
From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 5 February 2013 1:00 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in? randwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

Question related to Low Density Residential section 5.4 Acoustic Privacy and section 7.6 Air Conditioning Equipment: Neither of these 2 sections in the draft DCP contains any numeric requirements. Does Randwick Council follow the numeric and procedural recommendations for maximum noise levels as published by the Australian Institute of Refrigeration, Air-conditioning and Heating and by the NSW State Government on the web site <http://www.environment.nsw.gov.au/noise/neighbourhoodnoise.htm>

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From:
Sent: Sunday, 10 February 2013 11:32 PM
To: draftdcp
Subject: Draft Comprehensive DCP - submission of comments

Dear Madam/Sir,

I refer to our discussion at the DCP information meeting on Thursday 9th February.

My submissions 1 and 2 are listed below:

Submission 1:

In relation to DCP - Low Density Residential, section 5.4 Acoustic Privacy and Section 7.6 Air Conditioning Equipment.

Neither of these sections provides any numeric nor procedural based guidance. Randwick Council already adheres to the Noise control regulations issued by the NSW Government (refer the POEO (Noise Control) Regulation 2008.) and to the procedural and numeric recommendations hereunder; refer <http://www.environment.nsw.gov.au/noise/nglg.htm> and the online calculator from the Australian Institute of Refrigeration, Air-conditioning and Heating guidance: noise calculator .) I propose that sections 5.4 and 7.6 are expanded to include numeric values and reference to the AIRAH online calculator and/or the

Rationale for suggestion:

Acoustic privacy is a significant issue in the community. Clearly stated procedural and numeric guidance in the DCP will allow early, informed self-service within the community. This is likely to facilitate better neighbourhood interactions and reduced work load on council.

Submission 2:

In relation to DCP - Low Density Residential.

Section 3.3.2 Side Setback does not contain any Controls for garages, carports, outbuildings etc attached to the dwelling whereas Section 3.3.3 Rear Setbacks does; refer Controls iii). Section 7 Outbuildings provides Controls for free standing outbuildings, I presume.

The wording and context of these 3 sections appear somewhat misaligned or unclear. I propose Section 3.3.2 is expanded to include Controls for garages, carports, outbuildings, etc. attached to the main building. Specifically where the roof is integrated with or attached to the main roof of the dwelling.

Rationale for suggestion:

Clarity in regards to side setback is critical for neighbour's enjoyment of their immediate backyard area. Structures that extends to the side boundary from the main dwelling have a visual and possibly acoustic impact. Furthermore, when the roof areas are connected there is a risk that moderate to heavy rainfalls will result in fast flowing water splashing over the side gutters onto the neighbour's property.

Sincerely,

Randwick

From:
Sent: Thursday, 28 February 2013 2:52 PM
To: draftdcp
Subject: Draft Comprehensive DCP - submission of comments

The comments relates to Low Density Residential section 2.4 Landscaping and Permeable Surfaces:

The definition in section 2.4 states that:

Deep soil permeable surfaces do not include swimming and spa pools, paved areas, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Comment/question:

Paved areas do not constitute deep soil permeable surfaces. Hence, I deduct that artificial grass/lawn areas laid on top of a compacted layer such as roadbase do not constitute a deep soil permeable surface. Is this interpretation correct?

Rationale:

Artificial lawn products are gaining popularity due to low maintenance, excellent durability in high traffic areas, and significantly increased quality of the product. Hence, clarity regarding its exclusion (or not) from deep soil permeable surfaces is recommended.

Recommendation:

That the following wording is added to the above definition:

Deep soil permeable surfaces do not include swimming and spa pools, paved areas, artificial lawn areas on a compacted base layer, planter boxes, or planted areas above basements, podiums, roofs or slabs.

Best regards

Randwick

201650526

Clovelly NSW 2031

19 February 2013

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Dear Mr Brownlee,

Re: Consultation, Draft Randwick Comprehensive Development Control Plan (March 2013)

I would like to suggest that the preferred orientation figure shown on page 32 of the "C2 Low Density Residential" pdf file should be changed to indicate that having courtyard glass facing closely adjacent neighbours is NOT a preferred solution. Figure 1 on the following page shows the existing drawing; Figure 2 shows how I think it should be.

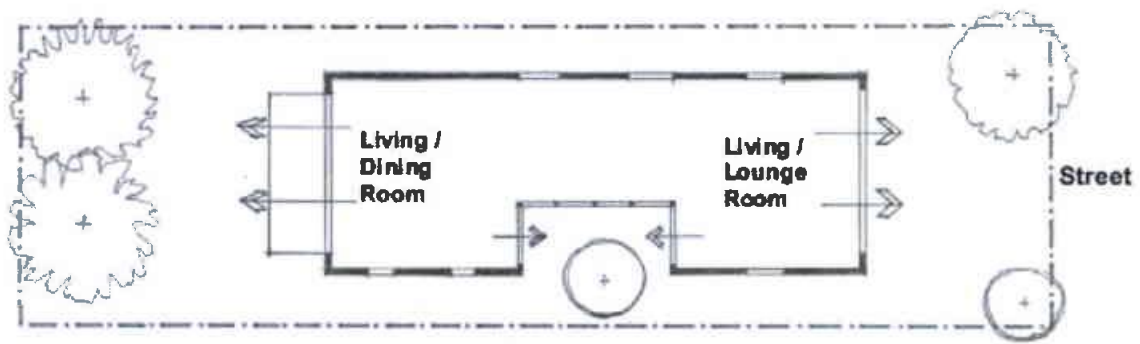
I am prompted to comment on this because the property adjacent to mine has exactly the design indicated in the current figure. Following the construction of the neighbours' DA last year, they are now able to view approximately 80% of my bathroom should the bathroom window be open to allow ventilation. Council planners agreed that no frosting need be placed on the glazing because the area behind the glazing was not a high use area. However the area is in continuous use because the house design narrows in that section and because that section connects top floor, bottom floor, front and back of the house. It has been a problem for me ever since the house next door was occupied, and the owners next door also cited lack of privacy in a subsequent DA.

I have attached a photo of the view from my bathroom window showing how little privacy the current proposed figure will give to neighbours if it is accepted. In this case the neighbours can look into my bathroom from both their ground floor and from first floor, and when descending their staircase, they look straight into it. Screening to prevent this would need to be over 4 metres tall, and is clearly not practical. Council planners who have seen the problem say there is nothing they can do about it.

I would be happy to have councillors and council officers involved in the DCP arrange to visit and view the situation for themselves. My contact details are below.

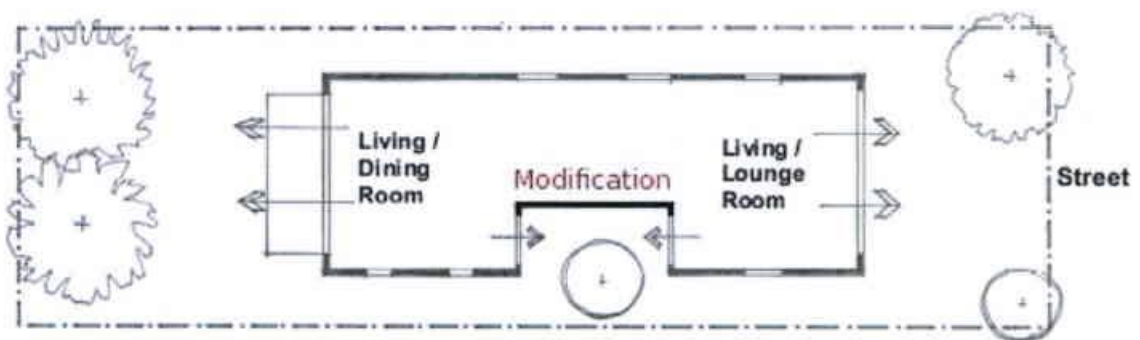
In summary, I urge you to reconsider the freedom that the currently-drawn figure gives to overlook neighbours, by amending the figure.

Yours sincerely



Preferred orientation of main living / dining room windows

Figure 1: Drawing from page 32, "C3 Low density residential"



Preferred orientation of main living / dining room windows

Figure 2: Suggested modification to drawing from page 32, "C3 Low density residential"



Photo from bathroom window of _____ showing how little privacy is afforded if neighbouring courtyard glazing faces the common boundary.

D61658321

From:

To: General Manager, Randwick City Council

Subjects: Comments - Draft DCP 2013

Date: 6 March 2012

We strong support the introduction of a maximum external wall height (i.e. 7m for zone R2 with the exception for the STEEPLY sloping sites to be at 8m) provision in the DRAFT RANDWICK CITY COUNCIL DEVELOPMENT CONTROL PLAN.

Without this provision, developers could take advantage of the sole provision of the maximum building height at 9.5m to build high rise three or four storey buildings in Zone R2 such as Denning Street, which is out of character with the prevailing two (2) storey streetscape.

The introduction of this provision ensures a low density residential environment for zone R2 and the future development to maintain the desirable attributes of established residential area.

This provision also ensures that future development is not excessive in bulk or scale. Moreover, it preserves the existing character of the locality and prevents unreasonable impacts on neighbouring dwellings in terms of overshadowing, view loss, privacy and visual amenity.

Your sincerely,

From:
Sent: Tuesday, 12 March 2013 4:59 PM
To: draftdcp
Subject: draft DCP

My concern is with access to sunlight for those who have rooftop solar hot water systems and PV panels.

There is a rather weak statement regarding the shading of solar panels in the low density residential section of the draft document but nothing (please let me know if I am mistaken) in the medium density residential or commercial development sections.

Any development should not be constructed in such a position that it shades solar panels on existing properties. Determination of shading should be made for the longest day of the year.

Solar panels should be treated in the same way as trees. If shading of existing panels occurs then the developer must be required to install the equivalent solar capacity to that lost through shading on the new development. In addition financial compensation should be made to the affected parties equivalent to the lost generation/water heating capacity for the next ten years. After all, they have incurred a significant financial cost in order to reduce their dependence on fossil fuel generated power (whether gas or electricity).

With today's emphasis on alternative energy generation it is surprising that this is not taken more seriously in this document. Perhaps the document could address the needs of residents and not always defer to the developers.

Regards

Randwick

D01663270

12 March 2013

Kensington NSW 2033

The General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031
Email draftdcp@randwick.nsw.gov.au

Dear General Manager

**Submission on the draft Randwick Development Control Plan –
site coverage issues in the Low Density Residential zone**

I wish to make a submission about an important aspect of the draft DCP as it applies to the Low Density Residential zone, namely, site coverage issues.

I make this submission as a property owner in Kensington and a Randwick ratepayer.

The City of Randwick contains low density residential precincts that are an important part of Sydney's urban history and have superb environmental and amenity values. The draft DCP should safeguard the "garden suburb" character of these areas, both for the benefit the local residents and in order to preserve the beauty and heritage of our City.

To this end, the provisions of Part C3 of the draft DCP relating to site coverage should be strengthened as follows.

Specify lower site coverage limits for larger residential blocks

At present, the same site coverage limit of 45% applies to all blocks of 601 square metres and above. This amount of built site coverage may be appropriate for blocks of around 600 or 700 square metres, but is too high for large blocks.

Progressively smaller maximum site coverage limits should be specified for blocks in the following categories:

- 751 - 900 square metres; and
- 901 square metres and above.

Large blocks of 700 to 1,000 square metres exist in Kensington and other areas in Randwick. These make a major contribution to the character of the area, and hence it is particularly important to ensure that they are not over-developed so as to damage the area's environmental values.

There should also be increased permeable surface requirements and landscaping requirements for larger residential blocks

For similar reasons, the minimum deep soil permeable surface area and minimum landscaping requirements (especially the requirements for planting of canopy trees) should progressively increase for large blocks of 751 - 900 and 900 + square metres.

Substantial built structures should not be excluded from the definition of "site coverage"

The definition of "site coverage" excludes the following kinds of structures from being counted in calculating a building's site coverage:

- " (b) any part of an awning, blind or canopy that is outside the outer wall of a building,
- (c) a balcony, deck, patio, pergola, terrace or verandah attached to the dwelling that is not enclosed by a wall higher than 1.4m above the floor level, ..."

Paragraphs (b) and (c), either separately or in combination, allow very substantial structures that are effectively part of the built form of a house to cover most of the site. These days, a very large walled verandah, terrace or patio often forms an integrated part of a house. Not counting such structures as part of the built form on the site seriously undermines the objective of the site coverage limits. Verandahs, terraces and patios that are raised above ground level, surrounded by a perimeter wall, covered by a permanent roof or canopy, or surrounded on at least three sides by parts of the house, should be considered to be part of the site coverage.

I appreciate the opportunity to make a submission on this planning instrument which is so important for the future of our City.

Yours sincerely

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 7:40 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

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Name

Email

What suburb do you live in?

Randwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

I am very concerned about the reduction in setback requirements in residential areas. In addition, the consideration of solar impacts is inadequate. In addition, the provisions for rooftop terraces need to be re-considered. I consider a 2 metre setback from the external walls and balustrades of 1.8 metres high with insured glass should be required. Finally, the condescending comments regarding residential flat buildings constructed in the 1950s and 1970s should be removed. Many flat buildings constructed in earlier periods have similar flaws including wooden floors between units, are dark internally and have no parking, while those constructed more recently have combined kitchen and lounge rooms, minuscule laundries, open walkway entry balconies etc.

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2 D01673560
D01662099

Maroubra, NSW 2035

11th March 2013

Karen Armstrong
Manager, Strategic Planning
Randwick City Council
30 Frances Street
Randwick, NSW 2031

Dear Karen,

Feedback on the Draft Comprehensive DCP

This is to confirm that I support the Draft DCP currently open for public comment. This document is well structured and easy to work with. It will be a good step forward to streamline the development planning and approval process.

The only inconsistency I have noticed is that the Numerical Controls for Side Setbacks for Attached Dwellings (3 m, as per Section C4, page 17) in some cases is more restrictive than the limits for Residential Flat Buildings and Multi Dwelling Housing. (Section C4 page 16 specifies merit assessment for blocks with frontage less than 12 m, Side Setback of 2 m for blocks with frontage between 12-14m, and Side Setback of 2.5 m for blocks with frontage between 14 -16 m).

Perhaps a graded approach may be more appropriate in this instance. In which case, the Numerical Controls on Side Setbacks for Attached Dwellings could be between the values set for Residential Flat Buildings (Section C4 page 16) and Low Density Residential (Section C3 Page 16).

I would also like to thank you for your effort in organising a very comprehensive public consultation program. It is particularly noteworthy that staff from your office made themselves available to discuss this Draft DCP with stakeholders during after-hours and weekends during the drop-in information sessions. As a local resident, I really appreciate the effort your office is making to consult the local residents and stakeholders when introducing changes to the development planning and approval process.

survey taken on	Name	Email	What suburb do you live in?	You can type your submission here, or if it is a longer submission you can upload the submission directly.
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Concern is raised regarding the change in approach, away from performance solutions for development, towards numeric compliance. The current DCP approach has spawned excellent architectural and planning design in the last 20 years, providing Council staff, and private practitioners, with opportunity to look beyond mere numeric compliance, for the reasons expressed in the current DCP, and recited in the draft DCP. The shift towards numeric controls will ultimately result in the community coming to expect full compliance with those provisions, and places significant cost and burden upon the applicant to demonstrate alternative solutions (even when the numeric control would achieve a less satisfactory result). Council's attention is also drawn to the recent legislative changes afoot in State Parliament, to shift away from controls in a DCP that undermine the intention of an LEP.

The current DCP approach does not do this, whereas there is a higher risk of the proposed resulting in that outcome; i.e., for residential flat buildings:

- fsr : comment about the fsr maximum not being 'as of right' whereas the provisions of the RLEP are overriding, and do not have this observation, and the RLEP also allows for variation;

- height - similar comment to fsr above.

- external wall height - the proposed DCP provisions have the potential to contradict the maximum height provisions in the RLEP

- the combination of landscaped area, external wall height and height provisions in the DCP appear to restrict the potential for maximum FSR to be achieved. For instance, the landscaped area provision of 50% of the site area excludes driveways and a range of other hard paved areas, such that the potential site area available for a building is numerically constrained.

- the Coral Sea Estate provisions, only allow development for more than 2 dwellings on sites less than 20m wide, restricts opportunities on sites less than 20m wide contrary to their zoning of R3; and the permissibility of residential flat buildings.

rose bay north
2030

The current Performance Criteria and Preferred Solution approach overcomes these concerns.

Mon Jan
07 2013
at 03:35
PM

Submission on Randwick City Council's Draft DCP

By Claire and Dave Pyett,
357 Maroubra Road, Maroubra NSW 2035
& Members of Friends of Malabar Headland
12-3-2013

Summary:

I only want to comment on the section on **Malabar Headland** controls in **Part B**, General Controls; Section on Heritage: **8 Malabar Headland Heritage Conservation Area** (pdf page 63)

8 Malabar Headland Heritage Conservation Area

"The area is of high scenic value and includes areas of remnant bushland as well as remains of a wartime coastal defence site."

I would prefer the heading of this section to read something like this:

"Malabar Headland is home to one of the last remaining tracts of Eastern Suburbs Banksia Scrub (ESBS), a precious and rare vegetation type once common to the Eastern Suburbs. Amongst the bushland are the remains of a WWII coastal defence battery, in a spectacular cliff top setting."

I would prefer the body of this section to read something like this:

"Malabar Headland Conservation Area covers two separate sections of the Headland, one in the East, and one in the West (the two areas bounded in red on the map below). Between the two is the Anzac Rifle Range, which is not included in the Heritage Conservation Area. [this could be marked on the map]. The Western Section was recently made into a National Park, with the Eastern Section to follow soon. Both sections contain ESBS, and both contain sandstone outcrops and wind eroded sandstone formations, with the most spectacular in the East. There are some Aboriginal sites in both areas. The remains of the WWII Boora Point Battery can be seen in many places throughout the Eastern Section. All of the above items have State and National Heritage listing."



8.1 What is the area's significance?

Aesthetic Significance

I would prefer this section to read something like this:

"The bushland perched precariously on 50m sheer sandstone cliffs is spectacular and has considerable scenic value. Views of the ocean and cliffs from the coastal track are magnificent: on a clear day, the coastline as far north as Barrenjoey can be seen, and to the south, one can see past the Kurnell peninsula. The cliffs themselves and the sandstone outcrops in the bush are rain and wind-sculpted into exotic formations; 6000 year old wind-blown pure white sand dunes top the cliffs, on which grows the precious and rare ESBS, a plant community of over 350 separate recorded species. Malabar Headland is visible in the day from many beachside suburbs, and remains the only undeveloped Headland in the Eastern Suburbs. At night Malabar Headland appears inky black against the night sky. It is a unique wild place in the heart of an urban landscape."

Historic Significance

I would like this section to include the following points:

"The bushland containing ESBS is a small remnant of what once covered the Eastern Suburbs area of Sydney, which has been progressively developed since white settlement, and is now a mere 3% of its former size."

"Aboriginal historic sites remind us that an earlier people lived in and valued this land and its resources."

"The remains of Boora Point Battery are WWII European heritage, and form part of the set of coastal defences which includes Middle Head in Sydney Harbour, and Henry Head at La Perouse."

Technical/Research Significance

There are some inaccuracies here; for example, where it says "the western section contains four areas of ESBS..." you should also include the following:

"while the Eastern Section has the largest tract of intact ESBS; all ESBS grows on Pleistocene dunes which have weathered over the millennia into podzol soils, lying on bedrock of Sydney sandstone."

"ESBS is a valuable for scientific and biological research, as the species diversity matches that of rainforest, and the conditions are very harsh: a low nutrient environment, hot exposure in summer, resistant to salt spray, growing on extremely fragile soils. It provides habitat for countless species of birds, mammals, insects, bees, spiders, lizards, etc. The ecology of the ESBS environment is as yet not well understood."

"The Boora Point Battery...comprises 43 separate remains of the counter-bombardment facility, the heart of which is the sunken tramway, a large 4 storey concrete Observation Post, underground tunnels leading to the two gun emplacements, and underground double-walled ammunition storage area beneath the gun positions. There are also the remains of the associated infrastructure – ablutions blocks, water tanks, latrines, searchlight positions and searchlight engine rooms, among other items."

8.2 Themes Represented

I cannot see how it represent industry and commerce, unless you count war?

8.3 Existing Character Values and Controls

I would prefer this section to read something like this:

"No major or minor development is permitted within the Malabar Headland Heritage Conservation Area, as the Western Section is National Park, and the Eastern Section is soon to follow. Therefore a conservation management plan is inapplicable."

From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 7 March 2013 11:30 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Rand wick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

Dear Planner, I would like to object to the proposal of making our property at Randwick part of the heritage conservation area when right across the road it is allowable to build 4 storey apartment block, and right across the Dine Lane from us , it is also exempt from the heritage conservation area. Please consider to lift the constraints of heritage conservation on our property at Randwick, N.S.W. 2031. Yours sincerely,

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at the end of the day these were the only 2 Councillors to provide the DCP any credence, or indeed the benefit to the overall community which is one stated aim of the DCP.

The development was approved with an insignificant amendment, a very small bone for the Objectors. We were warned that the applicants could actually apply to reverse this without the Objectors being notified. Councillor Belleli did ask for assurances that this would not happen. Since then:

- Number 39 Victoria Street, which at the time had an approved DA in place to the established building alignments, has re-submitted to match the bulk and setback approved for number 45. They have no choice but to do this given the precedent set lest they waste a million dollars or more. This further obstructs properties above them, and places our property in a shadowed valley. Obviously this development exceeds the current DCP to the same degree as Number 45, but why object?
- Today we received notification of a further Development Application for Number 45 Victoria Street to construct double garages at the rear of the property, something that was specifically rejected as a compromise solution during mediation, I might say with emphatic force. Is there any point in opposing this further development due to the fact that it exceeds the DCP even further to that which has already been approved by significant factors?

Obviously I have specific issues with the referenced development and the impact it has on my property and lifestyle. Those impacts are significant. But it is just an example. Any long term resident of Randwick Council jurisdiction will likely have a similar tale. My point is about Process and this is simply the best example I have to illustrate.

As long as the Planning Department have authority to ignore the provisions of the DCP, and then the Council to vote according to factors that similarly ignore the DCP, why have a DCP? Spend the money and time on Council processes, education and I might say oversight of the Planning Department and Councillors such that a revision is worth the paper it is printed on. Today it is worthless, with a corruptable process there is no point in a Plan, agreed or otherwise.

Regards,

Malabar, 2036.

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From: Wednesday, 13 March 2013 8:57 PM
Sent: draftdcp
To: General Manager; office@page.minister.nsw.gov.au; belleli@randwick.nsw.gov.au; Tony Bowen
Cc:
Subject: Draft Comprehensive Development Control Plan
Categories: Frans

I respond to your invitation to comment on the Council's Draft Comprehensive Development Control Plan. I will admit that I have not bothered to review the draft, as my experience with Randwick Council is that given the complete lack of process in administering the Plan, the publishing of a Plan is at best pointless, at worst and in practicality misleading. I do know the current DCP in detail, although I have found this time consuming, sometimes expensive and largely pointless. I bought my current home in 1999 for the outlook, nothing more. However this has been largely obliterated by a neighbouring development, approved even though it bears no resemblance to the current DCP.

So my point is around Process rather than Plans, or dare we say rules. As without process the rules do not matter. If the process is corruptable the outcome is dictated by anything other than the rules. I'll use my most recent example, #45 Victoria Street, 2 doors from my property as an example. I'll be as brief as possible:

- As submitted (mid last year) the proposed development exceeded virtually all aspects of the DCP by a significant aspect: Floor area; Height, Form and Materials; Building Setbacks; Visual and Acoustic Privacy; specifics around garages and driveways. Being subject to further requirements as a Foreshore Development it contravened these also.
- Of a myriad of elements by which the proposed development contravened the DCP, the most significant was rear setback. Given the outlook to Malabar headlands (south and north) along with the bay itself, and the topography of the neighbourhood, all properties along this stretch of Victoria Street conformed to a standard rear building alignment such that all properties took equal advantage of the outlook. In fact when I bought my property in 1999 I was told by Council that this rear setback could not be compromised.
- Objections were raised by 4 neighbouring properties on the high side, the gist being rear setback and bulk which cost all properties above the proposed development their access to the outlook. The property on the lower side which is now severely overshadowed did not originally object (later attended mediations and council meetings) only because they "did not believe it could be approved given the scale of over-development". Two properties on the other side of the road also raised objections I believe.
- Despite extreme contraventions to the DCP and objections of all neighbours, the Planning Department approved the development.
- Following submissions to Councillors the development was taken to a Council meeting with a 40 page Powerpoint presentation distributed to Councillors and then presented at the meeting on behalf of all neighbouring properties. The result being that a decision was reserved until Councillors had been given an opportunity to inspect the proposed development first hand and mediation take place. Approximately half the Councillors took the time to attend in person.
- At mediation the Applicants refused any compromise, the significant point being that they wanted their garages at the front of the property rather than the rear lane. The impact is that this pushes the bulk of the building back beyond the established rear building alignment. Note that a Preferred Solution of the DCP states "where vehicular access is available from the rear of the allotment, access and parking is located behind the building".
- At the subsequent Council meeting one Councillor (deposed at the last elections) proposed approval of the development following a 5 minute testimonial speech lauding the applicant. It was seconded by Councillor Matson who stated that the DCP was "a set of recommended solutions not hard and fast rules" (I may be paraphrasing here but not significantly, it is on tape I believe). Councillor Belleli was steadfast in arguing the merits of the DCP, the impact on neighbouring properties and the guaranteed concertina effect approval of such an over-development would trigger. He was supported by Councillor Bradley Hughes (since retired) but

Do1663245 ✓

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 5:09 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

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Name

Email

What suburb do you live in?

Glenfield 2167

You can type your submission here, or if it is a longer submission you can upload the submission directly.

The requirement for a site context and a site analysis plan to be submitted for all DA is an unnecessary duplication given that a DA submission is required to show all that detail on the submitted drawings and to address all those amenity and design issues in the SOEE resulting in additional costs to the projects

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From:
Sent: Saturday, 23 February 2013 1:02 PM
To: draftdcp
Subject: Submission on D3 Childcare Centres section of the Draft DCP

Dear Sir/Mme

The D3 Childcare Centres section of the DCP as written will discourage the establishment of childcare centres in appropriate locations where they could otherwise be established and thereby do nothing to improve the number of childcare places available in the Randwick Council Area.

We say this from 15 years' experience of having established and operated as many centres throughout Sydney.

Below is a list of the relevant proposed controls and suggestions of how to rectify the issue in each case:

Control:

3.2 Setbacks

...
 iii) The front setback area may only be used for access, car parking and landscaping purposes and not for the purposes of outdoor play areas and the like.

Issue:

Inability to use the front setback as an outdoor play area will render most perfectly suitable sites unsuitable. This applies both in residential and commercial zones. Such areas are actually ideal as they are away from the rear yards of neighbours thereby minimising acoustic and privacy impacts on neighbours. We have never seen such a control in the dozens of LGAs we have worked in.

Suggestion:

Delete the proposed control

Control:

4.2 Safety and Security

i) Entry to the child care centre is to be limited to one secure point which is to be:

...
 - Located away from outdoor space used by children

Issue:

There is nothing wrong with the entry to the centre being near or next to an outdoor play space as long as the safety of children from strangers and from roads is otherwise addressed.

Suggestion:

Require that the passage of people next to outdoor play areas be adequately separated eg fenced from the outdoor play areas and that outdoor play area gates do not open straight to footpath or road eg children must pass two gates or doors.

Control:

4.3 Play Areas

...
 iii) Locate outdoor play areas away from the main entrance,

car parking areas or vehicular circulation areas.

Issue:

There is nothing wrong with outdoor play areas being located next to or near the main entrance.

Suggestion:

If they are so located require their separation from the main entrance by barrier eg fence/gate etc.

Control:

**5 Traffic, Parking and Pedestrian
Safety**

...

iv) On site parking and vehicle manoeuvring areas are to be designed so that vehicles can safely enter and exit the site in a forward direction.

Issue:

There are many suitable sites where on-site drop off is not necessary or available ie on-street drop off is appropriate. In such sites perhaps the only vehicles on site would be staff vehicles for staff parking. Staff are used to coming and going and there are instances when exiting the site other than in a forward direction would be safe subject to Traffic Report.

Suggestion:

Rather than having a blanket prohibition on reversing out of the site, state that forward site entry and exit are preferred unless safety of an alternative arrangement can be demonstrated by the Traffic Report.

Please do not hesitate to contact me if you would like to discuss any of these points further or require additional information and input.

Kind regards

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From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 2:39 PM
To: draftdcp
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Name

Email

What suburb do you live in?

Glenfield 2167

You can type your submission here, or if it is a longer submission you can upload the submission directly.

Under section B7...carparking should consider the size of garages not just as a space; to be as a minimum in accord with AS2890.1 ie single 3Mx5.4M double 5.7Mx5.4M or ideally 3x6 or 6x6 for GFA... and acknowledge the definition of the LEP which allows access to that space(s) should allow an additional 900mm wide access strip if internal access to the dwelling is via the attached garage but excluded if not attached...

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From:
Sent: Friday, 15 February 2013 2:04 PM
To: draftdcp
Subject: Fwd: DRAFT DCP 2012 more on accessible carparking

further to my email yesterday re Section C1,

note that AS4299 Adaptable Housing Class C requires 1 accessible car space per adaptable unit, citing both a min size of 3.8 x 5.4m but also referring to AS 2890.1 which refers to AS 2890.6 which requires 3.6m (not 3.2m as in ist email) x 5.4m wide spaces if adjacent to another accessible space & 4.8m x 5.4m if an isolated space

the point is, these spaces take up a lot of room on a site, particularly if in garages, & constrain unit yield, so Council needs to clearly state a min carparking rate for adaptable units (1 per unit?),

regards

----- Forwarded message -----

From
Date: 14 February 2013 17:53
Subject: DRAFT DCP 2012
To: draftDCP@randwick.nsw.gov.au

prev. sub.

Thank you for your presentation last night

A few suggestions:

B1 Design:

- the trigger for a Design Excellence demonstration of 15m ht or more is inconsistent with SEPP 65 Design Quality statement which is triggered by 3 storeys or more.

Note that Sutherland Council requires a DA to be assessed by an Architectural Review Panel on SEPP 65 design quality principles for the following categories of projects:

- *All residential flat buildings (including alterations & additions).*
- *- Villa and townhouse developments of six (6) units or more.*
- *- New buildings or major extensions in commercial centres.*
- *- Complexes providing housing for seniors living.*
- *- New industrial buildings over 2000 square metres floor space.*
- *- Other public buildings such as schools and churches, depending on their*

location and whether they are visible from public areas.

I suggest that Design Excellence be demonstrated for more categories of projects in Randwick, at least for all RFBs which fit SEPP 65 criteria

I also suggest that the 7 Qualities of Successful Places which must be addressed for Design Excellence be somehow integrated into the SEPP 65 design quality principles, to avoid an applicant

having to submit both statements which may involve much repetition - you could have this tested on a real project

C1 Adaptable & Universal Housing

This section needs to acknowledge the BCA requirements for Class 2 buildings (to have accessible continuous path of travel from boundary to main entry & to entry doors to units on one floor, etc) which arose out of the adoption of the Access to Premises Standard in 2011

Add the word "accessible" before "continuous path of travel"

Make clear requirements for accessible carparking - you could refer to BCA for Class 2 buildings, but you need to clarify the requirements for multi-dwellings such as townhouses which are Class 1b (& not required to have accessible parking under the BCA) where you require 20% of dwellings to be adaptable - I suggest that not all such adaptable dwellings need to have accessible carspaces (which are 3.2m wide if shared or 4.8m wide if not, as per AS 2890.6) - SEPP Seniors Living requires 1 accessible carspace for each 5 seniors dwellings (for Housing NSW) & 1/2 space per bedroom for other providers - perhaps the former? - again you could have this tested on a real project, & get access consultant advice

Hope this is helpful,

regards

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D01643800

The General Manager
Randwick City Council
30 Francis Street Randwick 2031
Dear Sir,

Kingsford 2032
Thursday, 7 February 2013

Re: Draft Randwick Comprehensive Development Control Plan (DCP)

Randwick City Council
- 8 FEB 2013
Responsible Officer

I have previously made submissions to the Randwick City Council on
Residential Discussion Paper - 26.09.2011, 28.09.2011
Business Centres Discussion Paper - 20.09.2011, 11.10. 2011.
Draft Comprehensive Local Environmental Plan (LEP) 28.03.2012, 21.06.2012.

I viewed the DCP at the Bowen Library on 04.01.2013 and 17.01.2013.
I note from the Introduction that the purpose of the DCP is to present guidelines and data for those involved in the preparation / assessment of Development Applications.
I acknowledge the wealth of detail set out in the DCP. However I wish to restrict my comments to matters of particular concern relative to Section C 3 - low density, and Section D 6 - Kensington Town Centre. Both areas are in the Kensington / West Kingsford Precinct.

Section C 3 - low density

Low density areas, by virtue of their very existence in the City of Randwick, contribute not only to the diversity of available housing but also, through the associated private gardens, make a valuable contribution to the 'green space' of the City.

I am concerned that in this section I could find **no evidence of a strong commitment on the part of the Randwick City Council to ensure that established low density areas retain their particular characteristics and are not subject to insidious conversion to medium density.**

Section D - Kensington Town Centre

Kensington Town Center is restricted to a strip, half a block wide on either side of Anzac Parade between Abbotford Street to the north and Doncaster Avenue to the south.

This restricted area is, in my opinion, unsuitable for development into a B2 Local Centre,

In the DCP for Kensington Town Centre, I note

1. Community Centre - The DCP envisions a major influx of both residents and itinerants.

However I found no mention of a Community Centre.

I wish to suggest that **in an appropriate building located in a central, corner, position eg on the intersection of Todman Avenue and Anzac Parade, the ground floor and 2nd storey be acquired by Council.** The ground floor could be opened up into a pedestrian thoroughway offering seating. The second storey could provide space for a branch library/ reading room / small meeting room. If this is not practicable, then, at least, in two well spaced, corner, tower blocks, the ground floors should be developed as pedestrian thoroughways with seating.

- 2 Commercial premises

Commercial premises to be permitted on the second storey in **specific** buildings only.
Residential - third storey and above in **all** buildings

- 3 Sex Premises

- are to be above ground level.

- entrance to be *preferably* at ground level and on the primary frontage

I am of the very strong opinion that the entrance to such premises should **always be direct from the street, never from a multi-purpose foyer.**

Yours faithfully.

From: Bang The Table [admin@bangthetable.com]
Sent: Saturday, 9 February 2013 5:54 PM
To: draftdcp
Subject: mpleted 'Submissions to the DCP'

— t submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Clovelly

You can type your submission here, or if it is a longer submission you can upload the submission directly.

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[Comments_on_Draft_DCP.doc](#)

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Part A – Introduction

Section A3

Paragraph 3.3

Notification is also to include email message sent to addresses provided by the resident to be notified. This is to be an optional means of notification but is to be offered to the resident by providing a box in the rate notice that can be mailed or emailed back with the rate details. The important point is that it is to be standard practise to inform all affected residents by post and by email (if the email details are available).

Many time the notice does not reach the intended party either because they may be away from their property (holiday, business) and miss the review period for comment.

This must be advised and offered to all rate payers even if section 3.6.2 mentions email but it is not universally expected that such a communication is to be made for the advertising period for DA applications.

Paragraph 3.8.2 – Viewing of DA Submission

Please advise if all the DA application documentation is to be available on the council's web site. I believe it is essential for the documents such as the DA application, the Site Analysis and the drawings and associated documents be available for viewing remotely. The DCP draft does mention that the documents may be viewed at council on their web site but is this an intranet and not accessible from outside?

As a part of the email notification then the resident may be given a access link to the documentation if there are concerns as to it being available universally. Similarly the posted letter may have the same link.

The benefits of this are obvious as not everyone can access to the council physically – the elderly, those out of geographical location or cannot for other issues such as other commitments. This is common practice in other councils.

Part C – Residential Uses

Section C3 Low Density Residential

Section 4

I believe that there needs to be a section in the planning on the storage of waste and recycling containers.

The DA must address how the storage and amenity is to be managed. The plans are to identify the location of the storage and the means to transport them to the street for processing by the council. These “bins” are very unsightly and if left on the street are certainly a health hazard not to mention being subject to emptying and damage by members of the public.

This is an important design and management health and safety issue for Council.

From:
Sent: Thursday, 14 February 2013 5:54 PM
To: draftdcp
Subject: DRAFT DCP 2012

Thank you for your presentation last night

A few suggestions:

B1 Design:

- the trigger for a Design Excellence demonstration of 15m ht or more is inconsistent with SEPP 65 Design Quality statement which is triggered by 3 storeys or more.

Note that Sutherland Council requires a DA to be assessed by an Architectural Review Panel on SEPP 65 design quality principles for the following categories of projects:

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- *- New industrial buildings over 2000 square metres floor space.*
- *- Other public buildings such as schools and churches, depending on their*

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I suggest that Design Excellence be demonstrated for more categories of projects in Randwick, at least for all RFBs which fit SEPP 65 criteria

I also suggest that the 7 Qualities of Successful Places which must be addressed for Design Excellence be somehow integrated into the SEPP 65 design quality principles, to avoid an applicant having to submit both statements which may involve much repetition - you could have this tested on a real project

C1 Adaptable & Universal Housing

This section needs to acknowledge the BCA requirements for Class 2 buildings (to have accessible continuous path of travel from boundary to main entry & to entry doors to units on one floor, etc) which arose out of the adoption of the Access to Premises Standard in 2011

Add the word "accessible" before "continuous path of travel"

Make clear requirements for accessible carparking - you could refer to BCA for Class 2 buildings, but you need to clarify the requirements for multi-dwellings such as townhouses which are Class 1b (& not required to have accessible parking under the BCA) where you require 20% of dwellings to be adaptable - I suggest that not all such adaptable dwellings need to have accessible carspaces (which are 3.2m wide if shared or 4.8m wide if not, as per AS 2890.6) - SEPP Seniors Living requires 1 accessible carspace for each 5 seniors dwellings (for Housing NSW) & 1/2 space per bedroom for other providers - perhaps the former? - again you could have this tested on a real project, & get access consultant advice

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 3 March 2013 1:18 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Randwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

As someone who has had a big development go up next to them, I am concerned about the new definition for the impact on solar access. It should include all rooms and living spaces that are to be overshadowed. My other concern is Carr St. I dont see how the big area set out in the draft dcp for development at 58-60 Carr St can be considered small scale. This is a big area suited to a very big cafe/restaurant. A small cafe or restaurant could fit under the building with excavation with an outside dining area in the garden area in the front. Mind you Coogee has no need for any more cafes or restaurants and where will patrons and staff park. Coogee's streets are full.

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From: Bang The Table [admin@bangthetable.com]
Sent: Thursday, 7 March 2013 10:43 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

South Coogee

You can type your submission here, or if it is a longer submission you can upload the submission directly.

I have the following concerns in relation to the DCP 1. Roof top terraces and balconies I am concerned that the proposed DCP does not provide sufficient protection/consideration of neighbour privacy and loss of amenity created by roof top terraces and large first floor balconies. Recent changes in design, locating all living areas to the top floors of houses to maximise views mean that the infringement on neighbour privacy is much more significant from these types of second storey additions (simply because people are spending more time in the upper spaces) and that balconies that flow off these types of spaces are far more likely to be more frequently used. Balconies and roof top terraces which are designed as primary outdoor spaces, largely replacing the function of backyards, mean that neighbours are impacted by noise in a far greater way than if entertaining occurred in a persons backyard. I believe that the visual and acoustic privacy of neighbours should be taken into consideration and be a valid reason for refusing planning permission. I believe that the DCP should directly address this issue. 2. Pools I have great concerns in relation to trend of the development of roof top pools and for the same reasons as mentioned above, believe that the DCP should prevent the construction of roof top pools in circumstances where there are visual privacy or acoustic impacts on neighbours. 3. Carr St I also wish to raise a concern in relation to Carr St. I do not support how the DCP proposes to deal with commercial uses in the area 58-64 Carr St. The eastern end of Carr St is zoned residential in the LEP passed last year. However, the draft DCP appears to exempt commercial use from complying with residential zoning in this area. New developments for either residential or commercial uses in this part of Carr St should comply with Medium Density residential controls particularly set backs. I understand that the Coogee Precinct Committee has raised a number of issues in relation the DCP and I am supportive of these suggestions.

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I object to the following areas of the draft Development Control Plan :

- 1) **Overshadowing/ solar access**
- 2) **Balconies and roof terraces**
- 3) **58-64 Carr Street**
- 4) **Foreshore Scenic Protection**
- 5) **Parking**

The draft DCP states that where there is an **overshadowing/solar access and direct sunlight issue**, direct sunlight should access just a part of a window or a portion of the north facing living room windows(Part C4:5.1)

Modern buildings and renovations provide living areas not living rooms and windows have transformed into glass doors and glassed areas, the Draft DCP's description of ' a north facing living room window ' is anachronistic and to reduce direct sunlight access to a part of or a portion of a north facing living room window will severely limit neighbour's sunlight

The words "portion" and "part of " reduce the amount of light which is currently provided, the Control Plan should protect not diminish direct sunlight access for neighbouring residences.

The amenity of neighbouring properties must be considered. In the proposed DCP the section relating to **balconies and roof terraces** allows large minimum sizes which could lead to noise and disturbance issues and impact severely on neighbouring amenity.

The R3 Residential Zone **58-64 Carr Street** is ridden with issues, R3 is a residential zone but the draft DCP allows inconsistent commercial activity. As this area is residential, any uses must be subject to the residential controls and any cafe planned for 58-60 Carr Street should be small not large scale. The DCP must ensure that commercial activities accord with the controls for residential areas.

Foreshore Scenic Protection should consider views from neighbouring properties and should endeavour to limit the impact of new development upon the shoreline as well as the view from the shoreline.

The draft DCP has most surprisingly reduced the provision of onsite **parking** requirements for commercial premises, the reasoning provides that shared driving and public transport use permits this variation. There is an influx of vehicles into Coogee definitely on Friday nights and frequently on other evenings and Coogee residents are very used to parking several bus stops away from their residences. It is important that the DCP restore existing commercial and non residential onsite parking requirements.

To Council,

Re: draft Comprehensive DCP

We thank you for the opportunity to provide feedback regarding the draft Comprehensive DCP which is currently on exhibition for public comment.

Last year we made a submission regarding the draft LEP which has recently been gazetted. During this exercise it became very clear that the draft LEP provided an opportunity for more people to visit and reside in Coogee, given increased usage and permissible housing density controls. Whilst it (the LEP) attempted to correct mismatches it also allowed for increased density through a standardising planning instrument. We also felt that it was a blunt instrument that did not recognise the particular needs of different locations and housing situations. Accordingly we commented that we wished to see the Council strengthen protection in densely populated areas in our municipality, such as Coogee particularly because the existing infrastructure is already strained and incapable of any further increase in density as had been legislated for in the recently gazetted RLEP.

We hoped that the review of the draft DCP would provide exactly this opportunity for stronger and more enforceable controls that will provide for greater certainty in planning and for fair and equitable outcomes; including importantly transparency and consistency. To this end we are relieved to see that the term preferred solutions is no longer being used. However, we note that the DCP in section A2 – 2.2 Performance Based and Numerical Controls: Current Approach on page 7 states in the last paragraph “Therefore, the new DCP operates in a similar manner to the previous approach, where flexibility will be appropriately maintained to allow innovative design and construction.....” and we hope that the new system will not be too flexible so that controls become irrelevant and seen to be cursory only.

As residents of the Randwick LGA and particularly a home owner in Coogee we hope that the controls contained in the draft DCP will achieve a sustainable, well designed and liveable City that is being sought by all who chose to reside here. What residents do not desire is an over- crowded municipality full of bulk which will adversely affect residents’ amenity and ability for people to live in close proximity peacefully and enjoyably.

Further we don’t want Coogee or other parts of our LGA to be over developed and over commercialised and controls need to be in place to ensure this doesn’t happen.

We apologise in advance as we have a number of concerns with the draft Comprehensive DCP:

1. **Pre and post lodgement procedures** - Lack of detail and transparency regarding pre and post DA lodgement procedures particularly with regard to access to information and planning staff for all involved in the process i.e. the applicant and all affected parties. Based on our own experience the applicant has priority and affected parties are seen to be a nuisance even when the LEP and DCP are not being adhered to. Everyone deserves an equal voice as we all pay high rates to live in our city and should be afforded equal treatment. The planning system should not be skewed towards the applicant, which is how it seems to be today.
2. **Lack of protection for residential amenity** – The current Objectives and Controls do not adequately protect existing residential amenity and when they do refer to it they refer to adjoining properties only and this is inadequate; reference should be made to neighbouring properties too. Further, when referring to

amenity it seems mostly to refer to the applicants' or developing properties amenity and not of the neighbouring properties. Once again all parties should be treated equally and everyone's amenity should be protected. There shouldn't be a winner takes all approach as many affected parties currently feel is the case.

3. Overshadowing and solar access –

- The current approach fails to take into account the changing way that we live; namely the popularity of open plan living with many accessible and liveable rooms. Limiting the control to a portion of a window is archaic and unacceptable. All useable and glassed areas of liveable spaces should be included in the control.
- Controls must be in place so that new development proposals do not overshadow existing solar panels on neighbouring properties or deep soil permeable surfaces.

4. Foreshore scenic protection – Specific controls are only included for Low Density Residential and this is insufficient and unacceptable, given there is much Medium Density Residential and Commercial development within the foreshore area particularly in Coogee. Foreshore scenic protection should be included in all zones. Objectives and Controls should minimise the impact of new development upon the shoreline or the views from the shoreline and must take into account the existing coastal views of neighbouring properties.

5. Deep soil planting, green walls and roof gardens – Deep soil planting must be a priority and must be encouraged for both practical and aesthetic reasons. It is critical for drainage, absorption and capture of rainfall; for climatic reasons; for enhancing appearance and amenity and cannot be replaced by green walls and roof gardens. As attractive as green walls and roof gardens may be they generally are not self-sustainable due to access issues which inevitably leads to unkempt and unattractive spaces and often are not water-wise either as they do not support deep rooted vegetation nor can easily absorb rainfall. It must be ensured that controls are in place so that such features do not negatively impact on neighbouring properties with respect to view loss, overshadowing, solar access, water leakage etc.

6. Parking – The draft DCP relaxes the current parking requirements in a number of areas which will only add to further frustration and congestion for residents. Already there is inadequate on-site parking for older developments and inadequate on-street parking generally due to the density of our population and the high visitation rates. It is true that public transport and car share schemes must be encouraged but not at the expense of onsite parking for commercial and residential developments. Current parking requirements for onsite parking for new commercial and other non-residential uses should be reinstated and the current eligibility of current residents parking permits should be retained. Overall Objectives and Controls should be in place to ensure adequate on and off street vehicle parking is provided to meet both visitor and residential demand; obviously with the needs of residents who pay high rates being given priority.

7. Balconies, roof top terraces and balconies – The increasing size of and lack of setback controls for terraces and balconies in our city and particularly in Coogee are increasingly alarming given the density and often transient nature of many of our visitors and residents. Controls need to be in place to limit the size and to protect the amenity of neighbouring properties. Increasingly as such spaces are being used as living space they should be included in FSR calculations and have setback controls apply to them too. There are many cases where balconies abut bedrooms, studies and other quiet spaces and unless you have very considerate neighbours this can create a "hellish" existence. Those with "vacationers", backpackers etc. next door know all too well especially during the summer months that their amenity is detrimentally impacted. We must have controls in place to deal with the known population and this includes all the

summertime visitors that frequent our suburbs. Roof top terraces should not be permitted in highly built up areas and controls should be in place to safeguard existing amenity from such spaces.

8. **Setbacks** – Setbacks are one of the major factors in protecting residential amenity in built up areas so we welcome that fact that they are now controls rather than preferred solutions, however, the fact that they have been reduced is not acceptable. The current setbacks must be retained. There must be no watering down of this vital control.
9. **Wall heights** – The absence of external wall heights in the draft LEP is still of great concern and regret as it creates the opportunity to increase the number of floors in a dwelling and therefore increase density. In densely populated areas such as Coogee the wall height (combined with setback) is often the key factor in solar access and view loss and any reduction in the protection a maximum wall height gives neighbours of a big development is opposed. We opposed the transfer out of the LEP to the DCP of this key control however we lost. In this absence there should be a restriction to the number of floors in a dwelling which may ultimately mean an overall lower building height and at the least the wall height controls must be rigorously applied. As the external wall height and ceiling height plays a huge role in controlling the bulk and scale and minimising impact on adjoining and nearby properties they should not be watered down and should be strengthened especially given the density in our suburbs is increasing. Based on this we suggest replacing “10.5m” on page 26 with “10.m” and on page 27 “8.0m” with “7.0m.”
10. **Privacy issues** – The increasing use of CCTV and privacy screens in our suburbs is of concern to all as it is increasingly creating privacy issues, view loss and amenity issues for neighbouring properties for which there is often no recourse. No one takes responsibility for CCTV and there must be controls in place so that no CCTV on private property can have visual surveillance of any part of the neighbouring properties. There must also be controls in place to ensure that privacy screens that aid the applicant in their privacy concerns don’t come at a huge cost of the neighbouring properties existing amenity e.g. views, overshadowing, solar access, privacy etc. See also discussion on Fencing, below.
11. **Fencing** – Stronger controls are required with regard to fencing to ensure that the applicant’s fencing does not block views, light or sunshine, or overshadow neighbouring properties and is sympathetic to streetscape and topography. There have been recent DA’s (for instance 17 Garnet Street, South Coogee) in which the applicant has blurred the bounds between screening and fencing, in an attempt to secure privacy and the architects’ design features, by situating enormous privacy screens on the applicants’ boundary resulting in enormous detriment to neighbouring properties due to view loss, and adverse impacts on topography and streetscape. Coogee’s residents are predominantly situated on hills and are fortunate to share breathtaking views across its parks and to the Pacific Ocean. This is a very strong reason why they choose to live and buy in Coogee. Accordingly, the DCP requires very strong controls to ensure that fencing and privacy screens (but not limited to) do not, inter alia, offend the principle of view sharing.
12. **Swimming and spa pools, air conditioning and other mechanical equipment** – none of these should be located near neighbours’ bedrooms, other quiet areas or on roof tops and should be located and sited centrally within the property so that there is no impact (acoustically) on neighbouring properties. It is not uncommon to have pumps, filters, air conditioners etc. operating most hours of the day and due to the increase in density of development this noise often detrimentally impacts the amenity of neighbouring properties. Controls should be in place to ensure that such equipment is enclosed in acoustically suitable enclosures, sited accordingly and not exceeding the maximum decibel allowance which should be included in a control.

13. Late night trading venues and trial periods and periodic reviews – In Coogee particularly we have a number of late night trading venues, pubs, bars, clubs, restaurants and amusement centres and all of these can detrimentally impact on residential amenity not only to neighbouring properties but throughout the suburb. The draft DCP draws a distinction between what it calls High Impact and Low Impact premises and the distinction is based on the type of operation and the number of patrons. The low impact premises are not required to complete a Social Impact Assessment nor are they subject to the same controls as high impact premises. As Coogee is a residential suburb we suggest the cut off for low impact should be lower than 100. Currently in Kings Cross it is 60 and realistically based on this fact it should be lower in Coogee; 100 is too high.

The number of drunken and alcohol related incidents on our streets is too high and Council should take a zero tolerance stand to this kind of behaviour and the controls should enforce this – there should be no adverse impacts.

In order to try to achieve this outcome we urge low impact to be designated fewer than 40 patrons, for bars to be included as a High Impact premise, that all late night venues complete a Social Impact Assessment, for all venue's closing hours to be reduced (for e.g. Low Impact to 10pm), earlier lock-out and wind down times to be introduced, for a review and a change of policy regarding the concentration of licensed premises including take away liquor outlets.

In a largely residential suburb there is no reason why pubs, clubs and bars are not closing between 12.00 am and 1 am – why does the Clovelly Hotel close earlier than either the Coogee Bay Hotel or the Palace Hotel? Why aren't there standard closing hours across our municipality?

There must be a management plan, trial periods and on-going reviews (say every two years and after every change of management) to ensure that venues are being run correctly with no impact on the surrounding neighbourhoods and that they are enforcing measures to ensure patrons and neighbouring properties safety and preventing the consumption of illicit drugs. Other venues that should also require compulsory trial periods and periodic reviews are backpackers accommodation and sex premises. Council should also have the means of being able to close these venues down should they have ongoing issues with noise, anti-social behaviour or crime or do not meet the various controls in the Management Plan. With all of the abovementioned venues (i.e. late night trading venues, amusement centres, backpackers accommodation and sex premises) the management plan should include controls and policies relating to smoking, the prohibition of alcohol (as required) and illicit drugs on the premises and in the immediate vicinity.

14. 58-64 Carr Street, Coogee – We have made a separate submission which was emailed today and delivered to Council chambers on this specific site as we believe it is such an important precedent for our suburb and municipality. Please refer to this separate submission.

For there to be greater certainty in planning and for fair and equitable outcomes DCPs should be enforceable, specific and applied consistently. From our personal experience we have witnessed cases where there have been different rules for different applicants and this creates uncertainty and distrust. The draft DCP mentions that there will be flexibility to allow innovative design and construction in its approach which concerns us. The application of flexibility is subjective and once again this results in a lack of transparency.

Regards,

Do1663242

From:
Sent: Tuesday, 12 March 2013 5:06 PM
To: draftdcp
Subject: Draft DCP 2013 - Parking - 58-60 Carr St., Coogee

General Manager
Randwick City Council
Re: Draft DCP

The exhibited DCP for Randwick is a disappointment. The document itself is clumsy and, lacking continuous pagination, a full Table of Contents and an Index, it is very difficult to use. With its emphasis on excessive density, the content offers only further erosion of the residential amenity in both residential and commercial areas.

Though densities are to be increased there is to be no improvement in parking requirements. In particular, the absurd concession for parking provision for restaurant developments is to be maintained.

In particular, no provision of parking is to be required for the restaurant proposed at 58-60 Carr Street and promoted in some pages of the DCP. Rather the proposal, if it were to go ahead, would obstruct access to the parking spaces provided for the existing development.

This proposition is remarkable altogether. Is there a formal application for this project? How much expense has already been incurred by Council in promoting this private interest? That whole section should be struck out.

The DCP would be greatly improved if all non-quantitative aims and objects were simply struck out; if all "should"s were replaced by "'shall"s, and "may"s by "must"s.

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

D01662876

South Coogee NSW 2034

12th March 2013

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

CUSTOMER SERVICE
RANDWICK CITY COUNCIL

Re : Draft Comprehensive DCP

12 MAR 2013
Records Received

12 MAR 2013
RECEIVED

Dear Sir

As a resident of Randwick I have looked at the draft DCP document, particularly at those aspects most relevant to where I live. It is a substantial document. I certainly may have missed some parts that I should have read.

The FAQ brochure explains the key changes of this draft DCP as **strengthening controls** (p.5), seemingly in all areas of building and development. It is good to see that the term 'preferred solutions' has been replaced by 'controls'. At the same time the DCP offers 'guidelines' rather than strict rules or totally enforceable requirements. In this context it would also seem that moving certain planning controls from the LEP to this new DCP would make those standards now less enforceable. Your brochure cites 'landscaped area, wall heights, and minimum frontage for subdivision' as included in the controls that have been moved from the LEP to this DCP. These issues can become real concerns when some developments constantly push the boundaries, creating adverse effects around them.

A. Aspects of the DCP that I am pleased to see.

1. **The recognition of valued heritage** in Randwick City, along with the seeming wish to respect and protect this where possible is of course good. Encouraging design to respect **streetscape**, to provide **ecologically sustainable development**, to expect **biodiversity to be provided in landscaping** and requiring at least 25% permeable surfaces on a site are good. Hopefully the vision for **Randwick Racecourse** in Section E does allow its open space value to be maintained, along with a focus on both its history and the advancement of premier horse training and racing. I was pleased to see no support for a large hotel facility.

2. In Section 4, Building Design, **the limits to terraces and roof-top decks** in 4.4(i) is critically needed. In Section 5, Amenity, particularly 5.3 and 5.4, awareness of **serious problems relating to privacy** is clearly shown when new buildings place their entertaining areas adjacent to the neighbour's bedrooms.

3. In many parts of Randwick City there are wonderful views. Previous generations somehow seemed to truly practise view sharing, the steep terrain in some areas making this quite easy, with vistas being maintained from both public land and from many houses in adjacent streets. Sadly now the tendency is to maximise one's own view, largely regardless and / or careless of impacts around. **Section 5.6 refers to the impacts on views from developments**, with some focus on maintaining views from the public domain. Hopefully this 'wish' can be effective. And finally the issue raised in 5.6 (v) questioning **the extent to which privacy 'screens' can be taken must be very timely**.

Of course, if all the guideline controls were adhered to, in terms of setbacks, external wall heights, light and sun etc, there would probably be far less aggravation in the whole process of development.

B. Aspects of the draft DCP that do not address current and potentially increasing problems.

1. **There is seemingly limited control for 'outdoor entertainment' areas.** "Garages, pools, unroofed decks and terraces may encroach on required rear setbacks" [Section 3.3.3 (iii)]. It is obvious that with the **current popularity of cantilevered 'everything'**, balconies and swimming pools also can jut very close to adjacent properties, even public land. **There is potentially huge intrusiveness from this.**

My side boundary runs along the rear of two properties. One of these is to be demolished. It seems there is potentially a high risk in the demolition - the building being above me on the high side of the hill, and very close to the boundary. There are several concrete slabs involved. The new building will have cantilevered balconies and swimming pool, still very close to the boundary. Is there ever any consideration of how these buildings will

be demolished down the track? Sometimes buildings are permitted right on the boundary. What expectations are there for future maintenance / demolition there?

Why is that Council can have no say on where swimming pools can be placed?

2. Where is 'Design' allowed to over-rule controls? In Section 4, Building Design, the following aim is outlined on p.18 : 'To encourage contemporary and innovative designs to establish a preferred neighbourhood character in new and transitional residential areas.' **My question in relation to this relates specifically to the term 'transitional areas'.** The same term was used in your LEP when looking at the objectives of each zone. How does Council decide that a largely non-complying building can be approved, clearly on the basis that more will be allowed, because Council has deemed this to be a 'transition' area? The process has to start somewhere. **There is no explanation of the decision making in the LEP, just the term. It seems the same in this DCP.** Is it that 5%, 10%, 50% of the buildings have been allowed to be non-complying? Clearly there must be a potential for great problems and inequities relating to development approvals here. This is probably a little similar to the concept of 'Design Excellence' allowing for significant non-compliance, but itself being a very open term that allows for varied interpretation.

3. The Maroubra Beach plan. I attended a number of the Community Forums held through the planning stages for this. There was significant community dissatisfaction expressed at all of those meetings. Perhaps a stand-out disappointment was when the planner 'explained' that any articulation for the building along the beachfront had gone with the Council enforced reduction in height of the building.

You would have to hope that all the work that has gone into preparing this Draft DCP will result in planning controls that can provide a framework for equitable development in Randwick into the future. If development that is deemed to be both necessary and desirable can still allow for the amenity that people enjoy in their homes, and in living in the City of Randwick, it would be a fair outcome.

Yours sincerely



D01662878

Coogee NSW 2034

Randwick City Council 11-03-2013

12 MAR 2013

RECEIVED

CEO Ray Brownlee,
Randwick City Council
Randwick NSW 2031,

DRAFT DCP PART. E. -- SPECIFIC SITES

Dear Ray,

I wish to make the following comments for your consideration.

All buildings abutting the public land boundary, should be set back from the public land boundary. When they are not, what occurs is a reduction of the public open space. Nobody wants to walk, play, stand or sit directly outside a persons private space. The buffer space should be on the developers land and if it's to be garden beds it should be clearly acknowledged they belong to the development and are not therefore council's to maintain. The public land will be over shadowed in any case and that is enough for the public to give to the developer.

It is understood that the hospital, the University and the Racecourse are all state owned utilities and as such council has reduced control. However the open spaces of the racecourse are viewed by thousands everyday, every effort should be made not to turn High Street into a tunnel beset on both sides by competing high rise buildings set too close together, looming over the footpath.

Randwick is very old in the Australian landscape being settled very soon after the 1st fleet arrived. We have only a few reminders of this fact left within our fabric of development. The DCP states that the view of Blenheim House is to be encouraged from High Street. Any developer worth the name can make the argument it is not possible. I would like the word encouraged to be changed to required.

I am dismayed that "Hygena and Corana," the two Victorian terraces on Belmore Road, are to disappear into another modern hi-rise. I ask that they be heritage listed and saved. They are significant on the corner and compliment the stone building with its statue of Captain Cook and the historic precinct of the hospital. They all face High Cross Park, which is the site of Randwick's war memorial. The terraces are operating as a boarding house and offer affordable accommodation to country people who have family in the P.O.W. Hospital.

Please note my inability to read the section regarding the University, as the print was too small. However I know it doesn't really matter, they do as they choose.

The intensification of the racecourse is morally questionable, racing is shrinking in patronage and with online gambling there is no more need for the racecourse to exist. Taxpayer's money should not be used to improve facilities for corporate and private members use. The proposed hotel on site is over large and over endowed with bars. The very large brightly lit sign planned for the roof, will light up the whole neighbourhood.

Thank you for taking the time to read this letter and consider my opinions.

Yours Sincerely,

12 MAR 2013

11-3-13

My concerns with the draft DCP include issues with the treatment of 58-64 Carr St.

The LEP zones this area residential. However, it seems that the owners of properties in this area are being given special treatment. Contrary to elsewhere in the draft DCP, where commercial uses in residential areas are to be assessed according to residential controls, development applications for commercial uses in this area are exempt from residential controls.

What is the reason for not applying residential controls including those that bear on the amenity of neighbouring properties, particularly setbacks? There is no reason to be found in the Council resolution of 22 May. I was part of that debate and there was no mention of exempting commercial use from residential controls. The Council resolution simply refers to "design guidance" for the site relating to awnings, setbacks, balconies. Design guidance is not the same as DCP controls. One could argue that design guidance for this special foreshore area would support the retention of the present larger than current setbacks at ground level and the present low built profile at street level for 58-60 Carr Street. So my question remains what is the reason?

The critical example of this special treatment in the draft DCP is the developable area for commercial purposes proposed for 58-60 Carr St. This developable area extends to the side boundaries. This ignores the setback controls for Medium Density Residential zoning which, if applied, would preclude development within 4 metres of the side boundaries. The impact of building to the boundary to the east would be to block the view of the seashore for neighbouring properties and present a bulky built form (at the base of an already intrusive high rise unit block) to the foreshore. This would presumably be like the podiums of the Coogee View and the Crowne Plaza which in 2010 came in for particular negative comment from the Government Architect in his report on the Coogee Bay Hotel issue.

Furthermore the situation regarding the driveway from Carr St, which currently constitutes the side set back, is unclear. If the developable area permits building on the driveway this will close off access to sections of the carpark of Windsor Towers [58-60 Carr St]. One assumes this cannot be the intention as there is no available street parking as an alternative - not in Coogee! If in fact the plan is to build over the driveway, this would be quite contrary to the resolution which restricted new commercial development to the ground floor only.

It is apparent from other high rise unit blocks in the seaside Coogee area that in the past developers were permitted the extra height in exchange for setbacks which lessened the impact on views. The Boomerang Theatre which was previously located at 58-60 Carr St had no setbacks, but it was only two storeys high. Windsor Towers has setbacks on all sides. By now exempting commercial activity from the DCP residential controls for this site, Council is allowing the developers to have their cake and eat it too.

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 4:40 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

2031

You can type your submission here, or if it is a longer submission you can upload the submission directly.

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Draft_DCP_comments.rtf

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Draft DCP comments.

I apologise for the draft quality but unfortunately this document has been rushed. These comments apply to Parts A and B only and may well be answered by what appears in the later parts C to F.

I have searched Parts A and B for some reference to solar reflection, or effective controls to prevent/lessen the effect of solar reflection - where this may cause a nuisance. e.g. the future and existing amenities and rights of adjoining and nearby properties - which in some cases apply to distant properties. e.g. coastal or sloping sites, roof angle and orientation, solar panels etc.

I could find nothing tangible but perhaps it is covered in Parts C, D and E which have not been published?

Part B, 3.2 Site analysis, Controls:

... *"Existing noise sources, light spillage and overshadowing"* . 'Light spillage' if that means reflected light or an unwanted light source, is a term found usually in lighting brochures with a specific meaning.

In this coastal area there are enduring examples of solar reflection from both roofs, wall surfaces and glazing (also Council's white cement paving). These are all recent examples and statistically it means it will keep occurring all over the Randwick area to some degree unless a more precise policy is adopted.

Very often it is the neighbours who with experience of a problem elsewhere alert the council or applicant of the potential problem, often it is too late and the private certifier (low fees and little incentive to bother) approves a reflective material.

More often than not a misguided interpretation of the Basix requirements leads to the choice of a highly reflective surface. Some understanding would indicate that a less reflective material can be used with a minimal increase in bulk or reflective insulation at negligible cost.

Some professionals think that 'Zincalume' will 'dull off', this will only

happen over 5 years on a very low non self-cleaning roof pitch. On a self-cleaning pitch even 1 km from the coast, it will retain a massive 95% or more specular reflection for up to 10 years. See 4 Simeon St Clovelly.

A Colorbond roof in the recommended light colours to reduce the energy costs (classic cream, surfmist) will provide severe reflected glare if used in the wrong location or orientation. The manufacturers will not provide reflectance values (in Australia), and this means that no specific controls based on reflectance values can be implemented.

On all colours in the range there is always a constant 'gloss level' reflectivity apart from the colour e.g. white. The industry promotes sustainability and quotes 'absorbtion' values re. Basix - see 'Classification of COLORBOND® steel Colours for BCA and BASIX', these can be interpolated to reflectance values but forced into this reverse method of specification seems perverse.

AS 2700-1996 'Colour standards for general purposes' provides reflectivity values, but these do not cover the Colorbond current range. Colorbond's Technical Bulletin TB 28 - Building Materials, Thermal Efficiency and Reflectivity is deliberately vague. In some countries it is mandatory to provide the reflectivity values, and there is no 'misuse' of these values by Councils (quote from Colorbond advice line), just the opposite.

Even a large blank wall surface with little modelling or openings, in 'White' and facing East or West will cause a nuisance to neighbours. See 2 Manson Place, Clovelly.

At the moment each planning officer approving a DA has to draft their own clauses which may be imprecise and lack any scientific or legal basis. The subject of colour and specular reflection e.g. CIE 1976 (L a b) colour space system is complex and unless measured and made public by the industry, is beyond most building professionals.

In the CIE system the AS 2700 colour N14 'white' has a reflectivity (L) of 96.2, while colour G62 'Rivergum' (L) 50.7. Note: all the older

colorbond colours are listed with their values.

The only interim measure might be a performance standard which nominates a colorbond colour e.g. 'Paperbark' as acceptable, or anything equal to or with less reflectivity, measured in accordance with say AS 1580 'Paints and related materials - Methods of test'.

General comments on the Draft DCP

Some instances of imprecise terminology, which is ambiguous, can confuse, has little basis in fact or law if legally challenged, and has little meaning in accepted planning, architectural or building science terminology.

Examples:

A. 1.2 *Ensure **quality design** that reflects a site's character and context*; - good, bad or indifferent quality? and who determines this, some iconic buildings were rejected out of hand by the local councils and residents' groups of the time.

*A place with a high quality public **realm**?* see OED

*Seven Qualities of Successful **Places***. Place itself is not defined and would not normally be used for an individual building which the DCP also covers, Ref: Gordon Cullen's Townscape and 'Ma' the Japanese sense of place', Architectural Design, UK also OED.

Ensure development is economically, socially and environmentally sustainable; - so generalised as to be almost meaningless. etc. etc.

Perhaps Parts A and B are intended to be generalised re. design, with parts C etc firmer with something planning officers can rely on for direction.

While trying to provide positive feedback on the content it is the style that perplexes me. this Draft DCP may be a godsend to developers and their planning consultants - and a nightmare to planning officers, with no firm reference base for their assessments.

Part A of the Draft DCP

1.2 Objectives

The objectives of this DCP are to:

The vague and often badly worded objectives that follow have not been met, let alone approached in the document. The objectives and controls if any are difficult to pin down - perhaps intentionally. It appears to borrow heavily from the writing style of 'Creating places for people', which unfortunately belongs to a different genre, e.g. Manifestos, guidelines etc.

In a DCP i.e. Development **Control** Plan, the 'controls' and 'plan' appear here to be more wishful than stated. A stand on the issues which planners have to deal with on a daily basis, will save time and money, and is one essential step towards 'Quality Control', time/cost reduction and accountability within the planning office.

One method of doing this is to write a clear statement of intent (prescriptive, performance or proprietary), with an attached 'commentary/guide notes' outlining the various standards that apply and circumstances for inclusion, modification or exclusion. This is a method used by most National Building Specifications in the 'templates' provided to specification writers.

Despite these mean and petty comments the documents - given the time constraints and the changing planning landscape, are well structured, presented and something that all those who contributed should be proud of, I certainly would be if I was able to write. Many thanks.

D01660327

From: Bang The Table [admin@bangthetable.com]
Sent: Sunday, 10 March 2013 11:45 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Coogee

You can type your submission here, or if it is a longer submission you can upload the submission directly.

All owners were sent a survey in our area a couple of years ago asking whether residential parking permits and otherwise timed parking should be implemented in our area. I voted against it and obviously others did too as it was not implemented. I continue to be extremely against this, especially in the area around Alison Rd, Arden St etc as it is not necessary and is simply a way for Council to collect revenue. I do not believe we should be increasing the density of living in Coogee either. I absolutely vote against this, as I think it is really important to preserve the heritage and charm of Coogee as opposed to increasing the density of living. I am also very for the sustainability from transport and planning perspectives. Thankyou for listening to my view.

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001660358

From: Bang The Table [admin@bangthetable.com]
Sent: Monday, 11 March 2013 8:33 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Clovelly

**You can type your submission here, or if it is a longer submission
you can upload the submission directly.**

see attachment

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[DCP_Feedback_MFaulkner.pdf](#)

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11 March 2013

Clovelly NSW 2031

General Manager
Randwick City Council
Administrative Central
30 Frances Street
RANDWICK NSW 2031

RE: DCP Review & Feedback

Dear General Manager,

I wish to respond to the Draft DCP currently on display at Randwick Council.

PART D2 - BACKPACKER ACCOMMODATION

There have been many issues in Randwick relating to the proper functioning of Backpacker accommodation. The proposed PART D2 - Backpacker Accommodation is not sufficiently worded to control alcohol consumption. There have been problems in Randwick such as at The Coogee Beachhouse (171 Arden St Coogee) where alcohol has been restricted only after intervention by the Land & Environment Court placing a condition on the development to ban alcohol on the premises.

The new DCP D2 wording should specifically say "alcohol at all new Backpacker accommodation is banned". Reference to an on-site policy is not enough.

CARR STREET PRECINT

The Carr Street precinct should remain residential. The wording in the DCP is misleading and indicates that sites such as 58-60 Carr street are exempt from residential controls and open to a much larger scale development that would impact the surrounding residents and area.

Yours sincerely,

Coogee NSW 2034

10th March 2013**Submission on Randwick Council Draft DCP 2013.**

Dear Council,

I'm a resident living in Coogee and a ratepayer (times 3) to Randwick City Council.

I am sorely disappointed with the Draft DCP as I was with the Draft LEP. As a council with intents to makes profits, I can see that you sacrifice some areas to protect other areas. Coogee is already a highly populated and dense area and as a resident I fear continuous overdevelopment and the damaging effects it will do to the beauty of this coastal village. The controls in both the DCP and the LEP have been lessened not tightened and therefore I see Coogee as the area that has been scarified by council.

The following points are on the subject matter Medium Density Residential and are based on my recent experience against a developer;

1. Solar access for surrounding development and overshadowing

'Principal living areas of neighbouring dwellings must receive a minimum of 3 hours access to direct sunlight to a part of a window between 8am and 4pm on 21 June (mid winter).' [Part C4:5.1:i].

I consider this to be vague and weakly worded leading to arguments of interpretations and it's a direct reduction on the current DCP. Living areas should also be clearly defined as modern housing can have a number of rooms considered living areas.

There is no mention of Energy Efficiency to impacted neighbouring and adjoining buildings, energy efficiency should be taken as a whole, for example, if a proposed building demonstrated good solar access but the adjoining building was reduced by the exact amount of solar access, then no energy efficiently is gained overall. Energy Efficiency should play a bigger role in the DCP due to the increased contribution of domestic household energy use to the generation of greenhouse gases.

2. Side setback -Residential flat buildings and Multi dwelling housing

Where the frontage is less than 18m wide, the side setback has been reduced from the current standard 3.5m to 3.0m and 2.0m and a Merit assessment on less than 12m or irregular shaped land. This is a significant decrease in itself, but combined with a lift in height in the LEP this is guaranteed to destroy the amenity to the neighbours.

3. Rear setback

i) For residential flat buildings and multi-dwelling housing, provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.

Again this is a decrease on the current 6.0m, combined with the above on side setback, and the lessening of controls in the LEP, the amenity to neighbours is being shredded to pieces.

4. Balconies

Residential Flat Buildings need to be mindful of internal noise to neighbours within the building itself as well as adjoining properties. The current trend of large balconies with a dedicated wall opening onto the balcony is a noise generator particularly in Coogee which is well known as a tourist holiday backpacker destination. Therefore I believe smaller balconies would be better suited for noise reduction, and instead have increased communal areas with attractive landscaping; this would both satisfy amenity and noise reduction with the added benefit of blending the building into the landscape in an improved way.

5. 58 – 60 Carr Street

The existing building has a height of 26.56 metres; this is more than double the permitted height in the current zone, making this building one of the tallest buildings in the area. A zero frontage on Carr St from Kurrawa Avenue right up to 62 Carr St will add significant bulk and scale to the building (not to forget it is already oversized). By allowing this to go ahead, it's a license for no 62 & 64 to also expand in height.

58 to 64 Carr Street is zoned residential, by allowing a large scale restaurant or café, as outlined in the diagram; it contravenes the objectives protecting the amenity to the adjoining neighbours and cannot follow the rules set out for residential controls.

6. The weight issue

In my experience, the controls in the DCP were very contentious there was no agreement within the council whether the controls were to be adhered to or could be ignored. It should be clearly stated upfront on the role and power of the DCP, I was confused during my experience and that confusion was caused by the people inside Randwick council who offered differing opinions on the whether the controls within the DCP had to be adhered to or not.

7. The risk of corruption

There is always a threat of corruption risk to do with developments and councils whether it is real or perceived, it cannot be ignored. There is too much discretion in the process, insufficient application of fairness and due process, the lack of rights for third parties, the influence of political donations, the training of councillors, the role of staff, the pressure of limiting legal cost, and the segregation of roles between staff and managers in the preparation of reports.

At the end of the day, development is all about profits.

Buildings should be Good Neighbours *(Paul Thiry)*

The Draft DCP shows too much discretion without clear boundaries; the controls on development should be as clear and concise as possible with no matters acknowledged as a 'Merit Assessment'. The objectives need to be clear and meaningful and detailed with a clear quantitative standard.

Although the numerical standards have been lessened throughout the Council area, this is particularly disastrous for Coogee, which will see more overdevelopment, bigger building envelopes, bulk and scale resulting in less amenity to neighbours leading to increased bad behaviour and crime.

Instead I would have liked to see some form of a cap on development in the Coogee basin in the DCP, I believe that the council should be reminded of the quote from American architect Paul Thiry that 'Building should be Good Neighbours'.

Yours sincerely

March 11, 2013

RANDWICK DRAFT COMPREHENSIVE DEVELOPMENT CONTROL PLAN
SUBMISSION FROM

COOGEE

Note the residential building owned by the company Coogee is included in the Randwick City Council Heritage List (see attached). Outlined below are issues raised with regard to the Draft DCP as proposed on behalf of myself as a long term owner, rate payer and resident of Coogee and also on behalf of the shareholders of Pty Ltd, of which I am a director and company chairperson.

TRAFFIC, PARKING AND ACCESS

RESIDENT PARKING SCHEMES

1. B7 – 2.4 Page 10 third paragraph.

Can you please clarify this section please:

“No parking permits will be issued to residents of developments that have been approved by Council in accordance with this DCP. This will be a condition of consent and recorded on Section 149(5) planning certificates and must be notified to all prospective buyers and tenants of the building. This is to ensure that new developments do not increase congestion and parking demands in busy areas while encouraging developers to adopt sustainable transport options and new residents to use public transport, car share, walking and cycling.”

It would appear that this applies to new developments only and that if developments have been approved according to the DCP then no resident parking permits will be provided to residents of the buildings.

We would appreciate clarification of what this actually means.

2. B7 –3.2 & 3.3 VEHICLE PARKING RATES Pages 9-14

We notice that the proposed DCP allows for exceptions to the minimum car parking rates.

We would like to raise here that this should not merely be used to allow a decrease of the minimum parking rates but should also be a provision for council to actually review and where necessary to *increase the parking rates* for a development in certain high density areas, especially in areas where heritage buildings predominate with-out on site parking and where there is inadequate on street parking to meet current needs.

Areas where older developments and heritage buildings predominate often experience high parking pressure, these buildings cannot simply accommodate on site parking as a retro fit, so the only option for these owners/residents is on street parking. The current DCP parking rate standard being applied as a blanket allowance over the last decade has unfortunately seen increased density result in severe parking issues for residents and owners in many areas.

One such area is Brook Street from Carr to Rainbow, and also Dudley Street from Avoca to Mount Street. The loss of many free standing houses to high rise developments in this area, combined with existing older residential two and three story apartment buildings with no parking on-site, along with local amenities including St Brigid's Church and child care centre on Brook Street and other commercial

sites in Dudley Street and closer to the beach, has resulted in severe parking issues for residents and others using these amenities and services.

Providing sustainable solutions must encompass approval for all new developments to involve proper prior assessment of the current streetscape, including existing buildings and their parking facilities and the existing on street parking situation, to ensure decisions are not ill informed or based on the cursory use of blanket allowances that do not take into account the specific needs/demands of the area. Council need to work with developers to ensure, on street parking amenities in such areas are not further adversely affected due to increased development in the Coogee area.

3. B7 – 2.4 SHARE CAR PROGRAMMES

The initiative and support by council of Share Car Programmes is positive, as is the encouragement of small sustainable vehicles and Council's support of light rail and other public transport initiatives to enhance the sustainable options available to the benefit of the area and its residents.

However, this should not effectively discriminate against other owners and residents who do not chose, or cannot due to work (eg trade people) and other reasons, use car share programmes and who are car owners. By partnering with GoGet and allocating special car spaces that other residents cannot use, in areas already under extreme parking pressure, is effectively discriminating against some owners/residents and their transport choices/needs.

Council should look at placing these in appropriate areas, taking into account streetscapes with parking pressure that cannot accommodate a space that is not available to all residents (ie preferable place for these is in council owned car parks or in streets that are sided with park area and effectively with less residential density).

Likewise developments that provide allowances for Car Share Programmes should not be allowed to reduce the minimum parking per apartment within the developments. As these car pools would be owner opt in, this may simply mean developers gain leverage or benefit only to create extra pressure on existing on- street parking if people do not actually take up the car share programme or choose to have a car as well. This needs to be carefully managed in areas already prone to high on street parking needs of existing owners/residents as already indicated above. *(Note: If the clause B7 – 2.4 as in point 1 means that these new developments are not eligible for Resident Parking Permits then this issue may in part be addressed)*

In fact if council can go further and provide incentives for new developments to provide allocated accessible spaces for car share programmes available to *all suburb residents*, not only owners of a specific building car programme, this would be a truly positive sustainable contribution to the local area. This way, new developments could actually provide real tangible public amenity to the local vicinity.

4. MEDIUM DENSITY RESIDENTIAL - PART C4 – PAGES 56-59.

The draft DCP in the section relating to 58-64 Carr Street says any new commercial development is restricted to a small scale cafe or restaurant, however, it then appears to propose a very large area for a cafe or restaurant at the base of the block of high rise flats on the corner of Carr Street, much larger than is required for something small scale.

There is adequate large restaurant representation at the southern end of the bay with the Crown Plaza Bluesalt Bar, Barzura and Ceviche and the Banana Palm in Arden St. Another large restaurant would add significantly to the noise, traffic and acute parking issues in the area, with residents in the adjacent residential area being adversely affected.

Last year Council resolved to keep this area zoned residential when the zoning was reviewed however, now the draft DCP appears to propose the assessing of DAs for commercial uses in this part of Carr St as if the zoning was commercial and not residential.

All development proposals - commercial and residential - in a Residential zone should be assessed according to the residential controls.

The DCP appears to undermine Council's resolution to retain this area as residential by proposing that only residential uses should be assessed this way and for commercial uses the assessment to be different to this. Any development in a residential area must be assessed according to the zoning with the appropriate consideration given to the impact on the residents of the area, including neighbors and the affect on the residential neighbourhood. The residential zoning cannot simply be by-passed in favour of commercial interests or opportunities.

This section of the Draft DCP needs to be clarified and reviewed so that it is in keeping with the residential zoning of the area as agreed by council last year.

We appreciate consideration of the issues we have raised in relation to the draft DCP as currently proposed and also request clarification on the areas noted herein.

Yours Sincerely,

Coogee 2034

11-3-2013

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 8:30 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Ranwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

Please include separate sections in the DCP on the following areas. 1. Council's current approach to placing overhead utility wires underground. Notwithstanding, that this area maybe subject to changes, council should detail it's current process and amend if and when necessary. 2. Foreshore protection is currently only considered in the section on low density residential, whereas redevelopment in higher density residential and commercial zoned areas is likely to have a great impact where these areas adjoin the coast. I consider a separate section for foreshore protection or at least include this requirement for all zone types.

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DO1660282

From:
Sent: Thursday, 7 March 2013 3:37 PM
To: draftdcp
Subject: Submission on draft DCP
Attachments: MY SUBMISSION on RCC's Draft DCP.pdf

Dear Council staff,
Please find attached a submission on the draft DCP for Randwick.
Yours sincerely,

Maroubra NSW 2035

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

Submission on Randwick City Council's Draft DCP

Maroubra, NSW 2035.
7th March 2013

Summary:

I mainly want to comment on the section on the **Maroubra beach** controls in **Part D**; but I have some other comments to make on **Part A** and **Part B**, mostly with reference to Maroubra beach, but I have made some other points as well.

Part D: Maroubra Beach

- **Amalgamated Scheme and Base Scheme** is very confusing, and both should be replaced with something entirely different – we should all start again, and **totally rethink Maroubra beach**.
- **The Building Envelope:** the “maximum” height stipulated will be subject to a RLEP Clause 4.6 appeal, so it has little real meaning, and should not be used as a concept.
- I am **totally against the inclusion of a “mini-supermarket” in the Maroubra Beach DCP**.
- **Colonnade** – does RCC want Colonnades or not?
- I am **totally against allowing a cliff-like edifice along Marine Parade, which should be substantially setback on all the higher levels to allow winter sun into the “Dead Zone” of Marine Parade**.
- **Controls: Gross Floor Area, FSR and Floor to Ceiling Heights:** why are some present and some absent at Maroubra beach? And why are they different at Maroubra Beach from other B1 Neighbourhood centres?
- **Flood mitigation will raise the whole area 1m** with massive implications to the whole design, aesthetics, appearance and character of the whole beach.
- Why have the **Chinese Market Gardens at La Perouse** been omitted from the **Heritage** section?

Part A: Introduction

My main comment with regard to **Part A: Introduction** is that there is a lot of emphasis placed by RCC on “quality design that reflects a site’s character and context” and ensuring that “development that is economically, socially and environmentally sustainable” and also ensuring that “development demonstrates architectural merit...”. These good and sound principles seem to have been entirely overlooked in relation to the setting of the DCP controls at Maroubra Beach.

Part B: General Controls

Part B goes on to expand upon and expound the qualities mentioned in **Part A**, which is laudable, and well-intentioned, but again, I must stress that many of these good general controls have been ignored at Maroubra Beach, as it appears in the RLEP, and as it appears in its own section in the draft DCP.

Detailed submission:

Part D: Maroubra Beach – my comments:

1. Amalgamated Scheme and Base Scheme (*Section 1: Introduction, pdf page 78*)

How complicated this is. The Amalgamated Scheme is based on the premise that all the current owners can settle their differences and agree to develop the site as a whole, or sell to a filthy rich developer who will knock down everything on the site, dig a big hole, and, a few years later, produce hundreds of apartments in one big doughnut

shaped block. The following statement about the Base Scheme seems to say that there will never be any development at Maroubra beach: "Due to flooding constraints in the town centre, developing sites individually is unlikely as car park entries, ramping and driveway gradients will require larger development sites than currently provided for in the subdivision pattern" (*Pdf page 79*).

All of the above supports my contention stated elsewhere that the planning for the whole of this area at Maroubra beach needs to have yet another major re-think. The Council and AJ&C architects have one vision for the beach, which will not "fit" with what is there now, and will not "fit" with what the local residents want. Trying to force a fit will get everyone precisely nowhere, so we might as well start again.

How about a competition to design an eco-village as a showcase for what can be done in an urban area; keep the existing small shops that everyone likes, knock down a few of the grotty and tattered buildings that everyone hates, including the Seals Club, and allow the creative juices of designers to flow... perhaps an international competition could be arranged, the criteria would include: winter sun to shine on Marine Parade, ecological sustainability, passive solar design, water harvesting, roof top gardens, etc, instead of kowtowing only to the dollar. The current owners might just be glad to get out of an impossible situation. Think of the fame and kudos everyone would achieve: the residents, the Council, the designers. Everyone would be proud. Come on, RCC, show some vision!

2. The Building Envelope

Quote: "A building envelope is a three-dimensional space which defines the **maximum extent within which** development may occur. It describes **maximum height, width, length and depth** of a potential development." (*Section 2.1 Explanation, pdf page 80*). When it says "maximum", in reality it only refers to the width and length, which are largely determined by the position of the property boundaries. In the case of Maroubra beach, these boundaries are quite clear and set, being the boundaries between the subject properties and the roads.

However, the **maximum height** is quite different: there is no horizontal property boundary in the air at 16m above ground. No-one owns the airspace above 16m, so the height boundary is only a guideline and is quite flexible, especially now that the infamous SEPP 1 has been incorporated into the RLEP as Clause 4.6. Any developer worth his salt will take full advantage of this Clause to build higher than 16m, despite the fact that the Building Envelope is supposed to describe the **maximum** extent of any development. As it states at Section 3.1 (*pdf page 83*), "Height is an important control as it has a major impact on the amenity of both the subject site and the surrounding neighbourhood, both physically and visually". I could not agree more with this statement. Therefore, the **maximum height** should also be set in stone, so that everyone is clear what is going to happen (if, indeed, anything ever happens at Maroubra beach).

The local community organised itself and fought hard to lower the maximum height of any development that might occur at Maroubra beach during the RLEP exhibition period and after, and would be amazed to learn that "maximum" only sometimes means "maximum". I think that when the DCP defines a Building Envelope as above, this should be rigidly adhered to, despite Clause 4.6. This should be the case especially at Maroubra beach, where people's vistas and views from the surrounding area towards the beach are a big issue. **The "desired future character" of Maroubra beach is this: we don't want any more ugly bulky and blocky buildings like the Seals at Maroubra beach. One is already too many.**

3. The "mini-supermarket"

The inclusion of a "mini-supermarket" (*In Section 1.1: Objectives, pdf page 79, and in Section 14: Uses; pdf page 105*) in the DCP for Maroubra Beach should be struck out for the following reasons:

- The DCP states that "B1 allows for **small scale retail**". (*Section 14.1 Explanation, pdf page 105*) A mini-supermarket is NOT small-scale retail;
- It would outcompete existing small mixed businesses and bankrupt them in a most unfair manner;
- There are plenty of supermarkets in the area already – at South Maroubra, at Coogee, at Maroubra Junction, at Eastgardens, and at Southpoint, to name only the nearest ones;

- It was never mentioned as a possibility over the years, from the first plan (October 2006) to revamp the beach, until the very last "community workshop" in October 2012, when it was inserted almost as an afterthought by the Council or AJ&C architects, possibly to act as a "sacrificial node": something that the Council could take out of the DCP as a "response to community opposition". The Council would then be able to say it has "consulted the community widely and responded accordingly". If the Council and/or AJ&C have inserted the "mini-supermarket" at the last minute, precisely so that they can now take it out again, it is an extremely cynical move. Let me re-iterate: **No-one wants a supermarket of any sort at Maroubra Beach, and never did, so please delete it from the DCP.**
- Your own guidelines state (*Section 1.2 Objectives, page 3/pdf page 60*) that some of the objectives of the **B1 Neighbourhood Centres** are:
 - "To maintain the small shop and small shopping centre character of individual centres"
 - "To ensure development in these centres is compatible with the character and form of existing development in the neighbourhood"

People at the workshops emphasized over and over again that they wanted to keep this character. A "mini-supermarket" does NOT fit with these stated objectives.

- You state that you want to maintain the character of a Neighbourhood Centre, which is noted as: A small cluster of retail and commercial businesses - 5 or more shops; intimate level of service by the shopkeeper; personal contact with people (as opposed to Malls, where there is much less); etc. (*Section 1.1 Randwick City's Neighbourhood Centres, page 2/pdf page 59*). A "mini-supermarket" DOES NOT fit in this category in any way.
- The siting and the location of the proposed "mini-supermarket" will make it difficult for large trucks to make deliveries, and add to the traffic congestion, fumes and noise of this fairly quiet and mostly residential suburb. Presumably, a delivery bay would be accessed off Fenton Street, as Mons Avenue is too far away, and Marine Parade will be entirely taken up with shop facades, the colonnade and expensive units. Fenton Avenue is a quiet residential street, and large trucks coming and going at all times of the day and night will make it unbearable, and unsafe for children, disabled and the elderly.
- No mention has been made of where and how deliveries will be made to a "mini-supermarket": Surely a DCP should include a regulation on this? I see it says that access is to be from McKeon, but it doesn't say if this is foot access only. (*Section 15.3 Control (ii); pdf page 109*).
- The "mini-supermarket" would be entirely cut off from the natural environment, topped with gardens and deep soil plantings, with no daylight access – a horrible prospect for shoppers and staff alike.

In conclusion, I believe that the "mini-supermarket" must be struck out of the DCP, as it is totally inconsistent with your own stated objectives, and totally against the wishes of the residents.

4. Colonnade along Marine Parade – setbacks.

The Colonnade may or may not be a good idea, but again, nothing was heard of it until the last "community workshop" in October 2012, when, as before with the "mini-supermarket", it had been included by the Council/AJ&C Architects, perhaps as another cynical move as noted above in my "mini-supermarket" section.

The draft DCP states explicitly (*Section 3: Building Design, subsection 3.1 Facades, page 9/pdf page 66*) in Control (xi) "The development of colonnades is discouraged." It doesn't give any reasons for this.

Then it states (*Section 9.0 Awnings and Colonnades, subsection 9.1 Explanation, pdf page 96*), "Awnings and colonnades are required to preserve the existing character," despite the fact that in the whole of Maroubra beach there are NO colonnades, only awnings, so how can adding a colonnade preserve existing character?

Why, then, has the Maroubra beach section included a colonnade the entire length of Marine Parade from Mons Avenue to McKeon St? (*Figure 6: Amalgamated Scheme street setbacks, pdf page 87, shows a 4m wide Colonnade*), and at Section 9.3 Controls (*pdf page 96*) it states: (i) "Colonnades and awnings must be provided in accordance with Figures 12 (*pdf page 97*) – the Amalgamated Scheme shows a Colonnade the full length of Marine Parade - and Figure 13 (*pdf page 98*) shows only awnings and no colonnade on Marine Parade. Why try to preserve the character of the place in one scheme by adding a colonnade, while in the other it is taken out altogether. This is totally inconsistent.

A colonnade had never been mentioned before October 2012, so why put it in? There doesn't seem to be any justification for it at all. No one will sit there in winter in a café – it will perpetuate the "Dead Zone" which exists now outside the Marine Parade frontage to the Seals Club; and will make it even worse – much bigger with the overshadowing from the massive building above, and longer. Why would anyone open and run a café which is going to be cold and empty half the year? If there are shops instead of cafes, no-one will want to browse there in the deep shade and freezing southerly wind for six months of the year; the costs of heating any shop or office in this zone will be astronomical, as would be the cost of heating any outside dining area. A colonnade with a massive block of flats above is a **bad design** for this site with the southerly aspect of Marine Parade, and is totally inappropriate, especially in light of the Council's addition of the Ecologically Sustainable Development section in the DCP. The whole concept for Maroubra beach as shown in the RLEP and the DCP should be thoroughly re-thought.

5. A cliff-like edifice along Marine Parade

Another aspect of the "building envelope" concept is that it forms an imaginary box shape over the entire site, enabling construction right up to the edges of the "box", thus leading to the **bad design of vertical cliff-like building faces along the building line**, as designers and developers seek to maximise their returns from the available space.

The DCP for Maroubra beach explicitly states in Figures 4 and 5 that the highest building heights can be along Marine Parade (16m) for both the Amalgamated Scheme and the Base Scheme, (*see pdf page 84 & 85*). This will allow a developer to create a cliff-like edifice along the entire length of Marine Parade, and over a good part of Fenton Avenue and McKeon St in both Schemes. There is no earthly reason why this should be allowed, and plenty of reasons why it should not be allowed, the first of which is that it will create a vastly expanded "Dead Zone" along Marine Parade, where the winter light never penetrates, and the cold southerly wind blows.

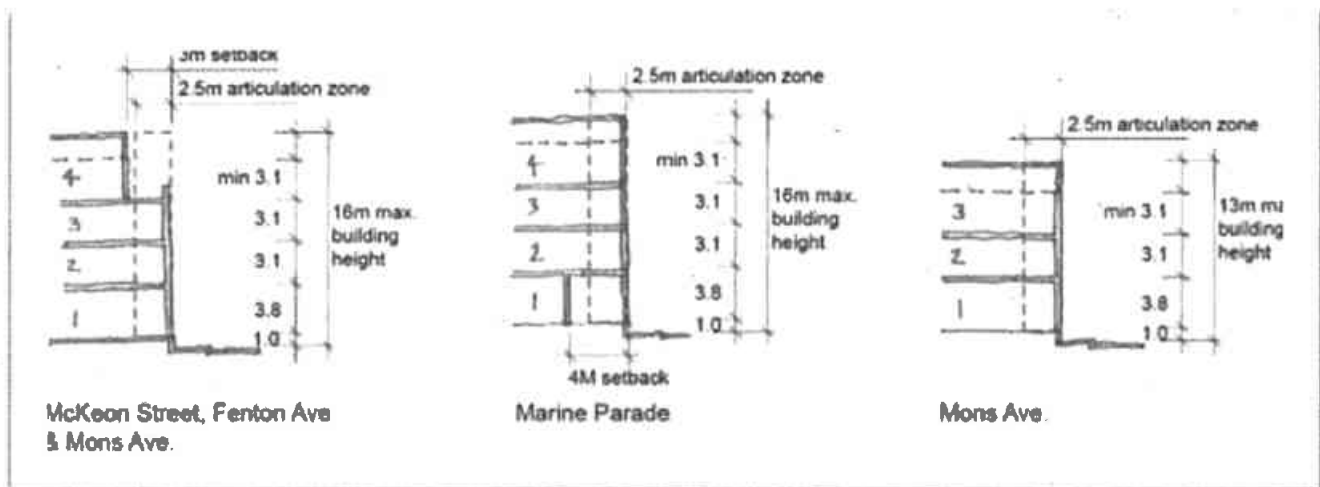
This is bad design of the worst kind, and I am very surprised that a reputable architectural firm would even suggest that this is a good idea, and that the Council would even think of allowing it, when the DCP states that upper level setbacks are necessary to limit overshadowing (*pdf page 89*), so why isn't there a series of upper level setbacks to limit the overshadowing on Marine Parade, and to enable a bit of winter sun to penetrate the "Dead Zone"? Many people in both Community Workshops last year stated expressly that they did not want "cliff-like edifices" along Marine Parade or anywhere else; it will make the place feel even darker and colder than it is now, claustrophobic, and canyon-like, very unlike the sense of openness that currently contributes to the unique seaside character of Maroubra beach.

There is a further section that contradicts the controls that have been set in the draft DCP for Maroubra beach: the Solar Access Section (*pdf page 113*). It says in the Explanation that, "Shadow impacts on the public domain and adjacent properties require careful consideration and are to be minimized." It states an objective: "To ensure new development limits shadow impacts on the public domain" (*pdf page 114*). But then it fails to embody these statements in the controls, which deal merely with the amount of direct sunlight that must be received in each apartment, and that the number of apartments with a southerly aspect must be minimized. How can the "Dead Zone" become alive again, without the controls to make it so? Poor design and poor rules will have a bad result.

6. Controls (*Section 2.3: Controls, pdf page 81*)

The term "Gross Floor Area" doesn't really mean anything to the layperson, so how can we judge what this means? Floor Space Ratio is also a difficult concept, and is only mentioned once, (*control (iv) pdf page 81*) in relation to the areas *outside* of the Maroubra beach area bounded by McKeon, Fenton, Mons and Marine Parade. Why isn't there a set FSR for the main site at Maroubra beach?

Under Section 8.0: Floor to ceiling heights, in subsection 8.3 Controls, (pdf page 96) there is a diagram, Figure 11 (see below) entitled "Floor to ceiling heights for Amalgamated and Base Schemes"



However, this differs from the controls stated in the Neighbourhood Section of the draft DCP (Page 6/pdf page 63), which state at Control (iii): minimum floor to ceiling heights are:

Ground floor	3.5m	
First floor	3.3m	
Residential floor	2.7m	(Ceiling heights measured from finished floor level to finished ceiling level.)

Compare these with the same items for Maroubra beach from Figure 11 above:

Ground floor	3.8m
First floor	3.1m
Residential floor	3.1m

Why are they so different for Maroubra beach? The effect is that at Maroubra beach, these larger floor to ceiling minimums will allow only 4 and a half storeys to be built within the 16m maximum height limit. Obviously any developer would be very keen to use Clause 4.6 to expand above the 16m height, and add another storey. With the smaller floor to ceiling heights, the 5th storey would be contained within the 16m "maximum" height limit. Perhaps there is something I am missing here, but I don't understand why the Council would set such floor to ceiling heights when they know that the maximum height is 16m.

Incidentally, this diagram is the only one in the whole of the Maroubra Beach section which clearly shows that the **whole building will be set on a 1m plinth** all around the perimeter of the site to mitigate potential flood levels.

7. Flood levels

The requirement of the design for any new development at Maroubra beach to be raised by 1m due to the findings of the flood study has been known for a long time. It was mentioned at the first Working Group meeting back in December 2010. The entire area will have to be raised by 1m, with a plethora of ramps and stairs and elevated access ways to the basement car parking. None of this is really addressed in the DCP, yet it is an important factor in the design, appearance and aesthetics of any eventual development. It will effectively isolate the buildings on the site, which will be raised on a 1m plinth above the surrounding streets. There does not seem to be any provision for the steps and ramps to be constructed within the building envelope, as construction is allowed right up to the building line, so are the steps and ramps to be built on public property, that is, on the footpaths all around the site? It will be impossible to have some of the old characterful shops retained under this DCP: they will all have to go and be replaced with a raised row of shops topped with a wall of units. The Maroubra character that we know and love will be gone. I cannot over-emphasise how I feel that this will completely change the character of the "seaside village". In short, I hope that development never occurs, if this is the only alternative.

Part A: Introduction – my comments:

I want to discuss, in relation to Maroubra Beach, three of the key precepts that are stated under **Objectives of the DCP** (page 2/pdf page 3) in this section:

- “Ensure quality design that reflects a site’s character and context;”
- “Ensure development that is economically, socially and environmentally sustainable;”
- “Ensure development demonstrates architectural merit...”

1. Firstly, the controls over what can be built at Maroubra Beach, in terms of the form of the buildings and heights, are in no way reflective of the **“site’s character and context”**. The site deserves better than this, being a prime waterfront spot with an existing (albeit shabby) character of having an existing **“friendly seaside village atmosphere”**. The shabbiness is nothing to do with the site or the residents, by the way, but is a direct result of deliberate neglect by the owners and landlords. Time after time, local residents have expressed the desire that this existing character be kept: at the community workshops, it was the overwhelming reason that people turned out to ‘have their say’.
2. Secondly, is there a hierarchy indicated by the phrase **“economically, socially and environmentally sustainable”**? Should I understand that economics comes first, and the environment comes last? Or are they intended to have equal weight? If there is a hierarchy, why not state that? And personally, in this day and age, I should think that an opportunity to put **“environmentally sustainable”** ahead of the other two should be taken when setting the DCP for any new development at the Maroubra beach. Instead, we have a set of controls that entrench the tired old architectural practice of allowing building to the maximum extent of the building envelope, with a tiny hole in the middle for private recreation or open space.

As I see it, here there was a golden opportunity missed to put the environment first, and set the rules to reflect the circumstances of the site: it is long and thin, oriented roughly in the direction of north-east to south-west. Any decent architect with the environment in mind would have taken this into consideration, and recommended that the DCP insist that any new and large buildings should be put across the width of the site, with main living rooms and balconies facing to the north and north east. Instead, the DCP rules that the majority of any new buildings on the site will be facing south (along Mons Avenue), south-east (along Marine Parade), and north-west (along Fenton), with very few facing towards the north and north-east – only those along McKeon Street. Added to this, if the public plaza goes ahead on McKeon Street, most of those shop top accommodation residences will not face north-east either.

With regard to this, in the new general section on **Ecologically Sustainable Development** (Part B: General Controls, pdf page 109 onwards), RCC is to be congratulated on incorporating objectives such as to encouraging future developments to have the following: Reduced greenhouse emissions; improved indoor temperature moderation; savings in bills and running costs of heating and cooling by using solar design principles, etc. I ask you, where does this fit with the proposed DCP controls for Maroubra Beach? I cannot see that any thought whatsoever has been put into this aspect of the DCP with regard to Maroubra Beach.

3. Thirdly, where is the **architectural merit** in what has been proposed, and then *imposed* in the DCP at Maroubra beach? The early designs presented to the working group from AJ&C were “business as usual” as far as I can see: they are no different to all the ugly huge blocks of apartments with which Sydney is plagued. When people saw the artist’s impression of the proposed 225+ apartment block intended for Maroubra Beach, they recoiled in horror, saying it looks like the Gold Coast; or Coogee; or Bondi, and stated that they live in or come to Maroubra to get away from that type of ugly and overbearing architecture. True, there are some buildings at the beach which have no architectural merit whatsoever: the Seals Club for one; but that should not be a reason to totally wipe out what is essentially a characterful place with nice little shops with shop top flats (one level) and a friendly community. I know that “architectural merit” is subjective, but the people who decide on the merit won’t be the people who have to live here at Maroubra beach, but will instead be a panel of highly trained architects who live in “more attractive” suburbs. I must reiterate here, that we locals like **Maroubra beach as it is, and we do not want to change the little shops, the seaside atmosphere, and most of all, we do not want a massive apartment block on this site.**
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Part B: General Controls – my comments:

Having said all that about Part A in relation to Maroubra Beach, I feel that RCC's draft DCP is moving in the right direction in **Part B: General Controls**, with terrific sections on the components of good urban design; environmentally sustainable building materials and finishes; energy and water efficiency; environmental education; landscape and biodiversity; green roofs and green walls; preservation of trees; sustainable transport; fuel efficient cars; water management; and water quality. These intentions of RCC are forward-thinking and probably some of them are unique in Sydney. What a pity most of them have been overlooked in relation to the Maroubra beach special section of the DCP (*Part D: Neighbourhood Centres, Section on Maroubra beach, pdf page 78 onwards*).

In particular the following **General Controls** have been ignored at Maroubra beach:

"To ensure high quality urban design is a fundamental consideration for all development". (*Section 1.1 Objectives, page 2/pdf page 3*). There is an explanation of this statement in the following section, listed under the seven qualities of successful places, which includes nebulous things such as "Sense of Place", "Ease of Understanding", "Adaptability and Responsiveness". The list seems to be a list of qualitative non-tangible things about a particular place, which is exactly what the local residents think they have got at Maroubra beach, as they keep saying, over and over again: Maroubra beach has a **"friendly seaside village atmosphere"**. It has become this way over the years, and in my view cannot be retained when completely redesigning the area along the lines proposed in the DCP; it is something that grows with time, and can be destroyed in an instant with a bulldozer. It is about the people who live here, the buildings that have survived here, and the characters that live in them and visit them, and the spaces between and around the buildings and what they are used for.

For instance, the part of Marine Parade in front of the Seals Club is widely known as the "Dead Zone" because it has no character, no life, is freezing cold for 6 months of the year, exposed to the southerly winds, and it is densely shaded by the Club building. People hurry past to get to the nice friendly little shops on McKeon St, and to sit in the sun in the cafes there. If Fenton Avenue was allowed to have cafes, they would be popular, especially in winter, as it is a winter sun trap there on the southeast side. Any shops or cafes that are built along Marine Parade will have very few customers, unless the owners can do something about the freezing cold wind and deep shadow for 6 months of the year. Alternatively, the roofs facing Marine Parade could be sloped gradually back, so that winter sun reaches the street on Marine Parade. However, no such design has been provided for in the DCP for Maroubra beach. Instead, the architects have advised the Council that there should be a cliff-like edifice from the building line to the top of 3, 4 or even 5 stories along Marine Parade, and the building envelope in the RLEP and the draft DCP allows this. This is sheer madness: someone will build a vertical edifice all along Marine Parade, and the "Dead Zone", currently only in front of the Seals Club, will be extended the full length of Marine Parade to McKeon St by such development.

Another example is in relation to **Key Aspects of Urban Form - 4: Height and Massing** (*Section 2.0: Components of Urban Design, page 4/pdf page 5*). It mentions the importance of scale, arrangement, volume and shape of buildings in relation to humans, other buildings, spaces, skylines and views. But at Maroubra beach, there is an allowance in the draft DCP for any new building to be built up to the property boundary on 3 sides of the block, with no relief of setbacks on upper stories until the top level, creating canyon-like spaces on the roads around it in which humans feel dwarfed and claustrophobic. No-one wants to live like this, so why allow it in the DCP for Maroubra beach? At the moment it has a fairly nice scale, and an open feel, due to the limited heights on McKeon Street, Fenton and Mons Avenues, and along half of Marine Parade. The Seals Club building, it is universally acknowledged, is a blot on the entire landscape, an ugly and reviled piece of architecture. Everyone hopes it will be torn down, especially those householders around the suburb who can see it blocking their view of the beach, sitting like a giant cane toad at the bottom of the "amphitheatre" that is the rest of the suburb of Maroubra. The absolute last thing anyone wants at Maroubra beach is to see more large bulky block-like buildings like the Seals, yet the draft DCP will allow this to happen! The Council is expounding good design in the draft DCP, and has listed the aspects fundamental to the success of a place, yet then completely ignores these excellent principles at Maroubra beach. **Why?**

There is a worrying Section on **Car Share** which might apply to Maroubra beach: (*Section 2: Sustainable Transport, Section 2.2 Car Share, page 4/pdf page 150*) It sounds like a possible loophole for a developer who wants to put the maximum number of units on a block without having to provide the usual number of mandatory car spaces. Maroubra beach is well served with bus routes, and a block of apartments could be built more cheaply with less car spaces using this clause, but who would police the number of cars people could own if they bought or rented a unit

in such a block? The result would be more pressure on the already overcrowded streets from the added new resident parking. If the DCP included a control about how many cars each unit could own, this would be a very good clause; but it does not, therefore it is likely to have the unintended consequences described.

In the Section on **Water Management**, (*Water Management Section; Section 1: Introduction, page 2/pdf page 173*) the draft DCP states that the overall focus is "**Water Sensitive Urban Design**" - to reduce the amount of pollution in stormwater ending up in local waterways; there is an encouragement for developers to install water tanks, onsite retention, water reuse, infiltration systems and the like. Yet, at Maroubra beach there is no provision whatsoever for any of this. In fact, it will be a worse situation than now, as more of the site will be hard-surfaced, and where there are areas designated for vegetation, many of them are in concrete planters above the basement. Very little of the area has been marked for "deep plantings on natural ground", thus contributing to more stormwater runoff than at present. So, why weren't the ideas in this section taken into account in the design for Maroubra beach in the RLEP and the draft DCP?

Section 5 on **Flooding** (*Water Management Section; Section 5: Flooding, page 9/pdf page 180*) does apply to Maroubra beach: it is well known to local residents that the area of Chapman Ave and Fenton Ave gets flooded in extreme rainfall events. A flood study confirmed it. The result is that the entire block surrounded by Fenton Ave, Mons Ave, Marine Parade and McKeon Street will have to be raised on a **1m plinth** to allow any development to cope with such an event; that is, to stop storm floodwater entering the shops and cafes, residences and basement. The access route into the one or two levels of basement parking will have to be built up so that they are 1m above the present ground level. Nowhere in the DCP for Maroubra beach does it specifically say how this 1m plinth will be incorporated into the general design of the building(s). Will each shop have to have its own set of steps and disabled ramps? Or will there be a set of steps and ramps at certain points, just at the corners, for instance? This is a basic design and appearance question, which will affect the look, design and aesthetics, and the access that people have to the whole area, and it should have been addressed in detail in the DCP, in my opinion.

Heritage section:

I want to make one further observation about the **Heritage Section** (*Part B: Heritage Section; Section on Heritage Conservation Areas; statements of significance, values and guidelines, pages 27-73/pdf pages 36-108*). There seems to be no mention whatsoever of the **Chinese Market Gardens at La Perouse**, which I believe has Heritage status. Why was it omitted?

Conclusion:

I have commented on the Draft DCP mainly in relation to how it affects the Maroubra beach area, specifically, the block bounded by McKeon St, Fenton Ave, Mons Ave, and Marine Parade, which has its own dedicated section in Part D. My conclusions are that this whole section of the DCP and the RLEP should be totally re-thought from scratch, as the current circumstances of disparate ownership and the flood level requirements make the adopted plan virtually unworkable, as admitted in several places in the DCP.

Failing a total re-think, there are certain items that should be deleted or modified from the draft DCP: Delete the provision for a mini-supermarket, as it is not wanted at Maroubra beach for many sound reasons; substantially modify the upper level setbacks on all sides of the block, but most importantly, along Marine Parade, so that winter sun can enter the "Dead Zone" of Marine Parade, but also to limit the feeling of overbearing bulk that a cliff-like edifice of 16m+ flats will give; set the maximum height of the building envelope to be 16m, and stick to it; don't allow shops, cafes or colonnades along Marine Parade – it is the windy freezing shaded part of Maroubra beach, and businesses regularly fail there - put them on Fenton Avenue instead.

A suitable FSR should be added to the Maroubra beach section of the DCP, say 2:1. That will keep any development from being too bulky and overbearing as seen in the hated Seals Club building. Try and incorporate more of the good design and environmentally sustainable principles into the DCP in the Maroubra beach section.

And finally on another topic altogether, what happened to the Chinese Market Gardens at La Perouse? Why were they omitted from the Heritage section?

From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 9:13 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Ranwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

For the provisions on commercial centres, these are inadequate with respect to consideration of the impacts on NEARBY (not just adjoining) residential dwellings. Social impact statements should be required for any applications which exceed the 'standard hours' or which comprise licenced premises, regardless of the number of patrons. In terms of outdoor use (dining and the like) sunrise to sunset seems a reasonable compromise regarding the impact on residential neighbours and exceptions beyond this need justification and a detailed management plan. In regards to the separate section for the site in Carr Street, this does not follow Council's resolution in this matter in that commercial centres need to conform to the residential controls of the site. Apart from the impact of insufficient controls for this site, an undesirable precedent could be established for other residential areas under the permitted commercial uses allowed under the zoning. At a more micro level, signage in commercial centres needs to prohibit electronic signs which are flashing, more than once per minute, including scrolling text and the like. Regarding local commercial centres, specific sections have been developed for all son designated, except for Coogee - a draft section for this centre needs to be included and the detail developed subsequently in conjunction with the community. For commercial centres where sex services are permitted, the definitions need to be broadened to be sex on premises venue, similar to the City of Sydney (ACON may also assist), given that such a venue previously operated in Kensington for decades without incident. On the provision of car share, this is supported, but not bat the expense of reduction in car parking requirements for commercial (and residential) areas instead it can only be a second best solution where site constraints are insurmountable. It is also mentioned that Council should exclude reference to one particular car share provider, other providers exist and sometimes are more competitive - Council's alliance with GoGet, is not relevant for inclusion in the DCP and in fact alliances with other car share pro users need to be developed.

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From:
Sent: Tuesday, 12 March 2013 10:57 AM
To: draftdcp
Subject: Submissions re Draft DCP

Dear Randwick Council feedback and consultation officers

I would like to submit the following comments and feedback after reading through the Draft DCP on public exhibition:

My main concerns are as follows:

1. Air conditioning units and other noisy equipment (e.g, pool equipment) are currently allowed to be installed 0.45m from neighbours' boundary. I think it's more reasonable that the distance is increased to 2.5m from neighbour and also that this type of equipment should be installed either in front or at the rear of the dwelling or in basement, to minimise noise and nuisance in a sound proofed enclosed structure.

2. CCTV cameras, security cameras which are now multiplying on new dwellings, installed for "security " purposes. These are not regulated by any current DCP provisions. They can be placed on the side and rear of a dwelling, resulting in severe encroachment of neighbours' privacy. There should be new DCP guidelines to ensure any new DA or S96 includes restrictions on installation of CCTV cameras which whilst allowing for reasonable security surveillance they do not unnecessarily impact on neighbours' privacy and are not allowed to survey neighbours' space or property.. This issue is much publicised (refer to Insight coverage on TV about 12 months ago). Sutherland shire is very active on this issue.

3. Trees and vegetation impacting on views.

DCP should include restrictions on the type of trees and vegetation to be planted in coastal areas and any dwelling that enjoys district views. Trees are constantly growing out of control and obstruct neighbours' views. This is an issue that should be addressed by the DCP as there are currently a number of restrictions on building and construction that may impact on views. In an similar vein there should be equivalent rules about trees.

One other big concern is the overall height of new dwellings permitted under the new LEP and reduced setbacks. The DCP should include some additional restrictions to limit the maximum allowable height of new dwellings: Some specific points are :

4. 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 change: 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.

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"

Second Storey & Above Column (4th column)

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

Reason for change: The current DCP has significantly larger side set backs than the draft DCP. Side setbacks should not be reduced as they are critical and essential controls for ensuring privacy, providing access to sunlight and preventing overshadowing in built up areas.

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 set backs. The need for set backs in densely populated areas to enable people to live closely together is even more important now when such areas are subject to increasing development pressure. The draft DCP should focus on preserving set backs rather than reducing them.

I am also a very concerned citizen about increasing density in the Council. Whilst it's understandable that all councils need to accommodate for the ever-increasing population of Sydney, this must be done in a considered and well planned way. If the State Government does not commit to better infrastructure and better public transport, it cannot expect Councils to simply keep adding to their population and density. It's not what we want as citizens and not what we voted for. The DCP should reflect that.

Yours sincerely

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From: Monday, 11 March 2013 11:32 PM
Sent: draftdcp
To:
Subject: FW: Draft DCP submissions to randwick council due tomorrow 12 March

The draft DCP is at <http://yoursayrandwick.com.au/dcp>

The 4 items of concern for me are as follows:

1. Air conditioning units and other noisy equipment (e.g, pool equipment) are currently allowed to be installed 0.45m from neighbours' boundary. I think it's more reasonable that the distance is increased to 2m from neighbour and also that this type of equipment should be installed either in front or at the rear of the dwelling or in basement, to minimise noise and nuisance. In the case with an outdoor pool pump area some sort of encasing should be considered to muffle the sound.

2. CCTV cameras, which are now multiplying on new dwellings, installed for "security" purposes. These are not regulated by any DCP rules. They can be placed on the side and rear of a dwelling, resulting in severe encroachment of neighbours' privacy. There should be new DCP guidelines to ensure any new DA or S96 includes restrictions on installation of CCTV cameras which whilst allowing for reasonable security surveillance they do not unnecessarily impact on neighbours' privacy.

This issue is much publicised (refer to Insight coverage on TV about 12 months ago). Sutherland shire is very active on this issue.

3. Trees and vegetation impacting on views.

DCP should include restrictions on the type of trees and vegetation to be planted in coastal areas and any dwelling. Trees are constantly growing out of control and obstruct neighbours' views. They need constant pruning (a cost to council) as well as branches breaking off in strong winds (4 times in my street) consideration and consultation with rate payers on introducing Olive Trees they may not be native but they do not need pruning no cost to council and branches don't break in high winds and they do resemble a native. This is an issue that should be addressed by the DCP as there are currently a number of restrictions on building and construction that may impact on views. In a similar vein there should be equivalent rules about trees. I have had few discussions with various councillors regarding heights of trees, and they tend to agree with me that it is ludicrous that 6 and 9 meter trees are planted around houses down the coast and obscuring views from above.

One other big concern is the overall height of new dwellings permitted under the new LEP. The DCP should include some additional restrictions to limit the maximum allowable height of new dwellings:

4. 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 change: 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.

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From: Bang The Table [admin@bangthetable.com]
Sent: Tuesday, 12 March 2013 10:14 AM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Randwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

1. Air conditioning units and other noisy equipment (e.g. pool equipment) are currently allowed to be installed 0.45m from neighbours' boundary. I think it's more reasonable that the distance is increased to 2.5m from neighbour and also that this type of equipment should be installed either in front or at the rear of the dwelling or in basement, to minimise noise and nuisance. 2. CCTV cameras, which are now multiplying on new dwellings, installed for "security purposes". These are not regulated by any DCP rules. They can be placed on the side and rear of a dwelling, resulting in severe encroachment of neighbours' privacy. There should be new DCP guidelines to ensure any new DA or S96 includes restrictions on installation of CCTV cameras which whilst allowing for reasonable security surveillance they do not unnecessarily impact on neighbours' privacy. This issue is much publicised (refer to Insight coverage on TV about 12 months ago). Sutherland shire is very active on this issue. 3. Trees and vegetation impacting on views. DCP should include restrictions on the type of trees and vegetation to be planted in coastal areas and any dwelling that enjoys district views. Trees are constantly growing out of control and obstruct neighbours' views. This is an issue that should be addressed by the DCP as there are currently a number of restrictions on building and construction that may impact on views. In an similar vein there should be equivalent rules about trees. One other big concern is the overall height of new dwellings permitted under the new LEP. The DCP should include some additional restrictions to limit the maximum allowable height of new dwellings: 4. 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 change: 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. Thank you,

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login	survey taken on	Name	Email	What suburb do you live in?	You can type your submission here, or if it is a longer submission you can upload the submission directly.
anonymou s	Fri Jan 04 2013 at 12:10 PM			Randwick	I would like to enquire about the vacant property at the corner of Prince St and Frances St Randwick. It is currently being used as a carpark but the last time I enquired about this I believe it had been agreed by Randwick Council to turn it into parkland as a continuation of the park already on Frances St.] The property was originally the old Randwick tram route.]

From: Bang The Table [admin@bangthetable.com]
Sent: Wednesday, 6 March 2013 9:30 PM
To: draftdcp
Subject: An anonymous user completed 'Submissions to the DCP'

An anonymous user just submitted the form 'Submissions to the DCP' with the responses below. A full report of all form submissions is available within the activity report.

Name

Email

What suburb do you live in?

Randwick

You can type your submission here, or if it is a longer submission you can upload the submission directly.

As a method of gathering community feedback and input, this is diabolically bad. The draft documents are broken into chunks so finding and reading through it is virtually impossible. Where is the web content version that is easy to read? Second, I appreciate that this is a legal document and as such must use appropriate and precise language etc but really, even the FAQ's are so dense with jargon as to be virtually impenetrable. This document is secondary to the LEP and yet there is no contextual linkage between the documents. Once I have read through the material, I will return to make my submission, but really, this is pretty hopeless.

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