potential noise generating areas close to any habitable rooms of neighbouring properties."

Reason for change: Existing residential amenity must be protected especially with regard to balconies and their positioning with regard to habitable rooms especially having regard to the increase in density and changes to zoning.

5.5 View sharing (p.43)

Objectives (p.43)

Delete from the third objective "a reasonable amount of views"

Reason for change: Views should be maintained. A planners view of a "reasonable amount" may not be the same as the residents view.

Controls (p.43)

iv) (p.44) Insert after "fences" "and privacy screens"

Reason for change: Privacy screens should be specifically included.

Advisory: (p.44)

Insert after "height poles" "and setback markers"

Reason for change: Views are impacted on by building bulk as well as height. Setback markers would assist in ascertaining the impact on view affected by lack of setbacks or reduced setbacks.

Add the following at the end of the Advisory "View loss is to be ascertained from sitting positions in the affected dwelling/s."

Reason for change: Recent assessments of view loss have only considered view loss from a standing position. Most people do not spend their time at home standing especially when relaxing and enjoying the view.

6. Car parking and access (p.46)

6.2 Configuration (p.47)

ii) Delete "as much as possible" at the end and replace with "and form a single width at the boundary."

Reason for change: To ensure the configuration of the car park does not visually dominate or detract from the streetscape character and to limit any reduction of permeable street verges.

Comment: We suggest include a cross reference to Table 1 Vehicle Parking Rates contained in pages 11, 12, 13 & 14 in the Traffic, Parking and Access section.

7. Fencing and ancillary development

7.1 Fencing (p.49)

Explanation (p.49)

Add to the end of the final sentence "and not block views from neighbouring properties or overshadow them."

Reason for change: Fencing can have a profound impact on the amenity of neighbouring properties.

7.5 Swimming and Spa Pools (p.52)

Controls (p.52)

i) Add at the end add "no higher than 1.0m from natural ground level."

Reason for change: The use of swimming pools and associated equipment can detrimentally affect the amenity of neighbouring properties. Pools and equipment should be sited and restricted accordingly.

iii) Add at the end ", particularly bedrooms and other quiet areas for e.g. studies."

Reason for change: as above for i)

Add new controls as per the controls contained in Low Density Residential (p.48 & p.49):

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 the 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. 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 and noise impacts on the neighbours."

viii) "Locate the pool pump and filter centrally within the property and away from the neighbouring dwellings. The equipment must be contained within an acoustically treated enclosure that eliminates impacts on neighbouring properties."

Reason for change: Swimming pools and the operation of associated equipment can adversely affect the amenity of neighbouring properties. They need to be sited and restricted accordingly. The Low Density Residential area controls should also pertain to the Medium Density Residential areas.

7.7 Laundry facilities and air conditioning units (p.52)

Controls (p.52)

Air conditioning units: (p.53)

i) Add at the end "to eliminate acoustic and visual impacts."

Add another control:

iii) "Where there is a central air conditioning plant it should be entirely acoustically encased to eliminate noise and visual impacts. There should be no noise audible from the public domain or neighbouring properties."

Reason for changes: Due to the increase in density of development, noise is a big issue that affects the amenity of residents and the noise from air conditioning units is of particular concern.

8. Area Specific Controls

58-64 Carr Street, Coogee (p.56)

Comment: The draft DCP is not consistent with the resolution passed by Council in relation to this matter in the LEP. There is nothing in the resolution about quarantining commercial activities from the need to be consistent with the Medium Density Residential controls pertaining to R3 zoning.

Explanation (p.56)

Second paragraph:

Delete and replace with "The subject sites are at the southern end of the bay of Coogee and are opposite the foreshore reserve of Coogee beach."

Reason for change: There is no horseshoe shaped built form of the Coogee business centre. The natural bay is horseshoe shaped but the Coogee business centre extends west and north beyond the bay. Also the reference to "local context" in terms of the northern and eastern sections of the business centre makes no sense. There is no eastern section of the business section - to the east is

the Pacific Ocean and the two sites to the immediate east of 58-60 Carr St are zoned residential. The northern end of the bay does not provide a "local context" - it is several hundred metres away.

Fourth paragraph:

Delete from the last sentence "... for residential purposes"

Reason for change: The Council resolution relating to the LEP that resulted in the retention of residential zoning for this area makes no reference to excluding development applications for commercial uses from the need to be consistent with residential controls. These sites should be treated the same as Business uses in Residential zones [D7: 6.1] which states business uses "should be consistent with either the Low Density Residential or Medium Density Residential" sections of the DCP.

Controls (p.57-58)

Controls

i) Delete control and replace with..."Proposals for a restaurant or café must be limited to one ground floor level only on Carr Street of these buildings and must present an active street front to Carr Street only."

Reason for change: The Council resolutions specifically limited any restaurant or café to the ground floor level only and it is rumoured that the owners of 58-60 Carr Street believe they can get around this restriction by referring to upper and lower ground floor levels.

v) Change "10.00pm" to "8.00pm"

Reason for change: The Council resolutions specifically limited the hours. An 8.00pm closing time is more appropriate to a small café or restaurant in a residential zone.

vii) Delete this control

Reason: The wording requires an awning is compulsory, which is not so. Also not all properties are adjoining and there are no awnings on the properties at present.

viii) and ix) Add at the beginning "Any.."

Reason for change: The present wording implies there will be awnings which may not be the case.

xv) Delete this control

Reason for change: Parking restrictions mean that any increase in loading and unloading is not feasible for this part of Carr St. Furthermore, any increase in deliveries for Kurrawa Ave will cause major traffic and pedestrian issues as it is a cul de sac.

xviii) First bullet/dash (p.58)

Delete from "for residential uses on site"

Reason for change: All developments, not just residential, relating to this R3 zone should comply with the Medium Density Residential section of the DCP in regard to setbacks.

xix) Add after "parking assessment" ... "for Residential Flat Buildings and restaurants or cafes."

Reason for change: Parking requirements for this site should meet those set out for residential flat buildings and restaurants or cafes as per D7 pages 10 and 12.

xix) Delete second bullet in relation to removing driveway.

Reason for change: As far as the Precinct is aware there have been no safety or amenity issues for pedestrians relating to this driveway. There is no pedestrian, amenity or safety issue to justify removing the driveway.

Heading and image (p.59)

Amend the heading and reduce the developable area so that it is limited to the front of the building to one level at ground level.

Reason: The heading is misleading as at this stage there is no proposed restaurant or café. The image is incorrect as it shows a developable area that is far bigger than required for a small-scale café or restaurant as envisaged by the Council resolution and as per p.56 of the draft DCP and it eliminates both side setbacks.

PART D – COMMERCIAL and INDUSTRIAL USES

Commercial uses

D1 Amusement centres

1. Introduction (p.2)

Comment: There should be a definition of Amusement Centres.

Reason: It is not clear what is considered an Amusement Centre and what is not.

1.1 Objective (p.2)

Add at the end ... "and residential dwellings in the neighbourhood."

Reason for change: The sole objective talks about minimum adverse affect on the site and locality but makes no mention of the impact on residents.

New objective:

- "To provide the means of discontinuing the approval if conditions are not met."

Reason for change: The objective of planning controls for high impact uses such as Amusement Centres should be to provide Council with a mechanism for closing them down if they have ongoing issues with noise, anti-social behavior or crime or do not meet the various controls in the Management Plan.

2. Location and Design Requirements

Controls (p.2)

- i) Change first word from "Encourage" to "Limit".

Reason for change: The role of Council should not be to "encourage" such potentially high impact.

- iv) Add.... "nor audible from neighbouring residential dwellings"

Reason for change: There should be no noise impacts for nearby residents.

3. Management Plan

Explanation (p.3)

Add... Council will also require a trial period and periodic review.

Reason for change: High impact uses such as Amusement Centres should be subject to trial periods and periodic review to ensure they are monitored and closed down if they have ongoing issues with noise, anti-social behavior or crime or do not meet the various controls in the Management Plan.

Controls (p.3)

- i) First bullet - add after "conduct of patrons" "on the premises and in the vicinity."

Reason for change: The current wording is insufficient.

- ii) Add new control: "Any proposed Amusement Centre will undergo a trial period to be determined by Council."

Reason for change: See above relating to trial periods.

- iii) Add new control: "Any proposed Amusement Centre will be required to undergo a regular review process to be determined by Council."

Reason for change: See above relating to ongoing monitoring and review.

Note in box: First sentence change "may" to "must" and add at the end ... "and the neighbouring residential area"

Reason for change: There must be a trial period and the purpose of that trial period should be to monitor the impact on residents.

D2 Backpackers Accommodation

1. Introduction

1.1 Objectives (p.2)

First objective - new bullet/dash:

- "Does not contribute to antisocial behavior in the neighbourhood."

New objective:

- "To provide the means of discontinuing the approval if conditions are not met."

Reason for changes: The proposed objectives do not adequately deal with the issue of antisocial behavior. We know from the situation in Coogee that Backpacker establishments have adverse impacts on neighbours and the neighbourhood. As such they should be subject to trial periods and periodic review. This should apply to DAs for current establishments as well as new establishments. There should be provision for closing them down if they have ongoing issues with noise or anti-social behavior or do not meet the various controls in the Management Plan.

2. Building Design

Objectives (p.3)

Sixth objective - add at the end "...and the misbehavior of guests."

Reason for change: The current wording just deals with minimising the impact of noise - the behavior of guests is also an issue.

2.5 Communal Outdoor Recreation Area

Controls (p.5)

ii) Change "2 metres" to "4 metres"

Change "(e.g. through fencing and/or landscaping)." to "(e.g. through fencing, landscaping and acoustic controls)."

Reason for changes: Communal outdoor recreation areas are likely to give rise to noise and intrude on neighbours' privacy. There should be as much distance as possible from any neighbouring residential properties and 2 metres is not enough. Also there should be acoustic controls not just fencing and landscaping.

v) Add"provided such facilities do not generate noise or cooking smells that impact on the neighbouring properties."

Reason for change: There should be consideration of noise and cooking smells in relation to backpackers establishments as unlike in a residential situation, any barbecue is likely to be in prolonged use by all the guests at varying hours.

vii) Replace "to minimise" with "so that there is no"

Reason for change: Minimising the impact of the glare or light spill from outdoor areas to surrounding residential properties is not enough - there should be no light spill or glare.

2.6 Noise, Privacy and Amenity

Controls (p.6)

i) Replace "...sited and designed to minimise noise impact on adjoining properties." with "...located away from neighbouring properties and soundproofed so as to ensure there is no noise impact on them."

Reason for change: Minimising the impact of noise on adjoining properties is not enough - there should be NO noise impacts and this should apply to any neighbouring properties not just adjoining properties.

iv) After "must be" ... add "sound proofed and"

Reason for change: The current point just refers to the location of plant and equipment with no mention of sound proofing it.

iv) Fourth bullet add"with the aim of ensuring there are no noise impacts on guests and adjoining or neighbouring residential properties."

Reason for change: The current bullet simply refers to establishing desirable acoustics performance criteria without making it clear that the aim is to minimise the noise not amplify it!

3. Management Plan

Controls (p.7)

i) Fourth bullet - Fourth sub bullet/dash:

Delete "and consumption of alcohol and illicit drugs"

Add fifth sub bullet/dash to separate out illegal and legal activities:

- "Policy prohibiting the consumption of alcohol on the premises including any outdoor areas."

Reason for change: Many Backpackers establishments have such a policy.

Add sixth sub bullet/dash:

- "Policy prohibiting illicit drugs and requiring notification to the police."

Reason for change: The fourth sub bullet refers to the need for a policy regulating and restricting smoking and consumption of alcohol and illicit drugs! Illicit drugs are a police matter. They are illegal and should be prohibited not regulated or restricted! The new bullet makes this clear.

ii) First bullet - after "attend to complaints" add "including those from neighbouring properties"

Reason for change: The need to deal with this is apparent.

New point (p.8)

v) "If the Plan of Management is not adhered to Council reserves the right to revoke the approval."

Reason for change: It should be possible for Council to revoke the approval.

Note in box (p.8) : ...add "and an annual review of compliance with the conditions."

Reason for change: We know from the situation in Coogee that Backpacker establishments have adverse impacts on neighbours and the neighbourhood. Therefore they should be subject to an annual review. This should apply to DAs for current alterations to existing establishments as well as to DAs for new establishments.

D4 Footpath Dining and Trading

1. Introduction

1.1 Objectives (p.2)

Third objective - delete the last phrase after "footpath" and add as new objective:

- "To ensure footpath dining does not adversely impact upon the amenity of pedestrians and adjacent residences and the nearby neighbourhood."

Reason for change: The current objective tries to cover two quite different needs - the needs of the public (pedestrians) and the needs of neighbours. These warrant separate objectives.

2. Development and design controls

2.1 Location and layout of footpath trading activities

Controls (p.4-5)

i) Delete "2.0m"

Reason for change: This control requires a clear zone of 2.0m or 2.5m for locations adjacent to classified roads, busy footpaths etc. Safety is the issue here and 2.5m should be the set requirement not 2.0m especially when no reason is given for the 2.0m option.

viii) Change "0.5m" to "1.0m"

Reason for change: Half a metre is not enough break from poles etc. to allow two people to pass together (e.g. elderly person/carer, mother/child) or a double pram or a person with a bike.

2.2 Use of footpath airspace for outdoor dining (p.7)

General matters for consideration

- l) Add (e) "not located in foreshore protection areas"

2.3 Operating hours

Controls (p.9)

- ii) (b) Neighbourhood Centre Business Zone [B1] - change "10.00p.m. Mondays to Saturdays" to "9.00p.m. Mondays to Saturdays" & "9.30p.m. Sundays" to "8.30p.m. Sundays"

Reason for change: Many of the new B1 areas are primarily residential in their nature both within the zoned area and the surrounds. Most residents in or near these B1 areas are not aware of the rezoning and Council should make every effort to ensure the amenity of these residents does not suffer as a result of the rezoning. Outdoor commercial use should be limited particularly at night. 10.00pm Monday to Saturday is too late for those who live in the area and have to go to work the next day and for those trying to put children to bed. Bringing the night permitted hours back to 9.00pm Mondays to Saturdays and 8.30pm Sundays may help alleviate this.

- iii) (a) Non Business zoned areas (so called potentially sensitive areas) - change "9.30p.m." to "7.30p.m."

Reason for change: In the new LEP, commercial uses are permitted in Residential zones. Most residents are not aware of this and Council should make every effort to ensure the amenity of residents does not suffer as a result of the change. Outdoor commercial use in these areas should not be encouraged by Council and any night time use limited to 7.30p.m.

- v) Change "variations" to "extensions"

Reason for change: This control presumably only relates to extending the hours (in a residential zone).

- v) (c) Change - from "Proximity to residences" to "There being no residents within 40 metres."

Reason for change: On the basis of v) relating to extending hours (in a residential zone) - then any extension of hours should not be permissible where there are residents in the immediate area.

2.4 Furniture and fittings

Controls (p.10)

Umbrellas (p.11)

- iii) Add "...and coastal vistas."

Reason for change: This point is ambiguous which will be taken up in the next suggested change but if umbrellas are to provide unimpeded views of historic facades or vistas of valued or historic streetscapes they should also provide unimpeded coastal vistas.

- viii) Add....."and both meet the controls listed above i) to vii)."

Reason for change: This is implied but should be made explicit.

- ix) New point

"Do not provide umbrellas in locations where they obstruct the view of traffic signals, signs and pedestrian crossings for pedestrians and road users or where they obstruct the views of valued streetscapes, green space, the beach or the coast for other users of the area or from any nearby residential dwelling."

Reason for change: It is important that street umbrellas do obstruct views, line of sight etc.

2.5 Amenity

Controls (p.11)

- i) Change "Demonstrate" to "Demonstrate and ensure"
Change "unreasonable" to "any adverse"
Change "adjacent residences." to "adjacent or nearby residences."

Reason for changes: What is important is that the applicant ENSURES there will be NO adverse impacts of outdoor dining operations on the amenity of adjacent or NEARBY residences.

- iv) Change "Demonstrate" to "Demonstrate and ensure"
Add at the end..."for adjacent or nearby residences or the public domain."

Reason for change: What is important is that the applicant ensures that lighting and/or heating will not cause a potential nuisance for adjacent or nearby residences or the public domain.

- v) Change "Demonstrate" to "Demonstrate and ensure"
Add at the end..."and emanating or originating from the outdoor trading area."

Reason for change: The applicant should ensure that suitable management practices are in place to control noise and cleanliness of the outdoor trading area and emanating or originating from the outdoor trading area.

2.6 Goods displays

Controls (p.12)

- viii) Add ... "for premises in B2 commercial areas, 15% for premises in B1 areas and 5% in areas zoned residential."

Reason for change: This point deals with the area of the shop front that can be taken up with signage - commercial signage should be kept to a minimum in B1 areas most of which are primarily residential in nature and to an absolute minimum in residential areas - hence the suggested reduction in size and dominance of signage in these areas.

D5 Late Night Trading

Comment: There are considerable concerns about this section of the draft DCP.

Research shows that it is the hours of trading and the concentration of licensed premises including take away liquor outlets that give rise to problems. This draft DCP could be improved with references to this research.

Council should take this opportunity to make it clear that it will not approve any new or existing licensed premise that seeks to trade after the hours set out in the DCP where that premise is near any other licensed premise or take away liquor outlet and hence contributes to the density of licensed premises.

Bars are not listed in the High Impact category despite the fact that it is bars in Kings Cross that give rise to many of the problems in that area.

The draft DCP draws a distinction between what it calls High Impact and Low Impact premises. The distinction is based on the type of operation and the number of patrons with Low Impact being defined as those premises with a capacity of fewer than 100 patrons. There is no research to back up this cut off of 100 and no justification given. The implications of the distinction are significant. So called Low Impact premises are not required to complete a Social Impact Assessment nor are they subject to the same controls. The new NSW legislation dealing with Kings Cross has a cut off of 60 patrons for Social Impact assessments. In residential suburbs this cut off should be lower - suggest 40.

1. Introduction (p.2)

Third paragraph

Delete "ensure that any adverse impacts are minimal and/or capable of being adequately managed." and replace with ... "to ensuring there are no adverse impacts on the residential neighbourhood."

Reason for change: It is not sufficient to say adverse impacts should be minimal as this is a subjective matter and one person may think being woken 2 or 3 times a night by the noise of angry drunken behavior in the street is minimal whereas others may not. Council should take a stand for zero tolerance and require that there be NO adverse impacts. Also this paragraph does not spell out the issue of the impact on the neighbourhood. The suggested changes address these matters.

1.4 Late Night Trading Categories

High Impact (p.3)

- (i) Add "or a bar"

Reason for change: Bars can have as much impact as pubs as evidenced by recent research and the experience of Kings Cross. They should be required to meet the same requirements and be subject to the same controls as pubs and clubs.

- iii) Change "100 patrons" to "40 patrons"

Reason for change: the distinction between High Impact and Low Impact in the DCP relates to whether a Social Impact Assessment is required or not. For Kings Cross which is the premier

entertainment district of the nation the cut off is 60 patrons. For the Randwick LGA where all suburbs are primarily residential, 40 patrons is a more appropriate figure.

Low Impact (p.4)

- (i) Change "100 patrons" to "40 patrons"
- (ii) Change "11.00pm" to "10.00pm"

Reason for changes: If 10.00pm is the cut off for High Impact premises in B1 areas or outdoor areas then 10.00pm should be the cut off for Low Impact premises.

2. Matters for Consideration (P.5)

Objectives (p.5)

Add second objective:

- "To safeguard the quiet and good order of the neighbourhood."

Reason for change: This has to be a basic premise of any DCP.

Controls (p.5)

- i) First bullet/dash:
Add ", bar" after "pub"

Reason for change: Bars can have as much impact as pubs as evidenced by recent research and the experience of Kings Cross. They should be required to meet the same requirements and be subject to the same controls as pubs and clubs.

Fourth bullet/dash:

Add at the start "The existence of any take away liquor outlet and the" ..

Change "100 metre radius" to "300 metre radius"

Reason for change: At 100 metres the Beach Palace Hotel would have been approved under this DCP.

Seventh bullet/dash: change from "Measures to minimise likely noise or other amenity impacts on adjoining properties" to " Measures to prevent likely noise and other amenity impacts on neighbouring properties and the surrounding residential neighbourhood."

Reason for change: The aim should be to prevent likely noise or other amenity impacts. This applies to neighbouring properties and the surrounding residential neighbourhood not just adjoining properties.

Add new bullets/dash:

- Management Plan
- Measures to prevent the consumption of illicit drugs
- Trial period
- Review every two years and after any change of management

Reason for change: All of these factors should form part of the controls.

Note box: (p.5) Add at the end "and will be subject to a trial period and ongoing review."

Reason for change: Good management cannot be demonstrated on paper; it requires a working environment and can only be evaluated through a trial period and ongoing review.

Box for trading hours (p.6) - for B1 zoned areas 11.00pm should change to 10.00pm and all other closing times should be 9.00pm.

Reason for change: Many of the new B1 areas are primarily residential in their nature both within the zoned area and the surrounds. Most residents in or near these B1 areas are not aware of the rezoning and Council should make every effort to ensure the amenity of these residents does not suffer as a result of the rezoning. Late night trading in B1 areas should be limited to 10.00p.m. Monday to Saturday and 9.00p.m. Sundays both indoors and outdoors.

Add paragraph after the box:

"No extension of hours for existing licensed premises or any new licenses to trade after these hours shall be approved in areas where there is already another licensed premise trading after that time within 300 metres."

Reason for change: There is now sufficient research data from NSW BOCSAR, Curtin University, ILGR and internationally to show that the more licensed premises there are in an area the more likely there will be noise and vandalism experienced in the nearby residential areas and more assaults on and near licensed premises and that this increases where these licensed premises trade at night. This draft DCP

should make reference to this research.

3. Management Plan

Explanation (p.6)

Second paragraph:

Add at the end "and where there have been no objections lodged for the DA."

Reason: This relates to the circumstances where a Management Plan may not be required as it has demonstrated that a proposal will not result in an intensification of use. It is not likely that any application will spell out any intensification of use. If enough residents who have read the DA can envisage an intensification of use then this should be considered.

Controls (p.7)

- i) Third bullet - between "wind down" and "before closing"- insert "at least an hour"

Reason: A time should be specified.

- i) Fourth bullet - add "and measures to ensure illicit drugs are not consumed on the premises."

Reason: The draft DCP is silent on this matter in relation to Late Night Trading.

Second Note in italics (p.8)

First sentence - change "...may be subject to a trial period of operation." to "...shall be subject to a trial period of operation and ongoing review".

Reason for change: All approvals for late night trading shall be subject to a trial period and ongoing review.

D6 Sex Services Premises and Restricted Premises

2. General matters of consideration

Objectives (p.3)

New objective:

- "To ensure the operations of the premises do not adversely impact on neighbouring residential properties."

Controls (p.3)

- ii) Insert "existing residential dwellings" after "Consider the impact of the premises in terms of" and before "existing businesses."
- iii) Insert at the end of the second sentence " and away from any residential dwellings."

Reason for changes: Reason for change: These premises will be in business zones but people live in business zones and their needs should be taken into account.

5. Management Plan (p.6)

Add new control:

- e) "Policies relating to smoking, the prohibition of alcohol and illicit drugs on the premises and in the immediate vicinity."

Neighbourhood Centres

D7 General Controls

1. Objectives

1.2 Objectives (p.3)

Add new objective:

- "To protect the amenity of residents living within and near neighbourhood centres."

2. Site Planning

2.1 Building envelope (p.4)

Objectives (p.4)

Add new bullet:

- "To ensure side and rear setbacks are retained where the Neighbourhood Centre was previously zoned residential prior to the 2013 LEP."

Reason for changes: Many of the new Neighbourhood Centres [B1 commercial zone] are primarily residential in their nature both within the zoned area and the surrounds. Most residents in or near these B1 areas are not aware of the rezoning and Council should make every effort to ensure the amenity of these residents does not suffer as a result of the rezoning. Setbacks are a key factor in residential amenity as they impact on privacy, solar access, noise and views.

2.2 Building heights

Controls (p.5)

iii) Minimum Ceiling height table (p.6)

Replace "3.5m" and "3.3m" with the BCA limit.

Reason for change: For buildings built in the last 5 decades there may be lower ceiling heights than those listed in areas zoned commercial B1 or B2. Under the control as it is they would be precluded from redeveloping the ground floor or first floor for commercial purposes despite the commercial zoning. The 3.5m and 3.3m heights should be noted as desirable for new developments but not necessary minimums.

2.4 Setbacks (p.6)

2.4.3 Side setback (p.7)

- v) Add at the end ..."except where for a site setback from a side boundary (or from both side boundaries) was previously zoned residential prior to the 2013 LEP, in which case redevelopment of that site should retain existing setbacks or at least comply with the side setback requirements pertaining to Medium Density Residential."

- vii) (p.8) Delete "for a minimum of 60% of the allotment depth."

Reason for changes: Most residents in or next to these B1 areas are not aware of the rezoning and are unaware they could be losing the protection of existing setbacks. Council should make every effort to ensure the amenity of these residents does not suffer as a result of the rezoning

3. Building design (p.9)

3.3 Awnings (p.11)

Controls (p.11)

Add new control:

- x) "Ensure awnings do not obstruct views from or light penetration to neighbouring residential properties."

Reason for change: Most residents next to and near these B1 areas are not aware of the rezoning and are unaware they could be losing their views as a result of new commercial activity. Council should make every effort to ensure the amenity of these residents does not suffer as a result of the rezoning

4. Public domain

4.4 Loading areas (p.17)

Controls (p.17)

- i) Amend to "For new developments provide for loading facilities on site in such a way as to prevent any impact on residents within the area of the Neighbourhood Centre."

Reason for change: Most residents next to and near these B1 areas are not aware of the rezoning and are unaware they could find themselves living next to a loading zone with all the attendant noise. Council should ensure these residents does not suffer as a result of the rezoning

- ii) In relation to service and delivery areas add at the end ..."of neighbouring properties."

Reason for change: This makes it clear that it is the amenity of neighbouring properties that needs to be protected in relation to service and delivery areas.

5. Amenity (p.18)

5.1 Solar access

Controls (p.18)

- i) Amend to read "Commercial and mixed use developments shall not reduce sunlight to adjacent dwellings below a minimum of 3 hours of sunlight or 80% of previous sunlight (in the case where the adjacent dwelling receives less than 3 hours of sunlight) on the affected habitable rooms overshadowed by the development between 9am and 3pm on 21 June."

Reason for change: This deals with the situation where an affected property may not get 3 hours of sunlight now but what sunlight it does get is precious. Also the use of the word "portion" is unacceptable as 5% could be considered a portion but that would do nothing to protect the amenity of the neighbours of any new development. The use of the word "window" is also a problem as it excludes glass doors.

5.2 Acoustic and visual privacy

Controls (p.19)

- i) Add another sub bullet/dash:
 - "Locating busy noise areas away from the bedrooms, studies and living areas of adjoining or neighbouring residential properties."
- ii) Add to the end of this control "and adjoining or neighbouring residential properties."

Reason for changes: Both of these changes are aimed at ensuring the amenity of adjoining properties as outlined in the Explanation to the Amenity section and neighbouring properties.

- iv) Second and third sentences should be deleted

Reason for change: Out of hours (before 7.30am and after 5.00pm) deliveries or the operation of noisy machinery should not be permitted in B1 areas.

6. Shop top housing

Objectives (p.20)

Add new objective:

- "To ensure existing shop top housing does not suffer a loss of amenity as a result of new commercial developments, alterations or amendments."

Reason for change: Developments such as outdoor dining can have huge impacts on residents living above or beside the outdoor dining.

6.1 Neighbourhood shops and business uses in Residential zones

Controls (p.21)

Add new control:

- iii) "Ensure loading and delivery, advertising and other commercial activities are contained and located so they do not impact on the amenity of the residential area."

From: thespot precinct [thespotprecinct@yahoo.com.au]
Sent: Tuesday, 12 March 2013 4:54 PM
To: draftdcp
Subject: Draft Development Control Plan-2013

Dear Sir/Madam

A sub-committee of the precinct reviewed the plan and puts forward the following points;

1. Existing Setbacks;

must be retained especially in residential areas.

2. Roof Terraces & Balconies;

the proposals may impact residential amenity for existing residents if this proposal is adopted.

3. Foreshore Protection;

limit through controls the development which is proposed in and around these areas in order that a substantial amount of people in the community may benefit not a select few.

4. Solar Access & Overshadowing;

Full & Direct sunlight must be maintained for all dwellings for the health and well being of all future residents of a building.

Modifying this control with ambiguous reduced terms will impact negatively on peoples health.

5. 58-64 Carr Street;

Development at this location needs to respect the surrounding residential properties. Any development which impacts the residential amenity must be refused.

6. Late Night Trading;

Impacts local residents. therefore the existing residential amenity must be maintained, via sufficient controls to protect the impact on residents from these high volume businesses.

7. Parking

Maintain the current parking requirements for on-site parking as the proposed draft substantially reduces the existing parking requirements.

Public transport infrastructure is still not widely accessible therefore the community relies heavily on car use; hence provision for parking must be maintained.

Thanks for the opportunity to comment.

Regards



Andrew TOSTI

The Spot Precinct

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Click [here](#) to report this email as spam.



Matraville Precinct
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15 March 2013

Mr Ray Brownlee
 General Manager, Randwick City Council
 30 Frances Street
 Randwick NSW 2031
general.manager@randwick.nsw.gov.au

c.c

Councillor Belleli robert.belleli@randwick.nsw.gov.au
 Councillor D'Souza noel.dsouza@randwick.nsw.gov.au
 Councillor Garcia pat.garcia@randwick.nsw.gov.au

Dear Mr Brownlee,

RE: MATRAVILLE PRECINCT'S SUBMISSIONS TO RANDWICK CITY COUNCIL'S DRAFT DCP

Matraville Precinct commends Randwick City Council for their commitment to community consultation and engagement. Indeed we are proud Randwick City Council residents.

Industrial Uses

Matraville is a suburb with significant industrial challenges that lie both within and outside of, Randwick City Council's borders. Here are some of the challenges the South Ward faces, and we list these as supporting evidence for our call for greater consideration of the cumulative impacts and therefore the need for strict industrial design guidelines and penalties for noncompliance:

- o Mercury
- o Port Botany and the port expansion
- o Water quality in North Botany Bay
- o Truck traffic
- o Air Quality impacts from traffic, industry, ships
- o Major Hazard Facilities (MHF) (12 of the states 42) and
- o Major Dangerous Goods Transport
- o Proposed Veolia waste transfer station – Fact sheet
- o Stored HCB
- o Malabar Headland contamination
- o and now the Urban Activation Precinct

It should be noted that only part of the industrial areas impacting residents fall under the Randwick City Council's boundary and therefore covered by the draft DCP. The remaining areas impacting Randwick residents are zoned for Port related activity and development consent is with NSW Planning, however, the Precinct request that any development outside of Randwick that impacts on Randwick residents still attract considerable scrutiny from Randwick City Council with respect to their

own DCP and LEP and that Randwick would advocate on our behalf for the best possible outcomes for residential amenity.

Residential interface

Consideration of the residential interface should extend beyond the boundaries of any industrial development to the surrounding road network such that where possible, additional street planting be proposed.

Vehicle movement alarms

In the development application process the **Acoustic/Noise Report** specify the number of proposed vehicles operating with beeper alarms for construction and operations. A condition of consent be applied to which would instruct all stated vehicles to have alternatives to beeper alarms.

Statement of Environmental Effects (SEE)

For industrial developments the SEE should be assessed in light of the cumulative impacts and not in isolation. For instance, the development's night time noise assessment may not breach conditions however when assessed with respect to neighbouring noise impacts, it might.

Transport and vehicle studies

With regard to Industrial premises, vehicles should have a one way circuit through the premises to minimise reversing which would assist in reducing noise impacts and afford employees a safer work environment.

Studies should also take into account neighbouring cumulative impacts such as dangerous goods transport and also, within reason, the anticipated future load on the local road network, for example the Port expansion or the proposed Veolia waste transfer station.

Public Notification

With regard to industrial developments, the extent of notification be extended to 100m radius from 40m and that Randwick City Council letterdrop those affected without seeking consent from other associated Councils. This would afford all communities the courtesy of timely, accurate and consistent information.

Submissions period

For industrial developments this be extended to 28 days to allow for communities/Precincts to consult and digest potentially volumes of information.

Landscaping

Landscaping of paths and driveways should, where possible be of a permeable construction to minimise stormwater impacts.

Public Utilities/Infrastructure

We strongly support the undergrounding of power cables.

Operating hours

Industrial premises which directly neighbour residential premises should not be permitted extended operating hours.

Given the existing cumulative impacts on Randwick City Council's industrial area from State Significant Industry, additional load from 24/7 operations should not be permitted.

Glazing

All windows in industrial developments be rated for maximum noise attenuation.

Residential amenity

The draft DCP should be reviewed and changes made through the document to address residential amenity of neighbouring as well as adjoining properties throughout the DCP, with specific reference:

Setbacks

The draft DCP elevates setbacks to a control rather than a preferred solution but diminishes the setback distance.

The Precinct requests that the DCP:

- retain the present side setbacks of 1200 and 1500mm for areas zones Low Density Residential
- for Medium Density Residential retain current setbacks by adding .5m to all stated side setbacks
- retain the current rear setback of 6m instead of the reduced setback of 5m

Roof terraces and balconies

The draft DCP ignores issues relating to noise and privacy in setting out **minimum** sizes that are too large and likely cost prohibitive for some.

The Precinct requests the draft DCP be amended to reduce the minimum size of balconies in Medium Density Residential zones from **8 to 4 square meters** thus respecting and protecting the residential amenity of neighbouring properties.

Solar access

The draft DCP reduces the requirement for direct sunlight access for neighbouring properties to just "a part of a window" [Part C4: 5.1: i)] or a "portion of the north-facing living room windows" [Part C3: 5.1: iii)] - a major deviation from the current DCP.

The use of the word "**portion**" is **ambiguous** and it is too limiting to just refer to windows and a living room as there are other glassed areas and modern dwellings have more than one living area. The draft DCP controls in both Low Density and Medium Density residential should be amended to ensure direct sunlight access is safeguarded for all affected living areas of neighbouring dwellings.

58 -64 Carr Street

The draft DCP makes an exception for commercial development in this residential zone by excluding commercial activities from having to meet residential controls. This is a dangerous precedent.

Residents understood that the LEP permitted a **small scale café or restaurant** on the developable area of the corner site. What has been recommended in the draft DCP is instead a large scale café or restaurant.

The Precinct propose this part of the draft DCP be amended to show a much smaller developable area for the corner site that retains the current open look of the area.

There should also be **consistency in the application** of the residential controls for all uses not just the residential ones for this R3 area.

Neighbourhood Business Centres

There should be additional Objectives and Controls relating to setbacks, solar access, view loss, outdoor dining and licensed premises in these new commercial areas.

Penalties

This draft DCP sets out guidelines but with respect guidelines are only as good as their adherence and penalties need to be deterrents not just obstacles to work around.

The Matraville Precinct would like to see Randwick City Council, by way of acknowledging all the work and consultation that has gone into this process, lobby those responsible for setting the penalty values to significantly increase them and by doing so strengthen the guidelines and establish an environment where all stakeholders can be assured protection.

Once again, we thank you for permitting us the opportunity to provide feedback.

Regards,

Ross Salter
Chair, Matraville Precinct
0402 033 145
matorecinct@gmail.com
www.matraville.info

Joanna Hole

From: Amanda Mather
Sent: Wednesday, 27 March 2013 10:18 AM
To: Joanna Hole
Cc: Karen Armstrong
Subject: FW: March meeting minutes
Attachments: Minutes March 18th 2013.doc

Hi Jo

Please see below comments from the Moverly Precinct re: DCP. They discussed it at their recent meeting, and I assume this is their only 'submission'?

Comments Re the current DCP

1/.Existing setbacks should be retained. We have since heard that setbacks have changed for the rear of dwellings from 8 meters to 4.5 meters. The front remains the same. We would ask that Council ask again that the original setbacks remain.

2/.Re parking: We believe there should be one car space per bedroom. We understand that the DCP that council has put forward recommends one space per two bedrooms. We believe that it should be one car space per bedroom.

3/.What commitments can Council get from the state government that they should provide adequate school places and other amenities in line with the amount of dwellings that are being built?

Amanda Mather
Precinct Coordinator
Randwick City Council
02 9399 0526
amanda.mather@randwick.nsw.gov.au
www.randwick.nsw.gov.au
(Wednesday, Thursday, Friday)



From: David Allison [<mailto:David.Allison@worldwide.com.au>]
Sent: Thursday, 21 March 2013 4:44 PM
To: Amanda Mather
Subject: March meeting minutes

Hi Amanda,

Minutes as attached. I got the Presentation I was after on the DCP from Karen Armstrong so was able to discuss at Monday's meeting.

Regards

David Allison
Business Development & NSW State Support Manager
Worldwide online printing

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Click [here](#) to report this email as spam.

Joanna Hole

From: Karen Armstrong
Sent: Friday, 15 March 2013 10:50 AM
To: Amanda Mather; Joanna Hole
Subject: RE: Maroubra Beach Precinct Feb resolution

Thanks Amanda - we'll respond noting this as a submission to the DCP exhibition - regards, Karen

From: Amanda Mather
Sent: Friday, 15 March 2013 10:24 AM
To: Joanna Hole
Cc: Karen Armstrong
Subject: Maroubra Beach Precinct Feb resolution

Good morning Jo

At the recent meeting of the Maroubra Beach Precinct, the following was discussed regarding the DCP:

The Precinct opposes any permitted use for a supermarket area in the DCP at the beach.

Thanks,

Amanda Mather
Precinct Coordinator
Randwick City Council
02 9399 0526
amanda.mather@randwick.nsw.gov.au
www.randwick.nsw.gov.au
(Wednesday, Thursday, Friday)



Joanna Hole

From: Amanda Mather
Sent: Wednesday, 3 April 2013 10:19 AM
To: Karen Armstrong; Joanna Hole
Subject: Randwick Precinct - DCP comments

Hi Karen and Joanna

Please see below comments from the Randwick Precinct re: DCP.

Randwick City Council DCP - There has been a number of modifications to the new DCP which is being adopted by council. These have included:

Residential – Setback to boundaries have been reduced

Commercial – Parking requirements have been varied for commercial development. In-fact, there have been a number of variations generally to the Commercial zoning such as allowing an owner to build to their boundary and are permitted to operate late at night etc...

MOTION: "Randwick Precinct has concerns that as part of the DCP consolidation process that: - requirements for setbacks in residential zones has been reduced which will have adverse solar and privacy impacts on neighbouring properties, -a reduction in the requirements for onsite parking for new developments, and - new (permitted) commercial uses in residential zones need to be assessed in accord with the relevant residential criteria, in particular regard impacts on neighbouring residences. Randwick Precinct considers the existing DCP provisions continue to apply."

Amanda Mather
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(Wednesday, Thursday, Friday)

